Secondary Plat
The Springs: Section I

A Site Located in the Southwest Quarter of Section 7, Township 33 North, Range 13 East and in the Northwest Quarter of Section 18, 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

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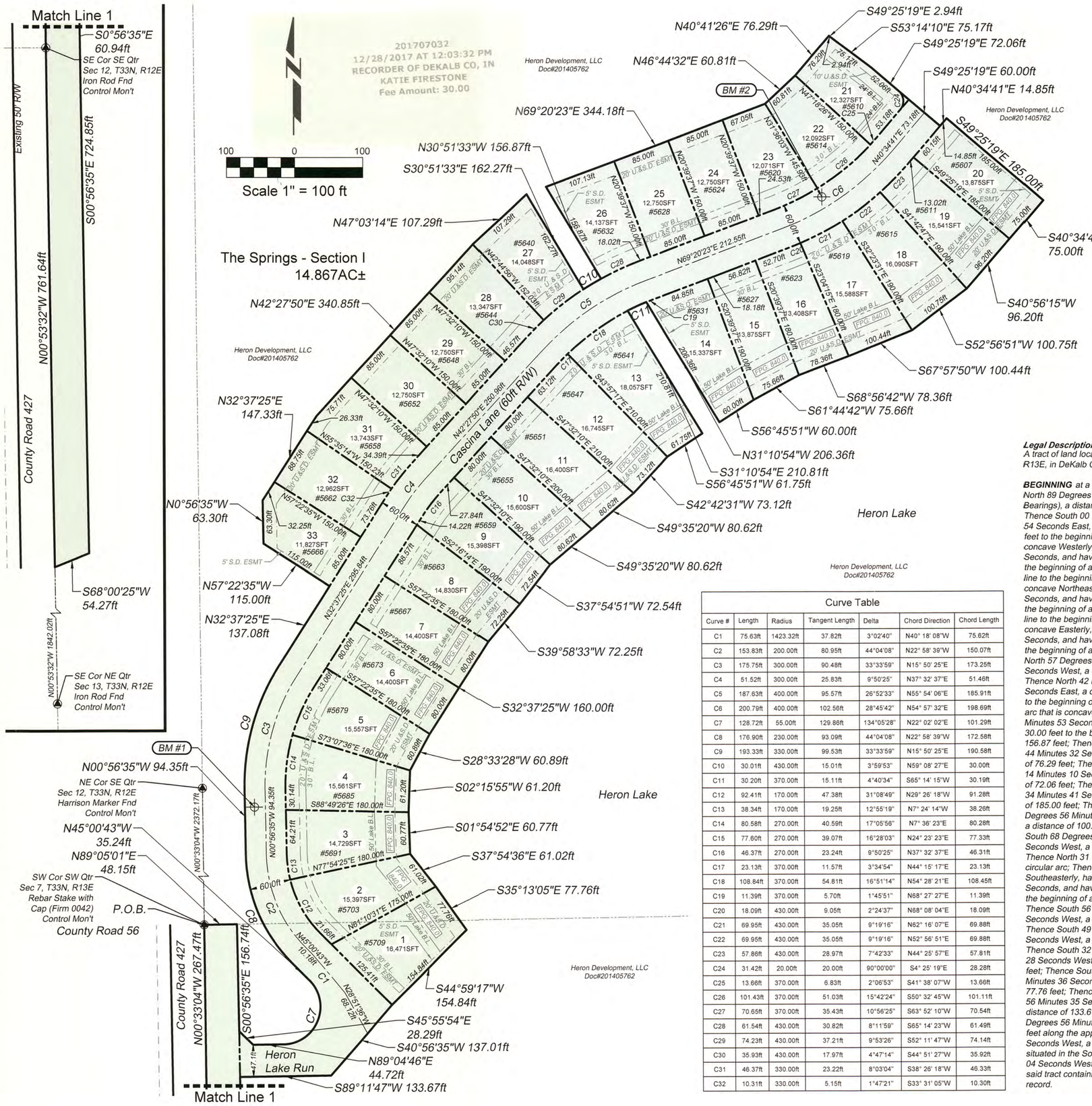
RECORDER OF DEKALB CO, IN
KATIE FIRESTONE
Fee Amount: 30.00

DULY ENTERED FOR TAXATION
DEC 28 2017
AUDITOR DeKALB COUNTY

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 28, 2017
Page 1 of 2



Curve Table						
Curve #	Length	Radius	Tangent Length	Delta	Chord Direction	Chord Length
C1	75.63ft	1423.32ft	37.82ft	3°02'40"	N40° 18' 08"W	75.62ft
C2	153.83ft	200.00ft	80.95ft	44°04'08"	N22° 58' 39"W	150.07ft
C3	175.75ft	300.00ft	90.48ft	33°33'59"	N15° 50' 25"E	173.25ft
C4	51.52ft	300.00ft	25.83ft	9°50'25"	N37° 32' 37"E	51.46ft
C5	187.63ft	400.00ft	95.57ft	26°52'33"	N55° 54' 06"E	185.91ft
C6	200.79ft	400.00ft	102.56ft	28°45'42"	N54° 57' 32"E	198.69ft
C7	128.72ft	55.00ft	129.86ft	134°05'28"	N22° 02' 02"E	101.29ft
C8	176.90ft	230.00ft	93.09ft	44°04'08"	N22° 58' 39"W	172.58ft
C9	193.33ft	330.00ft	99.53ft	33°33'59"	N15° 50' 25"E	190.58ft
C10	30.01ft	430.00ft	15.01ft	3°59'53"	N59° 08' 27"E	30.00ft
C11	30.20ft	370.00ft	15.11ft	4°40'34"	S65° 14' 15"W	30.19ft
C12	92.41ft	170.00ft	47.38ft	31°08'49"	N29° 26' 18"W	91.28ft
C13	38.34ft	170.00ft	19.25ft	12°55'19"	N7° 24' 14"W	38.26ft
C14	80.58ft	270.00ft	40.59ft	17°05'56"	N7° 36' 23"E	80.28ft
C15	77.60ft	270.00ft	39.07ft	16°28'03"	N24° 23' 23"E	77.33ft
C16	46.37ft	270.00ft	23.24ft	9°50'25"	N37° 32' 37"E	46.31ft
C17	23.13ft	370.00ft	11.57ft	3°34'54"	N44° 15' 17"E	23.13ft
C18	108.84ft	370.00ft	54.81ft	16°51'14"	N54° 28' 21"E	108.45ft
C19	11.39ft	370.00ft	5.70ft	1°45'51"	N68° 27' 27"E	11.39ft
C20	18.09ft	430.00ft	9.05ft	2°24'37"	N68° 08' 04"E	18.09ft
C21	69.95ft	430.00ft	35.05ft	9°19'16"	N62° 16' 07"E	69.88ft
C22	69.95ft	430.00ft	35.05ft	9°19'16"	N52° 56' 51"E	69.88ft
C23	57.86ft	430.00ft	28.97ft	7°42'33"	N44° 25' 57"E	57.81ft
C24	31.42ft	20.00ft	20.00ft	90°00'00"	S4° 25' 19"E	28.28ft
C25	13.66ft	370.00ft	6.83ft	2°06'53"	S41° 38' 07"W	13.66ft
C26	101.43ft	370.00ft	51.03ft	15°42'24"	S50° 32' 45"W	101.11ft
C27	70.65ft	370.00ft	35.43ft	10°56'25"	S63° 52' 10"W	70.54ft
C28	61.54ft	430.00ft	30.82ft	8°11'59"	S65° 14' 23"W	61.49ft
C29	74.23ft	430.00ft	37.21ft	9°53'26"	S52° 11' 47"W	74.14ft
C30	35.93ft	430.00ft	17.97ft	4°47'14"	S44° 51' 27"W	35.92ft
C31	46.37ft	330.00ft	23.22ft	8°03'04"	S38° 26' 18"W	46.33ft
C32	10.31ft	330.00ft	5.15ft	1°47'21"	S33° 31' 05"W	10.30ft

Legal Description

A tract of land located in the Southwest Quarter of Section 7, and in the Northwest Quarter of Section 18, all in T33N, R13E, in DeKalb County, the State of Indiana, more fully described as follows:

BEGINNING *at a Rebar stake with cap (FIRM 0042) situated in the Southwest corner of said Southwest Quarter; Thence North 89 Degrees 05 Minutes 01 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 48.15 feet along the South line of said Southwest Quarter to a Rebar stake with cap (FIRM 0042); Thence South 00 Degrees 56 Minutes 35 Seconds East, a distance of 156.74 feet; Thence South 45 Degrees 55 Minutes 54 Seconds East, a distance of 28.29 feet; Thence North 89 Degrees 04 Minutes 46 Seconds East, a distance of 44.72 feet to the beginning of a tangent circular arc; Thence Northerly, a distance of 128.72 feet along said circular arc that is concave Westerly, having a radius measuring 55.00 feet, having a central angle measuring 134 Degrees 05 Minutes 28 Seconds, and having a long chord bearing North 22 Degrees 02 Minutes 02 Seconds East and measuring 101.29 feet to the beginning of a tangent line; Thence North 45 Degrees 00 Minutes 43 Seconds West, a distance of 35.24 feet along said line to the beginning of a tangent circular arc; Thence Northwesterly, a distance of 176.90 feet along said circular arc that is concave Northeasterly, having a radius measuring 230.00 feet, having a central angle measuring 44 Degrees 04 Minutes 08 Seconds, and having a long chord bearing North 22 Degrees 58 Minutes 39 Seconds West and measuring 172.58 feet to the beginning of a tangent line; Thence North 00 Degrees 56 Minutes 35 Seconds West, a distance of 94.35 feet along said line to the beginning of a tangent circular arc; Thence Northerly, a distance of 193.33 feet along said circular arc that is concave Easterly, having a radius measuring 330.00 feet, having a central angle measuring 33 Degrees 33 Minutes 59 Seconds, and having a long chord bearing North 15 Degrees 50 Minutes 25 Seconds East and measuring 190.58 feet to the beginning of a tangent line; Thence North 32 Degrees 37 Minutes 25 Seconds East, a distance of 137.08 feet; Thence North 57 Degrees 22 Minutes 35 Seconds West, a distance of 115.00 feet; Thence North 00 Degrees 56 Minutes 35 Seconds West, a distance of 63.30 feet; Thence North 32 Degrees 37 Minutes 25 Seconds East, a distance of 147.33 feet; Thence North 42 Degrees 27 Minutes 50 Seconds East, a distance of 340.85 feet; Thence North 47 Degrees 03 Minutes 14 Seconds East, a distance of 107.29 feet; Thence South 30 Degrees 51 Minutes 33 Seconds East, a distance of 162.27 feet to the beginning of a non-tangent circular arc; Thence Northeasterly, a distance of 30.01 feet along said non-tangent circular arc that is concave Southeasterly, having a radius measuring 430.00 feet, having a central angle measuring 03 Degrees 59 Minutes 53 Seconds, and having a long chord bearing North 59 Degrees 08 Minutes 27 Seconds East and measuring 30.00 feet to the beginning of a non-tangent line; Thence North 30 Degrees 51 Minutes 33 Seconds West, a distance of 156.87 feet; Thence North 69 Degrees 20 Minutes 23 Seconds East, a distance of 344.18 feet; Thence North 46 Degrees 44 Minutes 32 Seconds East, a distance of 60.81 feet; Thence North 40 Degrees 41 Minutes 26 Seconds East, a distance of 76.29 feet; Thence South 49 Degrees 25 Minutes 19 Seconds East, a distance of 2.94 feet; Thence South 53 Degrees 14 Minutes 10 Seconds East, a distance of 75.17 feet; Thence South 49 Degrees 25 Minutes 19 Seconds East, a distance of 72.06 feet; Thence South 49 Degrees 25 Minutes 19 Seconds East, a distance of 60.00 feet; Thence North 40 Degrees 34 Minutes 41 Seconds East, a distance of 14.85 feet; Thence South 49 Degrees 25 Minutes 19 Seconds East, a distance of 185.00 feet; Thence South 40 Degrees 34 Minutes 41 Seconds West, a distance of 75.00 feet; Thence South 40 Degrees 56 Minutes 15 Seconds West, a distance of 96.20 feet; Thence South 52 Degrees 56 Minutes 51 Seconds West, a distance of 100.75 feet; Thence South 67 Degrees 57 Minutes 50 Seconds West, a distance of 100.44 feet; Thence South 68 Degrees 56 Minutes 42 Seconds West, a distance of 78.36 feet; Thence South 61 Degrees 44 Minutes 42 Seconds West, a distance of 75.66 feet; Thence South 56 Degrees 45 Minutes 51 Seconds West, a distance of 60.00 feet; Thence North 31 Degrees 10 Minutes 54 Seconds West, a distance of 206.36 feet to the beginning of a non-tangent circular arc; Thence Southwesterly, a distance of 30.20 feet along said non-tangent circular arc that is concave Southeasterly, having a radius measuring 370.00 feet, having a central angle measuring 04 Degrees 40 Minutes 34 Seconds, and having a long chord bearing South 65 Degrees 14 Minutes 15 Seconds West and measuring 30.19 feet to the beginning of a non-tangent line; Thence South 31 Degrees 10 Minutes 54 Seconds East, a distance of 210.81 feet; Thence South 56 Degrees 45 Minutes 51 Seconds West, a distance of 61.75 feet; Thence South 42 Degrees 42 Minutes 31 Seconds West, a distance of 73.12 feet; Thence South 49 Degrees 35 Minutes 20 Seconds West, a distance of 80.62 feet; Thence South 37 Degrees 54 Minutes 51 Seconds West, a distance of 72.54 feet; Thence South 39 Degrees 58 Minutes 33 Seconds West, a distance of 72.25 feet; Thence South 32 Degrees 37 Minutes 25 Seconds West, a distance of 160.00 feet; Thence South 28 Degrees 33 Minutes 28 Seconds West, a distance of 60.89 feet; Thence South 02 Degrees 15 Minutes 55 Seconds West, a distance of 61.20 feet; Thence South 01 Degrees 54 Minutes 52 Seconds East, a distance of 60.77 feet; Thence South 37 Degrees 54 Minutes 36 Seconds East, a distance of 61.02 feet; Thence South 35 Degrees 13 Minutes 05 Seconds East, a distance of 77.76 feet; Thence South 44 Degrees 59 Minutes 17 Seconds West, a distance of 154.84 feet; Thence South 40 Degrees 56 Minutes 35 Seconds West, a distance of 137.01 feet; Thence South 89 Degrees 11 Minutes 47 Seconds West, a distance of 133.67 feet; Thence South 00 Degrees 56 Minutes 35 Seconds East, a distance of 60.94 feet; Thence South 00 Degrees 56 Minutes 35 Seconds East, a distance of 724.85 feet; South 68 Degrees 00 Minutes 25 Seconds West for 54.27 feet along the approximate centerline of Cedar Creek to a Brass plaque (S0337); Thence North 00 Degrees 53 Minutes 32 Seconds West, a distance of 761.64 feet along the West line of the Northwest Quarter of said Section 18 to an Iron Rod situated in the Southeast corner of the Southeast Quarter of Section 12, T33N, R12E; Thence North 00 Degrees 33 Minutes 04 Seconds West, a distance of 267.47 feet along the West line of said Northwest Quarter to the* ***POINT OF BEGINNING****, said tract containing 14.867 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.*

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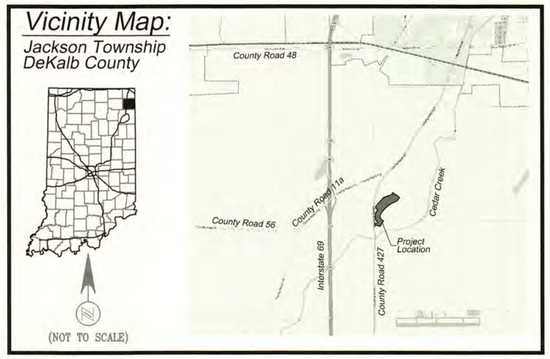

Secondary Plat
The Springs: Section I

A Site Located in the Southwest Quarter of Section 7, Township 33 North, Range 13 East and in the Northwest Quarter of Section 18, 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 28, 2017

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 # 201706 7033 as recorded on Dec 28th 2017 in the Recorder's Office of DeKalb County, Indiana. SDS

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.
14. Rear yard Building Line for lots 21-33 to be 30ft.
15. Lake Building Line is determined from the lot line not waters edge.

Benchmark Data:

BM #1 : Brass Plaque in Concrete Curb - At lot line extended of Lots 3/4
Elev: 844.85 [NAVD '88]

BM #2 : Brass Plaque in Concrete Curb - At Southeast corner of Lot 23
Elev: 845.43 [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 28th day of December, 2017

SIGNED: Duane A. Brown

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

DUANE A. BROWN REGISTERED No. S0337 STATE OF INDIANA LAND SURVEYOR

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 28th 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 Springs: Section I, 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 28th day of December, 2017

Heron Development, LLC
By: SDB
Printed: Stephen D. Brown
Title: Managing Partner, Heron Development, LLC

AMBER SOUDER NOTARY SEAL PUBLIC EXPIRES SEPT 9, 2018 DEKALB COUNTY, IN

State of Indiana)
)SS:
County of DeKalb)

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 28th day of December, 2017.

Amber L Souder

Printed: Amber L. Souder
Notary Public

My Commission Expires: September 9, 2018
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.

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