

Plat Cab C Page 116

APPROVALS

NEW HAVEN PLAN COMMISSION

BOARD OF PUBLIC WORKS

ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR

NEW HAVEN CITY ENGINEER

Keith Schlegel
KEITH SCHLEGEL

Handwritten signatures and names: Robert E. Whitney, Wayne I. Prisdale, etc.

DATE: APRIL 16, 1996

Handwritten signatures and names: Lynn S. Shaw, Terry A. Werling, etc.

SECONDARY PLAT OF ARROW HAVEN, SECTION III

PART OF THE W. 1/2 OF THE NW. 1/4 OF SEC 13, T. 30 N. R. 13 E. IN ALLEN COUNTY, INDIANA.

LEGAL DESCRIPTION

Part of the West Half of the Northwest Quarter of Section 13, Township 30 North, Range 13 East, in Allen County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the West Half of the Northwest Quarter of Section 13, Township 30 North, Range 13 East, in Allen County, Indiana, thence North along the West line of the W_{1/2} of the NW_{1/4} of Section 13-30-13, a distance of 691.7 feet (693 feet, plat) to the Southwest corner of Arrow Haven, Section 1 as recorded in the plat cabinet "A" page 57 in the Records Office of Allen County, Indiana, said corner also being the Northwest corner of Stratton Place as recorded in plat book 26 pages 61-63 in the Records Office of Allen County, Indiana; thence East with a deflection angle to the right of 90 degrees 40 minutes 20 seconds along the South line of Arrow Haven, Section 1 and the North line of Stratton Place, a distance of 720.05 feet to the point of beginning, said point being the Southeast corner of Lot numbered 46 in Arrow Haven, Section 1, thence North with a deflection angle to the left of 90 degrees 40 minutes 20 seconds, along the East line of Arrow Haven, Section 1, and parallel to the West line of the W_{1/2} of the NW_{1/4} of Section 13-30-13, a distance of 488.05 feet to the Northeast corner of Lot numbered 43 in Arrow Haven, Section 1; thence East with a deflection angle to the right of 90 degrees 00 minutes along the South line of Arrow Haven, Section 11 as recorded in plat cabinet "B" page 125 in the Records Office of Allen County, Indiana, a distance of 440.0 feet; thence South with a deflection angle to the right of 90 degrees 00 minutes, a distance of 23.69 feet to the South line of Arrow Haven, Section 11, thence East with a deflection angle to the left of 90 degrees 00 minutes along the South line of Arrow Haven, Section 11, a distance of 186.48 feet to the Southeast corner of Arrow Haven, Section 11, said corner being on the East line of the W_{1/2} of the NW_{1/4} of Section 13-30-13, and being located 1512.64 feet South of the Northeast corner of the W_{1/2} of the NW_{1/4} of Section 13-30-13, thence South with a deflection angle to the right of 90 degrees 19 minutes 20 seconds, along the East line of the W_{1/2} of the NW_{1/4} of Section 13-30-13, a distance of 471.69 feet; to a point on the North line of Stratton Place; thence West with a deflection angle to the right of 90 degrees 21 minutes along the North line of Stratton Place, a distance of 623.87 feet to the point of beginning, containing 6.956 acres, subject to easements.

This is to certify that this plat and survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established by ALTA and ACSM in 1992, and includes items #3 and #4 of Table A thereof, and pursuant to the accuracy standards (as adopted by ALTA and ACSM in effect on the date of this certification) of a suburban survey.

I further certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IAC 1-12.

THIS PLAT PREPARED BY AND CERTIFIED
ON THIS 24TH DAY OF JULY 1996.

JULY ENTERED FOR TAXATION

AUG 28 1996

RECORDED IN ALLEN COUNTY

96 8910
RECORDS NUMBER



Gregory L. Roberts
GREGORY L. ROBERTS P.L.S.

DEVELOPER
FEDERSPIEL BUILDERS
132 LINCOLN HWY. WEST
NEW HAVEN, INDIANA.

ENGINEER
DONOVAN ENGINEERING, INC.
2020 INWOOD DRIVE
EXECUTIVE PARK
FORT WAYNE, INDIANA.
219-424-7418

PLAT BENCHMARK
NORTH RIM OF EXISTING MANHOLE
LOCATED 44' EAST & 7.5' SOUTH
OF THE NW. COR. OF LOT #116
ELEV. 777.26

NOTES:

- All lot corners are established with 5/8" x 18" reinforcing rod (iron pin) with plastic identification cap (FIRM #C027).
- There are 20' intersection radii on all corner 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.
- The typical minimum setback and minimum side yard requirements for each lot:
30' front building line
Alternating 20' and 30' building lines on corner lots
25' rear building line
7' minimum side yard
- According to the Flood Insurance Rate Map (FIRM) number 18003C0295 D, dated September 28, 1990, the herein described real estate is located in Zone "X" and is not in a flood hazard area.

1" = 50'

0' 25' 50'

**DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS AND
EASEMENTS FOR ARROW HAVEN, SECTION III, AN ADDITION
TO THE CITY OF NEW HAVEN, ALLEN COUNTY, INDIANA**

The undersigned (hereinafter referred to as the "Declarant") hereby declares that it is the owner of the real estate shown and described in the plat appended hereto and does hereby layoff, plat and subdivide said real estate in accordance with the information shown on said plat, being the certified plat appended hereto and incorporated herein. The addition shall be known and designated as Arrow Haven, Section III. Arrow Haven, Section III consists of Lots Numbered 103 through 124, inclusive, and all dimensions are shown in feet and decimals of a foot on the plat. Except for the ground designated as lots, streets or easements, all other areas within the plat shall be common area and are not dedicated hereby for use by the general public but are dedicated solely for the common use and enjoyment of the owners of the lots in Arrow Haven. All streets and easements specifically shown or described are hereby expressly dedicated to public use for the usual and intended purposes.

It is the intent that the lots in Arrow Haven, Section III shall be subject to and impressed with the provisions, covenants, agreements, easements, restrictions and limitations for Arrow Haven recorded on February 10, 1988 as Document Number 88-004915 in Plat ✓ Cabinet A, page 57 in the Office of the Recorder of Allen County, Indiana (hereinafter referred to as the "Protective Restrictions"). The Protective Restrictions are hereby adopted and by this reference made a part hereof. The Protective Restrictions

DULY ENTERED FOR TAXATION

96 8910
AUDITORS NUMBER

AUG 28 1996

[Signature]
AUDITOR OF ALLEN COUNTY

considered a part of the conveyance of any lot in Arrow Haven, Section III without being written therein. The Protective Restrictions are for the mutual benefit and protection of the owners, present or future, of any and all lots in said addition; and they shall run with the land and inure the benefit of and be enforceable by the owner of any land or lots included in said addition, their respective legal representatives, heirs, successors, grantees and assigns. The owner or owners, present or future, of any land or lot included in said addition shall be entitled to injunctive relief against any violation or attempted violation of the provisions of the Protective Restrictions and also damages for any injuries resulting from any violation thereof; but there shall be no right of reversion or forfeiture of title resulting from such violation. The undersigned Declarant hereby conveys and warrants to the Arrow Haven Community Association, Inc. all of the common areas shown on the plat of Arrow Haven, Section III, but reserves a non-exclusive easement over same to improve said common area.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 24 day of ^{July}~~March~~, 1996.

ARROW HAVEN DEVELOPMENT CORP.

By:

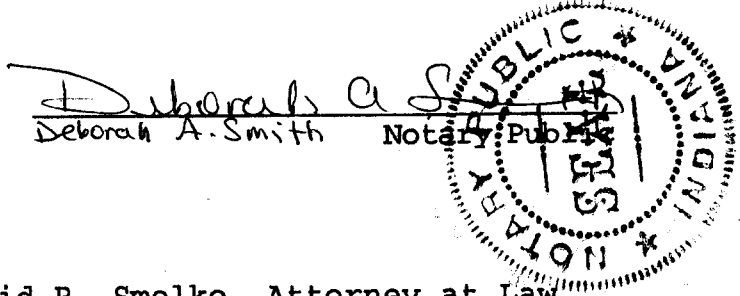

LOUIS DELAGRANCE,
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared Louis Delagrang, the Secretary of ARROW HAVEN DEVELOPMENT CORP., who acknowledged the execution of the above and foregoing instrument for and on behalf of said Corporation.

WITNESS my hand and Notarial Seal, this 24th day of ^{July} ~~March~~, 1996.

My Commission Expires:
4-6-99
Resident Of:
Allen County



This instrument prepared by: David R. Smelko, Attorney at Law
2100 Fort Wayne Bank Building
P.O. Box 11647
Fort Wayne, IN 46859-1647

RECORDED
08/28/1996 10:47:17
RECORDER
VIRGINIA L. YOUNG
ALLEN COUNTY, IN

Doc. No. 960047678
Receipt No. 15495
Date 08/28/1996 10:47:12

DCFD	3.00
PLAT	12.00
PLAT	9.00
PLAT	1.00
Total	25.00

