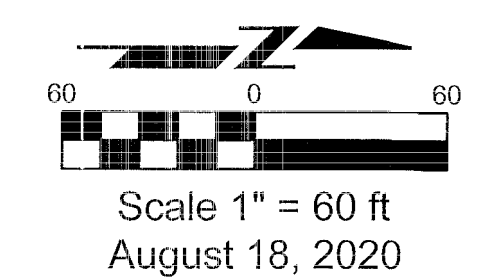
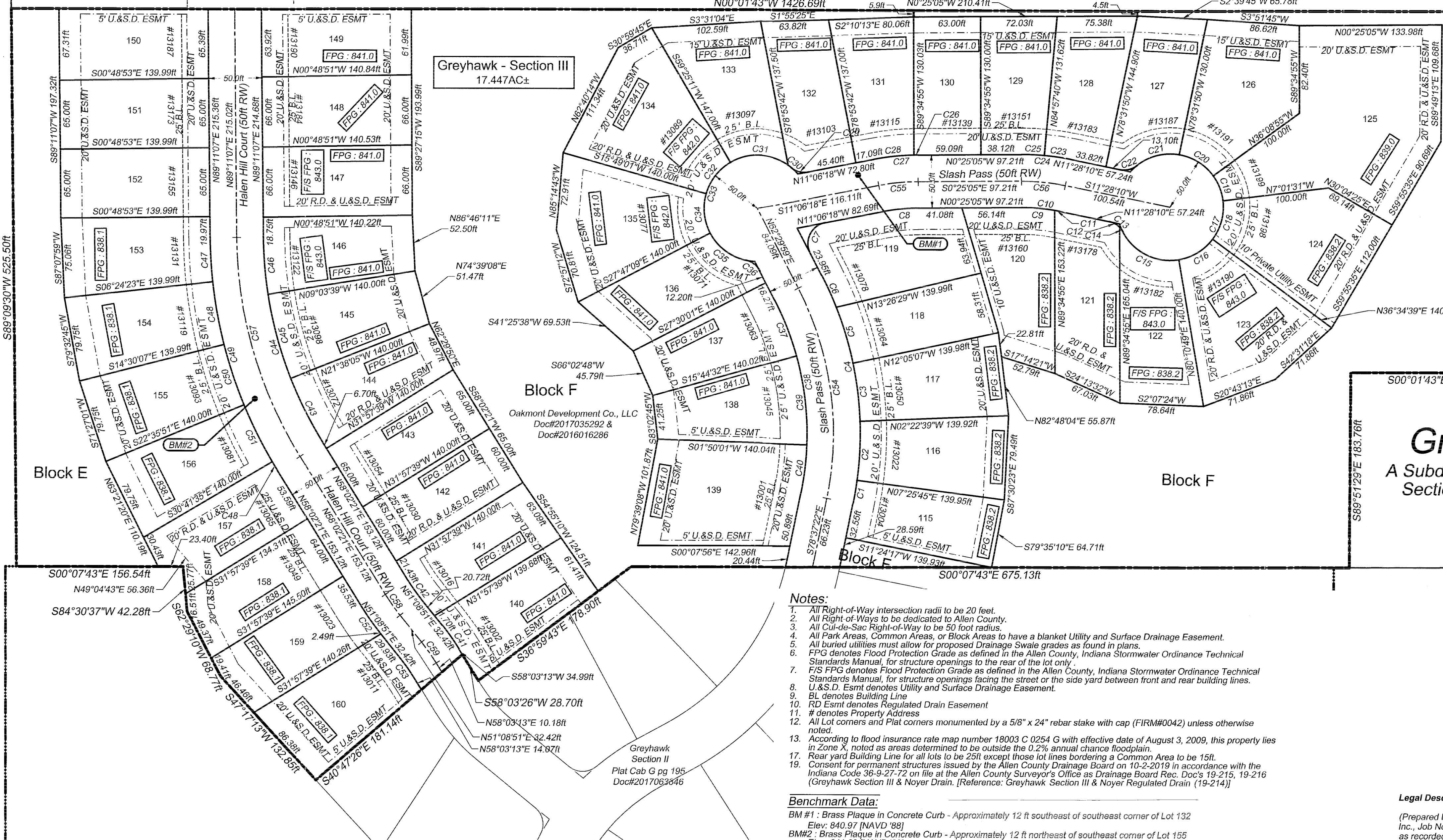


WBJH, LLC Doc#2015034666

2020052450 RECORDED: 09/01/2020 11:22:05 AM ANITA MATHER ALLEN COUNTY RECORDER FORT WAYNE, IN



Subdivision Engineer: DABEC D.A. Brown Engineering Consultants 5491 County Road 427 P.O. Box 389, Auburn, IN 46706 Phone: (260) 925-2020 Fax: (260) 925-1212 www.dabecengineering.com Job# 1904-07

Developer: Oakmont Development Company, LLC 9601 Coldwater Road Fort Wayne, IN 46825 Tel: (260) 489-2000

Approved this 28 day of August, 2020 Allen County Board of Commissioners

President, Therese M. Brown Vice President, Richard E. Beck Secretary, F. Wilson Peters Attest: Chris Cloud, Deputy Auditor Allen County, Indiana

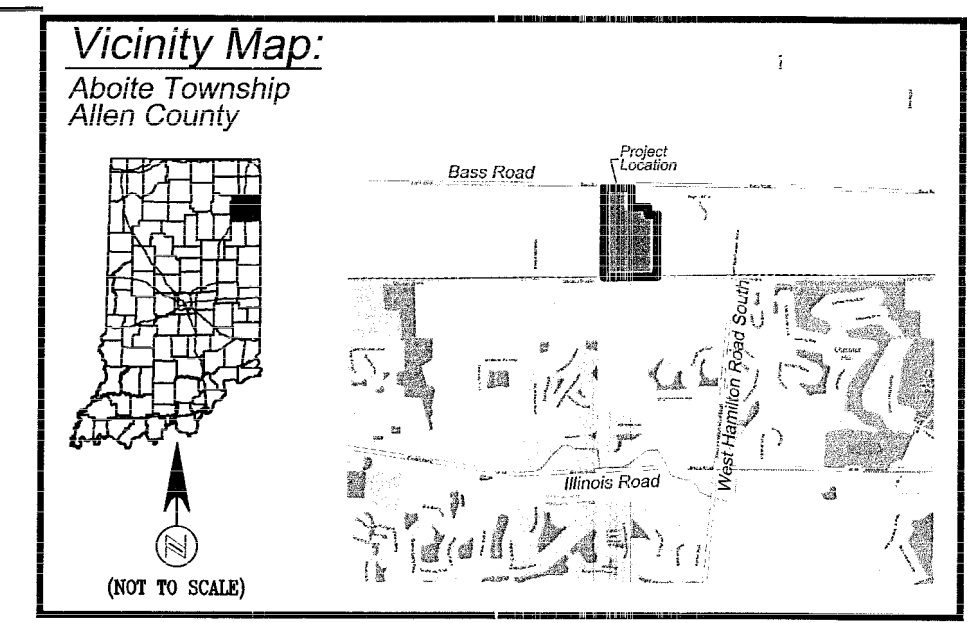
Approved this 31 day of August, 2020 Allen County Plan Commission

President, Susan Hoot Vice President, David Bailey

Approved this 27 day of August, 2020 Jeffrey W. Sorg, Allen County Surveyor

Confirmed this 31 day of August, 2020 Allen County Department of Planning Services Kimberly R. Bowman, Executive Director

Secondary Plat Greyhawk - Section III A Subdivision Located in the Northwest Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana



- Notes: 1. All Right-of-Way intersection radii to be 20 feet. 2. All Right-of-Ways to be dedicated to Allen County. 3. All Cur-de-Sac Right-of-Way to be 50 foot radius. 4. All Park Areas, Open Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement. 5. All buried utilities must allow for proposed Drainage Swale grades as found in plans. 6. FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings to the rear of the lot only. 7. FIS FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings facing the street or the side yard between front and rear building lines. 8. U.&S.D. Esmt denotes Utility and Surface Drainage Easement. 9. B.L. denotes Building Line. 10. RD Esmt denotes Regulated Drain Easement. 11. # denotes Property Address. 12. All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FIRM#0042) unless otherwise noted. 13. According to flood insurance rate map number 18003 C 0254 G with effective date of August 3, 2009, this property lies in Zone X, noted as areas determined to be outside the 0.2% annual chance floodplain. 14. Rear yard Building Line for all lots to be 25ft except those lot lines bordering a Common Area to be 15ft. 15. Consent for permanent structures issued by the Allen County Drainage Board on 10-2-2019 in accordance with the Indiana Code 36-9-27-27 on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc#s 19-215, 19-216 (Greyhawk Section III & Noyer Drain. [Reference: Greyhawk Section III & Noyer Regulated Drain (19-214)]

Benchmark Data: BM #1 : Brass Plaque in Concrete Curb - Approximately 12 ft southeast of southeast corner of Lot 152 Elev: 840.97 (NAVD '88) BM#2 : Brass Plaque in Concrete Curb - Approximately 12 ft northeast of southeast corner of Lot 155 Elev: 841.63 (NAVD '88)

Legal Description: (Prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 1904-07, based on information shown on Plat of Survey #30-11-05-131 as recorded in Allen County Document No. 202003247) A tract of land located in the Northwest Quarter of Section 5, T30N, R11E, in Allen County, Indiana, being more particularly described as follows: COMMENCING at a Harrison Marker situated in the Southwest corner of the Southeast Quarter of Section 32, T31N, R11E; Thence South 89 Degrees 51 Minutes 29 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 73.24 feet along the North line of said Northwest Quarter to a Marker Spike with tag (FIRM 0042) in the Northeast corner of the tract of land described in the conveyance to GR Entities, LLC in Allen County Document No. 2019014936; Thence South 89 Degrees 51 Minutes 29 Seconds East, a distance of 182.80 feet along the North line of said Northwest Quarter to a Harrison Marker in the Northeast corner thereof; Thence South 00 Degrees 07 Minutes 43 Seconds East, a distance of 550.00 feet along the East line of said Northwest Quarter to a Rebar stake with cap (Sauer) in the Southwest corner of Lot #94 in said Greyhawk Section II; Thence proceeding along the West line of said Greyhawk Section II with the following courses and distances:

Curve Table with columns: Curve #, Length, Radius, Delta, Tangent Length, Chord Direction, Chord Length. Rows C1 through C20.

Curve Table with columns: Curve #, Length, Radius, Delta, Tangent Length, Chord Direction, Chord Length. Rows C21 through C40.

Curve Table with columns: Curve #, Length, Radius, Delta, Tangent Length, Chord Direction, Chord Length. Rows C41 through C59.

Regulated Drain Easement: Pursuant to the Indiana Drainage Code (IC 36-9-27) the undersigned owners filed a petition with the Allen County Drainage Board (duplicated with the Allen County Surveyor) requesting that portions of the storm drainage system and easements for this development be accepted into the County's Regulated Drainage System. The portions of the storm drainage system and easements that have been accepted into the County's Regulated Drainage System are designated on this plat as Regulated Drainage Easements (RDE's). The Allen County Drainage Board has jurisdiction over the Regulated Drains within this development (IC 36-9-27-15) and may exercise its powers and powers as provided in the Indiana Drainage Code (IC 36-9-27) relative to those drains (e.g., levy an annual assessment per lot). The Regulated Drains provide for the installation, operation, maintenance, and reconstruction of the Regulated Drains in accordance with IC 36-9-27 and with the Allen County Stormwater Management Ordinance. The Allen County Drainage Board assumes no responsibility for any stormwater easements and/or improvements within this development that have not been accepted into the County's Regulated Drainage System. Other parties (e.g., individual lot owners or the homeowners' association) are responsible for the operation, maintenance, and reconstruction of those improvements.

Drainage System Table: Storm Sewer Drainage 1,490ft

AUDITORS OFFICE Day entered for taxation. Subject to final acceptance for transfer. SEP 01 2020

We, Oakmont Development Company, LLC, the undersigned owners by virtue of those certain deeds shown in Documents No. 2017035292 & 2016016286, in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, do 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, we hereby subject and impress 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 Greyhawk Extended Section III, an addition to the County of Allen, Indiana.

In witness whereof, Oakmont Development Company, LLC, organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereunto set its hand, by its duly authorized officer, this 18 day of August, 2020

Oakmont Development Company, LLC By: [Signature] Printed: Jeffrey M. Thomas

Land Surveyor Certification: I, Duane A. Brown, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that to the best of my knowledge and belief this plat and accompanying information accurately represents a subdivision of real estate as described in Documents No. 2017035292 & 2016016286 in the Office of the Recorder of Allen County, Indiana; that this plat was prepared under my direct supervision; that all markers shown thereon actually exist or will be set and their locations, size, type and material are accurately shown; that this subdivision is within the tract of real estate shown on the retracement or original survey certified by Duane A. Brown as recorded in Document No. 202003247 in the Office of the Recorder of Allen County, Indiana as required by 865 IAC 11-2-12; and that there has been no change from the matters of survey revealed by the above referenced survey, or any prior subdivisions plats contained therein, on any lines that are common with this subdivision.

Dated this 18 day of August, 2020 SIGNED: [Signature] Daniel A. Brown P.E., P.S. Auburn, IN Indiana P.S. #LS2040013

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law. Daniel A. Brown P.E., P.S. This Document Prepared by Daniel A. Brown P.E., P.S.

