

# CASCATA ESTATES

A subdivision of part of the Northeast Quarter of Section 8, together with part of the Northwest Quarter of Section 9, all in Township 32 North, Range 12 East, Allen County, Indiana.

Developer:  
Oakmont Development Co. II, LLC  
9601 Coldwater Road  
Fort Wayne, IN 46825  
Tel: 260/489-2000

Surveyor - Planner:  
Sauer Land Surveying, Inc.  
14033 Illinois Road, Suite C  
Fort Wayne, IN 46814  
Tel: 260/469-3300

Part of the Northeast Quarter of Section 8, together with part of the Northwest Quarter of Section 9, all in Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at a 45 rebar at the Northwest corner of said Section 9; thence North 88 degrees 08 minutes 28 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the North line of the Northwest Quarter of said Section 9, a distance of 214.85 feet to a survey spike at the point of intersection of said North line with the centerline of West Road; thence South 00 degrees 40 minutes 05 seconds East, on and along said centerline, a distance of 1062.99 feet to a railroad spike in the point of intersection of said centerline with the centerline of West Shoaff Road; thence South 61 degrees 27 minutes 51 seconds West, on and along the centerline of West Shoaff Road, a distance of 252.27 feet thence South 61 degrees 27 minutes 51 seconds West, continuing on and along said centerline, a distance of 876.50 feet to a 45 rebar at the Southeast corner of a 35.00 acre tract of real estate described in a deed to Joseph C. Seyfert and Sandra L. Seyfert in Document Number 470031295 in the Office of the Recorder of Allen County, Indiana; thence North 01 degrees 07 minutes 44 seconds West, on and along the East line of said 35.00 acre tract, and its Northernly projection, a distance of 1458.86 feet to a 45 rebar on the North line of the Northeast Quarter of said Section 8; thence North 88 degrees 21 minutes 16 seconds East, on and along said North line, a distance of 863.88 feet to the point of beginning, containing 30.802 acres of land, subject to legal rights-of-way for West Road and West Shoaff Road, and subject to all easements of record.

Oakmont Development Company II, LLC, owner by virtue of that certain deed shown in Document Number 2020021055 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, does 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, Oakmont Development Company II, LLC, hereby subjects and improves all of said land in addition with the limitations and easements attached hereto and made a part thereof by reference. This subdivision shall be known and designated as CASCATA ESTATES.

IN WITNESS WHEREOF, Jeffrey M. Thomas, known to me to be the person and a member of Oakmont Development Company II, LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Oakmont Development Company II, LLC, set his hand and seal, this 20 day of October, 2020.

Oakmont Development Company II, LLC

By: Jeffrey M. Thomas  
Jeffrey M. Thomas, Member

Consent for permanent structures issued by the Allen County Drainage Board on April 23, 2020, in accordance with Indiana Code 36-8-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #20-047 reference Cascata Estates Regulated Drain.

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by Joseph R. Herendeen, Indiana Land Surveyor, and duly recorded under Document Number 2020062117 in the Office of the Recorder of Allen County, Indiana.

## CERTIFICATE OF SURVEYOR

I, Joseph R. Herendeen, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that based on my knowledge, experience and belief this plat and accompanying legal description accurately depicts a subdivision of real estate described in Document Number 2020021055 in the Office of the Recorder of Allen County, Indiana; that following the completion of construction and grading, all corners will be marked with 24 inch long 45 rebar bearing plastic caps imprinted "SLSI Firm 048"; and that there has been no change from the matters of survey revealed by the survey referenced herein or any prior subdivision plat contained therein, on any lines that are common with this new subdivision.

I, Joseph R. Herendeen, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.

Joseph R. Herendeen Date: 10/19/2020  
Joseph R. Herendeen, Indiana Land Surveyor

## REGULATED DRAINAGE EASEMENT NOTE:

A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivisions storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on this plat as Regulated Drainage Easements (RDEs). Regulated Drainage Easements are stormwater easements and drainage right-of-ways that are hereby dedicated to the public and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of conveying stormwater runoff and/or for the installation, operation, and maintenance of storm sewers and the drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of stormwater runoff and the perpetual maintenance thereof, with the line easements, shall be the responsibility of the owner or homeowners association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

## APPROVALS

ALLEN COUNTY PLAN COMMISSION  
DATE: 10/14/2020

Susan L. Hoot  
SUSAN L. HOOT, PRESIDENT

DAVID BAILEY, VICE PRESIDENT

ALLEN COUNTY SURVEYOR  
DATE: 10-22-2020

Jeffrey M. Thomas  
JEFFREY M. THOMAS, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR

DATE: 10/14/2020  
Kimberly B. Brown  
KIMBERLY B. BROWN, ZONING ADMINISTRATOR

TOWN OF HUNTERTOWN COUNCIL  
DATE: 10-16-2020

Michael Miller  
MICHAEL MILLER, PRESIDENT

PARKER PRECK, COUNCIL MEMBER

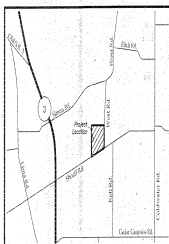
David Miller  
DAVID MILLER, COUNCIL MEMBER

Brian Salter  
BRIAN SALTER, COUNCIL MEMBER

Malcolm  
MALCOLM, COUNCIL MEMBER

Ben Schuch  
BEN SCHUCH, CLERK-TREASURER

This instrument prepared by Joseph R. Herendeen, Indiana Professional Surveyor



Location Map

## PLAT LEGEND

- Public Utility Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-Back Line
- Easement Line
- Adjacent Plot Interior Lot Line
- Street Address Number
- Lot Number and Block Designation
- Survey Control Station
- Minimum Flood Protection Grade

## AREA TABLE

Lot	Area (Ac. ±)
1	2.2562
2	2.2562
3	2.2562
4	2.2562
5	2.2562
6	2.2562
7	2.2562
8	2.2562
9	2.2562
10	2.2562
11	2.2562
12	2.2562
13	2.2562
14	2.2562
15	2.2562
16	2.2562
17	2.2562
18	2.2562
19	2.2562
20	2.2562
21	2.2562
22	2.2562
23	2.2562
24	2.2562
25	2.2562
26	2.2562
27	2.2562
28	2.2562
29	2.2562
30	2.2562
31	2.2562
32	2.2562
33	2.2562
34	2.2562
35	2.2562
36	2.2562
37	2.2562
38	2.2562
39	2.2562
40	2.2562
41	2.2562
42	2.2562
43	2.2562
44	2.2562
45	2.2562
46	2.2562
47	2.2562
48	2.2562
49	2.2562
50	2.2562

Block	Area (Ac. ±)
Block A	3.9404
Block B	2.2562
Block C	2.2562
Street	2.2562

## NOTES

- All buried utilities shall allow for the proposed new grades all shown on the approved engineering plans.
- UASD.C indicates utility and surface drainage easement.
- All right-of-way information shall be 20 feet.
- Based elevation indicates minimum flood protection grade.
- All common areas to be blanketed utility and surface drainage easements.

## BENCHMARKS

Beginning Benchmark:  
NODOT CURB DRAIN STATION PC100000, located at NODOT Fort Wayne, 5333 Hatfield Road, Fort Wayne, IN

ELEVATION = 853.76 (NAD 83)

Plot Benchmark:  
Top of Bronze Disk installed in the North end of a concrete Grade Beam for Pond B, situated in Block "B" of Cascata Estates, with the elevation 832.00 feet stamped in the disk.

ELEVATION = 832.00 (NAD 83)

## LOT CURVE DATA

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00 (241.81)	223.02	N 40°15'08" E	78°10'07"
C2	175.00 (241.81)	4.25	N 80°31'58" W	1°23'33"
C3	225.00 (308.91)	40.85	N 86°26'14" W	10°25'00"
C4	125.00 (68.55)	67.70	N 14°03'57" E	31°25'22"
C5	50.00 (49.27)	47.30	N 58°00'19" E	56°27'23"
C6	50.00 (20.68)	20.53	S 74°23'02" W	23°41'58"
C7	50.00 (64.12)	59.82	N 25°47'45" E	13°28'34"
C8	50.00 (64.12)	59.82	N 47°40'49" W	17°28'34"
C9	50.00 (78.96)	71.01	S 50°20'22" E	19°28'03"
C10	50.00 (25.49)	25.21	S 19°42'01" E	28°12'23"
C11	50.00 (5.35)	5.34	N 37°22'00" E	6°07'54"
C12	175.00 (91.77)	90.72	S 25°24'25" W	30°02'44"
C13	175.00 (36.74)	36.68	S 04°22'09" W	10°20'47"
C14	175.00 (31.82)	31.77	N 96°28'14" W	10°20'47"
C15	125.00 (80.71)	79.35	N 67°43'37" W	37°00'36"
C16	125.00 (85.01)	82.74	N 22°26'37" W	43°33'04"
C17	125.00 (149.51)	140.75	N 33°35'48" E	88°31'48"
C18	50.00 (23.85)	23.45	S 84°59'18" W	34°10'16"
C19	50.00 (11.76)	11.73	S 71°08'51" E	13°28'28"
C20	61.50 (11.88)	11.88	S 69°11'31" E	13°30'47"
C21	61.50 (97.42)	87.55	N 88°38'49" E	90°45'33"
C22	61.50 (83.85)	77.50	N 15°47'27" W	78°06'59"
C23	61.50 (89.93)	82.13	N 83°15'39" E	83°48'40"
C24	61.50 (22.80)	22.67	N 30°45'08" E	21°14'17"
C25	50.00 (41.85)	40.48	S 43°59'49" W	47°43'42"
C26	175.00 (205.31)	197.06	N 33°35'48" E	88°31'45"