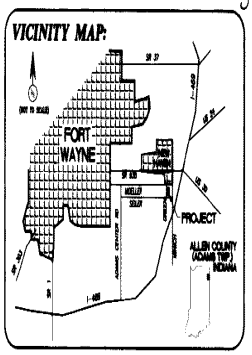
Plat Cabinet F Page 98

SECONDARY PLAT
WINDSOR POINTE
SECTION II

NEW HAVEN, INDIANA

A Subdivision Located in the Southeast
Quarter of Section 13, Township 30 North, Range 13 East.

VICINITY MAP:

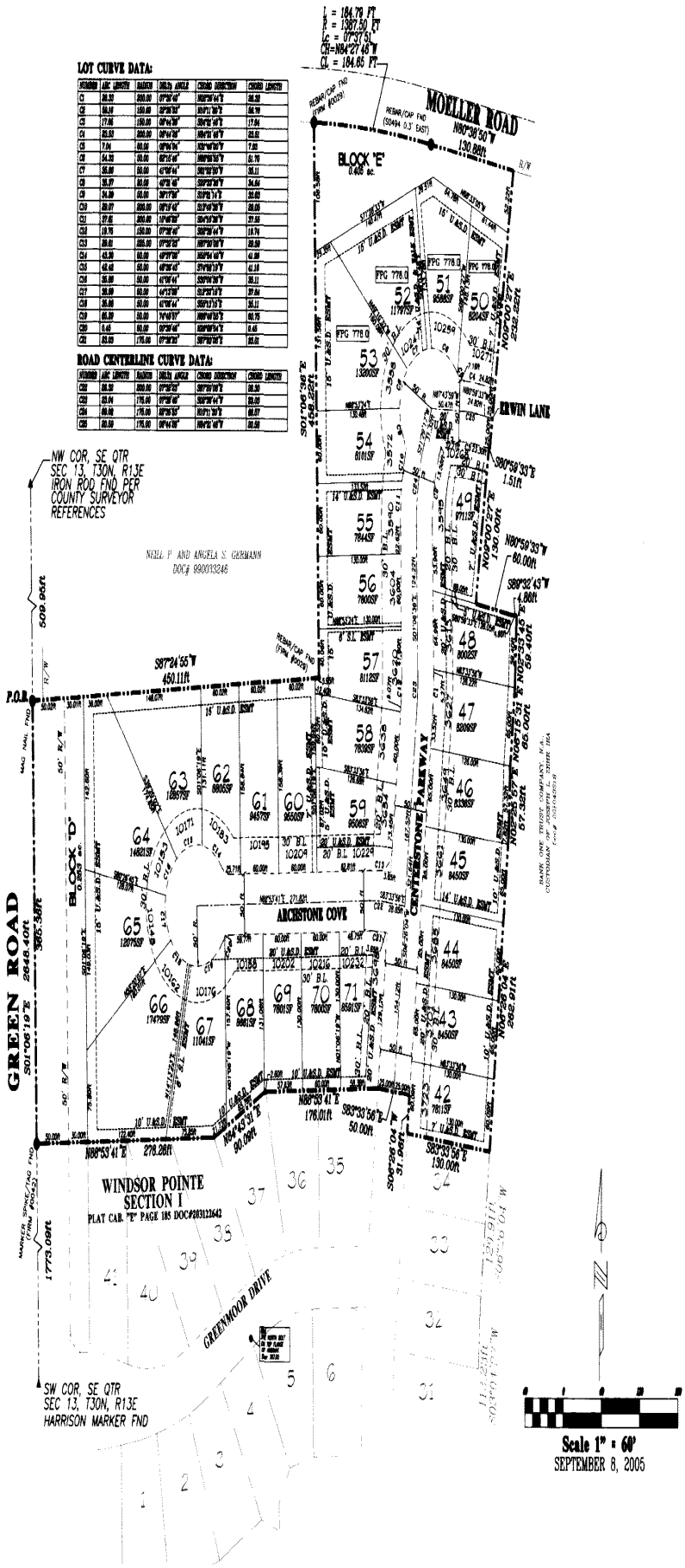


LOT CURVE DATA:

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	26.32	300.00	05°02'42"	N02°06'44"E	26.32
C2	58.14	150.00	22°20'32"	N10°21'38"E	58.79
C3	17.66	150.00	06°44'38"	S04°42'48"E	17.64
C4	25.03	300.00	04°46'26"	N04°21'42"E	25.02
C5	7.04	50.00	08°04'04"	N03°46'06"E	7.03
C6	54.32	50.00	62°15'46"	N08°08'53"E	51.70
C7	35.08	50.00	41°08'44"	S01°32'55"E	34.11
C8	35.37	50.00	40°32'48"	S39°22'37"E	34.64
C9	34.09	50.00	39°07'36"	S78°51'14"E	33.43
C10	29.07	300.00	05°33'42"	S12°40'38"E	29.05
C11	37.61	300.00	07°10'28"	S04°51'38"E	37.59
C12	18.76	150.00	07°09'46"	S02°52'44"E	18.74
C13	29.41	300.00	05°36'22"	N07°00'57"E	29.39
C14	43.38	50.00	49°39'00"	N02°54'46"E	42.00
C15	42.46	50.00	48°38'45"	S04°06'13"E	41.19
C16	35.88	50.00	41°08'44"	S02°06'36"E	35.11
C17	39.88	50.00	45°13'08"	S12°57'14"E	37.84
C18	35.88	50.00	41°08'44"	S52°01'21"E	35.11
C19	65.39	50.00	74°54'07"	N08°46'55"E	60.75
C20	0.45	50.00	00°30'46"	N32°08'06"E	0.45
C21	53.00	175.00	17°20'32"	S07°02'06"E	52.81

ROAD CENTERLINE CURVE DATA:

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C22	26.32	300.00	05°02'42"	S07°06'06"E	26.32
C23	23.04	175.00	07°32'46"	S02°08'44"E	23.03
C24	60.00	175.00	20°00'32"	N12°11'38"E	60.27
C25	30.59	175.00	09°44'08"	N04°42'48"E	30.55



LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of Section 13, Township 30 North, Range 13 East, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at an iron Rod situated in the Northwest corner of said Southeast Quarter; Thence South 01 Degrees 06 Minutes 19 Seconds East (GPS Grid Bearings of Bearings), a distance of 408.80 feet along the West line of said Southeast Quarter to a Mag Nail, the TRUE POINT OF BEGINNING; Thence South 01 Degrees 06 Minutes 19 Seconds East, a distance of 395.38 feet along the West line of said Southeast Quarter to a Harbor spike with cap (FIRM 0042) in the Northwest corner of Windsor Pointe Section I per plat thereof, as recorded in Allen County Document No. 203122642, Plat Cabinet "F", page 185; Thence Easterly along the North line of said Windsor Pointe Section I the following six (6) courses and distances:

North 89 Degrees 52 Minutes 41 Seconds East, a distance of 276.28 feet to a corner in said North line; North 84 Degrees 43 Minutes 32 Seconds East, a distance of 90.00 feet to a corner in said North line; North 00 Degrees 53 Minutes 41 Seconds East, a distance of 176.01 feet to a corner in said North line; South 83 Degrees 33 Minutes 56 Seconds East, a distance of 50.00 feet to a corner in said North line; South 06 Degrees 26 Minutes 04 Seconds East, a distance of 31.86 feet to a corner in said North line; and South 83 Degrees 33 Minutes 56 Seconds East, a distance of 130.00 feet to the Northeast corner of said Windsor Pointe Section I;

Thence North 06 Degrees 26 Minutes 04 Seconds East, a distance of 206.86 feet; Thence North 03 Degrees 20 Minutes 57 Seconds East, a distance of 57.32 feet; Thence North 08 Degrees 16 Minutes 31 Seconds East, a distance of 65.00 feet; Thence North; 08 Degrees 23 Minutes 45 Seconds East, a distance of 68.40 feet; Thence South 89 Degrees 32 Minutes 43 Seconds East, a distance of 4.86 feet; Thence North 83 Degrees 59 Minutes 33 Seconds East, a distance of 60.00 feet; Thence North 06 Degrees 00 Minutes 27 Seconds East, a distance of 130.00 feet; Thence South 80 Degrees 58 Minutes 33 Seconds East, a distance of 1.51 feet; Thence North 08 Degrees 58 Minutes 27 Seconds East, a distance of 202.22 feet to the South Right-of-way line of Moeller Road; Thence North 80 Degrees 38 Minutes 50 Seconds East, a distance of 130.88 feet along the South Right-of-way line of Moeller Road (Rebar Stake with cap [Spalding 0040] 0.5 feet East); Thence Westerly, a distance of 184.79 feet along the South Right-of-way line of Moeller Road (being a circular arc that is concave Southerly, having a radius of 1387.50 feet, having a central angle of 07 Degrees 37 Minutes 51 Seconds, with a chord bearing North 84 Degrees 27 Minutes 46 Seconds West, and measuring 184.65 feet) to a Rebar Stake with cap (FIRM 0038); Thence South 01 Degrees 06 Minutes 36 Seconds East, a distance of 450.22 feet along the East line of the tract of land conveyed to Neil F and Angela S. Germann in Allen County Document No. 990013246 to a Rebar Stake with cap (FIRM 0038) in the Southeast corner thereof; Thence South 87 Degrees 24 Minutes 55 Seconds West, a distance of 450.11 feet along the South line of said Germann tract to the POINT OF BEGINNING; said tract containing 8.00 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

NOTES:

1. ALL RIGHT-OF-WAY INTERSECTION RADII TO BE 30 FEET.
2. ALL RIGHT-OF-WAYS TO BE DEDICATED TO CITY OF NEW HAVEN.
3. ALL CUL-DE-SAC R/W TO BE 50' 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 778.0" DENOTES FLOOD PROTECTION GRADE.
7. U. & D.E. EXMT. DENOTES UTILITY AND STORM DRAINAGE EASEMENT.
8. B.L. DENOTES BUILDING LINE.
9. UTILITY EXMT. DENOTES UTILITY EASEMENT.
10. S.L. EXMT. DENOTES STREET LIGHT EASEMENT.
11. S.D. EXMT. DENOTES SURFACE DRAINAGE EASEMENT.
12. ALL LOT CORNERS AND PLAT CORNERS MONUMENTED BY A 5/8" X 24" REBAR STAKE WITH CAP (FIRM #0042) UNLESS OTHERWISE NOTED.

BENCHMARK DATA:

THE NORTH BOLT ON THE TOP FLANGE OF THE FIRE HYDRANT LOCATED BETWEEN LOTS 4/5 SECT I. ELEV 797.00 (NAVD 88)

SUBDIVISION DEVELOPER:
Westport Homes of Fort Wayne, Inc.
1002 Woodland Plaza Dr.
Fort Wayne, Indiana 46825
Phone: (260)490-4131
Fax: (260)490-4133

SUBDIVISION ENGINEER:
D A BROWN Engineering Consultants, Inc.
708 GOODRICH PL, P.O. BOX 108 KENDALLVILLE, IN 46755
PHONE: (260) 347-0330 FAX: (260) 347-0404

DOCUMENT PREPARED BY DAVID K. WOLF

CITY OF NEW HAVEN PLAN COMMISSION

Larry Dodhrman
Larry Dodhrman, President

Frank Swartzwelder
Frank Swartzwelder, Vice President

Don Ramm
Don Ramm, Secretary

Approved this 4th day of October, 2005.

NEW HAVEN BOARD OF PUBLIC WORKS AND SAFETY

Terry McDonald
Terry McDonald, Mayor

Tim Doyle

Wayne Dolinger
Wayne Dolinger

Approved this 11th day of September, 2005.

#205074199
Recorded on
11/07/2005 10:13:41
AM
MICHAEL
FAGAN
FORT WAYNE, IN
ALLEN COUNTY, IN
Recorder Fee
Page(s) No. 2
Copy 1.00
Page 2.00
Plat 15.00
Total 18.00

WE, WESTPORT HOMES OF FORT WAYNE, INC., THE UNDERSIGNED OWNERS BY VIRTUE OF THOSE CERTAIN DEED(S) SHOWN IN DOCUMENT(S) # 205074199 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 ADDITION WITH THE LIMITATIONS AND EASEMENTS ATTACHED HERETO AND MADE A PART THEREOF BY REFERENCE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WINDSOR POINTE SECTION II, AN ADDITION TO NEW HAVEN, INDIANA.

IN WITNESS WHEREOF, WESTPORT HOMES OF FORT WAYNE, INC., 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 10th day of November, 2005.

WESTPORT HOMES OF FORT WAYNE, INC.

By: Charles S. Giese
Charles S. Giese
Vice President

LAND SURVEYOR CERTIFICATION:

I, David K. Wolf, 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._____ in the Office of the Recorder of Allen 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 David K. Wolf as recorded in Document No. 202056080 in the Office of the Recorder of Allen 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 8TH day of SEPTEMBER, 2005

SIGNED: David K. Wolf
DAVID K. WOLF
KENDALLVILLE, IN
INDIANA RLS #LS 80010429

DAVID KARL WOLF REGISTERED No. 10429 STATE OF INDIANA LAND SURVEYOR

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.

NOV 09 2005

Stephen W. Gleason
AUDITOR OF ALLEN COUNTY

05-3549
ALLEN COUNTY AUDITOR'S NUMBER