

Plat Cab. G Pg 71

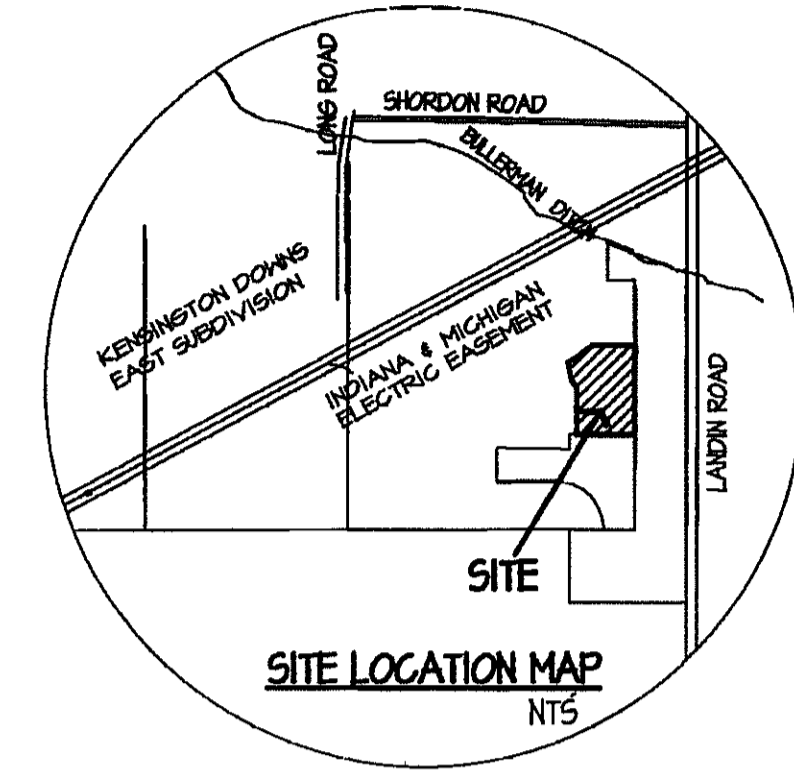
2013062199
RECORDED: 11/04/2013 3:08:18 PM
JOHN MCGAULEY
ALLEN COUNTY RECORDER
FORT WAYNE, IN

DESCRIPTION LANDIN PARKE, SECTION II-PHASE 2

A parcel of land located in the Southeast One-quarter of Section 35, Township 31 North, Range 13 East, Allen County, Indiana and more particularly described as follows:

Commencing at the southeast corner of Section 35, Township 31 North, Range 13 East; thence South 89 degrees 58 minutes 55 seconds West along the south line of the Southeast One-quarter of said Section 35, a distance of 685.66 feet to the southwest corner of Landin Parke, Section I as recorded in Plat Cabinet F, page 30, in the Office of the Recorder of Allen County, Indiana; said point also being the southeast corner of Landin Parke, section II-Phase 1 as recorded in Plat Cabinet G, page 21, in said Recorder's Office; thence North 00 degrees 01 minutes 45 seconds West along the west line of said Landin Parke, Section I and also being the east line of said Landin Parke, Section II-Phase 1, a distance of 690.03 feet to the southwest corner of Lot 41 in said Landin Parke, Section I; said point also being the northeast corner of said Landin Parke, Section II-Phase 1 and also on the northerly right-of-way of Camdenwood Drive; said point also being the point of beginning.

BEGINNING at the above described point; thence continuing North 00 degrees 01 minutes 45 seconds West along the west line of Lots 34, 35, 36, 37, 38, 39, 40 and 41 in said Landin Parke, Section I, a distance of 633.34 feet to the northwest corner of said Lot 34; thence South 89 degrees 59 minutes 19 seconds West along the south line of said Landin Parke, Section I, a distance of 311.94 feet to the southwest corner of Lot 33 in said Landin Parke, Section I; thence South 42 degrees 18 minutes 56 seconds West, a distance of 107.02 feet; thence South 34 degrees 46 minutes 12 seconds East, a distance of 16.77 feet; thence South 24 degrees 50 minutes 06 seconds East, a distance of 148.68 feet; thence South 00 degrees 45 minutes 09 seconds West, a distance of 140.02 feet; thence South 08 degrees 37 minutes 41 seconds West, a distance of 70.86 feet; thence South 00 degrees 11 minutes 56 seconds East, a distance of 164.90 feet to the northwest corner of said Landin Parke, Section II-Phase 1, and also being on the north right-of-way of Camdenwood Drive; thence along the north line of said Landin Parke, Section II-Phase 1 and said north right-of-way, the following 5 courses: South 84 degrees 37 minutes 58 seconds East, a distance of 128.37 feet; thence on a curve to the right having a radius of 175.00 feet; thence along said curve having an arc length of 8.86 feet and subtended by a chord of 8.86 feet bearing South 83 degrees 10 minutes 57 seconds East; thence South 81 degrees 43 minutes 56 seconds East, a distance of 80.21 feet; thence on a curve to the left having a radius of 575.00 feet; thence along said curve having an arc length of 85.21 feet and subtended by a chord of 85.14 feet bearing South 85 degrees 58 minutes 40 seconds East; thence North 89 degrees 46 minutes 36 seconds East, a distance of 23.29 feet to the point of beginning, containing 4.69 acres of land, more or less.



RIGHT-OF-WAY CURVE DATA

CURVE NO.	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
#1-EAST R/W	03°21'52"	S 01°59'36" E	175.00	10.28	10.27
#1-WEST R/W	03°21'52"	S 01°59'36" E	225.00	13.21	13.21
#2-EAST R/W	01°03'49"	S 00°13'14" W	275.00	5.10	5.10
#2-WEST R/W	01°03'49"	S 00°13'14" W	325.00	6.03	6.03

LOT CURVE DATA

CURVE NO.	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	78°03'24"	S 42°42'14" E	20.00	27.25	25.19
C2	02°08'29"	S 02°36'18" E	175.00	6.54	6.54
C3	01°13'23"	S 00°55'22" E	175.00	3.74	3.74
C4	01°03'49"	S 00°13'14" W	275.00	5.10	5.10
C5	49°59'41"	S 25°45'00" W	20.00	17.45	16.90
C6	35°29'58"	N 32°59'51" E	50.00	30.98	30.49
C7	52°30'01"	N 11°00'08" W	50.00	45.82	44.23
C8	46°33'10"	N 60°31'44" W	50.00	40.62	39.52
C9	46°33'10"	S 12°55'06" W	50.00	40.62	39.52
C10	44°26'03"	S 27°25'29" W	50.00	38.78	37.81
C11	54°27'00"	S 22°01'03" E	50.00	47.52	45.75
C12	49°59'41"	N 24°14'42" W	20.00	17.45	16.90
C13	01°03'49"	S 00°13'14" W	325.00	6.03	6.03
C14	03°21'52"	S 01°59'36" E	225.00	13.21	13.21
C15	99°02'34"	N 45°50'45" E	20.00	34.57	30.43

* SITE BENCHMARK - BM#1
TOP OF FIRE HYDRANT BONNET BOLT
BETWEEN "E" & "L" IN "MUELLER"
ELEV: 757.06 NGVD 29

SUBDIVISION CONTROL COMMITTEE

APPROVED THIS 30 DAY OF OCTOBER, 2013

Patrick D. Ren
Patrick D. Ren - CHAIRMAN

Shan R. Gunawardena - MEMBER

Mike Bynum - MEMBER

BOARD OF WORKS

APPROVED THIS 30 DAY OF October, 2013

Robert P. Kennedy - CHAIRMAN

Kumar Menon - MEMBER

Mike Wild - MEMBER



DEDICATION:

WE, LANCO, L.L.C., THE UNDERSIGNED OWNERS BY VIRTUE OF THAT CERTAIN DEED SHOWN IN DOCUMENT # 2040041037 & 204041281 IN THE OFFICE OF 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 SECONDARY PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LANDIN PARKE, SECTION II-PHASE 2 AN ADDITION TO THE CITY OF FORT WAYNE, INDIANA.

IN WITNESS WHEREOF, LANCO, L.L.C., a Corporation organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereunto set its hand, by its duly authorized officer, this 2nd day of OCTOBER, 2013.

LANCO, L.L.C.
AN INDIANA CORPORATION

By: COLONIAL DEVELOPMENT, INC., MEMBER

By: Craig D. Yoder, VICE-PRESIDENT

SECONDARY PLAT OF LANDIN PARKE, SECTION II PHASE 2

A SUBDIVISION LOCATED IN SECTION 35,
TOWNSHIP 31 NORTH, RANGE 13 EAST
ALLEN COUNTY, INDIANA

DEVELOPERS:
COLONIAL DEVELOPMENT INC.
4328 Flagstaff Cove
Fort Wayne, Indiana 46815
260-486-2500



ENGINEERS-SURVEYORS-PLANNERS:

DICKMEYER & ASSOCIATES
ENGINEERS & SURVEYORS, INC.
6018 E. STATE BOULEVARD, FT. WAYNE, IN 46815
260.749.0125 Fax: 260.749.0921
www.DickmeyerandAssociates.com

CERTIFICATION OF SURVEYOR

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF LANDS SURVEYED WITHIN THE CROSS-REFERENCE SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE SUBDIVISION.

THIS PLAT LIES WITHIN A BOUNDARY SURVEY AND REPORT RECORDED IN DOC. #2040041037 & 204041281

I FURTHER CERTIFY THAT SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT UPON COMPLETION OF CONSTRUCTION AND GRADING, A 5/8" INCH DIAMETER STEEL ROD, 24 INCHES LONG, MARKED WITH A PLASTIC IDENTIFICATION CAP STAMPED "D&A FIRM NO. 0076" WILL BE SET AT EACH PROPERTY CORNER OF LANDIN PARKE, SECTION II-PHASE 2, AS MANDATED BY 865 IAC 1-7-2(f). THE CERTIFICATION GIVEN ABOVE IS LIMITED TO THE BOUNDARY SURVEY OF THE PERIMETER OF LANDIN PARKE, SECTION II-PHASE 2 AND THE PLATTED LOTS THEREIN.

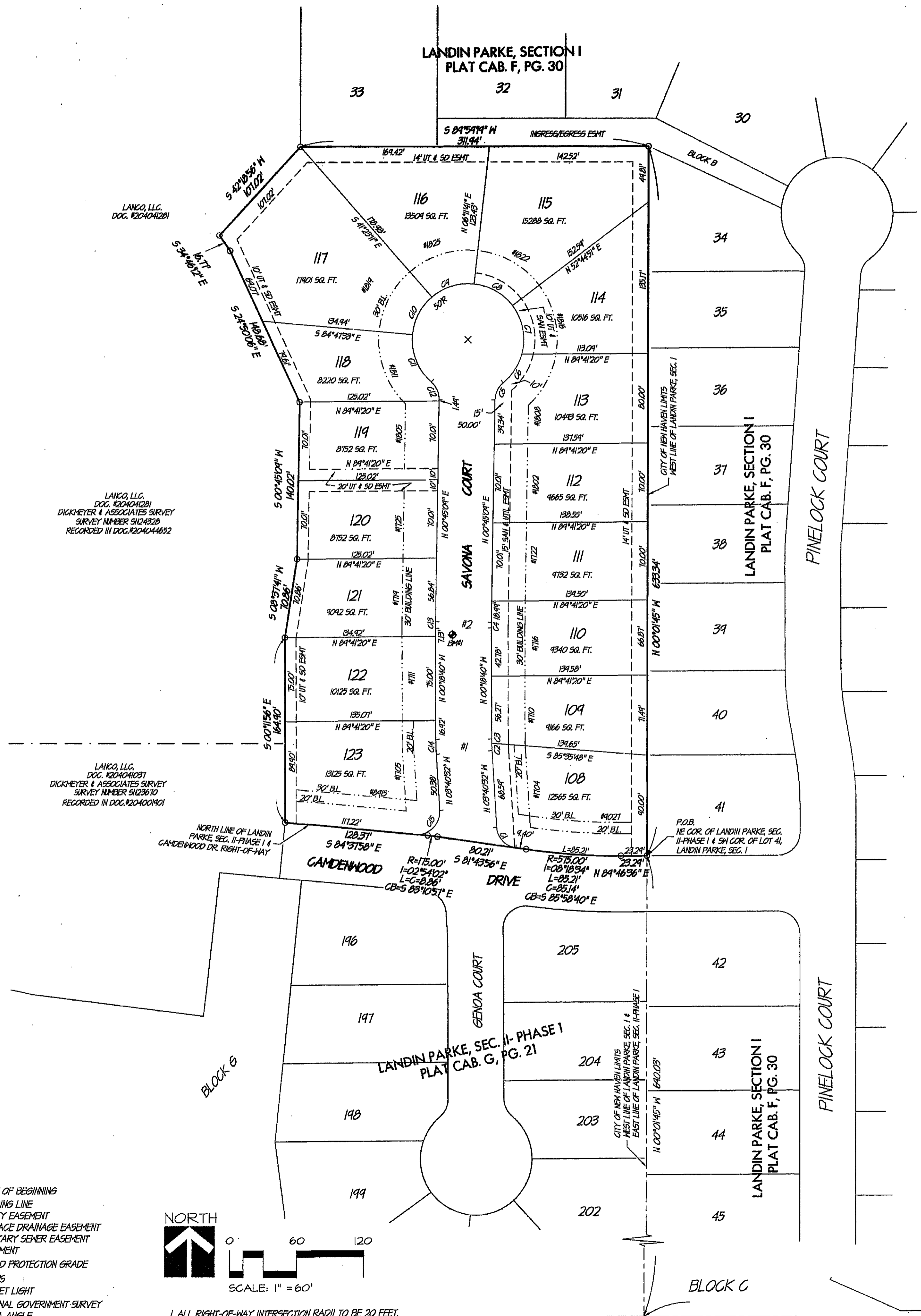
PLAT PREPARED AND CERTIFIED CORRECT THIS 2nd OCTOBER, 2013

Sorn Pet Sirivath, L.S.# LS20400020



I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.

Sorn Sirivath
(name printed, stamped or signed w/print)



- LEGEND**
- POB - POINT OF BEGINNING
 - BL - BUILDING LINE
 - UT - UTILITY EASEMENT
 - SD - SURFACE DRAINAGE EASEMENT
 - SE - SANITARY SEWER EASEMENT
 - EA - EASEMENT
 - FG - FLOOD PROTECTION GRADE
 - R - RADIUS
 - LT - STREET LIGHT
 - G - ORIGINAL GOVERNMENT SURVEY
 - Δ - DELTA ANGLE
 - SQ. FT. - SQUARE FEET
 - L - ARC LENGTH
 - C - CHORD
 - CB - CHORD BEARING



1. ALL RIGHT-OF-WAY INTERSECTION RADII TO BE 20 FEET.
2. ALL RIGHTS-OF-WAY TO BE DEDICATED 50 FOOT WIDE TO CITY OF FORT WAYNE
3. ALL PARK AREAS, COMMON AREAS, BLOCK AREAS, OR LANDSCAPE AREAS TO HAVE A BLANKET UTILITY AND SURFACE DRAINAGE EASEMENT.
4. ALL BURIED UTILITIES MUST ALLOW FOR PROPOSED DRAINAGE SWALE GRADES AS FOUND IN PLANS.

2013062199 SECONDARY LANDIN PARKE, SECTION II, PHASE 2