

CAPPELLI COVES

A subdivision of part of Lots Numbered 4 and 5 in Rousseau's Out Lots in the South Half of the Northeast Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana.

Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818
260/489-4433

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

2017066569
RECORDED: 12/22/2017 11:03:22 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Part of Lots Numbered 4 and 5 in Rousseau's Out Lots in the South Half of the Northeast Quarter of Section 3, Township 31 North, Range 12 East, Allen County, Indiana, according to the recorded plat thereof, as recorded in Plat Record 7, page 50, in the Office of the Recorder of Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of said Lot Number 4, being marked by a survey nail; thence North 87 degrees 58 minutes 17 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Lot Number 4, being within the right-of-way of West Till Road, a distance of 267.72 feet to a survey nail; thence North 02 degrees 01 minutes 43 seconds West, a distance of 239.00 feet to a #5 rebar; thence North 63 degrees 41 minutes 26 seconds East, a distance of 156.00 feet to a #5 rebar on the East line of said Lot Number 4; thence North 02 degrees 01 minutes 57 seconds West, on and along said East line, a distance of 34.00 feet to a #5 rebar; thence North 55 degrees 47 minutes 32 seconds East, a distance of 487.27 feet to a #5 rebar on the East line of said Lot Number 5; thence North 02 degrees 02 minutes 19 seconds West, on and along said East line, a distance of 469.50 feet to a #5 rebar at the Northeast corner thereof; thence South 89 degrees 19 minutes 12 seconds West, on and along the North line of said Lots Numbered 5 and 4, a distance of 822.20 feet to a #5 rebar at the Northwest corner of said Lot Number 4; thence South 02 degrees 00 minutes 49 seconds East, on and along the West line of said Lot Number 4, a distance of 1083.50 feet to the point of beginning, containing 15,000 acres of land, subject to legal right-of-way for West Till Road, and subject to all easements of record.

Springmill Woods Development, LLC, owner by virtue of that certain deed shown in Document Number 2016036877 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, Springmill Woods Development, LLC, 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 CAPPELLI COVES.

IN WITNESS WHEREOF, James J. Lancia, known to me to be the person and a Member of Springmill Woods Development, LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Springmill Woods Development, LLC, set his hand and seal, this 12th day of December, 2017.

SPRINGMILL WOODS DEVELOPMENT, LLC

By: James J. Lancia, Member

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 2016036877 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.

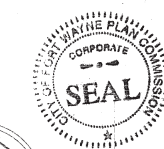
I, John C. Sauer, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.

John C. Sauer, Indiana Land Surveyor

Date: 12/08/2017



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 201603885 in the Office of the Recorder of Allen County, Indiana.



APPROVALS

CITY OF FORT WAYNE SUBDIVISION
CONTROL COMMITTEE
DATE: 12-21-17

CITY OF FORT WAYNE
BOARD OF PUBLIC WORKS
DATE: 12-20-17

PATRICK D. REIL, CHAIRMAN

JOHN G. WARDONA - INTERIM CHAIRMAN

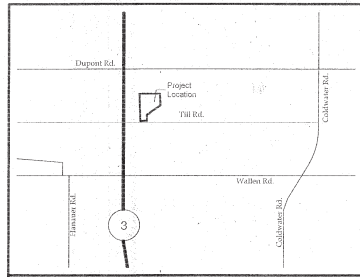
MIKE BYNUM, MEMBER

MATTHEW WIRTZ, MEMBER

MIKE AVILA, MEMBER



SCALE IN FEET:
0 60 120



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
- Street Address Number
- Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade

AREA TABLE

LOT#	Area (sq. ft.)
1	6504
2	6504
3	6466
4	6593
5	7245
6	6533
7	6975
8	7250
9	8125
10	7500
11	6875
12	7500
13	7500
14	2145
15	7695
16	13029
17	7789
18	7984
19	8100
20	8775
21	8775
22	8100
23	8100
24	8100
25	10553
26	11217
27	7889
28	8299
29	6925
30	7200
31	7200
32	7200
33	7200
34	7200
35	6980
36	10030
37	8109
38	7422
39	14879
40	9694
41	8554
42	8118
43	6500
44	6600
45	9514
46	7200
47	7864
48	7890
49	7960
50	6295
51	6541
52	6542

NOTES:

- All buried utilities shall allow for the proposed swale grades as shown on the approved engineering plans.
- U. & S. D. E. indicates utility and surface drainage easement.
- "Side B. L." indicates side building line on corner lots.
- All right-of-way intersection radii are 20 feet.
- Boxed elevation indicates minimum flood protection grade (NAVD'88 DATUM).
- All block areas to be blanket utility and surface drainage easements.

BENCHMARKS:

Beginning Benchmark:
INDOT CORS Base Station RCTM009, located at INDOT Fort Wayne, 5333 Hatfield Road, Fort Wayne, IN Base Station Elev.=861.919 [NAVD'88]

Site Benchmark:

Top of Bronze Disk installed in the Southwest end of the Pond A Overflow Weir (grade beam) Block "B", Cappelli Coves, with the elevation = 833.90 [NAVD'88]

All datum shown hereon is NAVD'88.

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	173.00	24.69	24.67	N 02°01'42" E	87°05'01"
C2	125.00	17.64	17.62	N 02°01'42" E	87°05'01"
C3	50.00	36.14	35.36	N 22°43'06" W	41°24'35"
C4	50.00	15.63	15.56	N 34°28'08" W	17°54'30"
C5	50.00	46.04	44.43	S 00°51'52" W	52°45'31"
C6	50.00	38.02	37.11	N 49°01'39" E	43°34'02"
C7	50.00	52.29	49.94	N 79°13'47" W	59°55'06"
C8	50.00	1.50	1.50	N 50°07'39" W	1°42'52"
C9	50.00	34.64	33.95	N 70°49'57" E	39°41'42"
C10	50.00	36.14	35.36	S 22°18'50" E	47°03'55"
C11	50.00	65.28	60.74	N 05°34'51" W	74°48'32"
C12	50.00	43.81	42.42	S 56°58'22" W	50°11'54"
C13	50.00	42.51	41.24	S 73°37'27" E	48°42'28"
C14	50.00	18.90	17.81	N 59°11'56" W	20°30'45"
C15	50.00	18.24	18.14	S 80°13'54" E	20°53'50"
C16	50.00	41.40	40.23	S 64°15'50" W	47°26'43"
C17	50.00	10.96	10.93	N 34°15'50" E	12°33'15"
C18	50.00	80.58	72.14	S 74°09'17" W	92°20'08"
C19	50.00	41.02	39.88	S 36°10'22" E	47°03'55"
C20	50.00	35.40	34.67	N 07°38'56" E	40°34'02"
C21	50.00	35.40	34.67	S 48°10'58" W	40°34'02"
C22	50.00	17.28	17.19	N 78°21'55" E	18°47'53"
C23	175.00	16.59	16.58	S 00°42'08" W	57°25'55"
C24	175.00	8.10	8.10	N 04°44'39" E	2°39'06"
C25	125.00	17.64	17.62	N 02°01'42" E	87°05'01"

