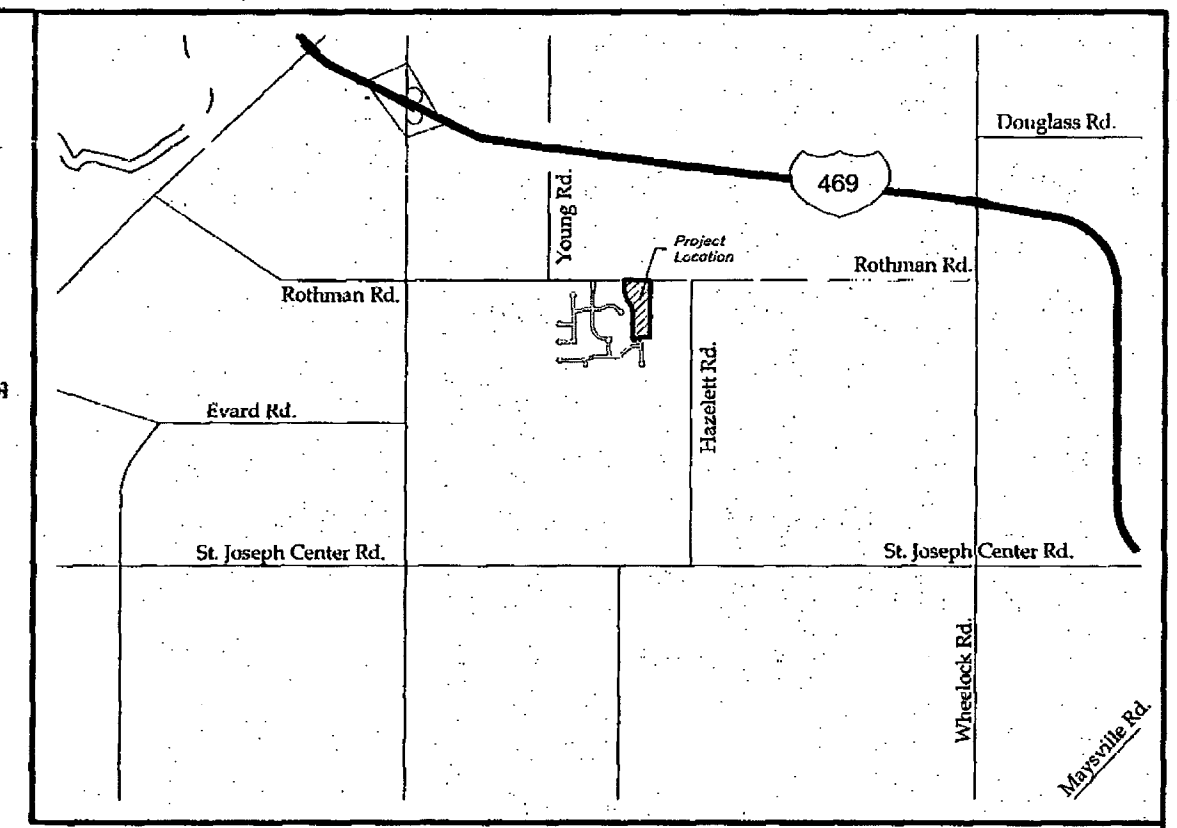


VALENCIA, SECTION II - PHASE II

A subdivision of part of the Northeast Quarter of Section 15,
Township 31 North, Range 13 East, Allen County, Indiana

2011042217
RECORDED: 09/20/2011 10:35:58 AM
JOHN MCGAULEY
ALLEN COUNTY RECORDER
FORT WAYNE, IN



Location Map

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.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300 Fax: 469-3301

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

The undersigned, by virtue of the deed recorded in Document Number 2011030494 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, this being the true point of beginning; 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 70.00 feet to a #5 rebar; thence South 13 degrees 32 minutes 42 seconds East, a distance of 60.19 feet to a #5 rebar; thence South 10 degrees 28 minutes 52 seconds East, a distance of 20.29 feet to a #5 rebar; thence South 00 degrees 42 minutes 50 seconds East, a distance of 510.12 feet to a #5 rebar at the Northwest corner of Valencia, Section II, Phase I, as recorded in Plat Cabinet F, page 194 in the Office of said Recorder; thence North 89 degrees 17 minutes 10 seconds East, on and along a North line of said Valencia, Section II, Phase I, a distance of 25.12 feet; thence North 89 degrees 17 minutes 10 seconds East, on and along a North line of said Valencia, Section II, Phase I, a distance of 191.37 feet to a survey nail on the Northeast corner thereof; thence North 00 degrees 16 minutes 33 seconds West, a distance of 1047.83 feet to a survey nail on the North line of said Northeast Quarter; thence South 90 degrees 00 minutes 00 seconds West, on and along said North line and within the right-of-way of Rothman Road, a distance of 478.20 feet to the true point of beginning, containing 9.275 acres of land, subject to legal right-of-way for Rothman Road and 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 II, this 19 day of September, 2011, 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 by 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 19th day of September, 2011.

My Commission Expires: 09/23/2015
Kimberly M. Ruppel
Kimberly M. Ruppel, 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 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 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 2011030494 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"; 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: 09/08/11
John C. Sauer, Indiana Land Surveyor

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 2008015774 in the Office of the Recorder of Allen County, Indiana.

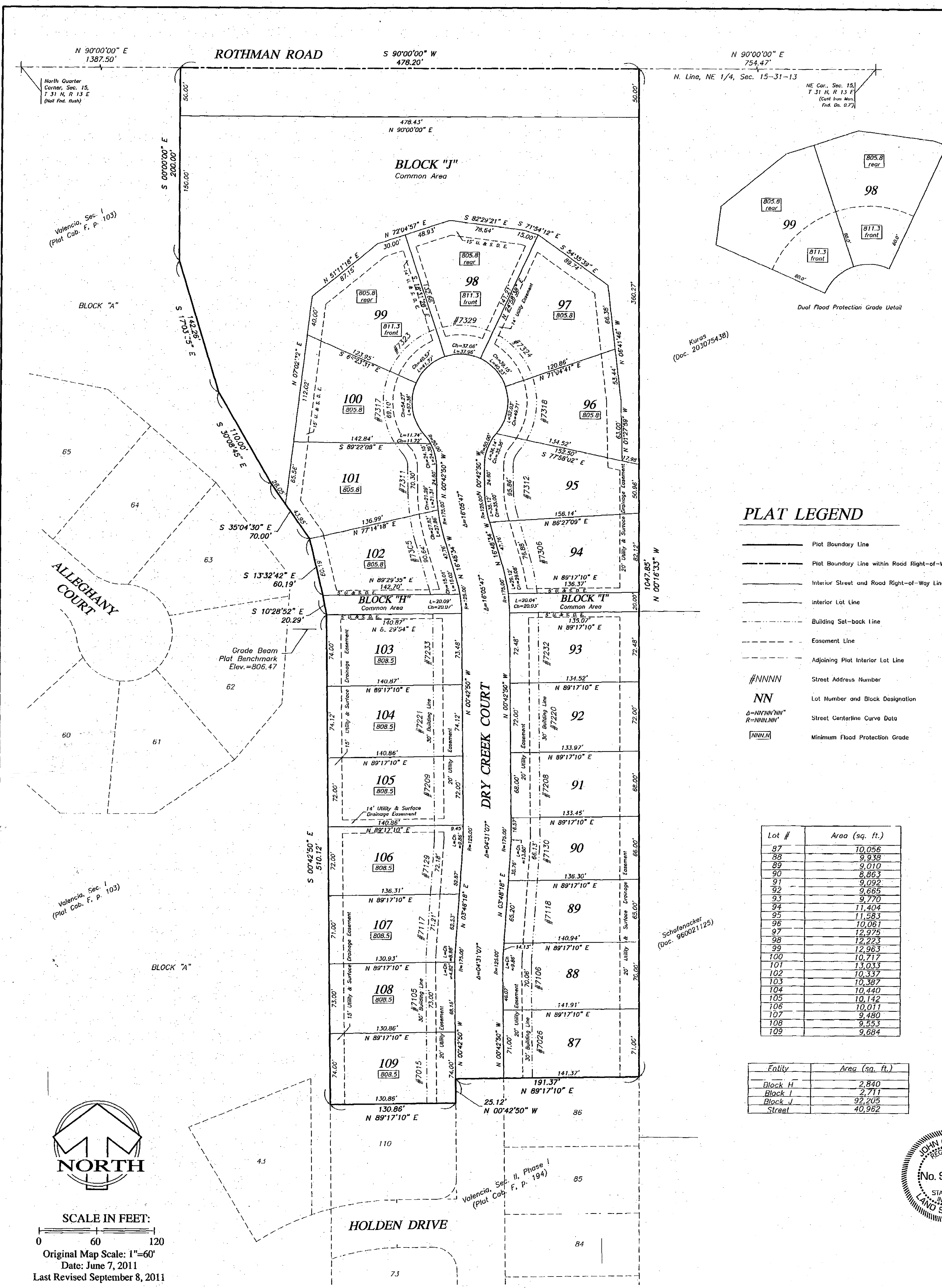


PLAT LEGEND

- Plot Boundary Line
- Plot 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 Plot Interior Lot Line
- Street Address Number
- Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade

Lot #	Area (sq. ft.)
97	10,056
98	9,939
99	9,010
90	8,863
91	9,092
92	9,665
93	9,770
94	11,404
95	11,583
96	10,061
97	12,976
98	12,273
99	12,963
100	10,717
101	13,033
102	10,337
103	10,387
104	10,440
105	10,142
106	10,011
107	9,480
108	9,553
109	9,664

Feature	Area (sq. ft.)
Block H	2,840
Block I	2,711
Block J	2,705
Street	40,962



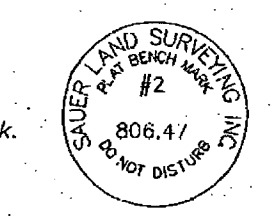
SCALE IN FEET:
0 60 120
Original Map Scale: 1"=60'
Date: June 7, 2011
Last Revised September 8, 2011

NOTES:

1. All buried utilities shall allow for the proposed swale grades as 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: B200 1946 U.S.C. & G.S. Standard Disk at the Southeast end of the Northwest wingwall of the Stillman Road bridge over Bullerman #7 drain bridge located 350' 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



APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 09/12/2011
Alan D. Frisinger
ALAN D. FRISINGER, PRESIDENT

REN NEUMEISTER, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 09/12/2011
Alan D. Frisinger
ALAN D. FRISINGER, ES., ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 09/12/2011
Kimberly Bowman
KIMBERLY BOWMAN, ZONING EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 9/16/2011
Julian Peters
JULIAN PETERS, PRESIDENT
Judak Bloom
JUDAK BLOOM, VICE-PRESIDENT
Theresa M. Brown
THERESA M. BROWN, SECRETARY

ATTEST:
Tera K. Klutz
TERA K. KLUTZ, CPA - ALLEN COUNTY AUDITOR



104591
AUDITOR'S OFFICE
SEP 20 2011
Tera K. Klutz
AUDITOR OF ALLEN COUNTY

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

Survey - 51 - 113 999999

2011092217

VALENCIA, SEC. II - PHASE II