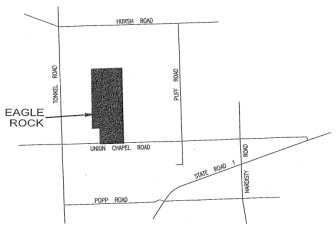
SECONDARY PLAT

EAGLE ROCK, SECTION IV

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

2024020255
RECORDED: 04/12/2024 03:51:46 PM
NICOLE KEESLING
ALLEN COUNTY RECORDER
FORT WAYNE, IN



VICINITY MAP
1"=½ MILE

1"=100'
0' 100' 200'

APPROVED by the Allen County, Indiana
Executive Committee on April 10 2024
Susan Hoot, President
David Bailey, Vice President
F. Nelson Peters, County Commissioner
Michael R. Fruchey P.E., Allen County Surveyor
Paul Lagemann, County Councilperson
John Henry, Township Trustee Representative
James Wolff, Agriculture & Natural Resources Educator

APPROVED by the Allen County, Indiana
Board of Commissioners on April 11, 2024
Richard J. Beck, President
F. Nelson Peters, Vice President
Therese M. Browne Secretary
Chris Cloud
ATTEST: Allen County Auditor

APPROVED by the Department of Planning Services on April 12 2024
Benjamin J. Roussel
EXECUTIVE DIRECTOR

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL NOTARY PUBLIC

NOTES:

1) All lot corners are established with 5/8-inch diameter steel rebar (iron pin) with plastic identification cap (ABONMARCHE FIRM #0050).
2) There are 20' intersection radii on all corner and cul-de-sac lots.
3) All buried utilities must allow for drainage swale grades as found on storm drainage plans.
4) U. & S.D. Esm't denotes utility and surface drainage easement.
5) Blocks are designated as common areas and utility and surface drainage easements.
6) Boxed-in elevations represent minimum flood protection grades.
7) This Plat lies entirely within a Rule 12-IAC 865 boundary survey certified by Kenneth W. Harris, Indiana Professional Surveyor, and duly recorded under Document Number 2019044403 in the Office of the Recorder of Allen County, Indiana.
8) 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.
9) RDE denotes Regulated Drain Easements.

SITE BENCHMARK DATA

BM #1
Northeast bonnet bolt on existing fire hydrant located near the common front corner of Lots 97/98 in Eagle Rock Section III.
Elevation 834.39 (NAVD88)

BM#2
Southeast bonnet bolt on existing fire hydrant located near the common front corner of Lots 103/104 in Eagle Rock Section III.
Elevation 828.15 (NAVD88)

BM#3
Northeast bonnet bolt on existing fire hydrant located near the Northeast corner of Lot 112 in Eagle Rock Section III.
Elevation 833.11 (NAVD88)

Benchmark Source: Indiana State Plane Coordinate System East Zone.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	74.02'	73.61'	N08°30'39"E	21°12'33"
C2	200.00'	5.82'	5.82'	N13°56'59"E	01°40'06"
C3	50.00'	43.16'	41.83'	N03°56'44"W	49°27'30"
C4	50.00'	52.30'	49.94'	N01°17'18"E	59°55'24"
C5	50.00'	62.30'	58.34'	S66°56'42"W	71°23'14"
C6	50.00'	10.70'	10.68'	N71°13'41"W	12°16'00"
C7	50.00'	43.16'	41.83'	N89°49'26"W	49°27'30"
C8	200.00'	39.63'	39.57'	N71°07'26"E	11°21'13"
C9	200.00'	25.91'	25.89'	N84°48'35"E	07°25'19"
C10	150.00'	59.15'	58.77'	S79°13'25"W	22°35'37"
C11	150.00'	163.07'	155.16'	S29°03'02"W	62°17'18"
C12	200.00'	15.00'	15.00'	N78°56'59"E	04°17'53"
C13	150.00'	15.01'	15.00'	S63°03'39"W	05°44'55"

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 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, 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 = 2164 FEET

CONSENT FOR PERMANENT STRUCTURES ISSUED BY THE ALLEN COUNTY DRAINAGE BOARD ON MAY 18, 2023, IN ACCORDANCE WITH INDIANA CODE 36-9-27-72. ON FILE AT THE ALLEN COUNTY SURVEYOR'S OFFICE AS DRAINAGE BOARD REC. DOC. #23-085 AND #23-086.
REFERENCE: EAGLE ROCK DRAIN #03-30-300.

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

LEGAL DESCRIPTION

EAGLE ROCK, SECTION IV

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:

Beginning at a 4"x 8" wood post marking the Southeast corner of the Southwest Quarter of said Section 19, said point also being the Northeast corner of Eagle Rock, Section III, as recorded in Plat Cabinet H, page 171, in the Office of the Recorder of Allen County, Indiana; thence along the Northerly line of said Eagle Rock, Section III, along the following five courses:

South 88 degrees 19 minutes 06 seconds West (Indiana State Plane Coordinate System East Zone GPS Grid bearing and the basis of the bearings in this description), a distance of 489.15 feet;

North 63 degrees 19 minutes 19 seconds West, a distance of 106.35 feet;

South 87 degrees 54 minutes 23 seconds West, a distance of 527.61 feet;

North 02 degrees 05 minutes 37 seconds West, a distance of 21.43 feet;

and South 87 degrees 54 minutes 23 seconds West, a distance of 210.00 feet to the Northwest corner of said Eagle Rock, Section III, being a point located on the West line of the East Half of the Southwest Quarter of said Section 19; thence North 02 degrees 05 minutes 37 seconds West along said West line, a distance of 603.01 feet to the Northwest corner of the aforementioned Millennium Development parcel; thence North 88 degrees 31 minutes 14 seconds East along the North line of said Millennium Development parcel, a distance of 1,320.05 feet to the Northeast corner thereof, being a point located on the East line of the Southwest Quarter of said Section 19; thence South 02 degrees 05 minutes 36 seconds East, along the East line of the Southwest Quarter of said Section 19, a distance of 665.00 feet to the point of beginning, containing 19.254 acres, subject to easements.

DEDICATION

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 IV*, 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 3rd day of March, 2024.

MILLENNIUM DEVELOPMENT, INC.
an Indiana Corporation

By: _____
ELEFTHERIOS MAGGOS, President

ALLEN CO. AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
APR 12 2024
AUDITOR OF ALLEN COUNTY

CERTIFICATION

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 hereon, or any prior subdivision plats contained therein, on any lines that are common with the new subdivision.

THIS PLAT PREPARED BY KENNETH W. HARRIS, PS

KENNETH W. HARRIS, P.S. #29500021

ENGINEER/SURVEYOR

ABONMARCHE

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Fort Wayne, IN 46802
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abonmarche.com

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3-20-2024