

$15.961AC \pm$

—S00°24'10"E 16.50ft
S69°17'34"W 53.31ft

S89°35'50"W 107.08ft

S89°35'50"W 2674.51ft
County of Allen
Doc#80-05860

NW Cor NE Qtr
Sec 26, T32N, R11E
Rail Road Spike

~~S6°30'40"W~~
~~235.46#~~

Fei River (Geller Drain)
(Regulated Open Drain)

~~S09°54'02"W~~
~~28.24ft~~



Scale 1" = 60 ft
May 28th, 2024

27
9,437SFT

28
9,437SFT

29
9,741SFT

#5494

#5510

48ft

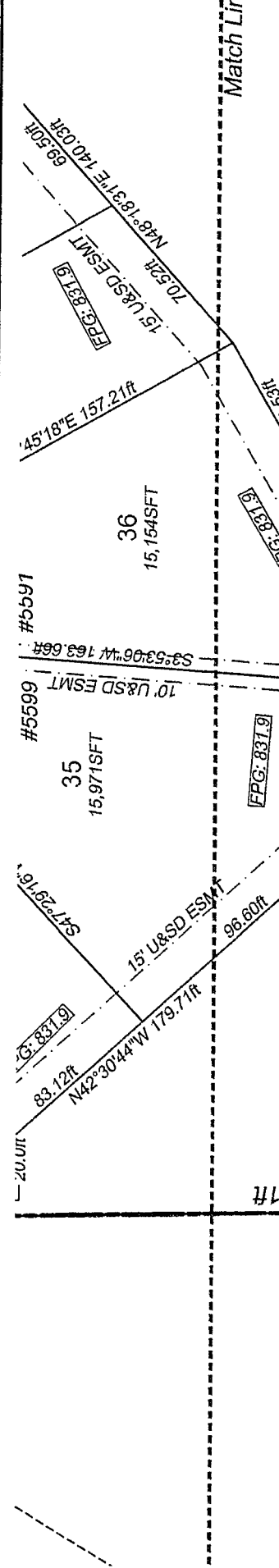
52

—

1

Curve Table						
Curve #	Length	Radius	Delta	Tangent Length	Chord Direction	Chord Length
C1	70.09ft	250.00ft	016°03'46"	35.27ft	N81°05'53"E	69.86ft
C2	32.53ft	250.00ft	007°27'20"	16.29ft	N02°51'26"E	32.51ft
C3	31.33ft	250.00ft	007°10'51"	15.69ft	N04°27'40"W	31.31ft
C4	31.33ft	250.00ft	007°10'51"	15.69ft	S86°46'25"E	31.31ft
C5	31.33ft	250.00ft	007°10'51"	15.69ft	N86°02'44"E	31.31ft
C6	90.77ft	250.00ft	020°48'10"	45.89ft	N78°43'41"E	90.27ft
C7	31.42ft	20.00ft	090°00'00"	20.00ft	N45°52'14"W	28.28ft
C8	34.47ft	275.00ft	007°10'51"	17.26ft	N04°27'40"W	34.44ft
C9	17.45ft	20.00ft	049°59'38"	9.32ft	N16°56'44"E	16.90ft
C10	33.91ft	50.00ft	038°51'21"	17.64ft	N22°30'56"E	33.26ft
C11	35.69ft	50.00ft	040°54'06"	18.65ft	N17°21'48"W	34.94ft
C12	15.06ft	50.00ft	017°15'14"	7.59ft	N46°26'28"W	15.00ft
C13	40.65ft	50.00ft	046°34'42"	21.52ft	N78°21'26"W	39.54ft
C14	27.52ft	50.00ft	031°31'54"	14.12ft	S62°35'16"W	27.17ft
C15	170.28ft	50.00ft	195°08'03"	-376.38ft	S45°37'02"E	99.13ft
C16	17.45ft	20.00ft	049°59'41"	9.33ft	S71°49'10"W	16.90ft
C17	15.13ft	275.00ft	003°09'08"	7.57ft	N84°45'34"W	15.13ft
C18	19.34ft	275.00ft	004°01'43"	9.67ft	N88°20'59"W	19.33ft

Curve Table						
Curve #	Length	Radius	Delta	Tangent Length	Chord Direction	Chord Length
C19	34.47ft	275.00ft	007°10'51"	17.26ft	S86°46'25"E	34.47ft
C20	17.73ft	275.00ft	003°41'39"	8.87ft	S87°47'20"W	17.73ft
C21	16.73ft	275.00ft	003°29'12"	8.37ft	S84°11'55"W	16.73ft
C22	34.47ft	275.00ft	007°10'51"	17.26ft	N86°02'44"E	34.47ft
C23	17.45ft	20.00ft	049°59'41"	9.33ft	N72°32'51"W	17.45ft
C24	23.50ft	50.00ft	026°55'32"	11.97ft	N61°00'46"W	23.50ft
C25	49.97ft	50.00ft	057°16'00"	27.30ft	S76°53'28"W	49.97ft
C26	33.17ft	50.00ft	038°00'27"	17.22ft	S29°15'14"W	33.17ft
C27	124.10ft	50.00ft	142°12'37"	146.08ft	N71°21'00"E	124.10ft
C28	17.45ft	20.00ft	049°59'41"	9.33ft	S35°14'51"W	17.45ft
C29	7.55ft	20.00ft	021°37'54"	3.82ft	S71°03'39"W	7.55ft
C30	9.90ft	20.00ft	028°21'45"	5.05ft	N83°56'32"W	9.90ft
C31	53.99ft	50.00ft	061°52'07"	29.96ft	S79°18'20"W	53.99ft
C32	39.12ft	50.00ft	044°49'56"	20.63ft	S25°57'18"W	39.12ft
C33	40.19ft	50.00ft	046°03'04"	21.25ft	S19°29'12"E	40.19ft
C34	38.05ft	50.00ft	043°36'10"	20.00ft	S64°18'49"E	38.05ft
C35	47.49ft	50.00ft	054°25'18"	25.71ft	N66°40'27"E	47.49ft
C36	25.49ft	50.00ft	029°12'48"	13.03ft	N24°51'24"E	25.49ft



**FOURTH AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS FOR THE COMMUNITIES AT BROAD ACRES**

(To add "The Ranch at Broad Acres - Section I" as a subdivision in Allen County, Indiana)

WHEREAS, New Venture Development Corp., an Indiana corporation (the "Declarant") executed and recorded the Declaration of Covenants, Conditions, Restrictions, and Easements for The Communities at Broad Acres at Document No. 2024005266 in the Allen County Recorder's Office (the "Master Declaration");

WHEREAS, the Declarant previously added The Grasslands at Broad Acres – Section I by the First Amendment of the Master Declaration at Document No. 2024005267 in the Allen County Recorder's Office;

WHEREAS, the Declarant previously added The Lakes at Broad Acres – Section I by the Second Amendment of the Master Declaration at Document No. 2024005269, and amended the same by the Third Amendment of the Master Declaration at Document No. 2024009226, both in the Allen County Recorder's Office;

WHEREAS, by this Fourth Amendment to the Master Declaration, the plat for The Ranch at Broad Acres - Section I is being added as a Section within the Subdivision of The Communities at Broad Acres;

WHEREAS, pursuant to the Master Declaration, including Section 12.02, the Declarant currently has the unilateral right to amend the Master Declaration to subject all or any portion of the Original Property owned by said Declarant to the Master Declaration; and

WHEREAS, capitalized terms as used herein shall have the same meaning ascribed to them or defined in the Master Declaration unless otherwise specifically defined herein.

NOW, THEREFORE, the Declarant hereby amends the Master Declaration as follows:

1. **SECTION ADDED TO THE COMMUNITIES AT BROAD ACRES.** The Section known as the "The Ranch at Broad Acres - Section I" is made a Section of the Subdivision of The Communities at Broad Acres and is subject to all of the terms and conditions of the Master Declaration and this Fourth Amendment. The legal description of this Section is set forth on Exhibit A attached hereto. The term Section as used in this Fourth Amendment shall refer to and only mean the "The Ranch at Broad Acres - Section I" as a Section within the Subdivision of The Communities at Broad Acres.

2. **LEGAL DESCRIPTION OF SUBDIVISION.** The Real Estate described on Exhibit A, including all Lots in the Section, and any Common Area and easements as shown on the plat thereof are subjected and impressed with the Master Declaration and this Fourth Amendment. The



Lots in this Section are numbered 1 through 135, inclusive.

3. GARAGE STANDARDS. Each Dwelling constructed on any Lot in the Section shall include at a minimum an attached two car garage, not less than four hundred (400 sq. ft.) square feet, and having a garage door with a width of not less than sixteen feet (16') on the exterior wall of the garage facing the driveway.

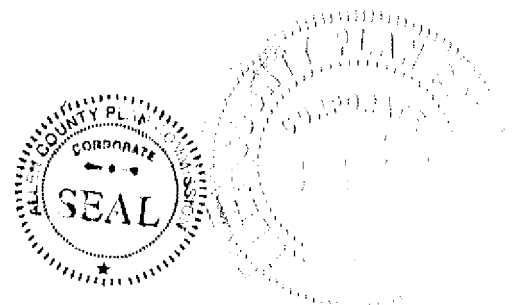
4. DWELLING STANDARDS. Each Dwelling constructed on any Lot Section shall have a ground floor area upon the foundation of not less than one thousand two hundred (1,200) square feet for a one-story Dwelling and not less than one thousand five hundred (1,500) square feet for a two-story Dwelling, exclusive of garages, open porches, and breezeways.

5. EXTERIOR FAÇADE. The exterior façade of any Dwelling directly facing a public street shall have brick, stone, masonry, vinyl, or such other materials as may be approved by the Architectural Control Committee.

6. DUES. Until December 31, 2024, the maximum annual assessment for Lots shall not exceed Five Hundred Fifty Dollars (\$550.00). Thereafter, annual assessments may be increased by an amount not to exceed 10% per annum.

7. MISCELLANEOUS. Except as modified herein, the Master Declaration as amended by this Fourth Amendment remains in full force and effect. This Fourth Amendment pertains to, affects, and impresses only The Ranch at Broad Acres - Section I described on Exhibit A and no other Property or Additional Property. This Fourth Amendment may be amended as provided in the Master Declaration.

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IN WITNESS WHEREOF, the Declarant has executed this Fourth Amendment to the Master Declaration effective as of this 22nd of May, 2024.

NEW VENTURE DEVELOPMENT
CORP.

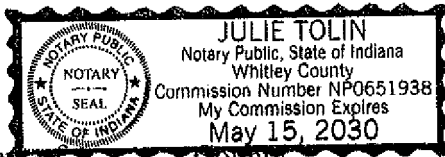
By: James Morlan
James Morlan, its President

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, do hereby certify that James Morlan, the President of New Venture Development Corp., personally appeared before me this day and acknowledged that by authority duly given as the acts of New Venture Development Corp. the foregoing instrument was signed in its name by its President.

Signed before me, the undersigned Notary Public this 22nd day of May, 2024.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal



A resident of _____ County

Julie Tolin
Notary Public (signature)

Commission Expires: _____
Commission Number: _____

Notary Public (printed name)

* * * * *
This instrument was prepared by Christopher L. Nusbaum, Attorney at Law, Indiana Bar No. 30066-02,
CARSON LLP, 301 W Jefferson Blvd, Suite 200, Fort Wayne, Indiana 46802.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each
Social Security number in this instrument, unless required by law – *Christopher L. Nusbaum*



EXHIBIT A
LEGAL DESCRIPTION OF THE RANCH AT BROAD ACRES - SECTION I

[Insert Legal]

A tract of land located in the Northeast Quarter of Section 26, T32N, R11E, in Allen County, the State of Indiana, prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2202-02-001 (Plat of Survey #32-11-26-01, dated April 29, 2022, recorded as Document No. 2022024455), more fully described as follows:

COMMENCING at a Harrison Marker in the Northeast corner of said Northeast Quarter; Thence South 00 Degrees 52 Minutes 14 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 49.80 feet along the East line of said Northeast Quarter to a Marker Spike with tag (FIRM 0042) in the Southeast corner of the tract of land described in the conveyance to County of Allen, State of Indiana in Allen County Document No. 204058212, the **POINT OF BEGINNING**; Thence South 89 Degrees 07 Minutes 46 Seconds West, a distance of 25.00 feet along the Southerly line of said County of Allen tract to a Rebar stake with cap (FIRM 0042) in the West right-of-way line of Hand Road; Thence North 45 Degrees 38 Minutes 12 Seconds West, a distance of 35.50 feet along the Southwesterly line of said County of Allen tract to a Rebar stake with cap (FIRM 0042) in the South right-of-way line of Hathaway Road; Thence North 00 Degrees 49 Minutes 24 Seconds West, a distance of 25.00 feet along the Westerly line of said County of Allen tract to a Marker Spike with tag (FIRM 0042) in the Northwest corner of thereof; Thence South 89 Degrees 35 Minutes 50 Seconds West, a distance of 1569.97 feet along the North line of said Northeast Quarter to a Marker Spike with Tag (FIRM 0042) in the Northeast corner of the tract of land described in the conveyance to the County of Allen, Indiana in Allen County Document No. 80-05860; Thence South 00 Degrees 24 Minutes 10 Seconds East, a distance of 16.50 feet along the East line of said County of Allen tract to a Rebar stake with Cap (FIRM 0042); Thence South 69 Degrees 17 Minutes 34 Seconds West, a distance of 53.31 feet along the South line of said County of Allen tract to a Rebar stake with Cap (FIRM 0042); Thence South 89 Degrees 35 Minutes 50 Seconds West, a distance of 107.08 feet along the South line of said County of Allen tract; Thence South 06 Degrees 30 Minutes 40 Seconds West, a distance of 235.46 feet; Thence South 09 Degrees 54 Minutes 02 Seconds West, a distance of 28.24 feet; Thence South 01 Degrees 07 Minutes 18 Seconds East, a distance of 1029.41 feet to a Rebar stake with Cap (FIRM 0042); Thence South 65 Degrees 34 Minutes 59 Seconds East, a distance of 750.49 feet; Thence North 62 Degrees 20 Minutes 49 Seconds East, a distance of 650.00 feet; Thence North 89 Degrees 12 Minutes 26 Seconds East, a distance of 549.43 feet; Thence North 00 Degrees 52 Minutes 14 Seconds West, a distance of 1289.78 feet along the East line of said Northeast Quarter to the **POINT OF BEGINNING**, said tract containing 59.684 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

