

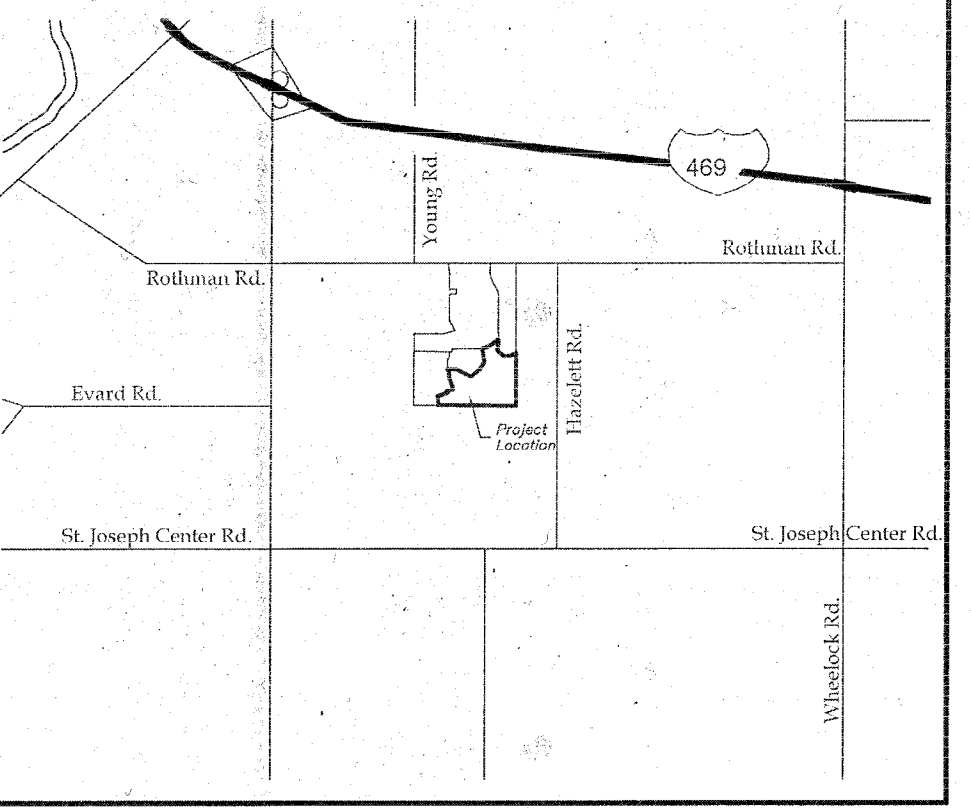
Secondary Plat of:

# VALENCIA, SECTION V

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**  
9601 Coldwater Road  
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



- NOTES:**
- All buried utilities shall allow for the proposed swale grades all 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.
  - [-] Elevation indicates minimum flood protection grade (NGVD'29 DATUM).
  - All block areas to be blanket utility and surface drainage easements.

**BENCHMARK:**  
Plot Benchmark #1: Top of Bronze Disk installed in the Northwest end of a concrete grade beam located in Block L of Valencia, Section V, with the elevation 809.63 stamped on the top of the disk.  
ELEVATION = 809.63 feet NGVD'29

Plot Benchmark #2: Top of Bronze Disk installed in an 8 inch diameter concrete post 3.5 feet South of the Southwest corner of Lot 33 of Valencia, Section V, with the elevation 811.90 stamped on the top of the disk.  
ELEVATION = 811.90 feet NGVD'29

### AREA TABLE

LOT#	Area (sq. ft.)
158	14094
159	20510
160	13938
161	12636
162	28508
163	19106
164	15397
165	14227
166	11454
167	11972
168	16466
169	21464
170	13900
171	13397
172	12000
173	13652
174	20427
175	17028
176	16095
177	14675
178	13423
179	12800
180	12902
181	13224
182	11077
183	11900
184	16816
185	13963
186	12800
187	12187
188	17942
189	14626
190	12902
191	12344
192	12738
193	17000
194	12750
195	12865
196	13520
197	16624
198	13576
199	10437
200	10664
201	13697
202	12438
203	12286

Entity	Area (sq. ft.)
Block I	246918
Street	123619

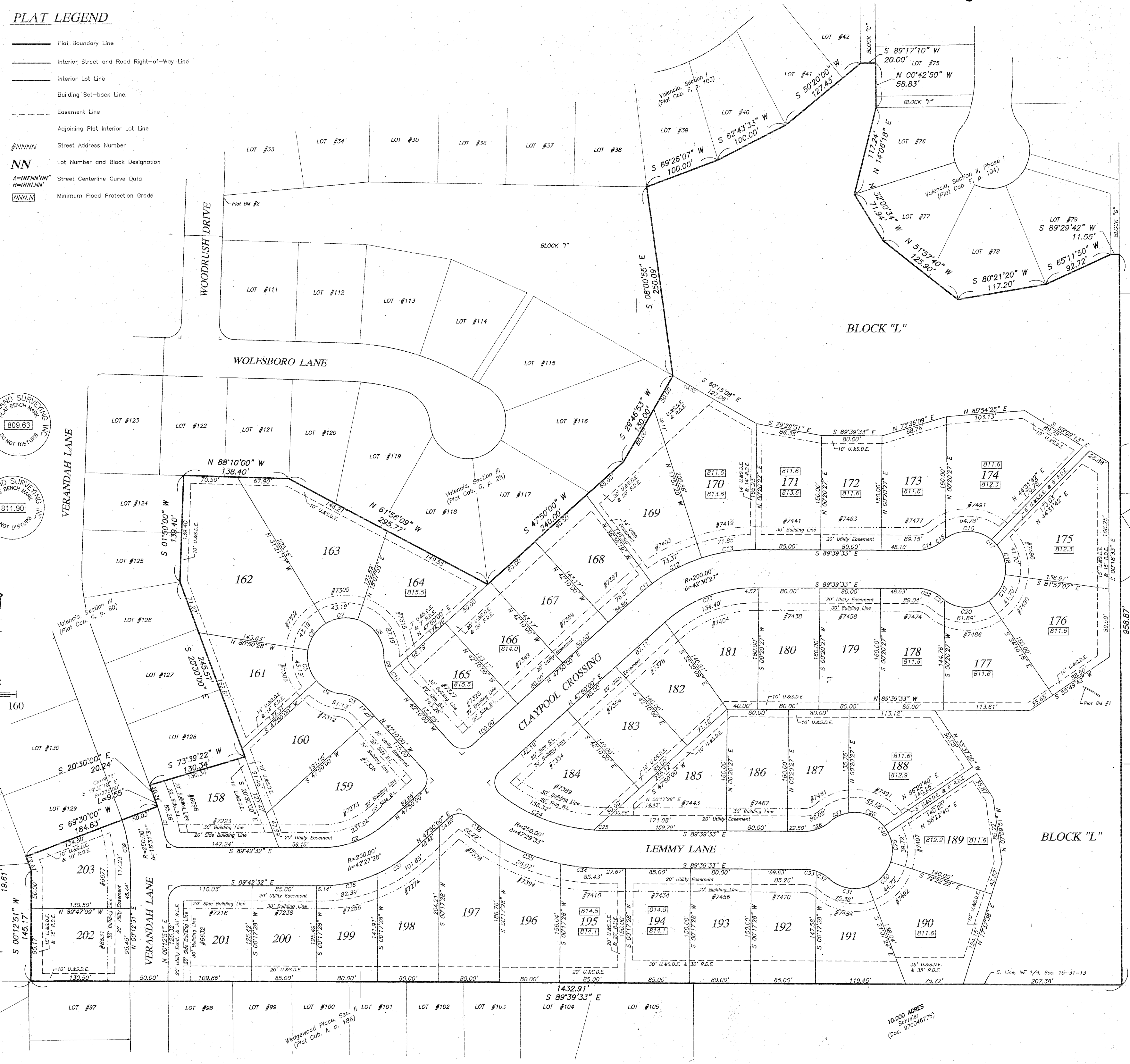
### LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DILTA ANGLE
C1	275.00	85.00	84.86	S 13°43'35" E	133°32'45"
C2	125.00	92.63	90.52	S 69°03'44" W	42°27'28"
C3	50.00	36.14	35.36	N 62°52'17" W	41°24'35"
C4	50.00	37.74	36.89	S 61°57'07" E	43°14'56"
C5	50.00	43.19	41.86	S 15°35'03" E	49°29'11"
C6	50.00	43.19	41.86	S 33°54'08" W	49°29'11"
C7	50.00	43.19	41.86	N 83°23'19" E	49°29'11"
C8	50.00	62.06	58.15	N 38°19'45" W	71°06'40"
C9	50.00	25.13	24.87	N 15°09'20" W	26°47'49"
C10	50.00	11.01	10.98	S 35°51'37" E	12°36'45"
C11	225.00	21.71	21.70	N 50°35'50" E	5°31'41"
C12	225.00	13.37	13.04	S 62°42'10" W	18°40'59"
C13	225.00	71.85	71.55	S 81°11'54" W	18°17'47"
C14	50.00	36.14	35.36	S 69°38'10" W	41°24'35"
C15	50.00	4.91	4.90	N 51°44'31" E	5°37'18"
C16	50.00	64.78	60.35	N 89°44'48" W	74°14'11"
C17	50.00	10.02	10.00	S 45°28'18" E	11°28'42"
C18	50.00	41.70	40.50	N 15°50'32" W	47°48'50"
C19	50.00	41.70	40.50	S 31°58'19" W	47°48'50"
C20	50.00	61.89	58.01	N 89°42'49" W	10°14'56"
C21	50.00	4.37	4.37	N 50°45'10" W	5°00'23"
C22	50.00	36.14	35.36	S 68°57'15" E	41°24'35"
C23	175.00	129.83	126.87	S 69°05'14" W	42°30'27"
C24	225.00	116.32	113.19	S 69°07'06" E	39°48'20"
C25	225.00	14.29	14.26	N 87°50'25" W	3°38'16"
C26	50.00	36.14	35.36	N 69°38'10" E	41°24'35"
C27	50.00	27.44	27.10	N 64°39'22" E	31°26'58"
C28	50.00	192.58	190.19	N 69°42'49" W	10°14'56"
C29	50.00	39.72	38.68	S 05°07'40" E	25°30'37"
C30	50.00	44.72	43.25	S 43°15'07" W	51°14'58"
C31	50.00	94.87	92.16	N 79°47'11" E	62°52'26"
C32	50.00	203.51	200.96	S 50°59'57" E	23°29'58"
C33	50.00	15.63	15.57	N 80°42'14" W	17°54'37"
C34	275.00	57.76	57.65	N 83°38'32" W	12°02'02"
C35	275.00	88.07	85.72	S 86°39'52" E	17°55'58"
C36	275.00	68.22	68.05	N 86°09'06" E	14°12'56"
C37	175.00	53.43	53.22	S 56°54'49" W	11°29'37"
C38	175.00	76.25	75.65	N 77°48'32" E	24°57'50"
C39	225.00	71.79	71.49	N 08°55'56" W	18°16'55"
C40	50.00	10.02	10.00	N 33°3'20" W	11°28'42"

### DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	2791.0 feet
----------------------	-------------

**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 easements 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.



Part of the Northeast Quarter of Section 15, Township 31 North, Range 13 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North Quarter corner of said Section 15, being marked by a survey nail; thence South 00 degrees 01 minutes 32 seconds West (bearings in this description are based on a deed bearing of North 90 degrees 00 minutes 00 seconds East for the North line of said Northeast Quarter), on and along the West line of said Northeast Quarter, a distance of 2610.29 feet to an iron nail post at the center of said Section 15; thence South 89 degrees 39 minutes 33 seconds East, on and along the South line of said Northeast Quarter, a distance of 446.62 feet to a #5 rebar at the Southwest corner of Valencia, Section IV, as recorded in Plat Cabinet G, page 80, in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 89 degrees 39 minutes 33 seconds East, continuing on and along the South line of said Northeast Quarter, a distance of 1432.91 feet to a 1.5 inch diameter pipe at the Southeast corner of a 37.546 acre base tract of real estate described in a deed to Valencia Equity Group, LLC, in Document Number 2013016322 in the Office of said Recorder; thence North 00 degrees 42 minutes 59 seconds West, on and along the East line of said 37.546 acre base tract, a distance of 958.87 feet to a #5 rebar at the Southeast corner of Valencia, Section II, Phase I, as recorded in Plat Cabinet F, page 194, in the Office of said Recorder; thence Westerly and Northerly, on and along the South and West lines of said Valencia, Section II, Phase I, as defined by the following courses and distances:

South 89 degrees 29 minutes 42 seconds West, a distance of 11.55 feet to a #5 rebar; thence South 65 degrees 11 minutes 50 seconds West, a distance of 92.72 feet to a #5 rebar; thence South 80 degrees 21 minutes 20 seconds West, a distance of 125.90 feet to a #5 rebar; thence North 51 degrees 57 minutes 40 seconds West, a distance of 125.90 feet to a #5 rebar; thence North 32 degrees 00 minutes 34 seconds West, a distance of 71.94 feet to a #5 rebar; thence North 14 degrees 06 minutes 18 seconds East, a distance of 117.24 feet to a #5 rebar; thence North 00 degrees 42 minutes 59 seconds West, a distance of 58.83 feet to a #5 rebar at the Southeast corner of Valencia, Section I, as recorded in Plat Cabinet F, page 103, in the Office of said Recorder;

thence Westerly, on and along the South lines of said Valencia, Section I, as defined by the following courses and distances:

South 89 degrees 17 minutes 10 seconds West, a distance of 20.00 feet to a #5 rebar; thence South 50 degrees 20 minutes 00 seconds West, a distance of 127.43 feet to a #5 rebar; thence South 62 degrees 43 minutes 33 seconds West, a distance of 100.00 feet to a #5 rebar; thence South 69 degrees 26 minutes 07 seconds West, a distance of 100.00 feet to a #5 rebar at the Northeast corner of Valencia, Section III, as recorded in Plat Cabinet "G", page 28, in the Office of said Recorder;

thence Southerly, Westerly and Northerly, on and along the East, South, and West lines of said Valencia, Section III, as defined by the following courses and distances:

South 08 degrees 00 minutes 55 seconds East, a distance of 250.09 feet to a #5 rebar; thence South 29 degrees 46 minutes 53 seconds West, a distance of 130.00 feet to a #5 rebar; thence South 47 degrees 50 minutes 00 seconds West, a distance of 240.00 feet to a #5 rebar; thence North 61 degrees 56 minutes 09 seconds West, a distance of 295.77 feet to a #5 rebar; thence North 88 degrees 10 minutes 00 seconds West, a distance of 138.40 feet to a #5 rebar at a Northeast corner of said Valencia, Section IV;

thence Southerly and Westerly on and along the East and South lines of said Valencia, Section IV, as defined by the following courses and distances:

South 01 degrees 50 minutes 00 seconds West, a distance of 139.40 feet to a #5 rebar; thence South 20 degrees 30 minutes 00 seconds East, a distance of 245.57 feet to a #5 rebar; thence South 73 degrees 39 minutes 22 seconds West, a distance of 130.34 feet to a #5 rebar; thence South 20 degrees 30 minutes 00 seconds East, a distance of 20.24 feet to a #5 rebar at the point of curvature of a tangent circular curve to the right having a radius of 278.00 feet; thence Southerly, on and along the arc of said curve, an arc distance of 9.55 feet, being subtended by a long chord having a length of 9.55 feet and a bearing of South 19 degrees 30 minutes 18 seconds East to a #5 rebar; thence South 69 degrees 30 minutes 00 seconds West, a distance of 184.83 feet to a #5 rebar; thence South 20 degrees 30 minutes 00 seconds East, a distance of 19.61 feet to a #5 rebar; thence South 00 degrees 12 minutes 51 seconds West, a distance of 145.17 feet to the true point of beginning, containing 23.782 acres of land, and subject to all easements of record.

Gilmore-Thomas Development, LLC, owner by virtue of that certain deeds shown in Document Number 2018012652 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, Gilmore-Thomas 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 VALENCIA, SECTION V.

IN WITNESS WHEREOF, Jeffrey M. Thomas, known to me to be the person and a member of Gilmore-Thomas Development, LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Gilmore-Thomas Development, LLC, set his hand and seal, this 27 day of July, 2019.

Gilmore-Thomas Development, LLC.  
Jeffrey M. Thomas, Member

AUDITOR'S OFFICE  
Duly entered for location. Subject to final acceptance for transfer.  
AUG 09 2019  
AUDITOR OF ALLEN COUNTY

Consent for permanent structures issued by the Allen County Drainage Board on February 22, 2018, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #18-026 reference - Valencia, Section V, Regulated Drain.

### APPROVALS

ALLEN COUNTY PLAN COMMISSION  
DATE: 8-7-19  
*Susan L. Hoob*  
SUSAN L. HOOB, PRESIDENT

ALLEN COUNTY SURVEYOR  
DATE: 7-29-2019  
*John C. Sauer*  
JOHN C. SAUER, ALLEN COUNTY SURVEYOR

BOARD OF COMMISSIONERS  
DATE: 8-2-19  
*Richard J. Beck, Jr.*  
RICHARD J. BECK, JR., SECRETARY

ZONING ADMINISTRATOR  
DATE: 8/18/19  
*Kimberly R. Brown*  
KIMBERLY BROWN, ZONING DIRECTOR

ATTEST:  
*Nicholas D. Jordan*  
NICHOLAS D. JORDAN, DEPUTY AUDITOR

**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 2018012652 in the Office of the Recorder of Allen County, Indiana; that following the completion of construction and grading, all corners will be marked with 2 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 herein 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*  
John C. Sauer, Indiana Land Surveyor  
Date: 07/16/2019

