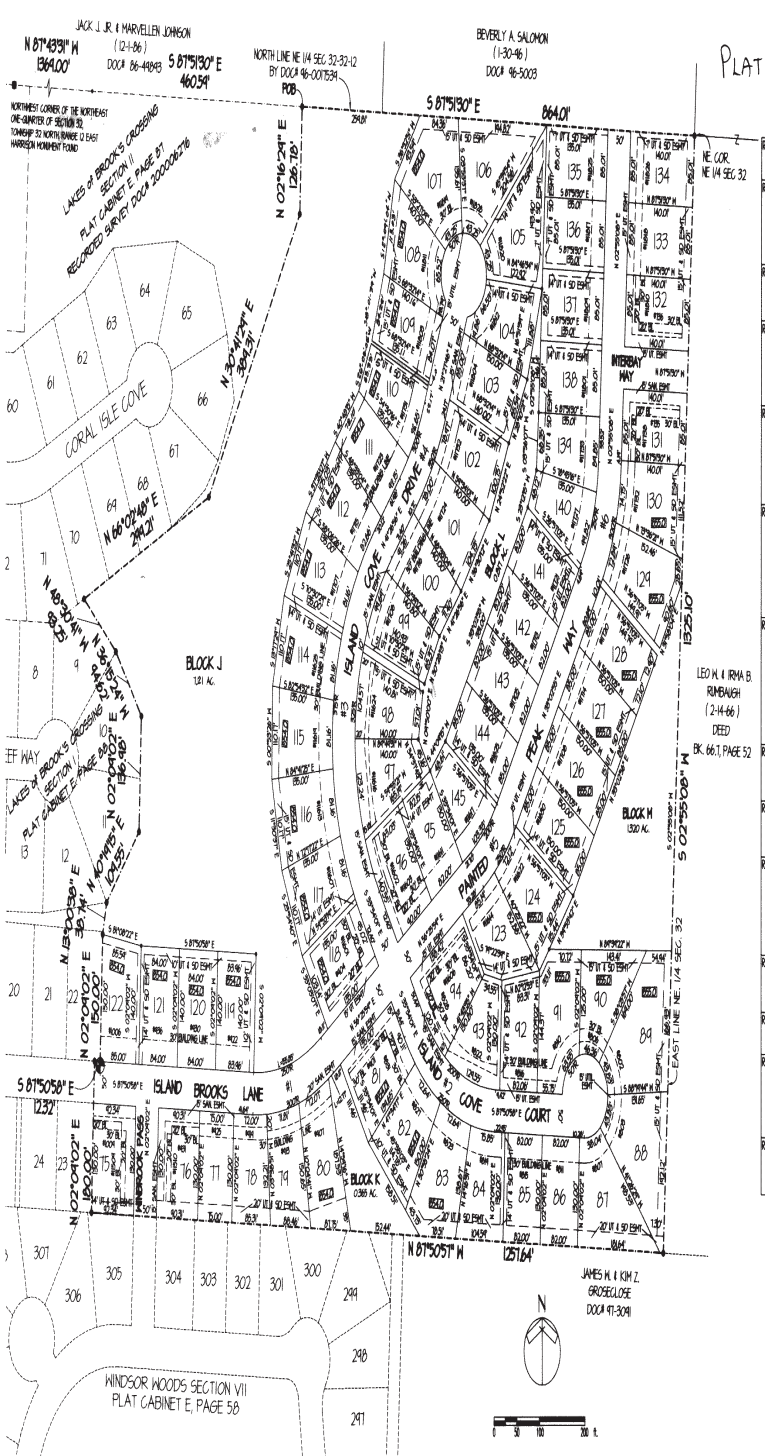
PLAT CAB E PAGE 146

2003003705

RECORDED
04/08/2003 15:16:00
RECORDER
PATRICIA J. CRICK
ALLEN COUNTY, IN

Doc. No. 2003003705
Receipt No. 15761

DCFD	3.00
PLAT	42.00
PLAT	3.00
Total	54.00



SECONDARY PLAT of LAKES of BROOK'S CROSSING SECTION III

a Subdivision located in the Northeast 1/4 of Section 32
Township 32 North, Range 12 East,
Allen County, Indiana.

DATE: October 30, 2002
REVISED DEC.20,2002

R/W & LOT CURVE DATA

Radius= 250.00 Delta= 35°43' 3" Chord= 153.336 Arc= 155.848

R1-NORTH	LOT	RADIUS	DELTA	CHORD	LENGTH
	BLK-J	250	352°43' 3"	153.34	155.85

Radius= 300.00 Delta= 35°43' 3" Chord= 184.004 Arc= 187.017

R1-SOUTH	LOT	RADIUS	DELTA	CHORD	LENGTH
	78	300	5°47' 53"	30.35	30.36
	79	300	13°42' 55"	71.64	71.81
	80	300	13°45' 53"	71.90	72.07
	BLK-K	300	2°26' 22"	12.77	12.77

Radius= 200.00 Delta= 54°16' 57" Chord= 182.474 Arc= 189.481

R2-NORTH	LOT	RADIUS	DELTA	CHORD	LENGTH
	94	200	19°52' 4"	69.00	69.35
	93	200	34°24' 52"	118.33	120.12

Radius= 250.00 Delta= 54°16' 57" Chord= 228.092 Arc= 236.852

R2-SOUTH	LOT	RADIUS	DELTA	CHORD	LENGTH
	81	250	8°51' 42"	38.63	38.67
	82	250	16°38' 53"	72.39	72.64
	83	250	16°38' 53"	72.39	72.64
	84	250	12°17' 29"	52.81	52.90

Radius= 50.00 Delta= 270°00' 0" Chord= 70.711 Arc= 235.619

ISLAND-COVE-COURT COL-SE-SAC	LOT	RADIUS	DELTA	CHORD	LENGTH
	87	50	43°35' 31"	37.13	38.04
	88	50	50°13' 47"	42.44	43.83
	89	50	50°13' 47"	42.44	43.83
	90	50	53°7' 48"	44.72	46.36
	91	50	72°49' 6"	59.35	63.55

Radius= 325.00 Delta= 75°07' 57" Chord= 395.766 Arc= 425.514

R3-EAST	LOT	RADIUS	DELTA	CHORD	LENGTH
	100	325.00	3°30' 2"	19.85	19.86
	99	325.00	17°34' 30"	99.30	99.69
	BLK-L	325.00	1°45' 47"	10.00	10.00
	98	325.00	18°26' 9"	104.12	104.57
	97	325.00	21°43' 35"	122.50	123.24
	96	325.00	12°0' 55"	68.03	68.15

Radius= 375.00 Delta= 75°07' 57" Chord= 456.653 Arc= 490.977

R3-WEST	LOT	RADIUS	DELTA	CHORD	LENGTH
	112	375	9°33' 22"	62.47	62.54
	113	375	12°24' 3"	81.00	81.16
	114	375	12°24' 3"	81.00	81.16
	115	375	12°24' 3"	81.00	81.16
	116	375	12°24' 3"	81.00	81.16
	117	375	12°24' 3"	81.00	81.16
	118	375	2°27' 20"	22.61	22.62

Radius= 350.00 Delta= 19°59' 10" Chord= 121.471 Arc= 122.089

R4-EAST	LOT	RADIUS	DELTA	CHORD	LENGTH
	101	350	11°0' 57"	67.19	67.29
	102	350	8°58' 13"	54.74	54.80

Radius= 300.00 Delta= 19°59' 10" Chord= 104.118 Arc= 104.647

R4-WEST	LOT	RADIUS	DELTA	CHORD	LENGTH
	111	300	5°46' 44"	30.16	30.17
	110	300	14°18' 26"	74.29	74.48

Radius= 50.00 Delta= 300°40' 0" Chord= 50.000 Arc= 261.799

ISLAND-COVE-DRIVE COL-SE-SAC	LOT	RADIUS	DELTA	CHORD	LENGTH
	104	500	76°14' 20"	61.73	66.53
	105	500	49°33' 31"	41.91	43.25
	106	500	49°33' 31"	41.91	43.25
	107	500	49°33' 31"	41.91	43.25
	108	500	75°5' 6"	60.93	65.52

Radius= 250.00 Delta= 23°23' 4" Chord= 101.327 Arc= 102.034

R5-EAST	LOT	RADIUS	DELTA	CHORD	LENGTH
	123	250	6°51' 21"	29.90	29.91
	124	250	16°31' 42"	71.87	72.12

Radius= 200.00 Delta= 23°23' 4" Chord= 81.061 Arc= 81.627

R5-WEST	LOT	RADIUS	DELTA	CHORD	LENGTH
	145	200	23°23' 4"	81.06	81.63

Radius= 300.00 Delta= 30°07' 47" Chord= 155.947 Arc= 157.759

R6-EAST	LOT	RADIUS	DELTA	CHORD	LENGTH
	128	300	0°49' 21"	4.31	4.31
	BLK-M	300	1°54' 39"	10.00	10.01
	129	300	13°55' 16"	72.71	72.89
	130	300	12°28' 31"	70.29	70.56

Radius= 250.00 Delta= 30°07' 47" Chord= 129.956 Arc= 131.466

R6-WEST	LOT	RADIUS	DELTA	CHORD	LENGTH
	140	250	21°48' 11"	94.56	95.13
	139	250	8°19' 36"	36.30	36.33

LOT#	ACREAGE
75	0.276
76	0.270
77	0.224
78	0.235
79	0.255
80	0.299
81	0.314
82	0.304
83	0.329
84	0.273
85	0.245
86	0.245
87	0.363
88	0.389
89	0.431
90	0.280
91	0.324
92	0.258
93	0.254
94	0.325
95	0.249
96	0.281
97	0.290
98	0.263
99	0.270
100	0.261
101	0.290
102	0.286
103	0.283
104	0.282
105	0.360
106	0.388
107	0.358
108	0.287
109	0.264
110	0.251
111	0.265
112	0.287
113	0.292
114	0.292
115	0.292
116	0.292
117	0.292
118	0.306
119	0.270
120	0.270
121	0.270
122	0.283
123	0.262
124	0.319
125	0.293
126	0.293
127	0.293
128	0.293
129	0.337
130	0.306
131	0.273
132	0.273
133	0.273
134	0.273
135	0.263
136	0.263
137	0.263
138	0.263
139	0.246
140	0.232
141	0.254
142	0.254
143	0.254
144	0.263
145	0.234

DESCRIPTION

A parcel of land located in the Northeast One-Quarter of Section 32, Township 32 North, Range 12 East, Allen County, Indiana and more particularly described as follows:

BEGINNING at the Northeast corner of the Lakes of Brooks Crossing, Section II, as recorded in Plat Cabinet E, page 87 in the Office of the Allen County Recorder; thence South 87 degrees 51 minutes 30 seconds East (bearing based on recorded plat), along the North line of the Northeast One-Quarter of said Section by deed Document # 96001753B; a distance of 864.01 feet to the Northeast corner of the Northeast One-Quarter of said Section 32 as established in survey recorded in Document # 200006276 and deed Document # 96001753B; thence South 02 degrees 55 minutes 08 seconds West, along the East line of the Northeast One-Quarter as now established, a distance of 1,325.10 feet; thence North 87 degrees 50 minutes 57 seconds West, a distance of 1,257.64 feet to the Southeast corner of the recorded plat of the Lakes of
Brooks Crossing, Section I, recorded in Plat Cabinet E, page 86 in the Office of the Recorder of Allen County; thence on the following eleven courses on the Easterly lines of said Sections I and II; thence North 02 degrees 09 minutes 02 seconds East, a distance of 180.00 feet; thence South 87 degrees 50 minutes 58 seconds East, a distance of 12.32 feet; thence North 02 degrees 09 minutes 02 seconds East, a distance of 150.00 feet; thence North 13 degrees 00 minutes 38 seconds East, a distance of 38.74 feet; thence North 40 degrees 19 minutes 15 seconds East, a distance of 109.55 feet; thence North 02 degrees 09 minutes 02 seconds East, a distance of 136.98 feet; thence North 36 degrees 15 minutes 24 seconds West, a distance of 94.82 feet; thence North 48 degrees 30 minutes 41 seconds West, a distance of 93.25 feet; thence North 66 degrees 02 minutes 48 seconds East, a distance of 299.21 feet; thence North 30 degrees 41 minutes 29 seconds East, a distance of 389.31 feet; thence North 02 degrees 16 minutes 29 seconds East, a distance of 126.78 feet to the POINT OF BEGINNING, containing 34.028 acres of land.

APPROVED THIS 31 DAY OF DECEMBER 2002
ALLEN COUNTY BOARD OF COMMISSIONERS

LINDA K. BLOOM, PRESIDENT

MARLA J. IRVING, VICE PRESIDENT

EDWIN J. ROUSSEAU, SECRETARY

ATTEST:

THERESE BROWN, AUDITOR
ALLEN COUNTY, INDIANA

APPROVED THIS 31st DAY OF December 2002
ALLEN COUNTY PLAN COMMISSION

CHARLES J. BODENHAFER, PRESIDENT

ALLAN D. FRISINGER, VICE-PRESIDENT

APPROVED THIS 8th DAY OF January 2003
ALLEN COUNTY SURVEYOR'S OFFICE

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

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL

CONFIRMED THIS 8th DAY OF January 2003
ALLEN COUNTY DEPARTMENT OF PLANNING SERVICES

KIMBERLY R. BOWMAN, INTERIM DIRECTOR

WE, CHESTNUT GROUP, INC. THE UNDERSIGNED OWNERS BY VIRTUE OF THAT CERTAIN DEED SHOWN IN DOCUMENT # 202052720 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 LAKES OF BROOKS CROSSING SECTION III AN ADDITION TO ALLEN COUNTY, INDIANA.

IN WITNESS WHEREOF, CHESTNUT GROUP, INC. a Corporation organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereunto set its hand, by its duly authorized officer, this 5th day of NOVEMBER, 2002.

CHESTNUT GROUP, INC.
an Indiana Corporation,

By: ROGER DEL AGRANGE

THIS PLAT LIES WITHIN A BOUNDARY SURVEY AND REPORT RECORDED IN DOC. # 200006276

CONSENT FOR PERMANENT STRUCTURES ISSUED BY THE ALLEN COUNTY DRAINAGE BOARD ON May 9, 2002 IN ACCORDANCE WITH INDIANA CODE 36-4-7-T-12, ON FILE AT THE ALLEN COUNTY SURVEYOR'S OFFICE AS DRAINAGE BOARD RECORD DOCKET # 02-084 REFERENCE- LAKES OF BROOK'S REGULATED DRAIN.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF LANDS SURVEYED WITHIN THE CROSS-REFERENCE SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE SUBDIVISION.

I CERTIFY THAT SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT A 5/8 INCH DIAMETER STEEL ROD, 24 INCHES LONG, MARKED WITH A PLASTIC IDENTIFICATION CAP STAMPED D & A FIRM # 0026 WILL BE SET AT EACH PROPERTY CORNER OF THIS SUBDIVISION.

FIELD WORK COMPLETED DATE: OCTOBER 30, 2002.
PLAT PREPARED AND CERTIFIED CORRECT THIS 30th DAY OF OCTOBER 2002

KERRY D. DICKMEYER, LS # 50243 REV. 12-20-02

REGISTERED NO. S-0243 STATE OF INDIANA LAND SURVEYOR

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.

DEC 19 2002

AUDITOR OF ALLEN COUNTY

02-23285-S
AUDITORS NUMBER

RECEIVED
DEC 24 2002
Department of Planning Services

PLAT BENCHMARK

1) CHISELED "D" EAST END OF CONCRETE WALK NORTH SIDE ISLAND BROOKS LANE ELEVATION = 856.22 M.S.L.

2) FIRE HYDRANT NORTHEAST CORNER LOT#74 ON FOX VALLEY DR. IN HOLLY RIDGE SUBDIVISION ELEVATION = 851.59 M.S.L.

NOTES:

1. ALL RIGHT-OF-WAY INTERSECTION RADII TO BE 20 FEET.
2. ALL RIGHT-OF-WAYS TO BE DEDICATED 50 FOOT WIDE TO ALLEN COUNTY.
3. ALL PARK AREAS, COMMON AREAS, OR BLOCK 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.

LEGEND

B.L. - BUILDING LINE
UT. - UTILITY EASEMENT
S.D. - SURFACE DRAINAGE EASEMENT
SAN. - SANITARY SEWER EASEMENT
ESMT - EASEMENT
(000.0) - FLOOD PROTECTION GRADE
(000.0) M - LOWEST HABITABLE FLOOR ELEVATION

DEVELOPERS:
CHESTNUT GROUP, INC.
P. O. BOX 15202
Fort Wayne, Indiana 46885
260-637-4030

ENGINEERS-SURVEYORS-PLANNERS
DICKMEYER & ASSOCIATES
Engineers-Surveyors, Inc.
6010 East State Boulevard
Fort Wayne, Indiana 46815
260-744-0125