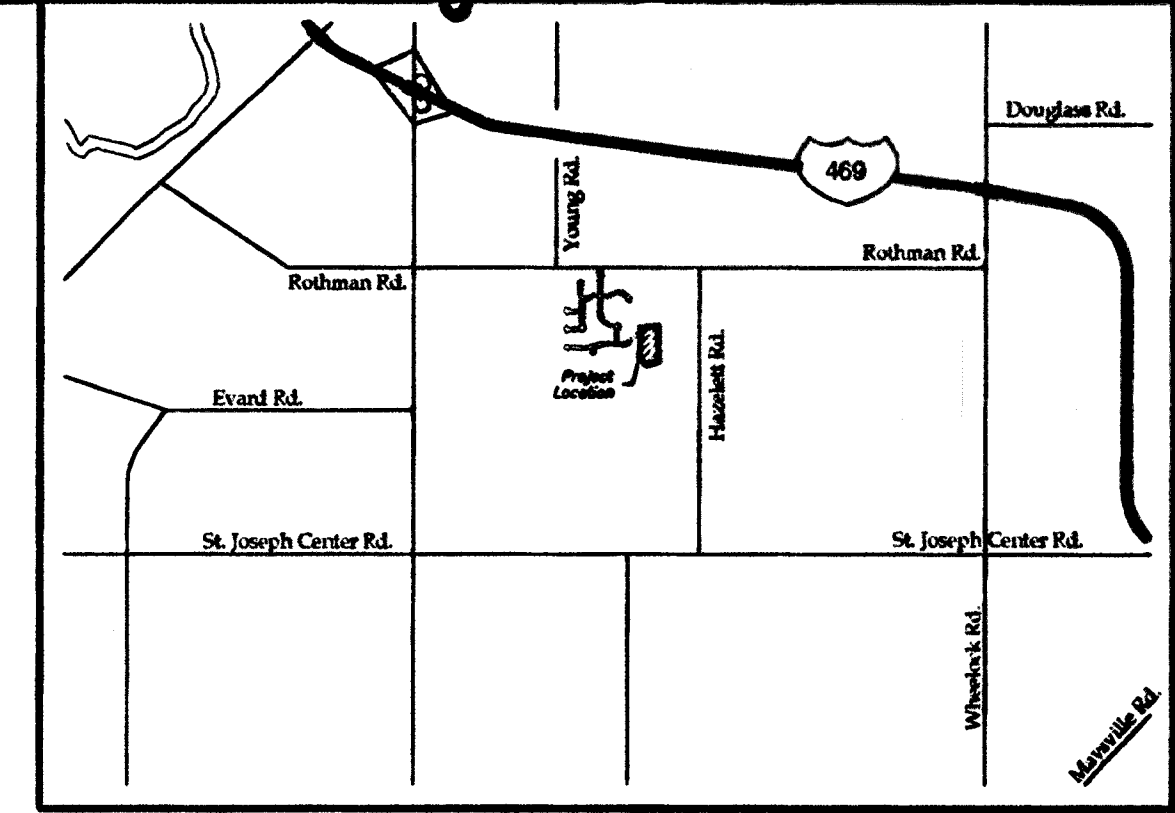


Secondary Plat of:  
**VALENCIA,**  
**SECTION II - PHASE I**  
 A subdivision of part of the Northeast Quarter of Section 15,  
 Township 31 North, Range 13 East, Allen County, Indiana

Developer:  
**Gilmore-Thomas Development, LLC**  
 1020 East Dupont Road  
 Fort Wayne, IN 46825  
 Tel: 260/489-2000 Fax: 489-8974

Surveyor - Planner:  
**Sauer Land Surveying, Inc.**  
 1111 West Hamilton Road South  
 Fort Wayne, IN 46814-9105  
 Tel: 260/469-3300 Fax: 469-3301

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



Location Map



2008024759  
 RECORDED ON  
 05/21/2008 11:28:07AM  
 JOHN MCSHALEY  
 ALLEN COUNTY RECORDER  
 FORT WAYNE, IN  
 REC FEE: 62.00  
 TRANS #: 23892

The undersigned, by virtue of the deed recorded in Document Number 2008019107 in the Office of the Recorder of Allen County, Indiana, being the owner of:  
 Part of the Northeast Quarter of Section 15, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the North Quarter corner of said Section 15 marked by a survey nail; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing and used as the basis of all bearings in this description) on and along the North line of said Northeast Quarter, being within the right-of-way of Rothman Road, a distance of 1387.50 feet to a survey nail at the northeast corner of Valencia, Section I, as recorded in Plat Cabinet F, page 103 in the Office of the Recorder of Allen County, Indiana, thence Southerly, on and along the eastern boundary of said Valencia, Section I, on the following courses and distances:  
 South 00 degrees 00 minutes 00 seconds East, a distance of 200.00 feet to a #5 rebar; thence South 17 degrees 03 minutes 35 seconds East, a distance of 142.26 feet to a #5 rebar; thence South 30 degrees 08 minutes 45 seconds East, a distance of 110.00 feet to a #5 rebar; thence South 35 degrees 04 minutes 30 seconds East, a distance of 60.19 feet to a #5 rebar; thence South 13 degrees 32 minutes 42 seconds East, a distance of 20.29 feet to a #5 rebar; thence South 00 degrees 42 minutes 50 seconds East, continuing on and along the eastern boundary of said Valencia, Section I and the southerly projection thereof, a distance of 392.03 feet to a #5 rebar; thence South 14 degrees 06 minutes 18 seconds West, a distance of 117.24 feet to a #5 rebar; thence South 32 degrees 00 minutes 34 seconds East, a distance of 71.94 feet to a #5 rebar; thence South 51 degrees 57 minutes 40 seconds East, a distance of 125.90 feet to a #5 rebar; thence North 80 degrees 21 minutes 20 seconds East, a distance of 117.20 feet to a #5 rebar; thence North 65 degrees 11 minutes 50 seconds East, a distance of 92.72 feet to a #5 rebar; thence North 89 degrees 29 minutes 42 seconds East, a distance of 11.55 feet to a #5 rebar; thence North 00 degrees 16 minutes 33 seconds West, a distance of 614.79 feet to a #5 rebar; thence South 89 degrees 17 minutes 10 seconds West, a distance of 191.37 feet to a #5 rebar; thence South 00 degrees 42 minutes 50 seconds East, a distance of 25.12 feet to a #5 rebar; thence South 89 degrees 17 minutes 10 seconds West, a distance of 130.86 feet to the true point of beginning, containing 4.689 acres of land, subject to all easements of record

does hereby subdivide and plat the same into lots, blocks, streets and easements as shown on the plat to be known as VALENCIA, SECTION II - PHASE I, this 11 day of MAY, 2008, does hereby dedicate the streets thus shown to the public use, and does hereby subject and impress all of said lots in said Addition with the restrictions, covenants, limitations and easements referred to in the Declaration of Covenants, Conditions and Restrictions attached hereto and made a part hereof by reference.

GILMORE-THOMAS DEVELOPMENT, LLC

By: Jeffrey M. Thomas  
 Jeffrey M. Thomas, Member

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF ALLEN )

Before me, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Jeffrey M. Thomas, known to me to be the person and Member whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said GILMORE-THOMAS DEVELOPMENT, LLC, and that he executed the same as the act of such GILMORE-THOMAS DEVELOPMENT, LLC for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and notarial seal this 28<sup>th</sup> day of April, 2008.

My Commission Expires: March 6, 2014  
Martha M. Murray  
 Martha M. Murray, Notary Public  
 Resident of Allen County, Indiana

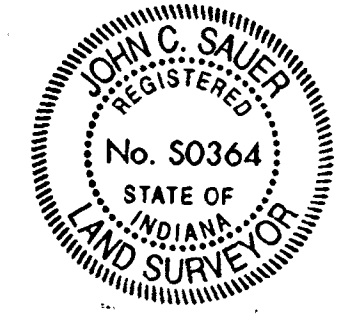
Consent for permanent structures issued by the Allen County Drainage Board on March 13, 2008 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. 08-030 reference - VALENCIA, SECTION II, regulated drain.

**CERTIFICATE OF SURVEYOR**

I, John C. Sauer, hereby certify that I am a Land Surveyor or 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 2008019107 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 rebar bearing plastic caps imprinted "Sauer S0364"; 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.

John C. Sauer Date: 04/24/08  
 John C. Sauer, Indiana Land Surveyor



This plat lies entirely within the Rule 12 - IAC 865 boundary surveys certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Documents Numbered 2008015774 in the Office of the Recorder of Allen County, Indiana.

**PLAT LEGEND**

- Plat Boundary Line
- Plat Boundary Line within Road Right-of-Way
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-back Line
- Easement Line
- Adjoining Plat Interior Lot Line
- NNNNN Street Address Number
- NN Lot Number and Block Designation
- A=00'M/SS" R=NN'LLIN" Street Curve Data
- MINFL Minimum Flood Protection Grade

Lot #	Area (sq. ft.)
73	12,196
74	8,637
75	8,616
76	11,263
77	12,626
78	14,198
79	13,567
80	10,495
81	10,016
82	9,870
83	9,070
84	9,102
85	9,436
86	10,159
110	13,282

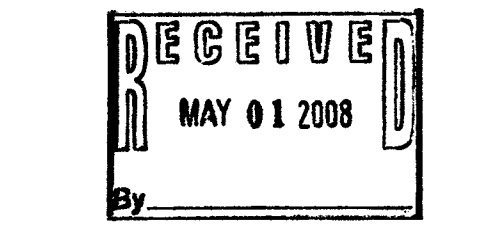
Entity	Area (sq. ft.)
Block F	1,908
Block G	3,396
Street	36,012



SCALE IN FEET:  
 0 60 120  
 ORIGINAL MAP SCALE: 1"=60'

DATE: March 27, 2008  
 Last Revised: 04/18/08

8" Conc. Post Flush  
 Section I Plat  
 Benchmark #3  
 El=811.90



Valencia, Sec. 15  
 (P.C. "F", p. 103)

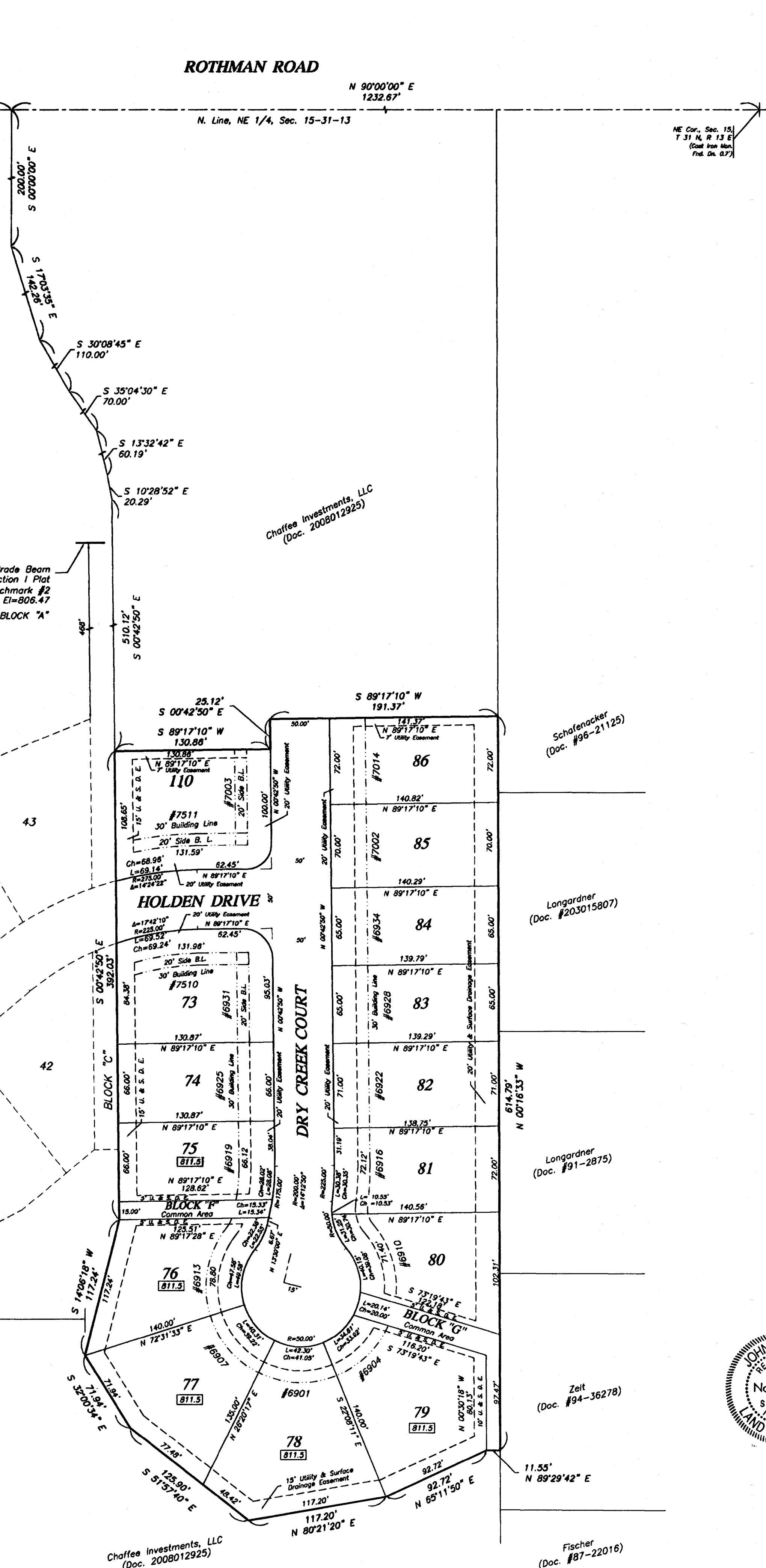
Grade Beam  
 Section I Plat  
 Benchmark #2  
 El=806.47  
 BLOCK "A"

43

45

42

33



Chaffee Investments, LLC  
 (Doc. 2008012925)

Schafnacker  
 (Doc. #96-21125)

Longardner  
 (Doc. #203015807)

Longardner  
 (Doc. #91-2875)

Zell  
 (Doc. #94-36278)

Fischer  
 (Doc. #87-22016)

**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 (PLAT DATUM).
6. All common areas to be blanket utility and surface drainage easements.

**BENCHMARKS:**

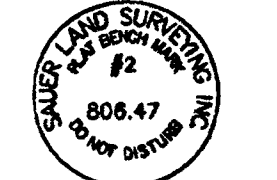
Beginning Benchmark: 9200 1946 U.S.C. & G.S. Standard Disk at the Southeast end of the Northwest wingwall of the Steinhorn Road bridge over Bullerman #7 train bridge located 350' E. West of Wheelock Road. ELEVATION = 779.79

TBM #1: Top of Fire Hydrant Bonnet Bolt between the letters E and L in "Mueller" at the Southwest corner of Lot 237, as referenced in the plat of Cherry Hill, Sec. VIII (P.C. "D", p.5). ELEVATION = 801.71

TBM #2: Top Nut of Fire Hydrant at the Northeast Corner of Rothman Road and Young Road. ELEVATION = 808.21

Section I Plat Benchmark #2: Top of Bronze Disk installed in Pond D Overflow Weir (grade beam) in Block "A" of Valencia, Section I, as indicated on the plat with the elevation stamped on the top of the disk. ELEVATION = 806.47

Section I Plat Benchmark #3: Top of Bronze Disk installed in an 8 inch diameter concrete post 5 feet south of and 5 feet east of the southwest corner of Lot 33 as indicated on the plat with the elevation stamped on the top of the disk. ELEVATION = 811.90



**APPROVALS**

ALLEN COUNTY PLAN COMMISSION  
 DATE: 5-15-08

Alan D. Frisinger  
 ALAN D. FRISINGER, VICE PRESIDENT

ALLEN COUNTY SURVEYOR  
 DATE: 05/20/08

Alan D. Frisinger  
 ALAN D. FRISINGER, LS, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR  
 DATE: 5-16-08

Kimberly Bowma  
 KIMBERLY BOWMA, Z.P., EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS  
 DATE: 5-16-08

Linda K. Bloom  
 LINDA K. BLOOM, PRESIDENT

W.M.E. Brown  
 W.M.E. BROWN, VICE PRESIDENT

F. Nelson Peters  
 F. NELSON PETERS, SECRETARY

ATTEST:  
Michael Blosser  
 MICHAEL BLOSSER, NOTARY

AUDITOR'S OFFICE

F D  
 MAY 19 2008  
 50791  
Robert A. Cox  
 AUDITOR OF ALLEN COUNTY