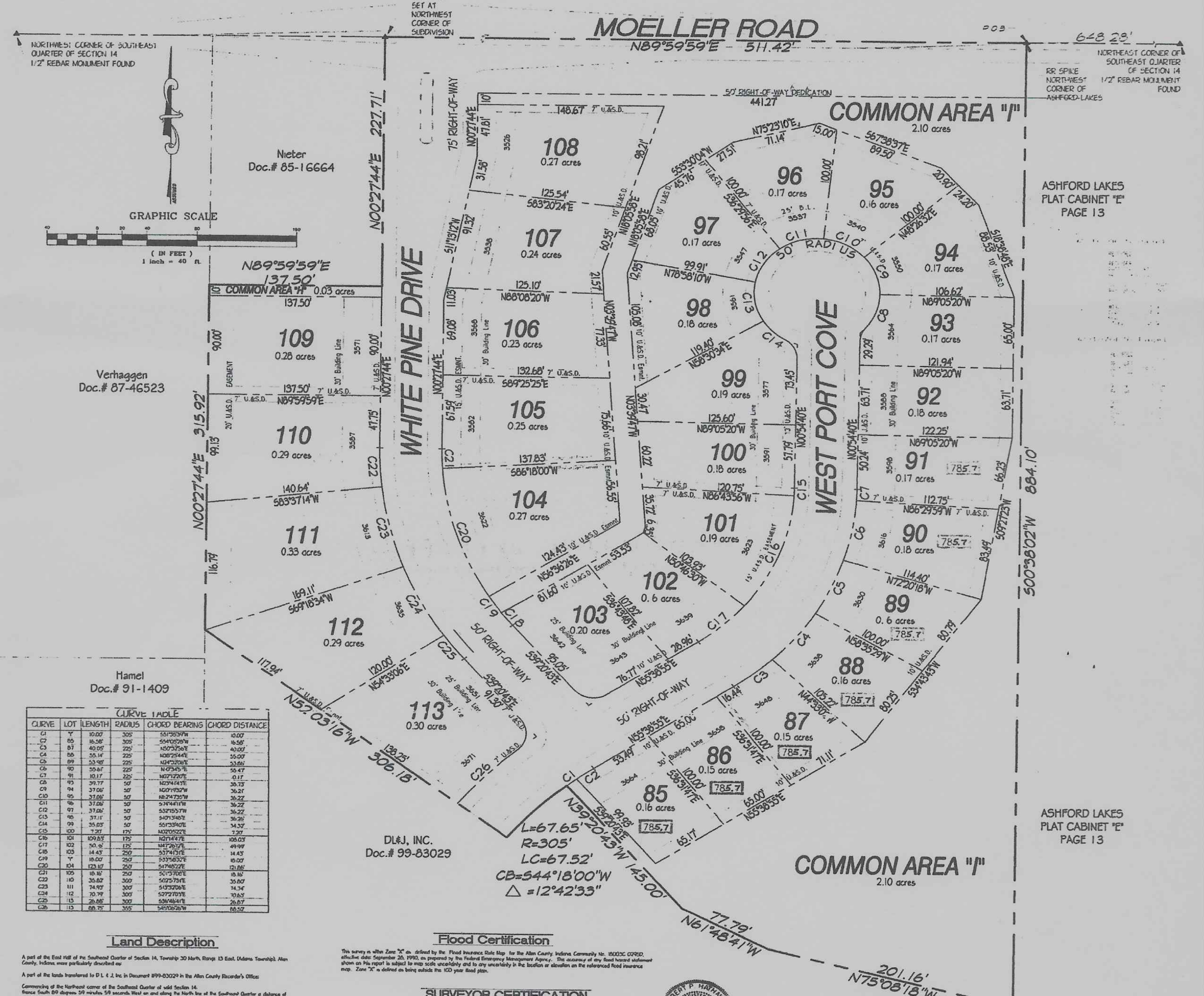
DEVELOPER
D. L. & J. CORPORATION
132 LINCOLN HIGHWAY WEST
NEW HAVEN, INDIANA
(219) 749-9535

Ashford Lakes Extended

A RESIDENTIAL AND VILLA COMMUNITY
NEW HAVEN, INDIANA

ENGINEER
BONAR GROUP
ENGINEERING ARCHITECTS PLANNERS SURVEYORS
616 SOUTH HARRISON STREET
FORT WAYNE INDIANA
(219) 424-0318



CURVE TABLE					
CURVE	LOT	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	**	10.00'	305'	S51°55'39"W	10.00'
C2	85	16.58'	305'	S54°05'28"W	16.58'
C3	87	40.05'	225'	N50°52'56"E	40.00'
C4	88	55.14'	225'	N38°25'44"E	55.00'
C5	89	53.98'	225'	N24°32'06"E	53.86'
C6	90	55.61'	225'	N 0°34'5"E	55.47'
C7	91	10.17	225'	N07°12'20"E	0.17
C8	93	39.77	50'	N23°41'43"E	38.73'
C9	94	37.06'	50'	N20°19'32"W	36.21'
C10	95	37.06'	50'	N62°47'35"W	36.22'
C11	96	37.06'	50'	S74°44'11"W	36.22'
C12	97	37.06'	50'	S32°15'57"W	36.22'
C13	98	37.11'	50'	S10°13'48"E	36.26'
C14	99	35.05'	50'	S51°33'40"E	34.32'
C15	100	7.20'	175'	N02°05'22"E	7.20'
C16	101	109.83'	175'	N21°14'47"E	108.03'
C17	102	50.16'	175'	N47°26'12"E	49.99'
C18	103	14.43'	250'	S37°41'31"E	14.43'
C19	**	18.00'	250'	S33°58'32"E	18.00'
C20	104	123.10'	250'	S17°48'22"E	121.86'
C21	105	18.16'	250'	S01°37'08"E	18.16'
C22	110	35.82'	300'	S02°57'31"E	35.80'
C23	111	74.93'	300'	S13°32'06"E	74.74'
C24	112	70.79'	300'	S27°27'03"E	70.63'
C25	113	26.88'	300'	S36°46'41"E	26.87'
C26	113	88.75'	365'	S45°08'26"W	88.52'

Land Description

A part of the East Half of the Southeast Quarter of Section 14, Township 30 North, Range 13 East, (Adams Township), Allen County, Indiana more particularly described as:

A part of the lands transferred to D L & J, Inc. in Document #99-83029 in the Allen County Recorder's Office:

Commencing at the Northeast corner of the Southeast Quarter of said Section 14;
thence South 89 degrees 59 minutes 59 seconds West on and along the North line of the Southeast Quarter a distance of 648.25 to the Northwest corner of the plat recorded as Ashford Lakes in the Allen County Recorder's Office (Plat Cabinet "E", Page 13), said corner being the point of beginning;
thence South 00 Degrees 38 Minutes 02 Seconds West on and along the West boundary of said plat a distance of 884.10 feet;
thence North 75 Degrees 08 Minutes 18 Seconds West a distance of 201.16 feet;
thence North 61 Degrees 48 Minutes 41 Seconds West a distance of 77.79 feet;
thence North 39 Degrees 20 Minutes 43 Seconds West a distance of 145.00 feet;
thence 67.65 feet along a 305.00 foot radius curve to the left, having an included angle of 12 Degrees 42 Minutes 33 Seconds, and the long chord of which measures South 44 Degrees 18 Minutes 00 Seconds West at a length of 67.52 feet;
thence North 52 Degrees 03 Minutes 16 Seconds West a distance of 306.18 feet to the West boundary of the lands transferred to D L & J, Inc. in Document #99-83029 in the Allen County Recorder's Office;
thence along the boundary of the said lands by the following four courses:
thence North 00 Degrees 27 Minutes 44 Seconds East a distance of 315.92 feet to the Southwest corner of the lands transferred to Nieter in Document #85-16664 in the Allen County Recorder's Office;
thence North 89 Degrees 59 Minutes 59 Seconds East on and along the South deed line of said lands a distance of 137.50 feet to the Southeast corner of said Nieter's document;
thence North 00 Degrees 27 Minutes 44 Seconds East on and along the East deed line of said document a distance of 227.71 feet to the North line of the said Section 14;
thence North 89 Degrees 59 Minutes 59 Seconds East on and along the said North line a distance of 511.42 feet to the point of beginning, containing 10.33 acres, more or less, and subject to all right-of-ways and easements of record.

General Notes

LOTS NUMBERED 86 THROUGH 103 ARE TO BE VILLA LOTS. THESE LOTS ARE TO BE GOVERNED BY THE COVENANTS THAT PERTAIN TO VILLAS

LOTS NUMBERED 104 THROUGH 113 ARE TO BE TRADITIONAL HOME LOTS. THESE LOTS ARE TO BE GOVERNED BY THE COVENANTS THAT PERTAIN TO TRADITIONAL HOMES.

ALL EASEMENTS ARE FOR SURFACE DRAINAGE AND UTILITIES EXCEPT THOSE LABELED FOR STREET LIGHTS. STREET LIGHT EASEMENTS ARE TO BE 5' WIDE PER LOT.

ALL COMMON AREAS ARE ALSO EASEMENTS FOR SURFACE DRAINAGE AND UTILITIES.

THE SUBDIVISION SHALL BE GOVERNED BY THE CORRESPONDING COVENANTS AND RESTRICTIONS.

ALL TRADITION HOME LOTS HAVE SEVEN FEET SIDE YARDS. SEE CORRESPONDING COVENANTS FOR SIDEYARDS OF VILLA LOTS

THE NORMAL BUILDING LINE SET BACK IS 30.0 FEET. CORNER LOTS HAVE 25.0/30.0 BUILDING LINES. ALL LOTS ON THE HEAD OF THE CUL-DE-SACS HAVE A 25.0 FEET BUILDING LINE. (SEE DRAWING)

PROJECT BOUNDARY PER SURVEY BY Z.K. TAZIAN ASSOCIATES, DATED SEPTEMBER 13, 1999. BONAR GROUP RECORDED A SURVEY FOR THE BASE TRACT IN DOCUMENT #201062234.

ALL LOT CORNERS ESTABLISHED WITH A 5/8" x 24" IRON PIN WITH "BONAR" CAP.

ALL CORNER LOTS HAVE A 20' RADIUS FOR THE RIGHT-OF-WAY.

ALL BURIED UTILITIES MUST ALLOW FOR PROPOSED SWALE GRADES AS FOUND ON PLANS.

785.7 - FLOOD PROTECTION GRADE

36XX - ADDRESS

Flood Certification

This survey is within Zone "X" as defined by the Flood Insurance Rate Map for the Allen County, Indiana Community No. 18003C 0295D, effective date September 28, 1990, as prepared by the Federal Emergency Management Agency. The accuracy of any flood hazard statement shown on this report is subject to map scale uncertainty and to any uncertainty in the location or elevation on the referenced flood insurance map. Zone "X" is defined as being outside the 100 year flood plain.

SURVEYOR CERTIFICATION

I, ROBERT P. HATHAWAY, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS THE LAND TO BE SUBDIVIDED UNDER MY DIRECTION ON JUNE 4, 2001 THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN

ROBERT P. HATHAWAY, L.S. 2000-00003 DATE: Aug 31 '01

ROBERT P. HATHAWAY No. 20000003 STATE OF INDIANA LAND SURVEYOR

DEVELOPER'S STATEMENT

WE, D.L. & J. CORPORATION, THE UNDERSIGNED OWNERS BY VIRTUE OF A CERTAIN DEED SHOWN IN DOCUMENT NUMBER 99-83029 IN THE RECORDER OF ALLEN COUNTY, INDIANA, OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE INFORMATION SHOWN ON THE FINAL PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ASHFORD LAKES EXTENDED AN ADDITION TO THE CITY OF NEW HAVEN

LOUIS DELAGRANGE, PRESIDENT DATE: 9-4-2001

Allen County Surveyor:

ALLAN FRISINGER R.L.S.

Allen County Highway Department:

Michael R. Fitch, PE

Board of Public Works

Honorable Terry McDonald, Chairman

P. Mike Scaub Member

Wayne Doenges, Member

New Haven Plan Commission

PRESIDENT: PAUL FARQUHAR

VICE PRESIDENT: LARRY DOEHRMAN

SECRETARY: MARY LEGGE

Allen County Board of Commissioners

N.A. EDWIN J. ROUSSEAU

N.A. LINDA K. BLOOM

N.A. MARLA J. IRVING

1st Amend to Restrictions 201090179 12/11/2001

For Surveyor's Affidavit See DOC. 202070127 9/5/2002