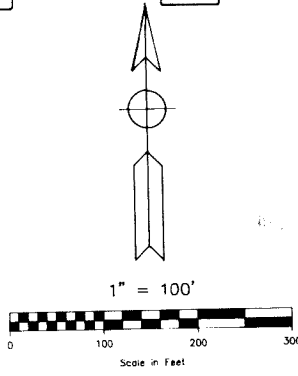


CABINET A, PG 27

57-144836

WEDGEWOOD PLACE SECTION I

97 SEP -2 AM 9:16
ALLEN COUNTY RECORDER
7949



MAY 16, 1987

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 15, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 15, Township 31 North, Range 13 East; thence South 89 degrees, 24 minutes, 58 seconds East (assumed bearing), a distance of 450 feet along the centerline of St. Joseph Center Road to the Point of Beginning, being a point on the south line of said Section 15; thence North 00 degrees, 06 minutes, 32 seconds East, a distance of 1,619.90 feet along the easterly boundary of Lexington Heights Addition as recorded in Plat Book 25, Page 129 in the Office of the Allen County Recorder; thence South 89 degrees, 49 minutes, 14 seconds East, a distance of 301.58 feet; thence South 00 degrees, 10 minutes, 46 seconds East, a distance of 326.00 feet; thence South 89 degrees, 49 minutes, 14 seconds East, a distance of 565.00 feet; thence South 00 degrees, 10 minutes, 46 seconds West, a distance of 1,300.00 feet to a point on the centerline of St. Joseph Center Road, being the south line of said Section 15; thence North 89 degrees, 24 minutes, 58 seconds West along the centerline of St. Joseph Center Road and the south line of said Section 15, a distance of 864.59 feet to the Point of Beginning; containing 28.02 acres of land, more or less, and subject to all rights-of-way and easements.

The undersigned hereby certifies that he is a Land Surveyor licensed in compliance with the laws of the State of Indiana and this plat correctly represents a survey completed by the undersigned on May 16, 1987, that all markers type and material are accurately shown. Lots are numbered 1 through 83, inclusive, Blocks "A", "B" and "C".

Darrell Post
Darrell Post, L.S. S-0477

ZONING ADMINISTRATOR

Jack G. Suter
JACK G. SUTER

DEVELOPER
NORTHEASTERN CONSTRUCTION CO., Inc.
6700 EAST STATE BOULEVARD
FORT WAYNE, INDIANA

ENGINEER
BONAR & ASSOCIATES, Inc.
616 SOUTH HARRISON STREET
FORT WAYNE, INDIANA

FOR AMEND SEE DOC 88-38099 9-15-88
FOR AMEND SEE DOC 89-8850 3-14-89
FOR AMEND SEE DOC 89-918 3-29-89
FOR AMENDMENT SEE DOC 89-21361 6-8-89

STREET CURVE DATA					
Curves 1 & 2			Curve 4		
R = 150'	Δ = 68°	200'	R = 150'	Δ = 15°	200'
C = 167.76'		223.68'	C = 39.16'		52.21'
T = 101.18'		134.90'	T = 19.75'		26.33'
L = 178.02'		237.36'	L = 39.27'		52.36'
Curve 3			Curve 5		
R = 125'	Δ = 90°	175'	R = 150'	Δ = 200'	200'
C = 176.78'		247.49'	C = 182.63'		243.50'
T = 125'		175'	T = 115.10'		153.47'
L = 196.35'		274.89'	L = 196.35'		261.80'

LOT CURVE DATA					
LOT	R	Δ	L	LC	
5	200.00'	20° 03' 13"	70.00'	69.64'	
6	200.00'	19° 11' 39"	67.00'	66.69'	
7	200.00'	20° 03' 13"	70.00'	69.64'	
8	200.00'	08° 41' 36"	30.34'	30.34'	
9	136.00'	39° 21' 08"	103.02'	101.01'	
10	150.00'	28° 38' 52"	75.00'	74.22'	
11	50.00'	72° 14' 35"	63.04'	58.93'	
12	50.00'	63° 01' 31"	55.00'	52.27'	
13	50.00'	57° 17' 45"	50.00'	47.94'	
14	50.00'	56° 00' 24"	48.88'	46.85'	
15	50.00'	81° 25' 45"	18.70'	18.89'	
16	175.00'	11° 27' 35"	33.00'	34.94'	
17	175.00'	21° 36' 31"	66.00'	65.61'	
18	175.00'	21° 36' 31"	66.00'	65.61'	
19	175.00'	21° 36' 31"	66.00'	65.61'	
20	175.00'	13° 42' 53"	41.89'	41.79'	
21	125.00'	66° 00' 17"	144.00'	136.17'	
22	125.00'	23° 59' 43"	52.33'	51.97'	
23	125.00'	11° 27' 54"	40.02'	39.95'	
24	200.00'	17° 18' 22"	60.41'	60.18'	
25	200.00'	17° 18' 22"	60.41'	60.18'	
26	200.00'	17° 20' 08"	60.51'	60.29'	
27	200.00'	08° 59' 16"	31.37'	31.34'	
28	200.00'	15° 00' 00"	52.36'	52.21'	
29	200.00'	15° 00' 00"	52.36'	52.21'	
30	150.00'	40° 06' 25"	105.00'	102.87'	
31	150.00'	27° 53' 35"	73.02'	72.30'	
32	200.00'	16° 43' 58"	58.41'	58.20'	
33	200.00'	18° 37' 16"	65.00'	64.71'	
34	200.00'	18° 37' 16"	65.00'	64.71'	
35	200.00'	18° 37' 16"	65.00'	64.71'	
36	200.00'	18° 37' 16"	65.00'	64.71'	
37	150.00'	10° 57' 31"	28.69'	28.65'	
38	150.00'	53° 28' 34"	140.00'	134.97'	
39	150.00'	10° 33' 33"	27.66'	27.62'	
40	150.00'	15° 00' 00"	39.27'	39.16'	

NOTES:

- ALL LOT CORNERS ESTABLISHED WITH A 1/2" x 18" STEEL BAR.
- 20 FOOT RADIUS ON ALL CORNER LOTS.
- U. & S.D.E. = UTILITY & SURFACE DRAINAGE EASEMENT
- B.L. = BUILDING LINE
- S.B.L. = SIDE BUILDING LINE
- ALL BURIED UTILITIES MUST ALLOW FOR PROPOSED DRAINAGE SWALE GRADES AS FOUND IN PLANS.
- FLOOD PROTECTION GRADE - 806.8 MSL
- T.B.M. Flood Control by S.C.S. A chiseled "X" on N.E. end of N.E. wingwall of Wheelock Road bridge over Mower Drain, Sec. 23, T31N, R13E ELEV. 781.57
- T.B.M. ACSSO brass reference pin, N.W. corner of Hazelett Road & St. Joe Ctr. Road ELEV. 802.58

Southwest Corner, SE 1/4, Sec. 15, T31N, R13E, 2nd P.M., Allen County, Indiana
Point of Beginning
S89°24'58"E (assumed bearing) - 450'

Lexington Heights Addition Section A
P. 825, Pg. 129

