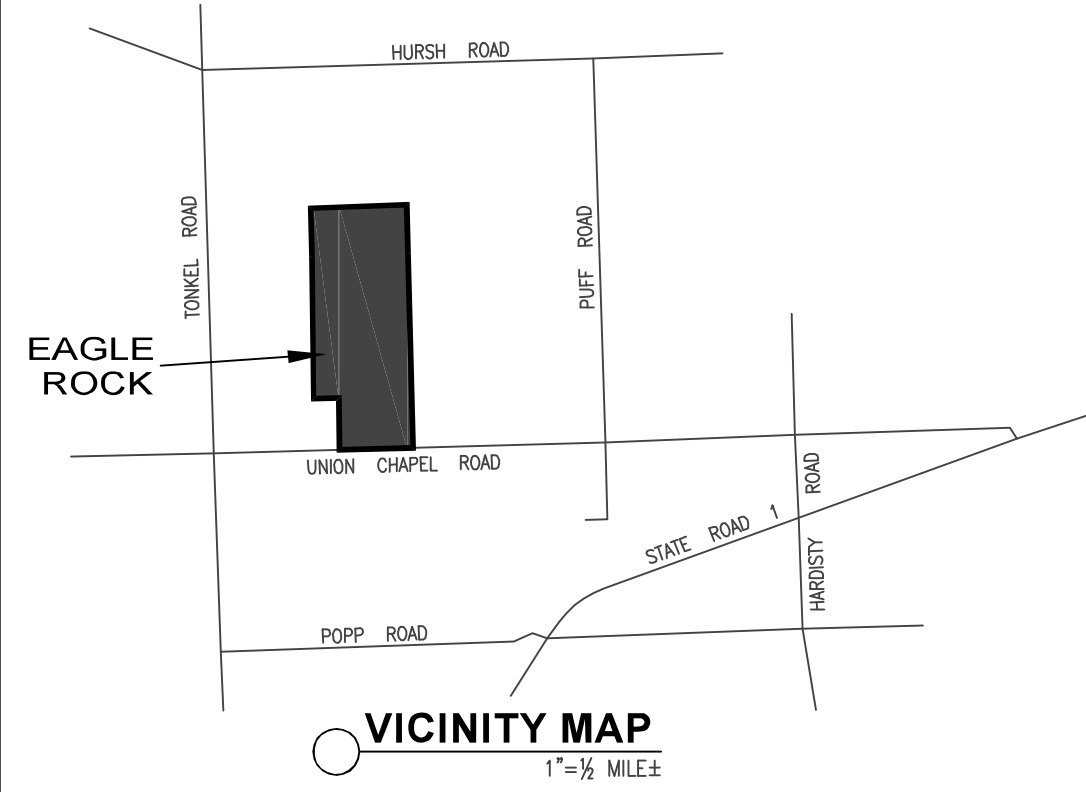


SECONDARY PLAT

EAGLE ROCK, SECTION III

A RESIDENTIAL SUBDIVISION LOCATED IN FORT WAYNE, INDIANA.
PART OF SECTIONS 19 & 30, TOWNSHIP 32 NORTH, RANGE 13 EAST, CEDAR CREEK TOWNSHIP, ALLEN COUNTY, INDIANA.



- NOTES:
- All lot corners are established with 5/8-inch diameter steel rebar (iron pin) with plastic identification cap (DSI FIRM #0027).
 - There are 20' intersection radii on all corner and cul-de-sac lots.
 - All buried utilities must allow for drainage swale grades as found on storm drainage plans.
 - U. & S.D. Esm't denotes utility and surface drainage easement.
 - Blocks are designated as common areas and utility and surface drainage easements.
 - Boxed-in elevations represent minimum flood protection grades.
 - This Plat lies entirely within a Rule 12-AC 865 boundary survey certified by Kenneth W. Harris, Indiana Professional Surveyor, and duly recorded under Document Number 2019044475 in the Office of the Recorder of Allen County, Indiana.
 - According to the Flood Insurance Rate Map (FIRM) number 18003C0180G, dated August 3, 2009, the herein described real estate is located in Zone "X" and is not in a Special Flood Hazard Area. The accuracy of this flood hazard statement is subject to map scale uncertainty.
 - RDE denotes Regulated Drain Easements.
 - AE denotes Approved Encroachment within a regulated drain easement.

APPROVED by the Allen County, Indiana
Plan Commission on _____

Susan Hoot, President

David Bailey, Vice President

APPROVED by the Allen County, Indiana
Board of Commissioners on _____

Richard E. Beck, Jr.

F. Nelson Peters

Therese M. Brown

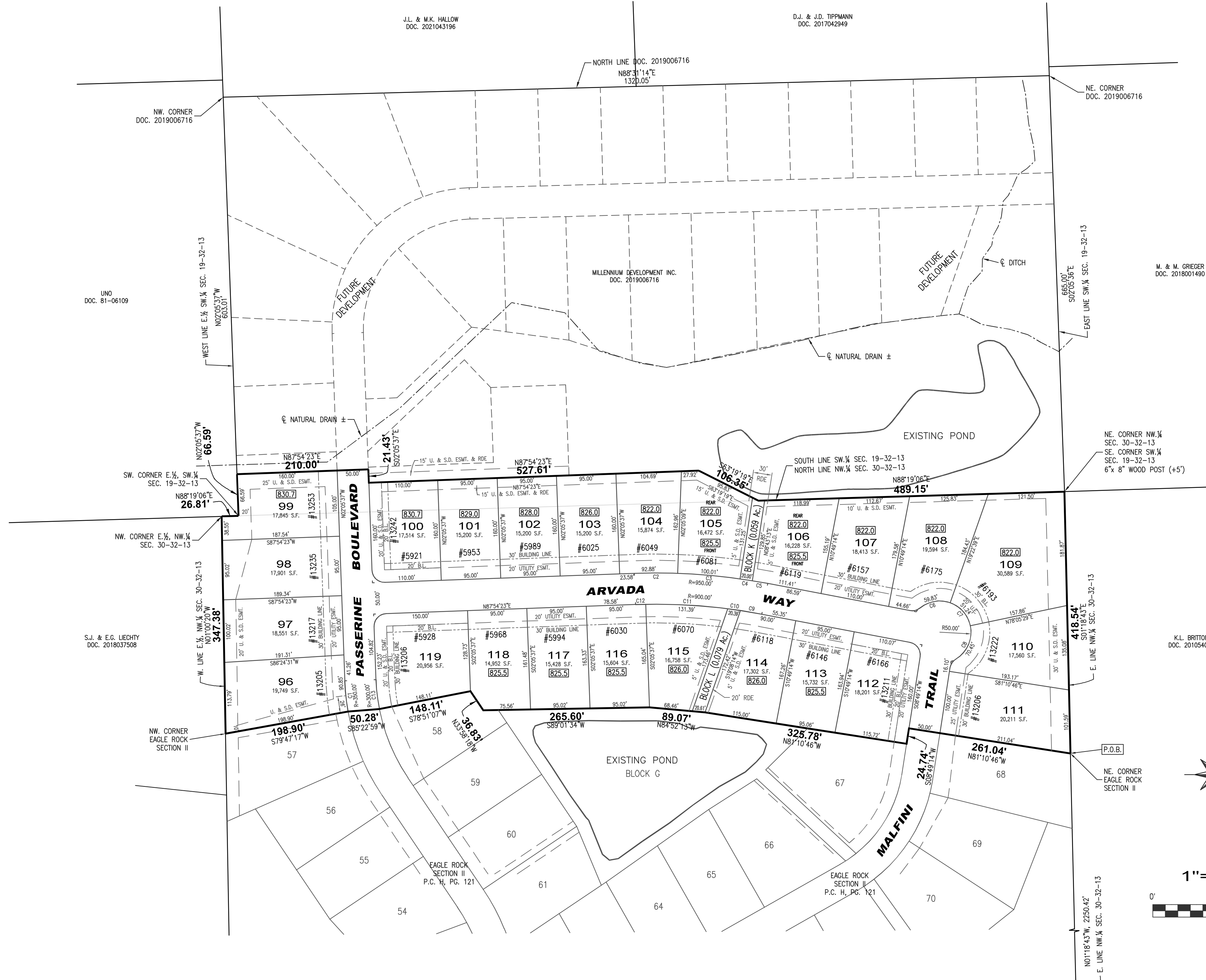
Chris Cloud, Allen County Deputy Auditor
ATTEST: Allen County Auditor

APPROVED by the Allen County, Zoning
Administrator on _____

Ben J. Roussel
INTERIM EXECUTIVE DIRECTOR

APPROVED by the Allen County, Surveyor
on _____

Jeffrey W. Sorg



LEGAL DESCRIPTION
EAGLE ROCK, SECTION III
Part of the East half of the Northwest Quarter of Section 30, and Part of East half of the Southwest Quarter of Section 19, Township 32 North, Range 13 East, Allen County, Indiana, being part of the real estate conveyed to Millennium Development, Inc. in the deed recorded in Document No. 2019006716 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a MAG nail marking the Southeast corner of the Northwest Quarter of said Section 30, said point also being the Southeast corner of Eagle Rock, Section I, as recorded in Plat Cabinet H, page 55, in the Office of the Recorder of Allen County, Indiana; thence North 01 degrees 18 minutes 43 seconds West (GPS Grid Bearing used for the basis of bearings in this description) along the East line of the Northwest Quarter of said Section 30, also the East line of said Eagle Rock, Section I, and along the East line of Eagle Rock, Section II (P.C. H, pg. 121), a distance of 2250.42 feet to the Northeast corner of said Eagle Rock, Section II, and the true point of beginning; thence along the Northerly line of said Eagle Rock, Section II, along the following nine courses:
thence North 81 degrees 10 minutes 46 seconds West, a distance of 261.04 feet;
thence South 08 degrees 49 minutes 14 seconds West, a distance of 24.74 feet;
thence North 81 degrees 10 minutes 46 seconds West, a distance of 325.78 feet;
thence North 84 degrees 52 minutes 13 seconds West, a distance of 89.07 feet;
thence South 89 degrees 01 minutes 34 seconds West, a distance of 265.60 feet;
thence North 33 degrees 58 minutes 18 seconds West, a distance of 36.83 feet;
thence South 78 degrees 51 minutes 07 seconds West, a distance of 148.11 feet;
thence South 85 degrees 22 minutes 59 seconds West, a distance of 50.28 feet;
thence South 79 degrees 47 minutes 17 seconds West, a distance of 198.90 feet to the Northwest corner of said Eagle Rock, Section II, being a point located on the West line of the East Half of the Northwest Quarter of said Section 30; thence North 01 degrees 00 minutes 20 seconds West along said West line, a distance of 347.38 feet to the Northwest corner of the East Half of the Northwest Quarter of said Section 30; thence North 87 degrees 19 minutes 06 seconds East along the North line of the Northwest Quarter of said Section 30, a distance of 26.81 feet to the Southwest corner of the East Half of the Southwest Quarter of said Section 19; thence North 02 degrees 05 minutes 37 seconds West, along the West line of the East Half of the Southwest Quarter of said Section 19, a distance of 66.59 feet; thence North 87 degrees 54 minutes 23 seconds East, a distance of 210.00 feet; thence South 02 degrees 05 minutes 37 seconds East, a distance of 214.43 feet; thence North 87 degrees 54 minutes 23 seconds East, a distance of 527.61 feet; thence South 63 degrees 19 minutes 19 seconds East, a distance of 106.35 feet to a point on the South line of the Southwest Quarter of said Section 19 and the North line of the Northwest Quarter of said Section 30; thence North 88 degrees 19 minutes 06 seconds East along said line, a distance of 489.15 feet to a wood post marking the Southeast corner of the Southwest Quarter of said Section 19 and the Northeast corner of the Northwest Quarter of said Section 30; thence South 01 degrees 18 minutes 43 seconds East along the East line of the Northwest Quarter of said Section 30, a distance of 418.54 feet to the point of beginning, containing 11.685 acres, subject to easements.

WE, MILLENNIUM DEVELOPMENT, INC., THE UNDERSIGNED OWNERS BY VIRTUE OF THAT CERTAIN DEED SHOWN IN DOCUMENT #2019006716 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE INFORMATION SHOWN ON THE SECONDARY PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS EAGLE ROCK, SECTION III, AN ADDITION TO ALLEN COUNTY, INDIANA.

IN WITNESS WHEREOF, MILLENNIUM DEVELOPMENT, INC., a corporation organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereto set its hand, by its duly authorized officer, this _____ day of _____, 2022.

MILLENNIUM DEVELOPMENT, INC.
an Indiana Corporation

By: _____
ELEFTHERIOS MAGGOS, President

I, KENNETH W. HARRIS, 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 depict a subdivision of real estate described by Doc. No. 2019006716 in the Office of the Recorder of Allen County, Indiana; that all markers shown hereon actually exist; that their locations, size, type and material are accurately shown; that there has been no change from the matters of survey revealed by the survey referenced herein, or any prior subdivision plats contained therein, on any lines that are common with the new subdivision.

REGULATED DRAINAGE EASEMENT NOTE:

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 (RDE's). Regulated Drainage Easements are stormwater easements and drainage right-of-ways 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 the drains as defined in Allen County Stormwater Management Drainage. 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, with 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.

DRAINAGE SYSTEM = 746 FEET

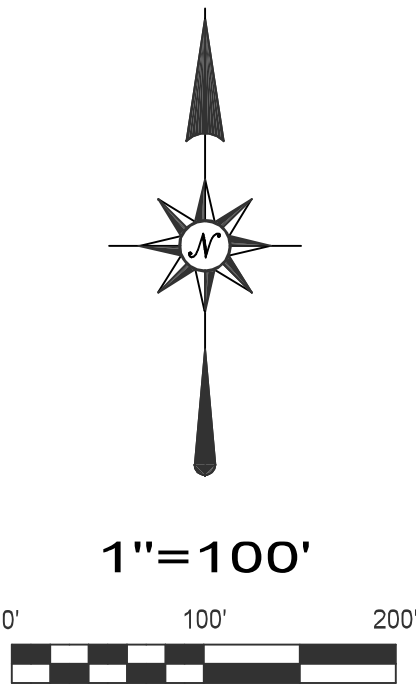
CONSENT FOR PERMANENT STRUCTURES ISSUED BY THE ALLEN COUNTY DRAINAGE BOARD ON OCT 01, 2021, IN ACCORDANCE WITH INDIANA CODE 36-9-27-72, ON FILE AT THE ALLEN COUNTY SURVEYOR'S OFFICE AS DRAINAGE BOARD REC. DOC. #21-226.
REFERENCE: EAGLE ROCK DRAIN #03-30-300.

SITE BENCHMARK DATA

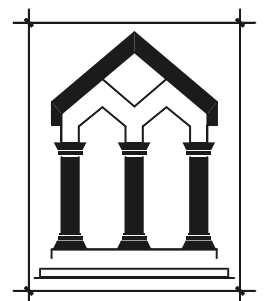
SOURCE: INDIANA EAST STATE PLANE COORDINATES, AS SUPPLIED BY INDIANA DEPARTMENT OF TRANSPORTATION'S INCORP NETWORK.
GEOIDETIC DATUM: NAVD83
VERTICAL DATUM: NAVD88

LOCAL BENCHMARK
TOP OF MAG NAIL MARKING THE SOUTHEAST PROPERTY CORNER
ELEV. 834.18 (NAVD88)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING
C1	350.00'	49.59'	49.55'	8°07'06"	S06°09'10"W
C2	950.00'	69.30'	69.28'	4°10'46"	S89°59'46"W
C3	950.00'	100.01'	99.96'	6°01'53"	N84°53'54"W
C4	950.00'	20.00'	20.00'	1°12'22"	N81°16'47"W
C5	950.00'	24.82'	24.82'	1°29'49"	N79°55'41"W
C6	50.00'	59.83'	56.32'	68°33'25"	S75°05'56"W
C7	50.00'	51.24'	49.02'	58°42'50"	N41°15'56"W
C8	50.00'	70.45'	64.76'	80°43'45"	N28°27'22"E
C9	900.00'	34.65'	34.65'	2°12'22"	S80°18'57"E
C10	900.00'	20.39'	20.39'	1°17'52"	S82°02'04"E
C11	900.00'	131.39'	131.27'	8°21'53"	S86°51'57"E
C12	900.00'	16.42'	16.42'	1°02'44"	N88°25'45"E
C13	300.00'	47.41'	47.36'	9°03'16"	N06°37'15"W



1967 2022
DONOVAN
SURVEYING, INC.
3521 Lake Avenue, Suite 2
Fort Wayne, Indiana 46805
Office 260.424.7418
www.donovan-enc.com
KENNETH W. HARRIS, P.S. 29500021
MICHAEL W. HARRIS, P.S. 21100018



DEVELOPER
MILLENNIUM DEVELOPMENT, INC.
4011 WEST JEFFERSON BLVD.
FORT WAYNE, INDIANA 46804
OFFICE: 260.432.6600
EL: 260.410.3466



KWH
KENNETH W. HARRIS, P.S. #29500021

THIS PLAT PREPARED BY KENNETH W. HARRIS, PS