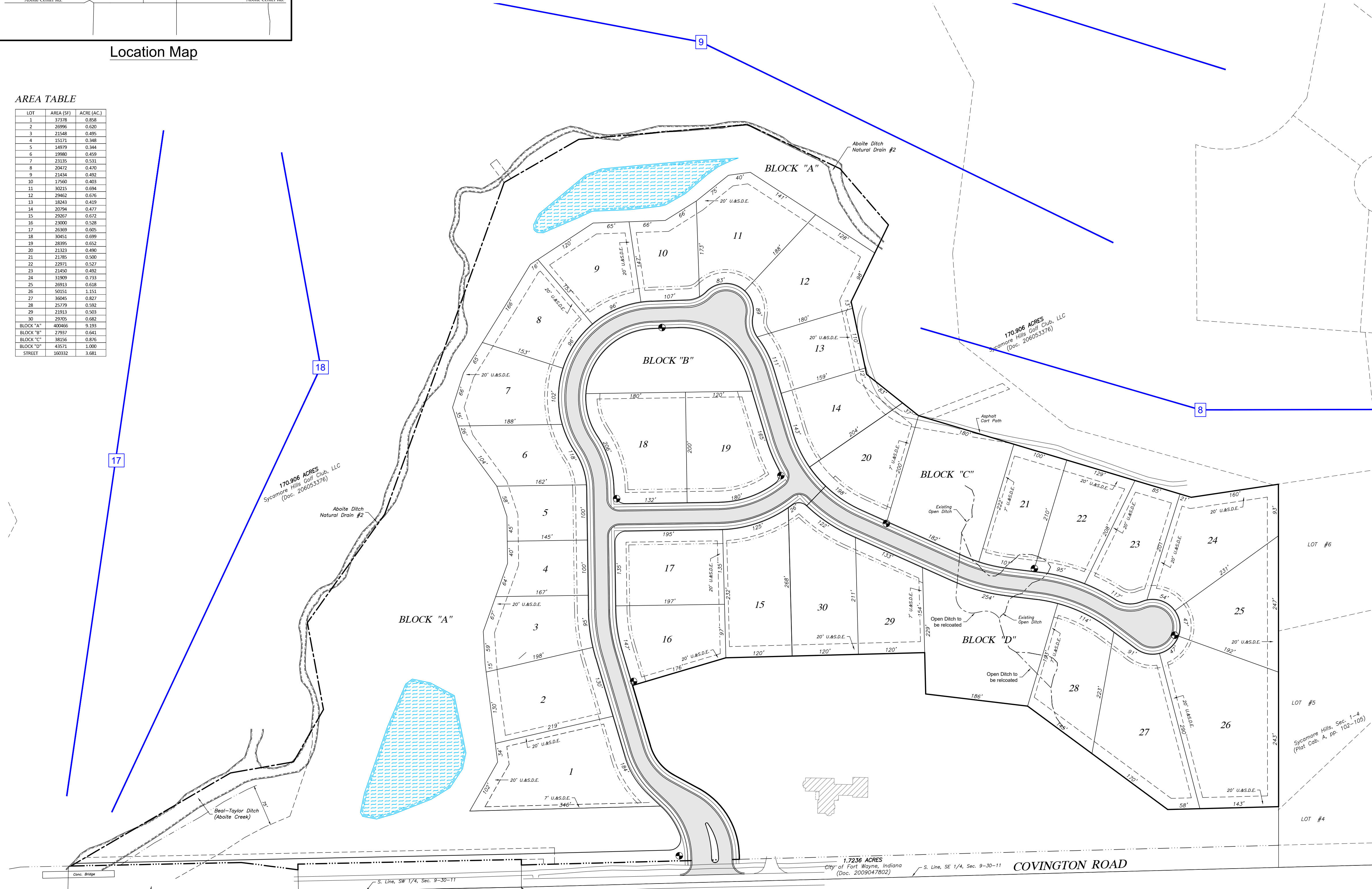


Location Map

AREA TABLE

LOT	AREA (SF)	ACRE (AC)
1	21288	0.486
2	26996	0.620
3	21548	0.495
4	15373	0.348
5	14979	0.344
6	19980	0.459
7	21335	0.515
8	20472	0.470
9	21434	0.492
10	17560	0.403
11	30215	0.694
12	29462	0.676
13	14243	0.329
14	20794	0.477
15	20267	0.467
16	23000	0.528
17	26369	0.605
18	30451	0.699
19	33895	0.772
20	21323	0.490
21	21785	0.500
22	22923	0.527
23	21450	0.492
24	31989	0.733
25	29913	0.688
26	50151	1.151
27	36085	0.827
28	23779	0.546
29	21913	0.503
30	20795	0.477
BLOCK "A"	40046	0.919
BLOCK "B"	27937	0.641
BLOCK "C"	38156	0.876
BLOCK "D"	45271	1.000
STREET	160332	3.681



Primary Plat of:  
**SYCAMORE BLUFFS**  
 A subdivision of part of the Southeast and Southwest Quarters of Section 9,  
 all in Township 30 North, Range 11 East, Allen County, Indiana.

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

Surveyor:  
 Sauer Land Surveying, Inc.  
 7203 Engle Road  
 Fort Wayne, IN 46804  
 Tel: 260/469-3300

**DESCRIPTION:**  
 Part of the Southeast Quarter, together with part of the Southwest Quarter, all in Section 9, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

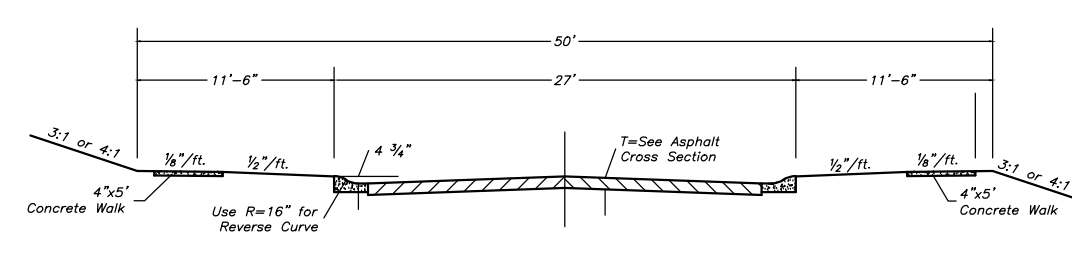
Commencing at the South Quarter corner of said Section 9, being marked by a cast iron monument; thence North 88 degrees 30 minutes 40 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southeast Quarter, being within the right-of-way of Covington Road, a distance of 1371.69 feet to the Southwest corner of the plat of Sycamore Bluffs, Sections 1-4, as recorded in Plat Cabinet A, pages 102-105, in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 01 minutes 45 seconds West, on and along the West line of said Sycamore Bluffs, Sections 1-4, a distance of 110.04 feet to a #5 rebar at the true point of beginning; thence North 00 degrees 01 minutes 45 seconds West, continuing on and along said West line, a distance of 583.53 feet to a #5 rebar at a West corner of said Sycamore Bluffs, Sections 1-4, also being a point on a South line of a 170.906 acre tract of real estate described in a deed to Sycamore Hills Golf Club, LLC, in Document Number 206053376 in the Office of said Recorder; thence South 81 degrees 30 minutes 44 seconds West, on and along said South line, a distance of 159.80 feet to a #5 rebar; thence North 73 degrees 20 minutes 33 seconds West, continuing on and along said South line, a distance of 120.13 feet to a #5 rebar; thence North 12 degrees 00 minutes 38 seconds West, on and along a West line of said 170.906 acre tract, a distance of 134.57 feet to a #5 rebar; thence North 25 degrees 53 minutes 58 seconds East, continuing on and along said West line, a distance of 154.21 feet to a #5 rebar; thence Westerly and Southwesterly, on and along a line defined as the centerline of Aboite Ditch ND #2, as defined by the following courses and distances:  
 North 40 degrees 44 minutes 16 seconds West, a distance of 134.53 feet; thence North 64 degrees 29 minutes 16 seconds West, a distance of 185.00 feet; thence South 85 degrees 00 minutes 44 seconds West, a distance of 307.00 feet; thence South 60 degrees 00 minutes 44 seconds West, a distance of 156.00 feet; thence South 19 degrees 48 minutes 44 seconds West, a distance of 638.50 feet; thence South 35 degrees 30 minutes 44 seconds West, a distance of 241.00 feet; thence South 10 degrees 29 minutes 16 seconds East, a distance of 160.00 feet; thence South 29 degrees 45 minutes 44 seconds West, a distance of 109.00 feet; thence South 80 degrees 00 minutes 44 seconds West, a distance of 116.00 feet to a point on the centerline of the Beal-Taylor Ditch (Aboite Creek); thence South 59 degrees 45 minutes 44 seconds West, on and along said centerline of the Beal-Taylor Ditch (Aboite Creek), a distance of 334.62 feet to a point on the North line of a 0.506 acre tract of real estate described in a deed to the County of Allen, State of Indiana, in Document Number 202021706 in the Office of said Recorder; thence North 88 degrees 48 minutes 55 seconds East, on and along said North line, a distance of 308.77 feet to a #5 rebar; thence South 82 degrees 39 minutes 14 seconds East, continuing on and along said North line, a distance of 103.46 feet to a #5 rebar on the West line of said 1.7236 acre tract; thence North 01 degrees 11 minutes 40 seconds West, on and along said West line, a distance of 10.29 feet to a #5 rebar at the Northwest corner of a 1.7236 acre tract of real estate described in a deed to the City of Fort Wayne, Indiana, in Document Number 2009047802 in the Office of said Recorder; thence North 88 degrees 48 minutes 20 seconds East, on and along a North line of said 1.7236 acre tract, a distance of 404.83 feet to a #5 rebar at a North corner thereof; thence South 00 degrees 04 minutes 37 seconds West, on and along an East line of said 1.7236 acre tract, a distance of 10.00 feet to a #5 rebar at a North corner thereof; thence North 88 degrees 30 minutes 40 seconds East, on and along a North line of a 1.7236 acre tract of real estate described in a deed to the City of Fort Wayne, Indiana, in Document Number 2009047802 in the Office of said Recorder, a distance of 395.00 feet to a #5 rebar; thence North 01 degrees 29 minutes 20 seconds West, a distance of 8.77 feet to the point of curvature of a tangent circular curve to the left having a radius of 140.00 feet; thence Northwesterly, on and along the arc of said curve, an arc distance of 146.61 feet, being subtended by a long chord having a length of 140.00 feet and a bearing of North 31 degrees 29 minutes 20 seconds West to the point of tangency; thence North 61 degrees 29 minutes 20 seconds West and tangent to said curve, a distance of 51.15 feet to the point of curvature of a tangent circular curve to the right having a radius of 88.50 feet; thence Northwesterly, on and along the arc of said curve, an arc distance of 69.45 feet, being subtended by a long chord having a length of 67.68 feet and a bearing of North 39 degrees 00 minutes 29 seconds West to the point of tangency; thence North 16 degrees 21 minutes 38 seconds West and tangent to said curve, a distance of 114.33 feet to a #5 rebar; thence North 73 degrees 28 minutes 22 seconds East, a distance of 176.21 feet to a #5 rebar; thence North 88 degrees 30 minutes 40 seconds East, on and along a line partially defined as a South line of a 33.232 acre base tract of real estate described in a deed to Steak Chillicothe, LLC, in Document Number 2025047353 in the Office of said Recorder, a distance of 360.00 feet to a #5 rebar; thence South 01 degrees 29 minutes 20 seconds East, on and along a West line of said 33.232 acre base tract, a distance of 75.00 feet to a #5 rebar; thence South 83 degrees 14 minutes 47 seconds East, on and along a South line of said 33.232 acre base tract, a distance of 185.82 feet to a #5 rebar; thence South 53 degrees 33 minutes 53 seconds East, continuing on and along said South line, a distance of 315.25 feet to a #5 rebar; thence North 88 degrees 30 minutes 40 seconds East, continuing on and along said South line, a distance of 200.82 feet to the true point of beginning, containing 32.949 acres of land, and subject to all easements of record.



SCALE IN FEET:  
 0 100 200

Original Map Scale: 1"=100'  
 Date: March 18, 2026

Notes:  
 All right-of-ways for proposed streets are 50 feet wide.  
 All cul-de-sacs are 50 foot radii.  
 All Front Building Lines are 25 feet from the proposed right-of-way.  
 All front yard easements are 20 foot Utility Easements from the proposed right-of-way.  
 U.&S.D.E. denotes Utility & Surface Drainage Easement  
 All datum hereon is NAVD '88 datum.



TYPICAL STREET CROSS-SECTION  
 Not to Scale