Secondary Plat
The Springs: Section I
A Site Located in the Southwest Quarter of Section 7, Township 33 North, Range 13 East and in the Northwest Quarter of Section 18, 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

Subdivision Engineer:
DAFEC
D. A. Brown Engineering Consultants
5491 County Road 427 P.O. Box 988
Auburn, IN 46706
Phone: (260) 925 - 3020 Fax: (260) 925 - 1212
www.dbrownengineering.com
Job#: 1310-01A
December 28, 2017
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City of Auburn Plan Commission Covenants
1. The owner of the lots within this subdivision agree to recognize the existing agricultural land use surrounding this subdivision and further agree not to object to the surrounding agricultural land use or changes therein as permitted by law, i.e., LC 34-1-50-4.
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 the division of land.
3. There shall be compliance with the laws of any Federal, State or local agency.
4. This development lies within the Horizontally and Cross
  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 the
  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, Limitations, Conditions, and
   Restrictions, see Doc. # DAFEC 10-010-93, as recorded on
   Book 272, Page #71, in the Recorder's Office of DeKalb
   County, Indiana, 2017.

Notes:
1. All Right-of-Way Intersection radio to be 20 feet.
2. All Right-of-Way to be dedicated to DeKalb County.
3. All Cis-de-Sac Right-of-Way to be 60 foot radius.
4. All Park Areas, Common Areas, or Back Areas to have a blanked Utility and
   Surface Drainage Easement.
5. All dedicated utilities to be placed in a proposed Drainage Sewer grade as found
   on plans.
6. FPS denotes Flood Protection Grade as defined in the City of Auburn
   Zoning Ordinance.
7. U.S.D. Easent denotes Utility and Surface Drainage Easement.
8. BS denotes Building Line.
10. SD Easent denotes Surface Drainage Easement.
11. # denotes Property Address
12. All lot corners and Plot corners monumented by a 6" x 24" steel stake with
    cap (FIRMNO624) unless otherwise noted.
13. According to the Flood Insurance Rate Map (FIRM) Numbered 16035 C
    0226E Effective Date September 29, 2006, the herein described real estate is
    located in the unincorporated Zone X, noted as areas determined to be outside
    of the 0.2% annual chance floodplain.
14. River yard Building Line for lots 21-25 to be 309.
15. Lake Building Line is determined from the lot line not waters edge.

Benchmark Data:
BM #1: Brass Plaque in Concrete Curb - At lot line extended of Lots 3-4
ELEV: 944.85 [NAVD 88]
BM #2: Brass Plaque in Concrete Curb - At Southeast corner of Lot 23
ELEV: 944.43 [NAVD 88]

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 the layout of this subdivision accurately represents a subdivision of real estate as described in Document No. 201405786 in the Office of the Recorder of DeKalb County, Indiana, that this plat was prepared under my direct supervision and that all markings shown therein actually exist or will be set and that the location, size, line and marking are accurately shown, that the land and buildings marked or described herein are identical to those shown on the replacement or original survey certified by Duane A. Brown as recorded in Document No. 201405786 in the Office of the Recorder of DeKalb County, Indiana as recorded by 883 JC 1-26-10, and that there has been no change in the boundaries or lines described herein, that the plats referred shall bear the same ratio of similarity as the referenced survey, and that all subdivision plats contained therein, as any that are be, are, and remain with the subdivision.
Signed the 28th day of December, 2017

SIGNATURE
Duane A. Brown
Auburn, IN 46706
DU160040637

STATE OF
IN)
Notary Public
No. 5337

I, under the penalties for perjury, that I have taken reasonable care to select and verify the Social Security number in the document, unless required by law. Duane A. Brown

Commission Certificate
Under authority provided by I.C. 36-7-4 and as an ordinance adopted by the Common Council of the City of Auburn, this Secondary Plat was given approval as follows:

Approved by the City of Auburn Plan Commission staff on the 28th day of December, 2017

Administration
Signed: [Signature]
Printed: [Name]

Administration
Signed: [Signature]
Printed: [Name]

We, Heron Development, LLC, the undersigned owners by virtue of those deeds, deeds by anticipation, or other conveyances, and deeds of trust and mortgages evidenced or otherwise described as real estate lying within the City of Auburn, Indiana, as further described and known as a part of the State of Indiana, do hereby declare and make on the following plat as shown thereon, a subdivision of the land shown therein, as shown on the plat, recorded in the Office of the Recorder of DeKalb County, Indiana, as recorded in Document No. 201405786, in the Office of the Recorder of DeKalb County, Indiana, that said plat is in conformity with the laws of the State of Indiana, and that the plat is accurately described and the same is prepared under my direct supervision and that all markings shown therein actually exist or will be set and that the location, size, line and marking are accurately shown, that the land and buildings marked or described herein are identical to those shown on the replacement or original survey, and that all subdivision plats contained therein, as any that are be, are, and remain with the subdivision.
Signed the 28th day of December, 2017

Printed: [Name]
Notary Public
My Commission Expires: September 9, 2018
Resident of DeKalb County, Indiana

Non-Renlowerment Statement for Annexation:
This owner hereby 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 any or otherwise stiped to, interfere with, or opposes any pending or future annexation by the City of Auburn.