

**Department of Planning Services  
Development Plan and Plat Application**

Project Name 1331 Clarion Dr. Amended Primary Plat

**Applicant**  
 Applicant Bret & Elizabeth Arthur  
 Address 1331 Clarion Drive  
 City Fort Wayne State IN Zip 46845  
 Telephone 260-908-0705 E-mail arthurea@me.com

**Contact Person**  
 Contact Person Elizabeth Arthur  
 Address 1331 Clarion Drive  
 City Fort Wayne State IN Zip 46845  
 Telephone 260-908-005 E-mail arthurea@me.com



*All staff correspondence will be sent only to the designated contact person.*

**Arch./Eng. Or Surveyor**  
 Arch./Eng./Surveyor Donovan Engineering, Inc.  
 Address 3521 Lake Ave, #2  
 City Fort Wayne State IN Zip 46805  
 Telephone 260-424-7418 E-mail greg@donovan-eng.com

**Request**  
 Allen County Planning Jurisdiction     City of Fort Wayne Planning Jurisdiction  
 Requesting approval of a:    primary    amended primary    secondary    amended secondary  
 residential development plan    commercial development plan    industrial development plan  
 plat    minor plat  
 Development Address 1331 Clarion Drive Fort Wayne, IN 46845  
 Size of development (lots) 175 & 176 (units) NA (acreage) NA  
 Building height (primary structures) NA (accessory structures) NA  
 Building Sq. Ft. (primary structures) NA (accessory structures) NA  
 Present Zoning Residential (R1) Total acreage of site 0.38  
 Township name Perry Township section # 27  
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne  
 Proposed Streets:    Public and county/city maintained    Private and privately maintained

**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. For applicable filing fees and site plan/plat number of copies please refer to checklist.*  
 Applicable filing fees (check payable to the Allen County Treasurer)  
 Applicable number of copies of site plan or plat (plans **must be folded**, and no larger than 24 x 36)  
 Applicable number of landscaping plans  
 Applicable required civil engineering sets  
 One copy of plan in electronic form (11 x 17 in PDF)  
 Applicable number of copies of the Certified Legal Description and Boundary Survey  
 Application signed by property owner(s)  
 Waiver request application (if applicable)  
 Proposed restrictive covenants (if applicable)

I/We understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Elizabeth Arthur  5/20/21  
 (printed name of applicant) (signature of applicant) (date)  
 Elizabeth Arthur  5/20/21  
 (printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
5-26-21	137234	7/12/21	PP-2021-0019

# PLAT OF SURVEY

**DONOVAN ENGINEERING, INC.**

3521 LAKE AVENUE, SUITE 2  
 FORT WAYNE, INDIANA 46805  
 260.424.7418  
 www.donovan-eng.com

GREGORY L. ROBERTS PLS S0548 IN

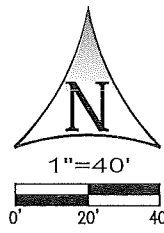
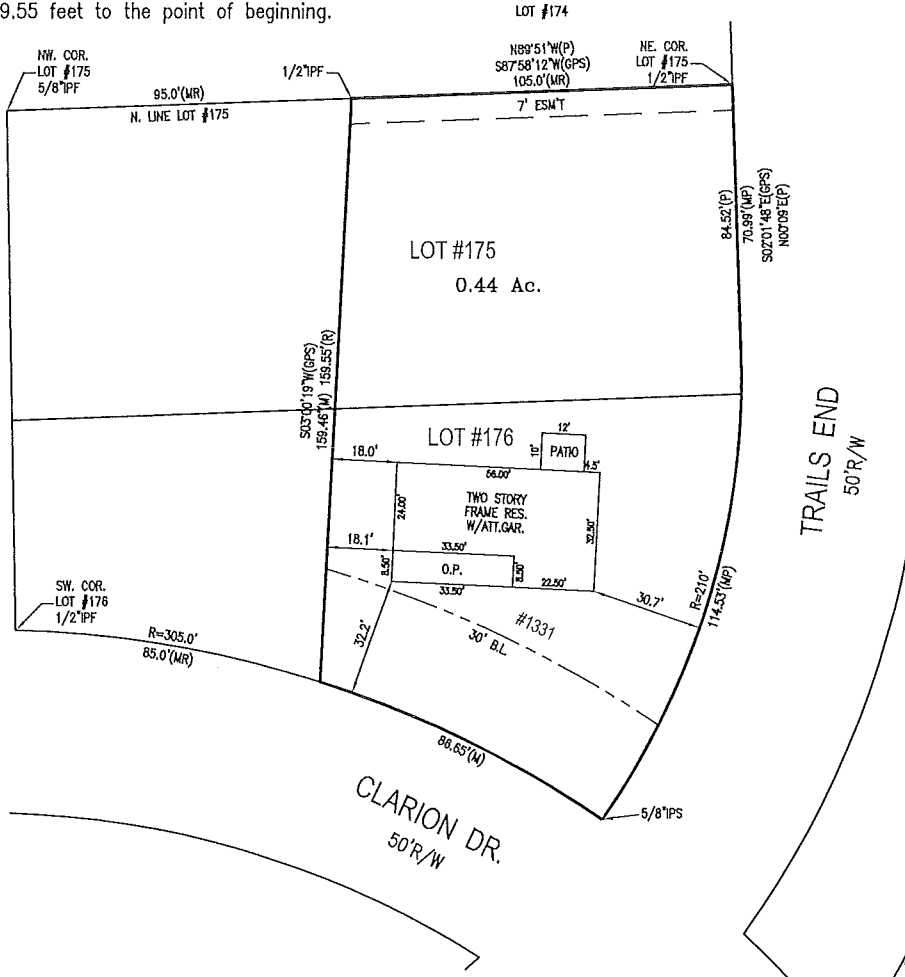
KENNETH W. HARRIS PLS 29500021 IN

MICHAEL W. HARRIS PLS 21100018 IN

The undersigned has made a survey of the real estate located in Allen County, Indiana, as shown and described below. The description of the real estate is as follows:

The Easterly parts of Lots numbered 175 and 176 in Pine Valley Country Club First Addition, an Addition to the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 29, at pages 21 to 26, and re-recorded in Plat Record 29, at pages 57 to 60, in the office of the Recorder of Allen County, Indiana, described as follows:

Beginning at a point on the North line of Lot 175 and 95 feet East of the Northwest corner of said Lot 175; thence continuing on said North line 105 feet to the West line of Trails End; thence South on said West line of said Trails End to the intersection with the North line of Clarion Drive; thence Northwesterly on said North line of said Clarion Drive to a point, an arc distance of 85 feet from the Southwest corner of Lot 176; thence Northerly 159.55 feet to the point of beginning.



Job No.:21-5058  
 Job for: ARTHUR

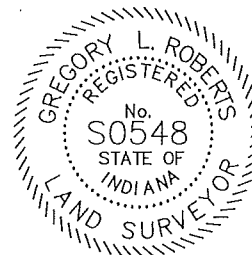
Date:05-06-21  
 REV:05-18-21

**LEGEND**

- IPF Iron Pin (Rebar) Found
- PF Pipe Found
- RRF Railroad Spike Found
- PKF P.K. Nail Found
- MNF Mag Nail Found
- MNS Mag Nail Set
- IPS 5/8" rebar set w/cap stamped "DEI FIRM #0027"
- (M) Measured (P) Platted
- (R) Recorded (C) Calculated

All monuments are at grade except as noted.  
 All Property line distances are recorded dimensions, except as noted. Monuments found have no documented history except as noted.

Date of latest field work: 05-04-21



I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 IAC 1-12.

L:\AutoCAD\Lot Surveys\175 & 176, Pine Valley Country Club, 1331 Clarion Dredg