Secondary Plat
The Graber Commons
A Site Located in the Southwest Quarter and in the Northwest Quarter of Section 7, Township 33 North, Range 13 East. DeKalb County, Indiana

Owner/Developer:
Heron Development, LLC
5491 County Road 427
Auburn, IN 46706
Tel: (260) 920-8121

D.A. Brown Engineering Consultants
5491 County Road 427 T.O. Box 389
Auburn, IN 46706
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Job#: 1310-01A
December 20, 2017
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Legal Description
A tract of land located in the Southwest Quarter and in the Northwest Quarter of Section 7, T33N, R13E, in DeKalb County, the State of Indiana, more fully described as follows:

COMMENCING at a Marker Spike with tag (FIRM 0042) situated in the Northwest corner of said Southwest Quarter, Thence South 60 Degrees 34 Minutes 27 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Referenced) a distance of 141.24 feet along the West line of said Southwest Quarter in a Marker Spike with tag (FIRM 0042) in the TRUE POINT OF BEGINNING; Thence North 89 Degrees 25 Minutes 32 Seconds East, a distance of 250.00 feet along the South right-of-way line of County Road 114 as described in the conveyance to the Board of County Commissioners of DeKalb County, Indiana in DeKalb County Document No. 201400225 to a Rebar stake with cap (FIRM 0042); Thence North 15 Degrees 27 Minutes 40 Seconds East, a distance of 127.73 feet along said South right-of-way line to a Rebar stake with cap (FIRM 0042); Thence North 89 Degrees 25 Minutes 32 Seconds East, a distance of 197.49 feet along said South right-of-way line to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent circular arc; Thence Easterly, a distance of 522.47 feet along said South right-of-way line (being a circular arc that is concave Southward, having a radius measuring 422.20 feet, having a central angle measuring 43 Degrees 45 Minutes 42 Seconds, and having a long chord bearing North 87 Degrees 37 Minutes 53 Seconds East and measuring 314.69 feet) to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent line; Thence South 70 Degrees 29 Minutes 16 Seconds East, a distance of 7.88 feet along said South right-of-way line to a Rebar stake with cap (FIRM 0042); Thence South 14 Degrees 54 Minutes 01 Seconds West, for a distance of 97.67 feet along the West right-of-way line of County Road 427 to a Rebar stake with cap (FIRM 0042) in the beginning of a non-tangent circular arc; Thence Southwesterly, a distance of 908.68 feet along said West right-of-way line (being a circular arc that is concave Southwesterly, having a radius measuring 2914.78 feet, having a central angle measuring 79 Degrees 49 Minutes 21 Seconds, and having a long chord bearing South 27 Degrees 31 Minutes 39 Seconds West and measuring 903.63 feet) to a Rebar stake with cap (FIRM 0042) in the beginning of a non-tangent line; Thence North 71 Degrees 23 Minutes 02 Seconds West, a distance of 83.36 feet along said West right-of-way line as described in the conveyance to the Board of County Commissioners referenced above to a Rebar stake with cap (FIRM 0042); Thence South 89 Degrees 25 Minutes 32 Seconds West, a distance of 25.00 feet along the Marker Spike with tag (FIRM 0042); Thence North 00 Degrees 34 Minutes 04 Seconds West, for a distance of 502.05 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING, said tract containing 8.163 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record. A survey of said tract being represented by Plat of Survey R-13-37-07-04 as prepared by D.A. Brown Engineering Consultants, Inc., 8419 County Road 427, Suite G; Auburn, Indiana 46706.
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Subdivision Engineer:
DABEC
D.A. Brown Engineering Consultants
5491 County Road 427 P.O. Box 386
Auburn, IN 46706
Phone: (260) 920 - 2020  Fax: (260) 926 - 1212
www.dbrowrneering.com

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City of Auburn Plan Commission Covenants

1. The owners of the lots within this subdivision agree to recognize the existing agricultural land use surrounding the subdivision and further agree to not obstruct the surrounding agricultural land use or changes therein as permitted by law, i.e., L.C. 36-1-52-4.
2. These lots shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on any future plat would have any retroactive applicability to this division of land.
3. There shall be compliance with the laws of any Federal, State or local agency.
4. This development lies within the Adirondack and Conical Zones of the DeKalb County Airport and is subject to certain limitations and restrictions as set out and specified in the "DeKalb County Airport Zoning Ordinance." The maximum allowable height for any building, structure or tree in this development is limited to 75 feet above ground level unless a variance is first obtained from the DeKalb County Board of Aviation Commissioners.
5. For additional Covenants, Conditions, and Restrictions, see plat Doc. # 26483, filed May 9, 1972, as recorded on plat sheet 2, in the Recorder’s Office of DeKalb County, Indiana.

Commission Certificate
Under authority provided by I.C. 36-7-7-10b and an ordinance adopted by the City Commission of the City of Auburn, this Secondary Plat was given approval as follows:

Approved by the City of Auburn Plan Commission staff on the 21st day of December, 2017

Administration
Signed:   Amy M. Schneider
Printed: Amy Schneider

Administration
Signed:  Amber V. Bossett
Printed: Amber V. Bossett

We, Heron Development, LLC, the undersigned owners by virtue of those certain instruments of conveyance described in Document 307400789, in the Office of the Recorder of DeKalb County, Indiana, to which real estate shown and described herein, do hereby certify that said real estate is real estate in lots, streets and easements in accordance with the information shown on the Plat. Further, we hereby signify and impose all applicable Covenants, Conditions, and Restrictions on the lots, streets and easements as described herein and make a part thereof by reference. This subdivision shall be known and designated as The Graber Commons, an addition to the County of DeKalb, Indiana.

In witness whereof, Heron Development, LLC, organized and existing under the laws of the State of Indiana, makes of the real estate shown and described herein, by its duly authorized officer, the 20th day of December, 2017

Heron Development, LLC
By:   Amy M. Schneider
Printed:  Amy M. Schneider

Land Surveyor Certification:
I, Duane A. Brown, 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, the plat submitted herewith accurately represents a subdivision of real estate as described in Document No. 201402762 in the Office of the Recorder of DeKalb County, Indiana, that this plat was prepared under my direct supervision and that all matters relating to the land are correct in every respect. The plat has been made, corrected, executed, and certified in accordance with the locations, size, type and material as accurately shown, that the subdivision is within the city of real estate shown on the reference in original survey certified by Duane A. Brown as recorded in Document No. 201402762 in the Office of the Recorder of DeKalb County, Indiana, as required by I.C. 36-1-52-4, and that there has been no error, misstatement, or misstatement in the location or dimensions of any parcel surveyed, or any other subdivision plats contained therein, or on any other plat or plans that are attached hereto and are a part thereof by reference.

Dated the 20th day of December, 2017

SIGNED: Duane A. Brown
Printed: Duane A. Brown

Benchmark Data:
BM #1: Meadow Spike w/ Tag (Firm 0042) in the intersection of County Road 114 and County Road 53
Elev: 886.33 (NVD 98)

Notes:
1. All Right-of-Way intersection rail to be 20 feet wide.
2. All Right-of-Way to be dedicated to DeKalb County.
3. All Cul-de-Sac Right-of-Way to be 60 foot wide.
4. All Park Areas, Common Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement.
5. All buried utilities must follow proposed Drainage Sewer grades as found in plans.
6. FIPs denote Flood Protection Grades as defined in the City of Auburn Zoning Ordinance.
7. U & D. Eas. denote Utility and Surface Drainage Easement.
8. B. denotes Building Line.
10. SD. Eas. denote Surface Drainage Easement.
11. # denotes Property Address.
12. All Lot corners and Plat corners monumented by a 5" x 4" metal stake with cap (FIRM 0042) unless otherwise noted.
13. According to the Flood Insurance Rate Map (FIRM) Numbered 18633 C 003306, Effective Date September 28, 2008, the herein described real estate is located in the unregulated Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.

Non-Renunciation Statement for Annexation:
The owner herein and for himself, his successors in title and assigns, waives and releases any and all rights which it may now or hereafter have to demonstrate against or obtain relief to, interfere with, or oppose any pending or future annexation by the City of Auburn.