

PLAT LEGEND

- Plot Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-back Line
- Easement Line
- Adjoining Plot Interior Lot Line
- Street Address Number
- Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade

AREA TABLE

LOT#	Area (sq. ft.)	Area (ac.)
82	4,356.2	1.000
83	4,400.0	1.010
94	4,539.4	1.042
95	4,523.2	1.037
96	4,800.2	1.102
97	4,802.3	1.102
98	4,614.5	1.059
99	4,612.6	1.060
100	4,428.4	1.017
101	4,583.1	1.052
102	4,463.2	1.025
103	4,444.4	1.020
104	4,383.6	1.006
105	4,440.5	1.019
106	4,822.7	1.107

Entity	Area (sq. ft.)	Area (ac.)
Block G	9897	0.227
Street	54,358	1.248

- NOTES:
- All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
  - U, & S, D, E, indicates utility and surface drainage easement.
  - "Side B. L." indicates side building line on corner lots.
  - All right-of-way intersection radii are 20 feet.
  - Boxed elevation indicates minimum flood protection grade (NGVD '29 DATUM).
  - All common areas to be blanket utility and surface drainage easements.
  - AC denotes Approved Encroachment within Regulated Drainage Easement.

BENCHMARKS:  
Beginning Benchmark: US&GS Disk stamped Wayneville 1946 in the top of a concrete monument located 50 feet Northeast of the Centerline of McArthur Avenue and 53 feet West of Old Trail Road.  
ELEVATION = 792.88 feet [NGVD '29] by IDNR

Plat Benchmark: Survey Spike, w/Firm 0042 Tag in E of pavement Azbury Boulevard, 65' SE of NW Line of Azbury Woods, Section II, (Plat Cab. "F", p. 151)  
ELEVATION=817.23 NGVD '29

**REGULATED DRAINAGE EASEMENT NOTE:**  
A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivisions storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage right-of-ways that are hereby dedicated to the public and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

**DRAINAGE SYSTEM TABLE**

Storm Sewer Drainage	1623.0 feet
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# AZBURY WOODS, SECTION IV

A subdivision, Located in Lot 2 in Seek's Reserve (also known as Zeeks Reserve) all in Township 29 North, Range 11 East, Allen County, Indiana

Developer:  
PT Development Corp.  
10808 LaCabreah Lane  
Fort Wayne, IN 46845  
Tel: 260/489-7095

Surveyor - Planner:  
Sauer Land Surveying, Inc.  
14033 Illinois Road, Suite C  
Fort Wayne, IN 46814  
Tel: 260/469-3300

2016054396  
RECORDED: 10/07/2016 3:20:58 PM  
ARHETA MATHER  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN

Part of Lot Number 2 in Seek's Reserve (also known as Zeek's Reserve), lying within Township 29 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Lot Number 2, being marked by a survey spike; thence South 49 degrees 32 minutes 39 seconds West (GPS grid bearings used as the basis of all bearings in this description), on and along the South line of said Lot Number 2, being within the right-of-way of Lower Huntington Road, a distance of 1398.81 feet to the Southwest corner of said Lot Number 2; thence North 45 degrees 38 minutes 15 seconds West, on and along the West line of said Lot Number 2, a distance of 1972.91 feet to a #5 rebar at the most Easterly corner of Windmore Estates, as recorded in Plat Record 38, pages 14-20, in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 45 degrees 38 minutes 15 seconds West, continuing on and along said West line, a distance of 674.35 feet to a #5 rebar at a South corner of Azbury Woods, Section III, as recorded in Plat Cabinet G, page 50, in the Office of said Recorder; thence North 18 degrees 43 minutes 20 seconds East, on and along a South line of said Azbury Woods, Section III, a distance of 399.78 feet to a #5 rebar; thence North 43 degrees 59 minutes 17 seconds East, continuing on and along said South line, a distance of 252.15 feet to a #5 rebar; thence South 85 degrees 51 minutes 17 seconds East, continuing on and along said South line, a distance of 78.14 feet to a #5 rebar; thence South 46 degrees 00 minutes 43 seconds East, on and along a West line of said Azbury Woods, Section III, a distance of 80.00 feet to a #5 rebar on the North right-of-way line of Rothvale Lane; thence South 43 degrees 59 minutes 17 seconds West, on and along said North right-of-way line, a distance of 1.99 feet to a #5 rebar; thence South 46 degrees 00 minutes 43 seconds East, on and along a West line of said Azbury Woods, Section III, a distance of 502.16 feet to a #5 rebar at the Southwest corner thereof, being a point on the North line of Azbury Woods, Section I, as recorded in Plat Cabinet F, page 42 in the Office of said Recorder; thence South 26 degrees 39 minutes 24 seconds West, on and along said North line, a distance of 280.76 feet to a #5 rebar; thence South 44 degrees 15 minutes 17 seconds West, continuing on and along said North line, a distance of 249.93 feet to a #5 rebar at a Westerly corner thereof; thence North 67 degrees 47 minutes 47 seconds West, a distance of 349.21 feet to the true point of beginning, containing 17.074 acres of land.

PT Development Corp., owner by virtue of that certain deed shown in Document Number 2016040277 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, does hereby lay off, plat, dedicate and subdivide, said real estate into lots, streets and easements in accordance with the information shown on the plat. Further, PT Development Corp., hereby subjects and impresses all of said land in said addition with the limitations and easements attached hereto and made a part thereof by reference. This subdivision shall be known and designated as AZBURY WOODS, SECTION IV.

IN WITNESS THEREOF, Joseph L. Zehr, known to me to be the person and President of PT Development Corp., organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said PT Development Corp., set his hand and seal, this 20 day of August, 2016.

PT DEVELOPMENT CORP.

By:   
Joseph L. Zehr, President

The drainage system in this subdivision has been established as the Azbury Woods, Section IV, Regulated Drain under I.C. 36-9-27-18. The urban drain classification of all drainage pipes requires a right-of-entry (30) feet in width centered on the centerline of the pipes as set forth in I.C. 36-9-27-33(f). The Drainage Board may allow permanent structures within the rights-of-entry aforesaid under I.C. 36-9-27-33(d).

Consent for permanent structures issued by the Allen County Drainage Board on December 10, 2015 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #15-219 reference - Azbury Woods, Section IV, Regulated Drain.

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 2016041756 in the Office of the Recorder of Allen County, Indiana.

CERTIFICATE OF SURVEYOR

I, John C. Sauer, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that based on my knowledge, experience and belief this plat and accompanying legal description accurately depicts a subdivision of real estate described in Document Number 2016040277 in the Office of the Recorder of Allen County, Indiana; that following the completion of construction and grading, all corners will be marked with 24 inch long #5 rebars bearing plastic caps imprinted "Sauer S0364"; and that there has been no change from the matters of survey revealed by the survey referenced hereon or any prior subdivision plats contained therein, on any lines that are common with this new subdivision.

I, John C. Sauer, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

John C. Sauer, Indiana Land Surveyor

Date: 08/29/2016



APPROVALS

ALLEN COUNTY PLAN COMMISSION  
DATE: 09/02/2016

Allan D. Frisinger, President

KENNETH R. NEUMASTER, VICE PRESIDENT



ALLEN COUNTY SURVEYOR  
DATE: 09/02/2016

Allan D. Frisinger, LS, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR  
DATE:   
Kimberly Brown, Zoning Administrator

BOARD OF COMMISSIONERS  
DATE: 9/30/16

NELSON PETERS, PRESIDENT  
JESSE M. BROWN, VICE PRESIDENT  
PAULA K. BLOOM, SECRETARY  
JERA K. KLUTZ, CPA, AUDITOR

This instrument prepared by John C. Sauer, Indiana Land Surveyor

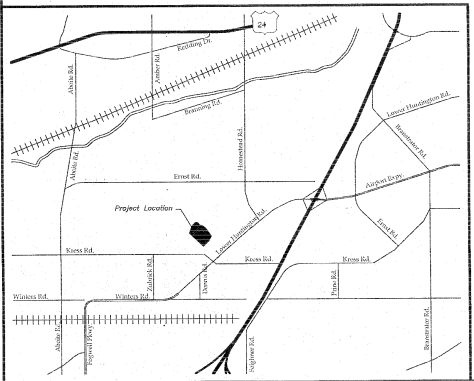
**LOT CURVE DATA**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.11'	375.00'	14°59'25"	N 36°29'35" E	97.83'
C2	38.66'	200.00'	11°04'27"	S 23°27'39" W	38.60'
C3	126.68'	200.00'	36°17'24"	N 00°13'16" W	124.57'
C4	78.92'	200.00'	22°36'32"	N 29°40'14" W	78.41'
C5	50.29'	200.00'	14°24'28"	S 51°02'39" E	50.18'
C6	53.36'	150.00'	20°23'01"	N 48°03'22" W	53.08'
C7	66.18'	50.00'	75°50'04"	N 15°48'34" W	61.45'
C8	50.62'	50.00'	58°00'31"	N 82°42'11" W	48.49'
C9	60.48'	50.00'	69°18'30"	N 33°38'19" E	56.86'
C10	68.74'	50.00'	78°46'05"	S 40°23'59" E	63.45'
C11	15.78'	50.00'	18°04'51"	N 88°49'26" W	15.71'
C12	13.55'	200.00'	3°52'58"	N 39°48'21" W	13.55'
C13	57.60'	200.00'	16°30'03"	S 49°59'51" E	57.40'
C14	228.41'	150.00'	18°11'45"	S 14°37'30" E	206.97'
C15	85.03'	325.00'	14°59'25"	S 36°29'35" W	84.79'
C16	10.00'	200.00'	12°51'53"	S 42°24'28" E	10.00'



SCALE IN FEET: 0 80 160

Location Map



LOWER HUNTINGTON ROAD  
Joseph L. Zehr Trust Agreement (Doc. 204283116)