

PRELIMINARY COMPLETE MAP

Amended Primary Plat of:

PALMIRA LAKES

A subdivision of part of the Fractional Northwest Quarter of Section 4 and the Fractional Northeast Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana.

Developer:
Oakmont Development Co., LLC
14033 Illinois Road, Suite C
Fort Wayne, IN 46825
Tel: 260/489-2000

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

PALMIRA LAKES DESCRIPTION:

Part of the Fractional Northwest Quarter of Section 4, together with part of the Fractional Northeast Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North closing corner of said Section 5, being marked by a cast iron monument; thence South 89 degrees 51 minutes 29 seconds East (GPS grid bearings used as the basis of all bearings in this description), on and along the North line of the Fractional Northeast Quarter of said Section 5, being within the right-of-way of Bass Road, a distance of 1580.00 feet to a survey nail at the point of intersection of said North line with the centerline of West Hamilton Road North, this being the true point of beginning; thence South 89 degrees 51 minutes 29 seconds East, continuing on and along said North line and within said right-of-way, a distance of 680.05 feet to a cast iron monument at the Southeast corner of Section 52, Township 31 North, Range 11 East; thence South 89 degrees 26 minutes 01 seconds East, continuing on and along said North line and within said right-of-way, a distance of 375.70 feet to a cast iron monument at the Northeast closing corner of said Section 5, also being the Northwest closing corner of said Section 4; thence South 89 degrees 34 minutes 11 seconds East, on and along the North line of the Fractional Northwest Quarter of said Section 4 and within said right-of-way of Bass Road, a distance of 823.22 feet to a survey nail; thence South 02 degrees 25 minutes 49 seconds West, a distance of 1757.41 feet to a #5 rebar on the South line of the North Half of the Fractional Northwest Quarter of Section 4; thence South 88 degrees 09 minutes 42 seconds West, on and along said South line, a distance of 800.98 feet to a #5 rebar at the Southwest corner of the North Half of the Fractional Northwest Quarter of Section 4; thence South 89 degrees 40 minutes 17 seconds West, on and along the South line of the North Half of the Fractional Northwest Quarter of Section 5, a distance of 1221.44 feet to a survey nail at the point of intersection of said South line with the centerline of said West Hamilton Road North; thence North 04 degrees 57 minutes 25 seconds East, on and along said centerline, a distance of 1808.40 feet to the true point of beginning, containing 80,000 acres of land, subject to legal right-of-way for Bass Road and West Hamilton Road North, and subject to all easements of record.

AREA TABLE

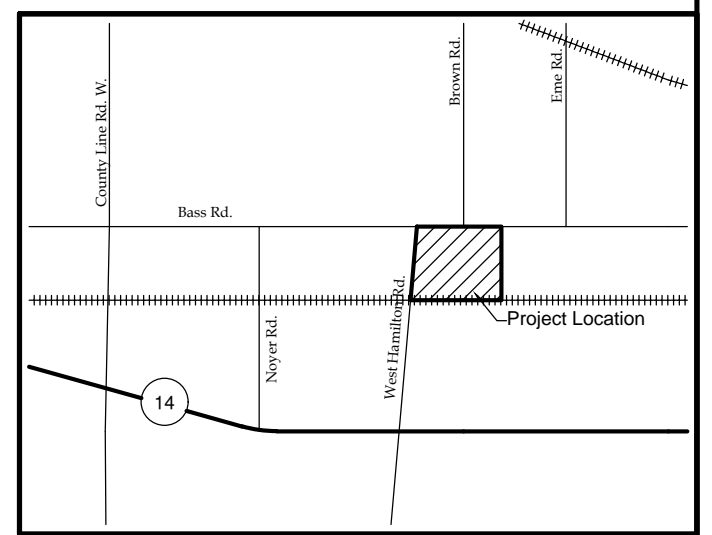
1	13627	78	13634
2	12859	79	12320
3	13315	80	15735
4	13439	81	13439
5	17388	82	14567
6	17656	83	14606
7	17502	84	14875
8	12757	85	15772
9	12525	86	13525
10	12444	87	12427
11	13634	88	14906
12	13362	89	13065
13	13439	90	12734
14	12320	91	12318
15	12610	92	12439
16	12552	93	12902
17	12385	94	13090
18	12960	95	13090
19	12462	96	13090
20	12320	97	13090
21	12642	98	13090
22	12493	99	14260
23	13374	100	14352
24	12230	101	14352
25	17603	102	12728
26	17528	103	12436
27	12694	104	12552
28	13715	105	13192
29	12453	106	12022
30	14311	107	18722
31	12587	108	22201
32	13541	109	15109
33	12845	110	15386
34	12230	111	24635
35	13013	112	19466
36	13106	113	17386
37	13742	114	13053
38	12430	115	12471
39	24098	116	21366
40	16315	117	12706
41	15619	118	14349
42	14958	119	15456
43	15078	120	15289
44	14080	121	13993
45	14080	122	15911
46	15594	123	13156
47	14920	124	14077
48	12320	125	14549
49	12792	126	13260
50	12320	127	15125
51	12716	128	15537
52	13896	129	15537
53	13562	130	14295
54	12590	131	13457
55	14092	132	15547
56	12613	133	12442
57	12320	134	12442
58	13550	135	13550
59	12320	136	13514
60	12299	137	12320
61	13749	138	13172
62	11885	139	12264
63	13961	140	15450
64	12320	141	13855
65	12433	142	13678
66	12320	143	12977
67	12320	144	12961
68	12320	145	12320
69	12529	146	12320
70	12396	147	12320
71	12731	148	12320
72	13204	149	13207
73	13180	150	17280
74	13168	Block A	16456
75	13002	Block C	88349
76	11631	Block D	44870
77	12611		

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	39.59	39.56	S 08°44'14" W	2°33'39"
C2	300.00	1130.21	129.19	N 72°26'31" W	24°52'07"
C3	300.00	261.02	252.87	N 89°36'00" W	148°51'05"
C4	300.00	80.88	80.64	S 77°41'53" W	115°26'51"
C5	300.00	78.29	78.27	S 87°45'34" W	10°00'31"
C6	300.00	98.76	98.11	S 17°36'04" E	118°51'40"
C7	250.00	287.86	272.22	S 60°01'04" E	65°58'21"
C8	300.00	189.10	185.58	S 72°22'23" W	130°05'54"
C9	300.00	24.59	24.59	S 87°15'17" E	4°41'48"
C10	300.00	26.93	26.92	N 02°08'28" W	15°08'13"
C11	300.00	208.23	204.07	N 69°18'53" E	39°46'08"
C12	300.00	297.99	285.89	S 78°15'25" E	56°54'44"
C13	300.00	22.18	22.17	S 67°19'23" W	8°14'09"
C14	245.15	104.46	103.67	N 04°30'19" W	124°24'55"
C15	300.00	88.65	88.33	N 64°48'19" E	116°55'49"
C16	300.00	159.34	157.47	N 71°34'20" E	39°22'53"
C17	300.00	27.08	27.08	S 02°22'14" W	5°10'22"

Symbol Legend

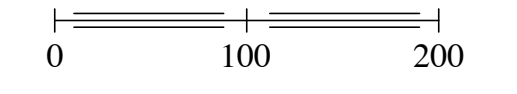
- Inlet
- Manhole
- ▬ Metal End Section
- ◆ Fire Hydrant
- ▬ Proposed Lake
- ⊙ Proposed Street Light
- ▬ Proposed Sanitary Sewer
- ▬ Proposed Storm Sewer
- ▬ Proposed Water Lines
- ▬ Existing Sanitary Sewer
- ▬ Existing Storm Sewer
- ▬ Existing Water Lines



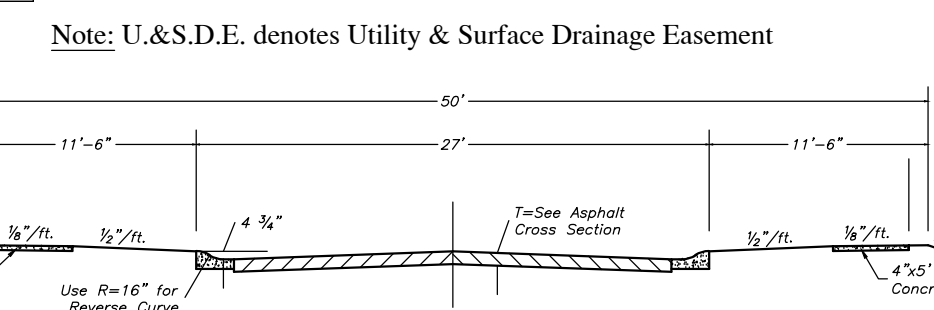
Location Map



SCALE IN FEET:



Original Map Scale: 1"=100'
Date: 08 JULY 16
Rev: 04 NOV 16
22 DEC 16
27 JAN 17



Note: All sidewalks though driveways shall be at a 1/8" per ft. cross-slope.
TYPICAL STREET CROSS-SECTION
Not to Scale

