



Secondary Plat The Graber Commons

A Site Located in the Southwest Quarter and
in the Northwest Quarter of
Section 7, Township 33 North, Range 13 East.
DeKalb County, Indiana

Owner/Developer:
Heron Development, LLC
5491 County Road 427
Auburn, IN 46706
Tel: (260) 920-8121

Subdivision Engineer:
DABEC
D.A. Brown Engineering Consultants
5491 County Road 427, P.O. Box 389, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com
Job# 1310-01A
December 20, 2017
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City of Auburn Plan Commission Covenants

1. The owners of the lots within this subdivision agree to recognize the existing agricultural land usage surrounding this subdivision and further agree to not object to the surrounding agricultural land use or changes therein as permitted by law, i.e., I.C. 34-1-52-4.
2. These lots shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on any future plat would have any retroactive applicability to this division of land.
3. There shall be compliance with the laws of any Federal, State or local agency.
4. This development lies within the Horizontal and Conical Zones of the DeKalb County Airport and is subject to certain limitations and restrictions as set out and specified in the "DeKalb County Airport Zoning Ordinance." The maximum allowable height for any building, structure or tree in this development is limited to 75 feet above ground level unless a variance is first obtained from the DeKalb County Board of Aviation Commissioners.
5. For additional Covenants, Limitations, Conditions and Restrictions, see Doc # 2017 06943 as recorded on Dec 21st 2017 in the Recorder's Office of DeKalb County, Indiana. SD8

Notes:

1. All Right-of-Way intersection radii to be 20 feet.
2. All Right-of-Ways to be dedicated to DeKalb County.
3. All Cul-de-Sac Right-of-Way to be 60 foot radius.
4. All Park Areas, Common Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement.
5. All buried utilities must allow for proposed Drainage Swale grades as found in plans.
6. FPG denotes Flood Protection Grade as defined in the City of Auburn Zoning Ordinance.
7. U.&S.D. Esmt denotes Utility and Surface Drainage Easement.
8. BL denotes Building Line
9. Utility Esmt denotes Utility Easement.
10. SD Esmt denotes Surface Drainage Easement.
11. # denotes Property Address
12. All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FIRM#0042) unless otherwise noted.
13. According to the Flood Insurance Rate Map (FIRM) Numbered 18033 C 0230E, Effective Date September 29, 2006, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.

Benchmark Data:

BM #1 : Marker Spike w/ Tag (Firm 0042) in the intersection of County Road 11A and County Road 23
Elev: 866.33 [NAVD '88]

Land Surveyor Certification:

I, Duane A. Brown, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that to the best of my knowledge and belief this plat and accompanying legal description accurately represents a subdivision of real estate as described in Document No. 201405762 in the Office of the Recorder of DeKalb County, Indiana; that this plat was prepared under my direct supervision; that all markers shown thereon actually exist or will be set and that their locations, size, type and material are accurately shown; that this subdivision is within the tract of real estate shown on the retracement or original survey certified by Duane A. Brown as recorded in Document No. 201400248 in the Office of the Recorder of DeKalb County, Indiana as required by 865 IAC 1-12-12; and that there has been no change from the matters of survey revealed by the above referenced survey, or any prior subdivision plats contained therein, on any lines that are common with this subdivision.

Dated this 20th day of December, 2017

SIGNED: Duane A. Brown

Duane A. Brown
Auburn, IN
Indiana P.S. #LS80040337



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Duane A. Brown
Document Prepared By Duane A. Brown

Commission Certificate

Under authority provided by I. C. 36-7-4 et seq and an ordinance adopted by the Common Council of the City of Auburn, this Secondary Plat was given approval as follows:

Approved by the City of Auburn Plan Commission staff
on the 21st day of December, 2017

Administration

Signed: Amy M. Schweitzer
Printed: Amy M. Schweitzer

Administration

Signed: Amber K. Bassett
Printed: Amber K. Bassett

We, Heron Development, LLC, the undersigned owners by virtue of those certain deeds shown in Document #201405762, in the Office of the Recorder of DeKalb County, Indiana, of the real estate shown and described herein, do hereby lay off, plat dedicate and subdivide said real estate into Lots, Streets and Easements in accordance with the information shown on the Plat. Further, we hereby subject and impress all of said land in said addition with the limitations and easements attached hereto and made a part thereof by reference. This subdivision shall be known and designated as The Graber Commons, an addition to the County of DeKalb, Indiana.

In witness whereof, Heron Development, LLC, 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 20th day of December, 2017

Heron Development, LLC

By: Stephen D. Brown

Printed: Stephen D. Brown



State of Indiana)
County of DeKalb) SS:

Before me, the undersigned Notary Public in and for Said county and state personally appeared Stephen D. Brown over the age of 21 and acknowledged the execution of the foregoing to be his free and voluntary act and deed for the use and purposes mentioned therein, this 20th day of December, 2017

Daniel A. Brown

Notary Public

Daniel A. Brown

My Commission Expires: May 6th, 2025

Resident of DeKalb County, Indiana

Non-Remonstrance Statement for Annexation:

The owner herein and for himself, his successors in title and assigns, waives and releases any and all rights which it may now or hereafter have to remonstrate against or otherwise object to, interfere with, or oppose any pending or future annexation by the City of Auburn.