

TALON'S REACH, SECTION I

A subdivision of part of the East Half of the Northwest Quarter of Section 29, Township 32 North, Range 12 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

Engineer: **Civil Engineering Services**
 8121 Union Chapel Road
 Fort Wayne, IN 46845
 Tel: 260/627-2791

Part of the East Half of the Northwest Quarter, together with part of the West Half of the Northeast Quarter, all in, Section 29, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the North Quarter corner of said Section 29, being marked by a railroad spike; thence South 88 degrees 13 minutes 19 seconds West (bead bearing and basis of all bearings in this description), on and along the North line of said Northwest Quarter, being within the right-of-way of Hathaway Road, a distance of 500 feet to a survey spike at the true point of beginning; thence South 88 degrees 13 minutes 19 seconds West, continuing on and along said North line and within said right-of-way, a distance of 1304.30 feet to a railroad spike at the Northwest corner of a 36.13 acre base tract of real estate described in a deed to Joseph L. Zehr, as Trustee, in Document Number 2010013156 in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 05 minutes 42 seconds East, on and along the West line of said 36.13 acre base tract, a distance of 715.33 feet to a #5 rebar; thence South 85 degrees 31 minutes 52 seconds East, a distance of 459.31 feet to a #5 rebar; thence North 72 degrees 25 minutes 07 seconds East, a distance of 85.69 feet to a #5 rebar; thence South 17 degrees 34 minutes 53 seconds East, a distance of 159.99 feet to a #5 rebar; thence West, on and along the arc of a non-tangent circular curve to the right having a radius of 125.00 feet, an arc distance of 8.97 feet, being subtended by a long chord having a length of 8.97 feet and a bearing of South 75 degrees 03 minutes 04 seconds West to a #5 rebar; thence South 17 degrees 34 minutes 53 seconds East, a distance of 208.03 feet to a #5 rebar; thence North 69 degrees 59 minutes 56 seconds East, a distance of 284.56 feet to a #5 rebar; thence North 26 degrees 03 minutes 22 seconds East, a distance of 376.43 feet to a #5 rebar; thence North 10 degrees 43 minutes 40 seconds West, a distance of 122.14 feet to a #5 rebar; thence North 64 degrees 37 minutes 50 seconds East, a distance of 342.52 feet to a #5 rebar on the West line of Quail Creek, Section II, as recorded in Plat Cabinet F, page 179, in the Office of said Recorder; thence North 25 degrees 22 minutes 18 seconds West, on and along said West line and its Northwesterly projection, a distance of 116.73 feet to a #5 rebar on the West line of Quail Creek, Section II, as recorded in Plat Cabinet F, page 179, in the Office of said Recorder; thence North 01 degrees 40 minutes 28 seconds West and parallel with the East line of said Northwest Quarter, a distance of 311.25 feet to the true point of beginning, containing 23.732 acres of land, subject to legal right-of-way for Hathaway Road, and subject to all easements of record.

PT Development Corp., owner by virtue of that certain deeds shown in Document Number 2013XXXXXX 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 TALON'S REACH, SECTION I.

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 _____ day of _____, 2013.

PT DEVELOPMENT CORP.

By: _____
Joseph L. Zehr, President

Consent for permanent structures issued by the Allen County Drainage Board on _____ in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #13-XXX, reference to **Talon's Reach, Section I, Regulated Drain**. Furthermore, the Stormwater Management Plan for **TALON'S REACH, SECTION I**, has been approved on _____ under Drainage Board Rec. Doc. #13-XXX.

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 2013XXXXXX 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.

Date: _____
John C. Sauer, Indiana Land Surveyor

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 2013XXXXXX in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: _____

ALLEN COUNTY SURVEYOR
DATE: _____

BOARD OF COMMISSIONERS
DATE: _____

ALLAN D. FRISINGER, PRESIDENT

ALLAN D. FRISINGER, L.S., ALLEN COUNTY SURVEYOR

THERESE M. BROWN, PRESIDENT

KENNETH R. NEUMEISTER, VICE PRESIDENT

ZONING ADMINISTRATOR
DATE: _____

F. NELSON PETERS, VICE PRESIDENT

KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

LINDA K. BLOOM, SECRETARY

ATTEST:

TERRA K. KLUTZ, CPA, AUDITOR

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

