Plat Cab. G Page 191

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RECORDED: 11/22/2017 11:51:38 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Secondary Plat of:

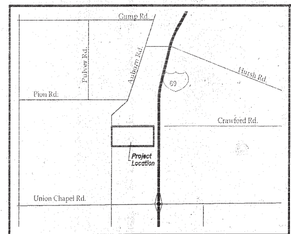
MILAGRO, SECTION II

A subdivision of part of the South Half of the Southwest Quarter of Section 23, Township 32 North, Range 12 East, Allen County, Indiana.

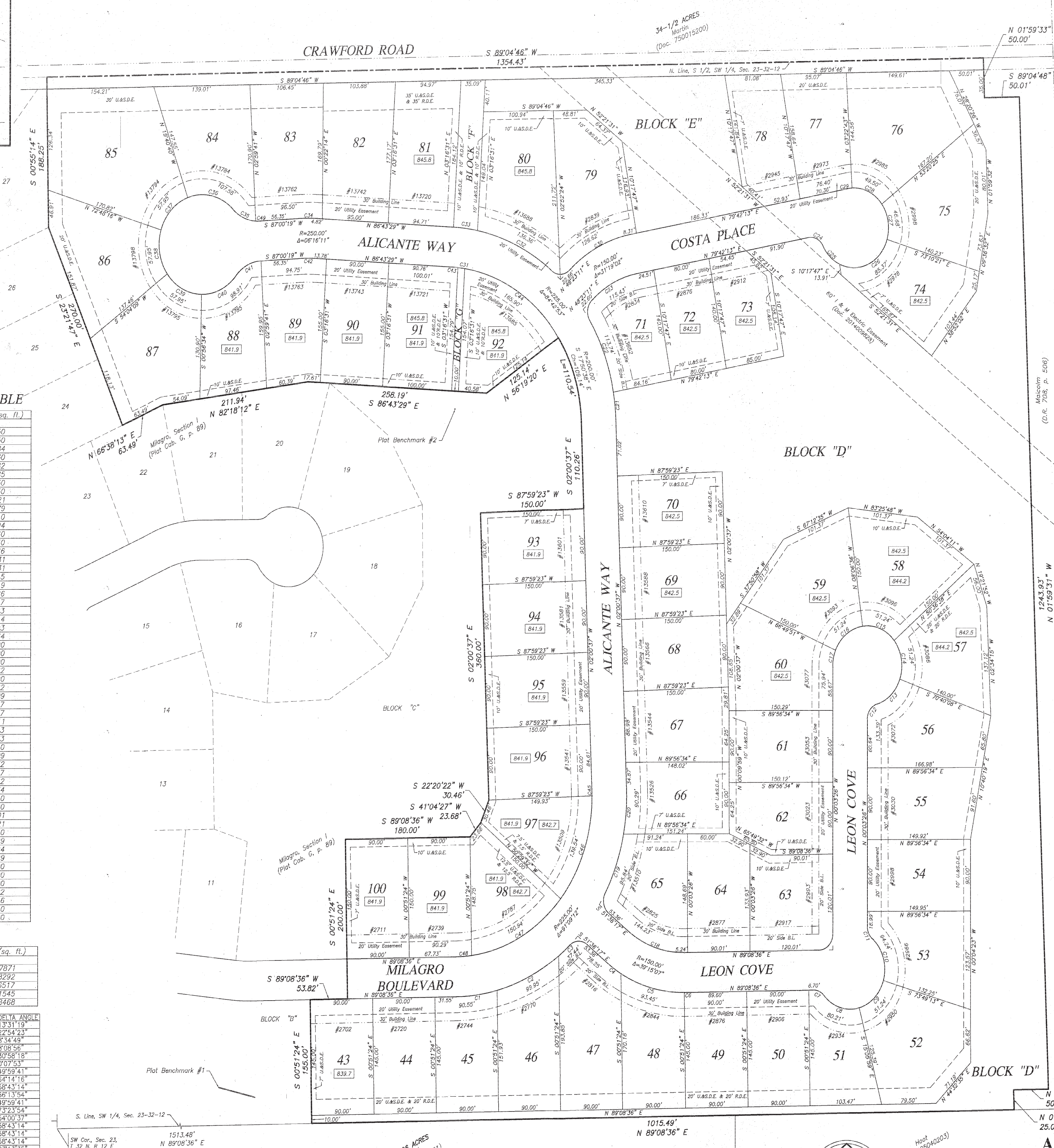
Developer:
NWM Corp.
10808 LaCabreah Lane
Fort Wayne, IN 46845
Tel: 260/489-7095

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300

Engineer:
Civil Engineering Services
8121 Union Chapel Road
Fort Wayne, IN 46845
Tel: 260/627-2791



Location Map



PLAT LEGEND

- Plat Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-back Line
- Easement Line
- Adjoining Plat Interior Lot Line
- #NNNN Street Address Number
- NN Lot Number and Block Designation
- Δ=NN°NN'NN" R=NNN.NN' Street Centerline Curve Data
- NNN.N (boxed) Minimum Flood Protection Grade

AREA TABLE

LOT#	Area (sq. ft.)
43	13050
44	13050
45	13184
46	15230
47	17682
48	13785
49	13050
50	13050
51	11321
52	18679
53	14210
54	13494
55	14260
56	15250
57	16066
58	18331
59	18331
60	16445
61	13519
62	12826
63	14527
64	13123
65	14414
66	13303
67	13664
68	13500
69	13500
70	13500
71	12482
72	11200
73	11382
74	15009
75	17507
76	21477
77	12911
78	12813
79	17373
80	19010
81	17109
82	17232
83	17207
84	17362
85	27534
86	18210
87	20020
88	13201
89	13521
90	13950
91	15499
92	14194
93	13499
94	13500
95	13500
96	13500
97	12822
98	12846
99	13490
100	13500

Entity	Area (sq. ft.)
Block D	237871
Block E	38292
Block F	6517
Block G	1545
Street	188468

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	59.00'	58.86'	N 82°22'56" E	13°31'19"
C2	250.00'	99.95'	99.28'	N 64°10'05" E	22°54'23"
C3	250.00'	37.44'	37.40'	N 48°25'29" E	8°34'49"
C4	175.00'	24.89'	24.87'	S 55°40'45" E	8°08'56"
C5	175.00'	94.60'	93.45'	N 75°14'22" W	30°58'18"
C6	175.00'	0.40'	0.40'	S 89°12'32" W	0°07'53"
C7	20.00'	17.45'	16.90'	N 65°51'34" W	49°59'41"
C8	50.00'	56.06'	53.17'	N 72°58'51" W	64°14'16"
C9	50.00'	51.24'	49.03'	S 45°32'24" W	58°43'14"
C10	50.00'	57.80'	54.63'	S 16°56'10" E	66°13'54"
C11	20.00'	17.45'	16.90'	S 25°03'16" E	49°59'41"
C12	20.00'	25.62'	23.90'	N 36°38'31" E	73°23'54"
C13	50.00'	47.13'	45.41'	S 46°20'10" W	54°00'37"
C14	50.00'	51.24'	49.03'	S 10°01'45" E	58°43'14"
C15	50.00'	51.24'	49.03'	S 68°44'59" E	58°43'14"
C16	50.00'	51.24'	49.03'	S 52°31'47" W	58°43'14"
C17	50.00'	20.27'	20.13'	S 11°33'22" W	23°13'35"
C18	125.00'	85.63'	83.97'	N 71°13'51" W	39°15'07"
C19	250.00'	95.84'	95.25'	S 21°40'27" W	21°57'50"
C20	250.00'	55.42'	55.31'	S 04°20'28" W	12°42'09"
C21	250.00'	34.33'	34.30'	N 05°56'39" W	7°52'05"
C22	250.00'	113.74'	112.76'	S 22°54'44" E	26°04'04"
C23	125.00'	68.32'	67.48'	N 64°02'42" E	31°19'03"
C24	20.00'	25.62'	23.90'	N 63°35'49" W	73°23'54"
C25	50.00'	33.56'	32.93'	N 46°07'25" W	38°27'06"
C26	50.00'	85.37'	75.37'	S 65°44'20" W	97°49'22"
C27	50.00'	46.68'	45.00'	S 09°54'58" E	53°29'15"
C28	50.00'	49.50'	47.50'	S 65°01'09" E	56°43'07"
C29	50.00'	6.04'	6.03'	N 83°09'45" E	6°55'04"
C30	175.00'	95.65'	94.47'	N 64°02'42" E	31°19'02"
C31	200.00'	10.03'	10.03'	N 82°38'23" W	2°52'21"
C32	250.00'	136.36'	134.68'	S 63°03'03" E	31°15'09"
C33	250.00'	35.12'	35.09'	S 82°42'03" E	8°02'52"
C34	275.00'	30.09'	30.08'	S 89°51'35" E	6°16'11"
C35	50.00'	36.81'	35.98'	S 65°53'45" E	42°10'53"
C36	62.50'	70.77'	67.05'	S 77°14'29" E	64°52'22"
C37	62.50'	57.95'	55.90'	S 43°45'32" W	53°07'35"
C38	62.50'	57.95'	55.90'	S 09°22'03" E	53°07'35"
C39	62.50'	57.95'	55.90'	S 62°29'39" E	53°07'35"
C40	62.50'	56.86'	54.92'	N 64°52'45" E	52°07'37"
C41	50.00'	42.05'	40.82'	S 62°54'38" W	48°11'23"
C42	225.00'	24.62'	24.61'	N 89°51'35" W	6°16'11"
C43	200.00'	9.25'	9.25'	S 85°24'01" E	2°38'56"
C44	200.00'	165.90'	161.18'	N 57°26'26" W	47°31'33"
C45	200.00'	5.39'	5.39'	N 01°14'17" W	1°32'39"
C46	200.00'	139.54'	136.73'	N 19°31'15" E	39°58'26"
C47	200.00'	150.94'	147.38'	N 61°07'43" E	43°14'30"
C48	200.00'	22.32'	22.31'	N 85°56'47" E	6°23'38"
C49	50.00'	5.24'	5.24'	N 89°59'26" W	6°00'29"

S. Line, SW 1/4, Sec. 23-32-12

SW Cor., Sec. 23, T 32 N, R 12 E (Cast Iron Mon. Fnd. Dn. 0.7')

1513.48' N 89°08'36" E

NOTES:

1. All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
2. U. & S. D. E. indicates utility and surface drainage easement.
3. "Side B. L." indicates side building line on corner lots.
4. All right-of-way intersection radii are 20 feet.
5. [ ] Boxed elevation indicates minimum flood protection grade
6. All common areas to be blanket utility and surface drainage easements.

BENCHMARKS:

Beginning Benchmark: F-129 B.M. tablet set in the NW corner of S.R. 14 bridge over Beal Taylor Ditch, located 0.17 miles East of West Hamilton Road South, Sec. 5, T 30 N, R 11 E, Aboite Twp.
ELEVATION = 822.28

Plat Benchmark #1:
Top of Bronze Disk Installed in the West end of the Pond B South Overflow Weir (grade beam) Block "B", Milagro, Section I, with the elevation 838.76 feet stamped in the disk.
ELEVATION = 838.76 feet [NAVD'88]

SAUER LAND SURVEYING INC. PLAT BENCH MARK 838.76 DO NOT DISTURB

Plat Benchmark #2:
Top of Bronze Disk Installed at the East end of a concrete bench at the North end of Pond B North, Block "B", Milagro, Section I, with the elevation 837.37 feet stamped in the disk.
ELEVATION = 837.37 feet [NAVD'88]

SAUER LAND SURVEYING INC. PLAT BENCH MARK 837.37 DO NOT DISTURB

REGULATED DRAINAGE EASEMENT NOTE:

A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivisions storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage right-of-ways that are hereby dedicated to the public and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	1385.0 feet

Part of the South Half of the Southwest Quarter of Section 23, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 23, being marked by a cast iron monument; thence North 89 degrees 08 minutes 36 seconds East (GPS grid bearings used as the basis of all bearings in this description), on and along the South line of said Southwest Quarter, a distance of 1513.48 feet to a #5 rebar at the Southeast corner of Milagro, Section I, as recorded in Plat Cabinet G, page 89, in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 89 degrees 08 minutes 36 seconds East, continuing on and along said South line, a distance of 1015.49 feet to a #5 rebar at the Southeast corner of a 74.774 acre base tract of real estate described in a deed to NWM Corp., in Document Number 2014010554 in the Office of said Recorder; thence North 01 degrees 59 minutes 33 seconds West, on and along an East line of said 74.774 acre base tract, a distance of 25.00 feet to a #5 rebar; thence North 89 degrees 08 minutes 31 seconds East, on and along a South line of said 74.774 acre base tract, a distance of 50.01 feet; thence North 01 degrees 59 minutes 31 seconds West, on and along an East line of said 74.774 acre base tract, a distance of 1243.93 feet to a #5 rebar; thence South 89 degrees 04 minutes 48 seconds West, on and along a North line of said 74.774 acre base tract, a distance of 50.01 feet to a #5 rebar; thence North 01 degrees 59 minutes 33 seconds West, on and along an East line of said 74.774 acre base tract, a distance of 50.00 feet to a #5 rebar on the North line of the South Half of said Southwest Quarter; thence South 89 degrees 04 minutes 46 seconds West, on and along said North line, being within the right-of-way of Crawford Road, a distance of 1354.43 feet to a survey nail at the Northeast corner of said Milagro, Section I; thence South 00 degrees 55 minutes 14 seconds East, on and along an East line of said Milagro, Section I, a distance of 188.25 feet to a #5 rebar; thence South 23 degrees 21 minutes 47 seconds East, continuing on and along said East line, a distance of 270.00 feet to a #5 rebar; thence North 66 degrees 38 minutes 13 seconds East, on and along a North line of said Milagro, Section I, a distance of 63.49 feet to a #5 rebar; thence North 82 degrees 18 minutes 12 seconds East, continuing on and along said North line, a distance of 211.94 feet to a #5 rebar; thence South 86 degrees 43 minutes 29 seconds East, continuing on and along said North line, a distance of 258.19 feet to a #5 rebar; thence North 56 degrees 19 minutes 20 seconds East, continuing on and along said North line, a distance of 125.14 feet to a #5 rebar; thence Southerly, on and along an East line of said Milagro, Section I, as defined on and along the arc of a non-tangent curve to the right having a radius of 200.00 feet, an arc distance of 110.54 feet, being subtended by a long chord having a length of 109.14 feet and a bearing of South 17 degrees 50 minutes 38 seconds East to the point of tangency; thence South 02 degrees 00 minutes 37 seconds East, continuing on and along said East line and tangent to said curve, a distance of 110.26 feet to a #5 rebar; thence South 87 degrees 59 minutes 23 seconds West, on and along a South line of said Milagro, Section I, a distance of 150.00 feet to a #5 rebar; thence South 02 degrees 00 minutes 37 seconds East, on and along an East line of said Milagro, Section I, a distance of 360.00 feet to a #5 rebar; thence South 22 degrees 20 minutes 22 seconds West, continuing on and along said East line, a distance of 30.46 feet to a #5 rebar; thence South 41 degrees 04 minutes 27 seconds West, continuing on and along said East line, a distance of 23.68 feet to a #5 rebar; thence South 89 degrees 08 minutes 36 seconds West, on and along a South line of said Milagro, Section I, a distance of 180.00 feet to a #5 rebar; thence South 00 degrees 51 minutes 24 seconds East, on and along an East line of said Milagro, Section I, a distance of 200.00 feet to a #5 rebar; thence South 89 degrees 08 minutes 36 seconds West, on and along a South line of said Milagro, Section I, a distance of 53.82 feet to a #5 rebar; thence South 00 degrees 51 minutes 24 seconds East, on and along an East line of said Milagro, Section I, a distance of 155.00 feet to the point of beginning, containing 30.760 acres of land, and subject to legal right-of-way for Crawford Road.

NWM Corp., owner by virtue of that certain deed shown in Document Number 2014010554 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, does hereby lay off, plat, dedicate and subdivide, said real estate into lots, streets and easements in accordance with the information shown on the plat. Further, NWM Corp. hereby subjects and impresses all of said land in said addition with the limitations and easements attached hereto and made a part thereof by reference. This subdivision shall be known and designated as MILAGRO, SECTION II.

IN WITNESS THEREOF, Joseph L. Zehr, known to me to be the person and President of NWM Corp., organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said NWM Corp., set his hand and seal, this 15th day of November, 2017.

NWM CORP.

By: [signature]
Joseph L. Zehr, President

Consent for permanent structures issued by the Allen County Drainage Board on August 24, 2017, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #17-199 reference - **Milagro, Section II, Regulated Drain.**

CERTIFICATE OF SURVEYOR

I, John C. Sauer, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that based on my knowledge, experience and belief this plat and accompanying legal description accurately depicts a subdivision of real estate described in Document Number 2014010554 in the Office of the Recorder of Allen County, Indiana; that following the completion of construction and grading, all corners will be marked with 24 inch long #5 rebars bearing plastic caps imprinted "Sauer S0364"; and that there has been no change from the matters of survey revealed by the survey referenced hereon or any prior subdivision plats contained therein, on any lines that are common with this new subdivision.

I, John C. Sauer, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

[signature] Date: 11/15/2017
John C. Sauer, Indiana Land Surveyor

JOHN C. SAUER REGISTERED No. S0364 STATE OF INDIANA LAND SURVEYOR

NOV 22 2017

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 11/20/17
[signature]
SUSAN L. HOOT, PRESIDENT

DAVID BAILEY, VICE PRESIDENT

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL

ALLEN COUNTY SURVEYOR
DATE: 11-16-2017
[signature]
JEFFREY M. GORE, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 11/21/17
[signature]
KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 11/17/17
[signature]
THERESE M. BROWN, PRESIDENT
[signature]
NELSON PETERS, VICE PRESIDENT
[signature]
LINDA K. BLOOM, SECRETARY

ATTEST: [signature]
NICHOLAS D. JORDAN, CPA, AUDITOR

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 2014046820 in the Office of the Recorder of Allen County, Indiana.

This instrument prepared by John C. Sauer, Indiana Land Surveyor