

THE COVES AT COPPER CREEK, SECTION I

A subdivision of part of the Northwest Quarter of Section 20, Township 32 North, Range 12 East, Allen County, Indiana.

Developer: North Eastern Development Corp.
10808 La Cabreah 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

Part of the Northwest Quarter, Section 20, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North Quarter corner of said Section 20, being marked by a #5 rebar; thence South 87 degrees 50 minutes 55 seconds West (GPS grid bearing and the basis of all bearings in this description), on and along the North line of said Northwest Quarter, a distance of 605.44 feet to a #5 rebar at the true point of beginning; thence South 87 degrees 30 minutes 55 seconds West, continuing on and along said North line, a distance of 361.80 feet to a #5 rebar; thence South 02 degrees 09 minutes 05 seconds East, a distance of 306.31 feet to a #5 rebar; thence South 41 degrees 46 minutes 40 seconds West, a distance of 198.08 feet to a #5 rebar; thence South 59 degrees 46 minutes 09 seconds West, a distance of 38.97 feet to a #5 rebar; thence South 69 degrees 10 minutes 00 seconds West, a distance of 180.00 feet to a #5 rebar; thence North 69 degrees 10 minutes 00 seconds East, a distance of 11.89 feet to the point of curvature of a tangent circular curve to the left having a radius of 275.00 feet; thence Northwesterly, on and along the arc of said curve, an arc distance of 3.47 feet, being subtended by a long chord having a length of 3.47 feet and a bearing of North 68 degrees 48 minutes 17 seconds East to a #5 rebar; thence South 20 degrees 50 minutes 00 seconds East, a distance of 108.39 feet to a #5 rebar; thence South 09 degrees 40 minutes 48 seconds East, a distance of 164.76 feet to a #5 rebar; thence South 05 degrees 54 minutes 12 seconds East, a distance of 50.61 feet to a #5 rebar; thence South 01 degrees 30 minutes 20 seconds East, a distance of 167.34 feet to a #5 rebar; thence North 88 degrees 29 minutes 40 seconds East, a distance of 14.82 feet to the point of curvature of a tangent circular curve to the left having a radius of 275.00 feet; thence Easterly, on and along the arc of said curve, an arc distance of 39.23 feet, being subtended by a long chord having a length of 39.20 feet and a bearing of North 84 degrees 24 minutes 26 seconds East to the point of tangency; thence North 80 degrees 19 minutes 12 seconds East, a distance of 30.44 feet to a #5 rebar; thence South 09 degrees 40 minutes 48 seconds East, a distance of 59.38 feet to a #5 rebar; thence South 88 degrees 29 minutes 40 seconds West, a distance of 164.97 feet to a #5 rebar; thence South 01 degrees 36 minutes 39 seconds East, a distance of 117.01 feet to a #5 rebar; thence Northwesterly, on and along the arc of a non-tangent circular curve to the left having a radius of 225.00 feet, an arc distance of 43.45 feet, being subtended by a long chord having a length of 43.38 feet and a bearing of North 63 degrees 46 minutes 46 seconds East to the point of tangency; thence North 58 degrees 14 minutes 51 seconds East and tangent to said curve, a distance of 109.47 feet to the point of curvature of a tangent circular curve to the right having a radius of 275.00 feet; thence Northwesterly, on and along the arc of said curve, an arc distance of 109.83 feet, being subtended by a long chord having a length of 109.10 feet and a bearing of North 69 degrees 41 minutes 19 seconds East to the point of tangency; thence North 81 degrees 07 minutes 47 seconds East and tangent to said curve, a distance of 241.79 feet to a #5 rebar; thence North 09 degrees 40 minutes 48 seconds West, a distance of 133.52 feet to a #5 rebar; thence North 84 degrees 07 minutes 30 seconds East, a distance of 366.35 feet to a #5 rebar; thence North 65 degrees 09 minutes 05 seconds East, a distance of 445.84 feet to a #5 rebar; thence North 67 degrees 36 minutes 55 seconds West, a distance of 600.00 feet to a #5 rebar; thence North 26 degrees 05 minutes 23 seconds West, a distance of 230.00 feet to a #5 rebar; thence North 52 degrees 13 minutes 39 seconds East, a distance of 175.00 feet to a #5 rebar; thence North 01 degrees 33 minutes 20 seconds West, a distance of 329.39 feet to the point of beginning, containing 18,701 acres of land, and subject to all easements of record.

North Eastern Development Corp., owner by virtue of that certain deeds shown in Documents Numbered 2018032346 and 2018064228 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, North Eastern 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 THE COVES AT COPPER CREEK, SECTION I.

IN WITNESS WHEREOF, Joseph L. Zehr, President of North Eastern Development Corp., organized and existing under the laws of the State of Indiana, has hereto, on behalf of said North Eastern Development Corp., set his hand and seal, this 13th day of ~~NOVEMBER~~ 2019.

Joseph L. Zehr, President
NORTH EASTERN DEVELOPMENT CORP.

Consent for permanent structures issued by the Allen County Drainage Board on July 16, 2018, in accordance with Indiana Code 36-9-27-22, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #18-137 reference -The Village of Copper Creek, Section I, Regulated Drain and Doc. #18-138 reference -Anson Duntan Drain.

CERTIFICATE OF SURVEYOR

I, Joseph R. Herendeen, hereby certify that I am a Professional 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 Documents Numbered 2018032346 and 2018064228 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 "SLSI Firm 0048"; 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, Joseph R. Herendeen certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under penalty for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Joseph R. Herendeen
Date: 11/13/2019
Joseph R. Herendeen, Indiana Professional Surveyor

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by Joseph R. Herendeen, Indiana Professional Surveyor, and duly recorded under Document Number 2018035628 in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 11-26-19

Susan L. Wood
SUSAN L. WOOD, PRESIDENT

DAVID BAILEY, VICE PRESIDENT

AUDITORS OFFICE
Duly audited for taxation. Subject to final acceptance for transfer.

DEC - 8 2019

ALLEN COUNTY

ALLEN COUNTY SURVEYOR
DATE: NOVEMBER 19, 2019

Jeffrey J. Song
JEFFREY J. SONG, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 12-6-19

Kimberly Bowman
KIMBERLY BOWMAN, ZFP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 12-6-19

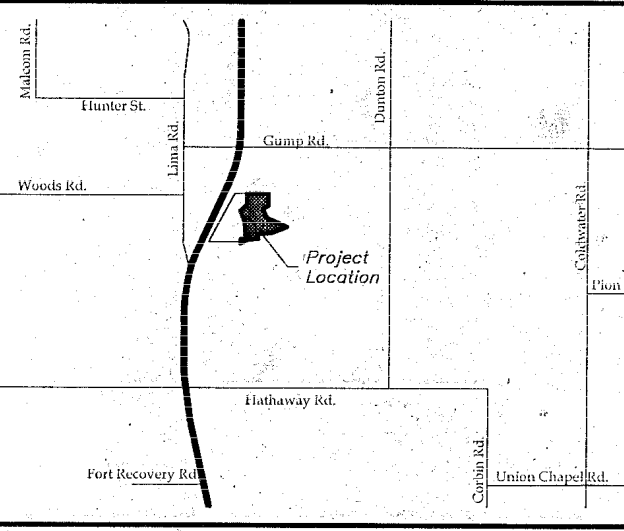
F. Nelson Peters
F. NELSON PETERS, PRESIDENT

THERESE M. BROWN, VICE PRESIDENT

Richard E. Beck, Jr.
RICHARD E. BECK, JR., SECRETARY

ATTEST:
Nicholas D. Jordan
NICHOLAS D. JORDAN, AUDITOR

This instrument prepared by Joseph R. Herendeen, Indiana Professional Surveyor



AREA TABLE

LOT#	Area (sq. ft.)
1	7540
2	7540
3	7250
4	7250
5	7410
6	9886
7	10584
8	9911
9	17467
10	17651
11	10468
12	8698
13	9927
14	10584
15	8147
16	8030
17	9980
18	10266
19	9516
20	7765
21	6548
22	7500
23	7500
24	7714
25	8288
26	8571
27	7749
28	9188
29	7029
30	9558
31	10239
32	8288
33	8550
34	8700
35	8939
36	8630
37	6760
38	6885
39	7714
40	8397
41	8557
42	7966
43	8436
44	6855
45	7475
46	6849
47	6846
48	10109
49	9391

Entity	Area (sq. ft.)
Block A	4552
Block B	8297
Block C	194926
Block D	48890
Block E	17479
Street	114143

LOT CURVE DATA

CURVE	TRANSIT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	274.00	1.32	1.32	N 09°24'16" W	00°33'03"
C2	275.00	2.64	2.64	N 09°24'16" W	00°33'03"
C3	179.00	0.63	0.63	N 80°49'54" W	27°24'28"
C4	179.00	0.63	0.63	N 80°49'54" W	27°24'28"
C5	20.00	17.45	16.90	N 29°36'03" W	49°59'41"
C6	50.00	31.99	31.44	N 29°36'03" W	49°59'41"
C7	50.00	31.99	31.44	N 60°22'13" W	37°26'20"
C8	50.00	31.99	31.44	S 82°28'30" W	36°39'18"
C9	50.00	31.99	31.44	S 82°28'30" W	36°39'18"
C10	50.00	31.42	30.91	S 09°59'18" W	36°00'30"
C11	50.00	33.11	32.51	S 26°59'10" E	37°46'27"
C12	50.00	51.11	48.93	S 26°59'10" E	37°46'27"
C13	20.00	6.07	6.05	S 84°08'00" W	17°23'11"
C14	20.00	11.38	11.23	S 70°54'10" E	32°36'30"
C15	225.00	4.60	4.60	N 59°11'33" W	01°16'16"
C16	225.00	51.08	50.92	S 62°18'24" E	13°00'26"
C17	225.00	51.08	50.92	S 75°18'50" E	13°00'26"
C18	225.00	47.50	47.43	S 87°50'08" E	12°00'05"
C19	225.00	22.75	22.74	N 83°13'02" E	09°47'39"
C20	275.00	40.38	40.34	N 1°53'10" W	08°24'45"
C21	275.00	48.48	48.39	N 23°08'25" W	11°05'46"
C22	275.00	96.15	95.67	S 38°12'19" E	20°02'01"
C23	225.00	1.03	1.03	S 41°54'30" W	00°15'40"
C24	225.00	14.98	14.84	S 31°35'10" W	19°05'40"
C25	225.00	85.49	84.98	N 72°01'08" E	21°46'16"
C26	225.00	18.98	18.97	S 85°19'15" W	04°50'00"
C27	225.00	33.13	33.11	S 84°17'12" W	08°34'07"
C28	275.00	48.48	48.39	N 75°47'15" E	10°05'45"
C29	275.00	48.48	48.39	N 85°35'58" E	10°17'08"
C30	275.00	150.48	150.21	N 39°12'39" E	11°02'30"
C31	275.00	39.36	39.33	N 45°52'42" E	08°12'04"
C32	225.00	13.90	13.87	S 48°05'39" W	08°37'57"
C33	225.00	73.66	73.33	N 99°47'18" E	18°45'23"
C34	275.00	104.31	103.89	N 57°34'36" E	21°43'58"
C35	225.00	88.00	87.74	S 39°33'59" E	17°18'18"
C36	225.00	83.35	82.88	N 20°17'34" W	21°13'33"
C37	225.00	32.10	32.07	N 84°24'26" E	08°10'28"
C38	225.00	13.18	13.18	N 09°18'30" W	10°48'54"

BENCHMARKS

Beginning Benchmark:
INDOT CORS Base Station RCTM0009, located at INDOT Fort Wayne, 5333 Hatfield Road, Fort Wayne, IN

ELEVATION = 863.76 [NVD '88]

Plat Benchmarks:

Plat Benchmark #1:
Top of Bronze Disk installed in the North end of a concrete Road, situated 582.9 feet West of the Southwest corner of Lot 45 in The Coves at Copper Creek, Section I, with the elevation 843.71 feet stamped in the disk.

ELEVATION = 843.71 [NVD '88]



SCALE IN FEET:
0 80 160

NOTES:
1. All buried utilities shall allow for the proposed swale grades as shown on the approved engineering plans.
2. U. & S. D. E. indicates utility and surface drainage easement.
3. "Side B. L." indicates side building line on corner lots.
4. All right-of-way intersection radii are 20 feet.
5. Boxed elevation indicates minimum flood protection grade.
6. All common areas to be blanket utility and surface drainage easements.

