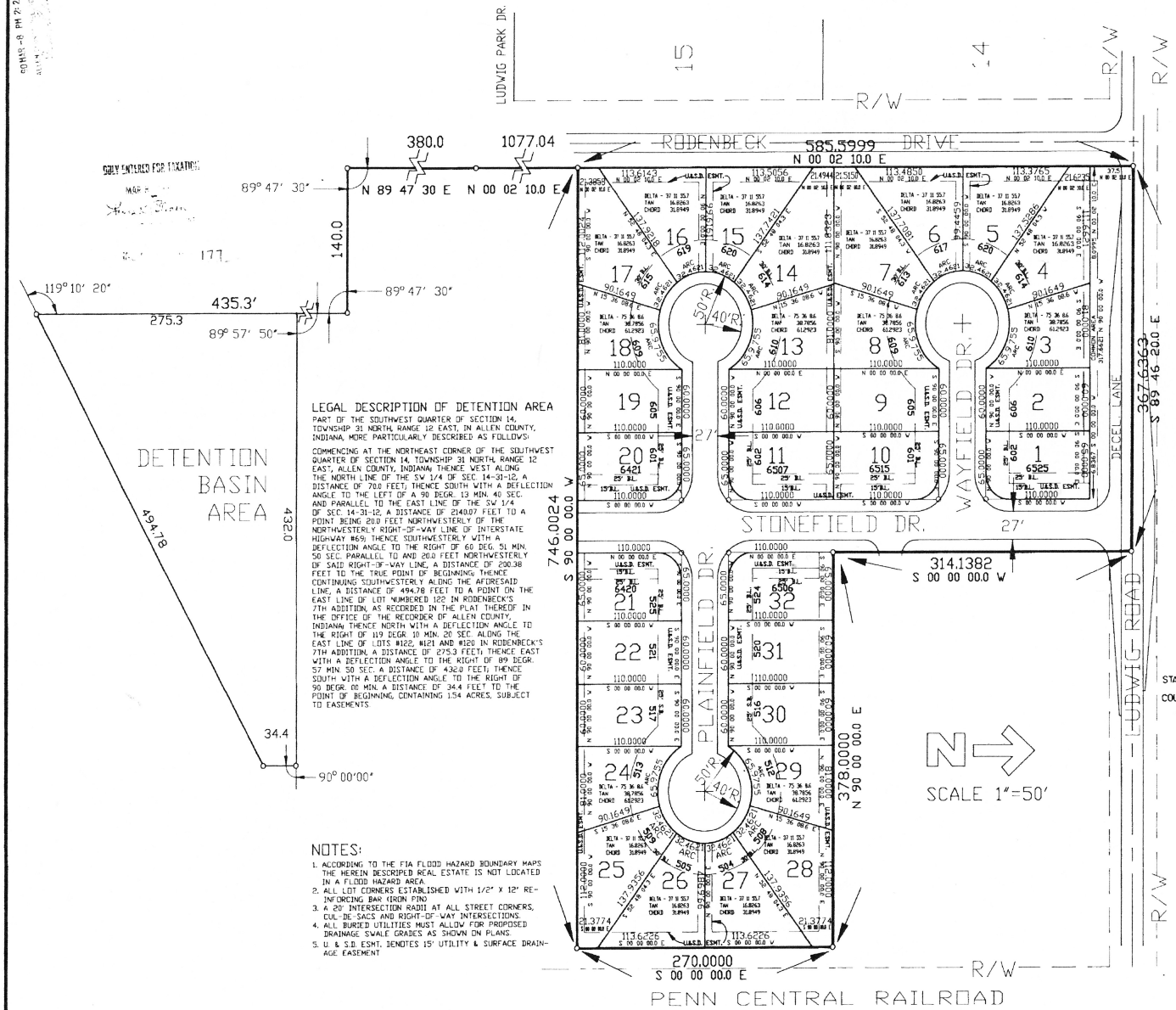
CABINET B, PAGE 15

SECONDARY SUBDIVISION PLAT OF

STONEFIELD, PHASE 1 of SECTION I

90-009097

PART of the SOUTHWEST QUARTER of SECTION 14 TOWNSHIP 31 NORTH, RANGE 12 EAST, in ALLEN COUNTY, INDIANA.



DULY ENTERED FOR TAXATION

MAR 8 -

LEGAL DESCRIPTION OF DETENTION AREA

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA; THENCE WEST ALONG THE NORTH LINE OF THE SW 1/4 OF SEC. 14-31-12, A DISTANCE OF 70.0 FEET; THENCE SOUTH WITH A DEFLECTION ANGLE TO THE LEFT OF A 90 DEGR. 13 MIN. 40 SEC. AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF SEC. 14-31-12, A DISTANCE OF 2140.07 FEET TO A POINT BEING 20.0 FEET NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #69; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 60 DEG. 51 MIN. 50 SEC. PARALLEL TO AND 20.0 FEET NORTHWESTERLY OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE AFORESAID LINE, A DISTANCE OF 494.78 FEET TO A POINT ON THE EAST LINE OF LOT NUMBERED 122 IN RODENBECK'S 7TH ADDITION, AS RECORDED IN THE PLAT THEREOF IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE NORTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 119 DEGR. 10 MIN. 20 SEC. ALONG THE EAST LINE OF LOTS #122, #121 AND #120 IN RODENBECK'S 7TH ADDITION, A DISTANCE OF 275.3 FEET; THENCE EAST WITH A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGR. 57 MIN. 50 SEC. A DISTANCE OF 432.0 FEET; THENCE SOUTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGR. 00 MIN. A DISTANCE OF 34.4 FEET TO THE POINT OF BEGINNING, CONTAINING 1.54 ACRES, SUBJECT TO EASEMENTS.

NOTES:

1. ACCORDING TO THE FIA FLOOD HAZARD BOUNDARY MAPS THE HEREIN DESCRIBED REAL ESTATE IS NOT LOCATED IN A FLOOD HAZARD AREA.
2. ALL LOT CORNERS ESTABLISHED WITH 1/2" X 12" RE-INFORCING BAR (IRON PIN)
3. A 20' INTERSECTION RADII AT ALL STREET CORNERS, CUL-DE-SACS AND RIGHT-OF-WAY INTERSECTIONS.
4. ALL BURIED UTILITIES MUST ALLOW FOR PROPOSED DRAINAGE SWALE GRADES AS SHOWN ON PLANS.
5. U. & S.D. ESMT. DENOTES 15' UTILITY & SURFACE DRAINAGE EASEMENT

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 31 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA; THENCE WEST ALONG THE NORTH LINE OF THE SW 1/4 OF SEC. 14-31-12, A DISTANCE OF 70.0 FEET; THENCE SOUTH WITH A DEFLECTION ANGLE TO THE LEFT OF 90 DEGR. 13 MIN. 40 SEC. AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF SEC. 14-31-12 A DISTANCE OF 312.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE AFORESAID LINE, A DISTANCE OF 270.0 FEET; THENCE WEST WITH A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGR. 00 MIN., A DISTANCE OF 746.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RODENBECK DRIVE; THENCE NORTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGR. 02 MIN. 10 SEC. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 585.6 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF SEC. 14-31-12; THENCE EAST WITH A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGR. 11 MIN. 30 SEC. ALONG SAID NORTH LINE, A DISTANCE OF 367.64 FEET; THENCE SOUTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGR. 46 MIN. 20 SEC. AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF SEC. 14-31-12, A DISTANCE OF 314.14 FEET; THENCE EAST WITH A DEFLECTION ANGLE TO THE LEFT OF 90 DEGR. 00 MIN., A DISTANCE OF 378.0 FEET TO THE POINT OF BEGINNING, CONTAINING 7.28 ACRES, SUBJECT TO ROAD RIGHTS-OF-WAY AND EASEMENTS.

CERTIFICATION

THE UNDERSIGNED PROFESSIONAL CIVIL ENGINEER AND LAND SURVEYOR HEREBY CERTIFY THAT THEY ARE LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED ON JULY 18, 1989. MEASUREMENTS WERE MADE AND CORNERS PERPETUATED AS SHOWN IN ACCORDANCE WITH THE TRUE AND ESTABLISHED LINES OF THE PROPERTY DESCRIBED; THAT ALL MARKERS SHOWN THEREIN ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN AND IN CONFORMITY WITH THE RECORDS IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. NO ENCROACHMENTS EXISTED EXCEPT AS NOTED ON SAID SURVEY.

THIS PLAT PREPARED BY AND CERTIFIED ON THIS _____ DAY OF _____, 19__

DOUGLAS A. McCOMB, P.E.
INDIANA REGISTRATION
PROFESSIONAL ENGINEER #18433

JOHN R. DONOVAN, P.L.S.
INDIANA REGISTRATION
PROFESSIONAL LAND SURVEYOR #9921

APPROVALS

THE UNDERSIGNED BEING THE OWNER OF THE REAL ESTATE DESCRIBED HEREIN ABOVE, DOES HEREBY SUBDIVIDE AND PLAT THE SAME INTO LOTS, STREET AND EASEMENTS AS SHOWN ON THE PLAT TO BE KNOWN AS PLAT OF STONEFIELD, AN ADDITION TO THE CITY OF FORT WAYNE, INDIANA, THIS _____ DAY OF _____, 19__, AND DOES HEREBY DEDICATE THE STREETS THUS SHOWN TO THE PUBLIC USE, AND DOES HEREBY SUBJECT AND IMPRESS ALL OF SAID LAND IN SAID ADDITION WITH THE RESTRICTIONS, COVENANTS, LIMITATIONS AND EASEMENTS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

STATE of INDIANA) SS
COUNTY of ALLEN)

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 6 day of October, 1989.

Notary Public

My Commission Expires: 7/15/92 County of Residence: Allen

WILMER RODENBECK

LAVERNE LINNEMEIER

APPROVED BY PLAN COMMISSION ON THE ... DAY OF ... 19..

APPROVED BY BOARD OF WORKS ON THE 16 DAY OF Nov 19 89

FOR AMEND TO REST. COV. SEE DOC 202185350 12-14-2022

Allen County Recorder Document #: 900009097