

Secondary Plat of:

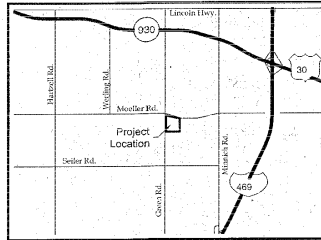
CANAL SQUARE

A subdivision of part of the Southeast Quarter of Section 13,
Township 30 North, Range 13 East, Allen County, Indiana.

2021073063
RECORDED: 10/29/2021 09:42:51 AM
ANITA HATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46825
Tel: 260/489-4433

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.C. indicates utility and surface drainage easement.
 - Boxed elevation indicates minimum flood protection grade (NAVD '88 DATUM).
 - All common areas to be blanket utility, surface drainage, and regulated drainage easements.

Location Map

PLAT LEGEND

- Plot Boundary Line
 - Interior Street and Road Right-of-Way Line
 - Interior Lot Line
 - Building Set-back Line
 - Easement Line
 - Adjoining Plot Interior Lot Line
- #NNNNN Street Address Number
NN Lot Number and Block Designation
Δ-NNNNNN Street Centerline Curve Data
R-NNNNNN Minimum Flood Protection Grade

BENCHMARKS:
Beginning Benchmark:
INDOT CORS Base Station RCTM0009, located at INDIOT Fort Wayne,
5333 Hatfield Road, Fort Wayne, IN
ELEVATION = 863.76 [NAVD '88]

Plot Benchmark: Top of Bronze Disk installed in the center of the concrete grade beam for Pond A in Block "A" of Canal Square, with the elevation 774.91 stamped on the top of the disk.
ELEVATION = 774.91 [NAVD '88]



AREA TABLE

LOT#	Area (sq. ft.)
1	3213
2	2959
3	3039
4	3039
5	3079
6	3216
7	3216
8	3039
9	3134
10	2861
11	3516
12	4263
13	2366
14	2182
15	2200
16	2759
17	2757
18	3090
19	3491
20	3276
21	2942
22	2942
23	2805
24	2916
25	2596
26	2596
27	3118
28	3244
29	3036
30	3680
31	3244
32	2912
33	3136
34	1947
35	2344
36	2772
37	2675
38	2975
39	3043

Entity	Area (sq. ft.)
Block A	30701
Block B	24320
Street	24859

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	52.50	1.30	1.30	N 86°42'18" E	1°28'11"
C2	52.50	28.68	28.32	N 70°20'51" E	31°17'41"
C3	52.50	15.05	15.00	S 46°29'13" W	16°29'35"
C4	52.50	13.05	13.00	S 30°03'38" W	16°29'35"
C5	52.50	13.05	13.01	S 14°43'42" W	14°14'17"
C6	52.50	7.99	7.98	S 03°15'07" W	8°42'54"
C7	52.50	7.99	7.99	N 05°13'56" W	8°42'54"
C8	52.50	22.27	22.11	S 21°30'03" E	24°18'22"
C9	52.50	24.69	24.43	S 47°06'22" E	25°54'15"
C10	52.50	22.05	21.99	S 74°35'32" E	24°04'05"
C11	52.50	5.94	5.93	S 87°01'57" W	16°29'35"
C12	95.00	37.54	37.38	S 79°04'58" W	19°37'29"
C13	95.00	22.59	22.51	N 62°27'58" E	13°36'29"
C14	95.00	19.51	19.48	N 49°46'41" E	11°46'01"
C15	95.00	23.00	22.94	S 35°57'35" W	13°52'09"
C16	95.00	10.13	10.12	N 26°58'16" E	6°06'29"
C17	95.00	24.29	24.92	N 16°24'43" E	15°00'37"
C18	95.00	13.40	13.39	N 03°54'02" E	10°00'44"
C19	10.00	15.45	13.96	N 43°09'17" E	88°31'14"
C20	10.00	15.97	14.32	S 46°50'43" E	91°28'46"
C21	55.00	30.68	30.76	N 14°51'46" E	31°56'08"
C22	55.00	12.54	12.51	S 37°21'45" E	13°03'51"
C23	55.00	5.80	5.80	N 46°54'57" E	6°02'33"
C24	55.00	37.40	36.68	S 69°24'57" W	38°57'27"
C25	17.50	19.83	17.68	N 46°08'20" W	50°00'00"
C26	12.50	19.31	17.48	N 44°08'17" E	88°31'14"



Part of the Southeast Quarter of Section 13, Township 30 North, Range 13 East, Allen County, Indiana, being part of a 4.698 acre parcel described in Document #204044162 as found in the Office of the Recorder of Allen County, Indiana, described as follows:

Commencing at a Harrison Monument at the Northwest corner of the Southeast Quarter of said Section 13; thence South 01 degree 06 minutes 20 seconds East (right-of-way deed bearing and is utilized as the basis for all bearings relative to this description), on the West line of said Southeast Quarter, being within the right-of-way of Green Road, 510.00 feet to the Southwest corner of said 4.698 acre parcel; thence North 87 degrees 24 minutes 34 seconds East, on the South line of said 4.698 acre parcel, 50.02 feet to the Point of Beginning; thence North 01 degree 06 minutes 20 seconds West, on the East line of a 0.48 acre right-of-way parcel described in Document #2011021415, being parallel with and 50.00 feet East of the West line of said Southeast Quarter, 434.95 feet; thence along the Southerly right-of-way line of Moeller Road by the following 4 courses; North 13 degrees 45 minutes 21 seconds East, 4.84 feet to a 5/8 inch rebar monumenting a deflection in said Southerly right-of-way line; thence North 73 degrees 49 minutes 21 seconds East, 103.08 feet to a 5/8 inch rebar; thence North 87 degrees 51 minutes 31 seconds East, 205.75 feet to a 5/8 inch diameter rebar; thence South 81 degrees 35 minutes 18 seconds East, on the South line of a 0.016 acre right-of-way parcel described in said Document #2011021415, a distance of 94.64 feet to a point on the West line of Block "E" of Windsor Pointe, Section II, as recorded in Plat Cabiner "H", page 98; thence South 01 degree 06 minutes 20 seconds East, on the West line of said Windsor Pointe, Section II, also being the East line of the aforesaid 4.698 acre parcel, being parallel with the West line of said Southeast Quarter, 444.17 feet to the Southeast corner of said 4.698 acre parcel; thence South 87 degrees 24 minutes 34 seconds West, on the South line thereof, also being the Northerly line of said Windsor Pointe, Section II, a distance of 399.98 feet to the Point of Beginning; containing 4.202 acres, more or less.

Springmill Woods Development, LLC, owner by virtue of that certain deed shown in Document Number 2021013030 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 CANAL SQUARE.

IN WITNESS THEREOF, James J. Lancia, known to me to be the person and an operating 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 4th day of October, 2021.

Springmill Woods Development, LLC
By:
James J. Lancia, Operating Member

AUDITOR'S OFFICE
Duty entered for taxation. Subject to final acceptance for transfer.

OCT 28 2021

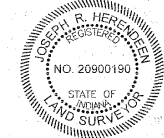
AUDITOR OF ALLEN COUNTY

CERTIFICATE OF SURVEYOR

I, Joseph R. Herendeen, 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 2021013030 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 1/2 inch long #5 rebar bearing plastic caps imprinted "SLSI Firm 0048"; 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, Joseph R. Herendeen, 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.

Joseph R. Herendeen, Indiana Land Surveyor
Date: 10/04/2021



This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by Joseph R. Herendeen, Indiana Land Surveyor, and duly recorded under Document Number 2021029078 in the Office of the Recorder of Allen County, Indiana.

APPROVALS

NEW HAVEN
PLAN COMMISSION
DATE: 10/27/2021

ROB GUTIERREZ, DIRECTOR OF PLANNING

JOHN M. STAUFFER, PLAN COMMISSION MEMBER

CHAN ALMODOVAR, PLAN COMMISSION MEMBER

NEW HAVEN BOARD OF
PUBLIC WORKS & SAFETY
DATE: 10/27/2021

MAYOR STEVE MCMICHAEL, CHAIRMAN

DAVE JONES, SUPERINTENDENT OF UTILITIES

ROB GUTIERREZ, MEMBER

ROBERT BYRD, MEMBER



SCALE IN FEET:
0 30 60