

89-035094

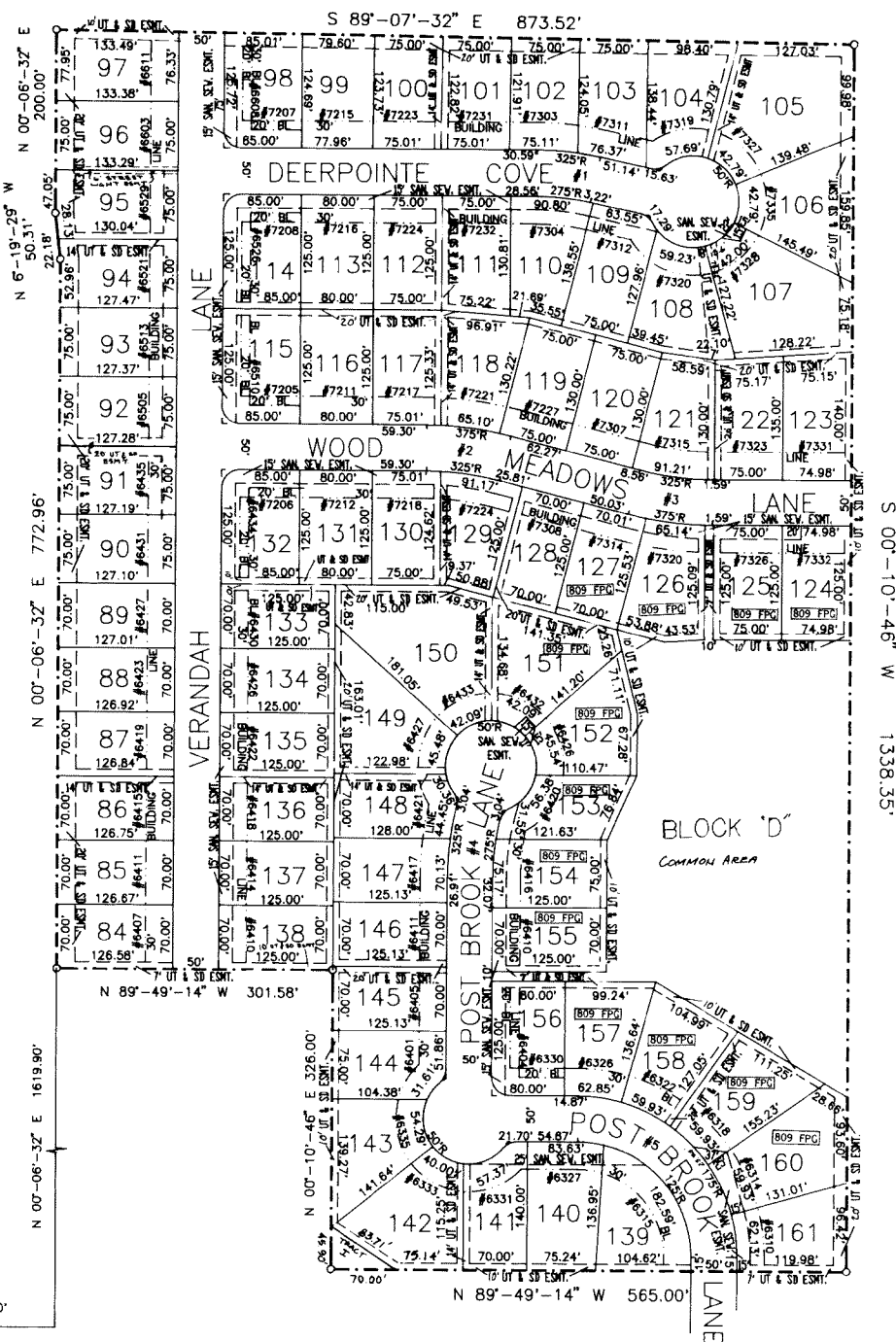
39 SEP -7 PM 3:10

Part Sec "A" Page 104

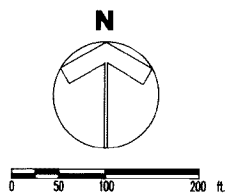
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ALLEN COUNTY, INDIANA

ALLEN COUNTY, INDIANA



SW CORNER OF SE 1/4
OF SEC. 15-31-13
ALLEN COUNTY, INDIANA



Secondary Plat of WEDGEWOOD PLACE, SECTION II

a Subdivision located in the
SE 1/4 of Section 15, Township 31 North, Range 13 East
Allen County, Indiana

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 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, Section A (Plat Book 25, Page 129) to the point of beginning; thence continuing North 00 degrees, 06 minutes 32 seconds East, a distance of 772.96 feet along said Easterly boundary of Lexington Heights Addition, Section A, also being the Easterly boundary of Lexington Heights Addition, Section B (Plat book 25, page 146) as recorded in the Office of the Allen County Recorder; thence North 06 degrees, 19 minutes 29 seconds West, a distance of 50.31 feet along said Easterly boundary of Lexington Heights Addition, Section B; thence North 00 degrees, 06 minutes, 32 seconds East a distance of 200.00 feet along said Easterly boundary of Lexington Heights Addition, Section B, to a point on the North line of the Southeast Quarter of said Section 15; thence South 89 degrees 07 minutes 32 seconds East along the North line of the Southeast One-quarter of said Section 15 a distance of 873.52 feet to the Northeast corner of the West half of the Southeast Quarter of said Section 15; thence South 00 degrees, 10 minutes, 46 seconds West, a distance of 1,338.35 feet along the East line of the West half of the Southeast Quarter of said Section 15; thence North 89 degrees, 49 minutes, 14 seconds West, a distance of 565.00 feet; thence North 00 degrees, 10 minutes, 46 seconds East, a distance of 326.00 feet; thence North 89 degrees, 49 minutes, 14 seconds West, a distance of 301.58 feet to the point of beginning, containing 24.52 acres, more or less.

WEDGEWOOD PLACE, SECTION II

LOT #	R (FEET)	I	L (FEET)	C (FEET)
102	325	07°-50'-54"	44.52	44.48
103	325	04°-26'-55"	25.23	25.23
104	50	66°-06'-48"	57.69	54.55
105	50	49°-01'-52"	42.79	41.49
106	50	49°-02'-13"	42.79	41.50
107	50	48°-07'-36"	42.00	40.77
108	50	67°-52'-33"	59.23	55.83
109	50	19°-48'-58"	17.29	17.21
110	275	12°-17'-49"	59.02	58.91
111	375	02°-23'-59"	15.71	15.70
112	375	09°-56'-48"	65.10	65.02
113	375	01°-56'-42"	12.73	12.73
114	325	14°-17'-28"	81.06	80.85
115	375	01°-17'-09"	8.42	8.41
116	375	08°-57'-08"	65.14	65.06
117	375	03°-03'-11"	19.98	19.98
118	325	11°-31'-20"	65.36	65.25
119	325	02°-46'-09"	15.71	15.71
120	125	76°-49'-01"	167.59	155.32
121	125	13°-10'-54"	28.76	28.69
122	50	65°-44'-16"	57.37	54.27
123	50	45°-50'-12"	40.00	38.94
124	50	62°-12'-30"	54.29	51.66
125	50	36°-13'-02"	31.61	31.08
126	325	07°-37'-08"	43.22	43.19
127	325	07°-18'-02"	41.41	41.38
128	50	34°-47'-25"	30.36	29.90
129	50	52°-06'-52"	45.48	43.93
130	50	48°-14'-04"	42.09	40.86
131	50	48°-14'-04"	42.09	40.86
132	50	52°-11'-14"	45.54	43.98
133	50	64°-26'-20"	56.38	53.32
134	275	05°-56'-21"	28.51	28.49
135	275	08°-58'-49"	43.10	43.06
136	175	15°-42'-33"	47.98	47.83
137	175	19°-37'-11"	59.93	59.63
138	175	19°-37'-11"	59.93	59.63
139	175	19°-37'-12"	59.93	59.63
140	175	15°-25'-48"	47.13	46.99

1. ALL RIGHT-OF-WAY INTERSECTION ROAD TO BE 20 FEET.
2. ALL RIGHT-OF-WAYS TO BE DEDICATED 50 FOOT WIDE TO ALLEN COUNTY.
3. ALL PARK AREAS, OPEN SPACES, OR LANDSCAPE AREAS TO HAVE A BLANKET UTILITY AND SURFACE DRAINAGE EASEMENT.
4. ALL BURIED UTILITIES MUST ALLOW FOR PROPOSED DRAINAGE SWALE GRADES AS FOUND IN PLANS.

BL - BUILDING LINE
UL - UTILITY EASEMENT
SD - SURFACE DRAINAGE EASEMENT
SAL - SANITARY SEWER EASEMENT
ESMT - EASEMENT
FPG - FLOOD PROTECTION GRADE

PERMANENT BENCHMARK
TOP OF SANITARY SEWER MANHOLE RIM LOCATED
AT THE SOUTHWEST CORNER OF LOT # 84
ELEVATION = 812.83 FEET U.S.G.S. DATUM

DEVELOPER
NORTHEASTERN CONSTRUCTION CO., INC.
6700 EAST STATE BOULEVARD
FORT WAYNE, INDIANA 46815
219-749-0425

ENGINEER-SURVEYOR
COIL & DICKMEYER, INC.
6044 EAST STATE BOULEVARD
FORT WAYNE, INDIANA 46815
219-749-0125

RIGHT-OF-WAY CURVE DATA				
DEERPOINTE COVE				
CURVE #	R (FEET)	I	L (FEET)	C (FEET)
NORTH R/W	325	12°-17'-49"	69.75	69.62
SOUTH R/W	275	12°-17'-49"	59.02	58.91
WOOD MEADOWS LANE				
CURVE #	R (FEET)	I	L (FEET)	C (FEET)
NORTH R/W	375	14°-17'-28"	93.54	93.29
SOUTH R/W	325	14°-17'-28"	81.06	80.85
POST BROOK LANE				
CURVE #	R (FEET)	I	L (FEET)	C (FEET)
NORTH R/W	325	14°-17'-28"	81.06	80.85
SOUTH R/W	375	14°-17'-28"	93.54	93.29
WOOD MEADOWS LANE				
CURVE #	R (FEET)	I	L (FEET)	C (FEET)
EAST R/W	275	14°-55'-10"	71.61	71.41
WEST R/W	325	14°-55'-10"	84.63	84.39
POST BROOK LANE				
CURVE #	R (FEET)	I	L (FEET)	C (FEET)
EAST R/W	175	89°-59'-55"	274.89	247.48
WEST R/W	125	89°-59'-55"	196.35	176.77

APPROVED THIS 9th DAY OF June, 1989
ALLEN COUNTY BOARD OF COMMISSIONERS

DONALD J. YODER, PRESIDENT

JACK R. WORTHMAN, VICE-PRESIDENT

EDWIN J. ROUSSEAU, SECRETARY

ATTEST:

LINDA K. BLOOM, AUDITOR
ALLEN COUNTY, INDIANA

APPROVED THIS 8th DAY OF June, 1989
ALLEN COUNTY PLAN COMMISSION

ARTHUR G. SPIROU, PRESIDENT

LYNN A. KOEHLINGER, VICE-PRESIDENT

RICHARD O. BERGLUND, SECRETARY

APPROVED THIS 11th DAY OF Aug, 1989
FOR DRAINAGE ONLY.

LOUIS K. MACHLAN, ALLEN COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 1989
FORT WAYNE-ALLEN COUNTY BOARD OF HEALTH

DR. JANE M. IRMSCHER

CONFIRMED THIS 3rd DAY OF August, 1989
ALLEN COUNTY PLAN COMMISSION:

DENNIS A. GORDON, ZONING ADMINISTRATOR

I, KERRY D. DICKMEYER, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a survey completed by me on May 10, 1989 and that all markers shown hereon exist and their location, size, type and material are accurately shown.

Plat prepared by and certified correctly this 10th day of May, 1989

Kerry D. Dickmeyer, LS # S-0243

