

# THE RETREAT AT HAWTHORNE PARK ESTATES

A subdivision of part of the South Half of the Southwest Quarter of Section 24,  
Township 32 North, Range 12 East, Allen County, Indiana.

Developer: **North Eastern Development Corp.**  
10808 LaCabreah Lane  
Fort Wayne, IN 46845  
Tel: 260/489-7095

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

Part of the South Half of the Southwest Quarter of Section 24, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 24, being marked by a 45 rebar; thence North 01 degrees 44 minutes 27 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Southwest Quarter, a distance of 641.19 feet to a 45 rebar at the Northwest corner of the plat of Hawthorne Park Estates, Section III, as recorded in Plan Cabinet C, page 75, in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 01 degrees 44 minutes 31 seconds West, continuing on and along said West line, a distance of 678.66 feet to a 45 rebar at the Northwest corner of the South Half of said Southwest Quarter, thence North 88 degrees 43 minutes 56 seconds East, on and along the North line of the South Half of said Southwest Quarter, being within the right-of-way of Crawford Road, a distance of 289.49 feet to a 45 rebar; thence South 01 degrees 18 minutes 04 seconds East, a distance of 110.41 feet to a 45 rebar; thence South 47 degrees 08 minutes 43 seconds East, a distance of 148.31 feet to a 45 rebar; thence South 05 degrees 09 minutes 25 seconds West, a distance of 63.19 feet to a 45 rebar; thence South 02 degrees 34 minutes 59 seconds East, a distance of 419.76 feet to a 45 rebar on the North line of said Hawthorne Park Estates, Section III; thence North 88 degrees 43 minutes 01 seconds West, on and along said North line, a distance of 393.31 feet to the true point of beginning, containing 5.780 acres of land, subject to legal right-of-way for Crawford Road, and subject to all easements of record.

We, North Eastern Development Corp., the undersigned owners by virtue of that certain deed shown in Document Number 2019045471 in the Office of the Recorder of Allen 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 subdivision with the limitations and easements attached hereto and made a part thereof by reference. This subdivision shall be known and designated as THE RETREAT AT HAWTHORNE PARK ESTATES.

IN WITNESS WHEREOF, North Eastern Development Corp., organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereto set its hand, by its duly authorized officer, this 18 day of June, 2020.

NORTH EASTERN DEVELOPMENT CORP.

By:   
Joseph L. Zien, President

### CERTIFICATE OF SURVEYOR

I, Joseph R. Herndon, 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 2019045471 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 0948"; and that there has been no change from the matters of survey revealed by the survey referenced herein or any prior subdivision plats contained therein, on any lines that are common with this new subdivision.

I, Joseph R. Herndon, 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. Herndon, Indiana Professional Surveyor  
Date: 06/17/2020

This plat lies entirely within a Rule 12-1AC 865 boundary survey certified by John C. Sauer, Indiana Professional Surveyor, and duly recorded under Document Number 2019050576 in the Office of the Recorder of Allen County, Indiana.

### APPROVALS

ALLEN COUNTY PLAN COMMISSION  
DATE: 7/2/20

  
Lucas A. Wood, President

DAVE BAILEY, VICE PRESIDENT

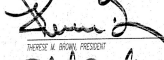
ALLEN COUNTY SURVEYOR  
DATE: 6-17-2020

JOSEPH R. HERNDON, SURVEYOR

ZONING ADMINISTRATOR  
DATE: 7/2/20

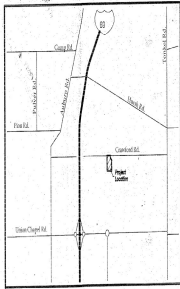
  
Kimberly R. Bonney, Executive Director

BOARD OF COMMISSIONERS  
DATE: 6/24/20

  
Denise M. Brown, President

  
Nelson Peters, Secretary

ATTEST  
  
Chris Cizala, Deputy Auditor



### PLAT LEGEND

- Red Boundary Line
- Water Street and Road Right-of-Way Line
- Water Lot Line
- Building Set-back Line
- Current Line
- Proposed Per Water Lot Line
- Street Address Number
- Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade



SCALE IN FEET:



Original Map Scale: 1"=40'

ASSURANCE OFFICE  
This instrument is subject to final acceptance by the County.  
JUL 08 2020  
ALLEN COUNTY

LOT CURVE DATA

CURVE	TRANSVERSE LENGTH	CHORD LENGTH	BEARING	CHORD ANGLE
C1	75.00	128.65	28.48	N 12°14'12" W 121°53'20"
C2	75.00	49.16	48.28	N 04°24'16" W 37°33'10"
C3	75.00	177.78	14.34	N 19°20'18" W 38°25'14"
C4	75.00	155.99	54.32	N 23°46'57" W 142°27'56"

SW Cor., Sec. 24,  
T.32 N., R.12 E.  
(FS Meter Prod. Run)

BENCHMARK #1: Top of bronze disk installed in the Southeast end of the concrete grade beam on the lot for Plat C in Block "B" of Spot Profile, Section I, with the elevation 846.10 stamped on the top of the disk.  
ELEVATION = 816.37 feet (NGVD '29)  
= 817.90 feet (NAVD '88)

ELEVATION = 846.90

LOT #2  
Hawthorne Park Estates, Sec. II  
(Plat C, p. 72)

LOT #51

LOT #60

LOT #62

LOT #63

LOT #64

LOT #65

LOT #66

LOT #67

LOT #68

LOT #69

LOT #70

LOT #71

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