

2020045856
RECORDED: 09/05/2020 09:13:21 AM
ARITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Secondary Plat of The Lakes at Woodfield, Section I

Developer:
North Eastern
Development Corp.
10808 LaCabreah Lane
Fort Wayne, IN 46845
(260) 489-7095

Engineer:
T-E Incorporated
8620 Bluffton Road
Fort Wayne, IN 46809
(260) 489-5541

A subdivision located in the Southeast Quarter
of Section 12, Township 31 North, Range 13
East, Allen County, Indiana

Legal Description of Lakes at Woodfield, Section I boundary.

This description, prepared by Justin W. Hoffman, Professional Surveyor License Number LS21000228 and employed by T-E Incorporated, was recorded as an Original Survey for Job No. 18015 on June 27, 2019. A part of the Southeast Quarter of Section 12, Township 31 North, Range 13 East, St. Joseph Civil Township, Allen County, Indiana, also being part of a tract of land conveyed to North Eastern Development Corporation by Document 2018032307, (all recorded documents in this description are recorded in the Office of the Recorder of Allen County), and more particularly described as follows:

Commencing at the Southeast Corner of said Section 12, being marked by an INDOT Type "C" Monument; thence North 02 degrees 01 minutes 16 seconds West (being the basis of all bearings this description), on and along the East line of said South East Quarter, a distance of 209.94 feet to the centerline of Woodfield Place, thence on in Document 7000018726, and being marked by a PK Nail; thence South 83 degrees 43 minutes 39 seconds West, on and along said centerline of Woodfield Place, a distance of 60.17 feet; thence North 02 degrees 01 minutes 16 seconds West, a distance of 30.08 feet to the North Right-of-way line of said Woodfield Place being the Point of Beginning and being marked by a 3/8-inch diameter steel rebar with an identification cap stamped "T-E INC FIRM ID #0070" (from hereinafter referred to as "T-E Cap"); thence South 83 degrees 43 minutes 39 seconds West, on and along said North Right-of-way line of Woodfield Place, a distance of 182.40 feet to the point of beginning of a non-tangent curve and being marked by a "T-E Cap"; thence Northwesterly on and along said North Right-of-way line of Woodfield Place being on a curve concave to the North, having an arc length of 138.13 feet, a chord length of 136.23 feet, a chord bearing of North 79 degrees 03 minutes 39 seconds West, and a radius of 240.00 feet, to a point marked by a "T-E Cap"; thence North 62 degrees 36 minutes 21 seconds West, on and along said North Right-of-way line of Woodfield Place, a distance of 128.13 feet to the point of beginning of a non-tangent curve and being marked by a "T-E Cap"; thence Northwesterly on and along said North Right-of-way line of Woodfield Place being on a curve concave to the South, having an arc length of 171.23 feet, a chord length of 168.92 feet, a chord bearing of North 78 degrees 56 minutes 21 seconds West, and a radius of 300.00 feet, to the East boundary line of a tract of land conveyed to Janese Latimer-Pierson and Harold T. Pierson Jr. in Document 2017028372 and being marked by a "T-E Cap"; thence North 42 degrees 36 minutes 56 seconds West, on and along the East line of said Pierson tract, a distance of 255.16 feet to the Northeast corner of said Pierson tract and being marked by a 5/8-inch diameter rebar with an identification cap stamped "SAUER FIRM 048" (from hereinafter referred to as "Sauer Cap"); thence South 84 degrees 16 minutes 59 seconds West, on and along the North line of said Pierson tract, a distance of 307.69 feet to a "Sauer Cap"; thence North 33 degrees 00 minutes 48 seconds West, on and along the North line of said Pierson tract, a distance of 206.72 feet to a "Sauer Cap"; thence North 0 degrees 05 minutes 11 seconds West, on and along the North line of said Pierson tract and an extension hereof, a distance of 24.28 feet to a "T-E Cap"; thence North 83 degrees 36 minutes 13 seconds East, a distance of 138.00 feet to the point of beginning of a non-tangent curve and being marked by a "T-E Cap"; thence Northwesterly on and along said curve being concave to the West, having an arc length of 8.96 feet, a chord length of 8.96 feet, a chord bearing of North 04 degrees 20 minutes 55 seconds West, and a radius of 223.00 feet, to a "T-E Cap"; thence North 84 degrees 30 minutes 37 seconds East, a distance of 180.02 feet to a "T-E Cap"; thence South 06 degrees 03 minutes 47 seconds East, a distance of 13.87 feet to a "T-E Cap"; thence South 00 degrees 00 minutes 13 seconds East, a distance of 44.34 feet to a "T-E Cap"; thence North 85 degrees 00 minutes 13 seconds East, a distance of 16.04 feet to a "T-E Cap"; thence North 85 degrees 00 minutes 13 seconds East, a distance of 16.04 feet to a "T-E Cap"; thence North 83 degrees 17 minutes 24 seconds East, a distance of 338.27 feet to a "T-E Cap"; thence North 36 degrees 30 minutes 30 seconds East, a distance of 152.17 feet to a "T-E Cap"; thence North 02 degrees 03 minutes 30 seconds West, a distance of 93.71 feet to the Southwest corner of a tract of land conveyed to Jon K. and Diane R. Havert by Document 860039766 and being marked by a 5/8-inch diameter rebar; thence North 83 degrees 49 minutes 35 seconds East, on and along the South line of said Havert tract, a distance of 490.07 feet to a "T-E Cap"; thence South 02 degrees 01 minutes 14 seconds East, a distance of 92.96 feet to the Point of Beginning, containing 16.787 acres more or less, being subject to and/or together with all easements and rights-of-way of record.



Board of Commissioners:
Approved by the Allen County, Indiana, Board of Commissioners this 31st day of July, 2020.

Theresa M. Brown
President
Richard E. Beck, Jr.
Vice-President
Nelson Peters
Secretary

Allen County Auditor:
Approved by the Allen County, Indiana, Auditor this 31 day of July, 2020.

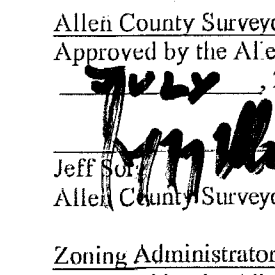
Chris Cloud
Deputy Auditor

Plan Commission Certification:
Approved by the Allen County, Indiana, Plan Commission this 31 day of July, 2020.

Susan Hoot
President

Allen County Surveyor:
Approved by the Allen County, Indiana, Surveyor this 27 day of July, 2020.

Justin Hoffman
Professional Surveyor



Curve #	Length	Radius	Chord Length	Bearing
C1	4.38	225.73	4.38	N85°32'08"E
C2	44.85	224.62	44.78	N85°11'41"W
C3	44.85	225.00	44.78	N75°46'28"W
C4	9.67	224.91	9.67	N66°49'58"W
C5	94.21	175.19	93.07	N80°18'22"W
C6	46.94	175.00	46.80	N80°02'04"W
C7	50.40	175.00	50.22	N72°05'57"W
C8	43.52	175.00	43.41	N56°43'25"W
C9	47.83	175.00	47.68	N41°46'11"W
C10	47.83	175.00	47.68	N26°06'41"W
C11	52.80	175.00	52.60	N09°38'22"W
C12	8.88	225.00	8.88	N02°06'07"W
C13	21.57	275.00	21.56	N03°14'35"W
C14	103.33	125.00	100.41	N24°40'37"W
C15	103.33	125.00	100.41	N72°02'19"W
C16	1.59	225.00	1.59	N84°29'00"E
C17	10.00	225.00	10.00	N86°52'47"E
C18	53.21	225.00	53.09	N85°04'19"W
C19	50.03	225.00	49.92	N71°55'39"W
C20	53.58	175.00	53.37	N74°22'22"W
C21	34.51	200.00	30.39	N47°25'02"E
C22	17.45	200.00	16.90	N27°01'06"W
C23	20.21	500.00	20.08	N40°28'02"W
C24	43.02	500.00	41.71	N04°12'08"W
C25	33.11	500.00	32.51	N39°25'04"E
C26	30.29	500.00	29.83	N75°44'32"E
C27	32.99	500.00	32.40	N68°00'02"W

Curve #	Length	Radius	Chord Length	Bearing
C28	33.23	500.00	32.62	N30°03'35"W
C29	51.48	500.00	49.24	N18°28'33"E
C30	8.90	200.00	8.83	N35°13'21"E
C31	8.55	200.00	8.48	N10°13'31"E
C32	33.81	200.00	29.93	N50°27'02"W
C33	8.06	225.00	8.06	N80°05'37"E
C34	42.77	274.83	42.73	N83°31'23"E
C35	38.88	250.00	38.85	N83°31'23"E
C36	38.88	250.00	38.85	N83°31'23"E
C37	92.22	200.00	91.41	N78°48'39"W
C38	105.13	200.00	103.93	N80°39'36"W
C39	247.98	150.00	220.69	N48°21'28"W
C40	19.61	250.00	19.60	N03°14'35"W

- NOTES**
- All buried utilities shall allow for the proposed swale grades as shown on the engineering plans.
 - U.&S.D.E. denotes utility and surface drainage easement.
 - U.&R.D.E. denotes utility and Regulated drainage easement.
 - All Park Areas, Common Areas or Block Areas are to have a blanket Utility and Surface Drainage Easement.
 - All intersection radii shall be 20' except as shown.
 - FFG=000.0 denotes flood protection grade.
 - According to the Flood Insurance Rate Map (FIRM) number 18002C0195C, dated August 3, 2009, the herein described real estate is located in Zone "X" and is not in a Special Flood Hazard Area.

T-E INCORPORATED
8620 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541
Fax (260) 489-3174
Email: TE@t-inc.com

AUG 05 2020
AUDITOR OF ALLEN COUNTY

Beginning Benchmark:
USNGS Benchmark Disk C 199 1946
Near the intersection of Dupont Road and the New York Central Railroad, located 46.0 feet East of the East rail and 43.0 feet South of the center of Dupont Road.
Elevation = 840.80 NAVD83

Plat TBM:
The north rim of a sanitary sewer manhole located 63' West and 6' South of the Northeast corner of Lot 30 in The Villas of Fiddler's Creek.
Elevation = 807.01 NAVD83

A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's 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 (RDEs). Regulated Drainage Easements are stormwater easements and drainage rights of way 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, within 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. This subdivision contains zero linear feet of open ditches and 2324 linear feet of subsurface drains that will be included in the County's Regulated Drainage System.

Accepted by the Allen County Drainage Board on: 09/26/2019
- #19-192 Establishment of new Lakes at Woodfield Regulated Drain
- #19-193 Encroachment within Lakes at Woodfield Regulated Drain
- #19-194 Encroachment within McDougal Regulated Drain #19-194

This plat lies entirely within a Rule 12 - LAC 865 boundary survey certified by Aaron J. Carl, Indiana Professional Surveyor, and duly recorded as Document Number 2020000274 in the Office of the Recorder of Allen County, Indiana.

Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1
Monterey Villa, Section 12, Township 31 North, Range 13 East, Allen County, Indiana (Plat Book 25, page 100)
Joseph F. & Laura M. Wharton (Doc. #2010033183)
Joseph F. & Laura M. Wharton (Doc. #2008046060)
Southwest Corner Section 12, T31N, R13E INDOT Type "C" Find, Flush (P.O.C.)