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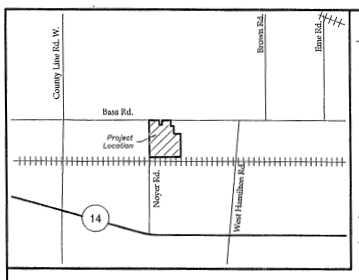
Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling



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
- #NNNN — Street Address Number
- NN — Lot Number and Block Designation
- Δ=NN°NN'NN" R=NNN.NN' — Street Centerline Curve Data
- [NNN.N] — Minimum Flood Protection Grade

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. All right-of-way intersection radii are 20 feet.
4. [ ] Boxed elevation indicates minimum flood protection grade (NAVD '88 DATUM).
5. All common areas to be blanket utility, surface drainage, and regulated drainage easements.

BENCHMARKS:
Beginning Benchmark: F-129 B.M. tablet set in the NW corner of S.R. 14 bridge over Beal Taylor Ditch, located 0.17 miles East of West Hamilton Road South, Sec. 5, T 30 N, R 11 E, Aboite Twp. ELEVATION = 822.28

Plat Benchmark #1
Top operating nut of Fire Hydrant located 8.4 feet East of the Southwest corner of Lot 14 of Mason's Ridge, Sec. 1
ELEVATION = 847.13 feet [NAVD'88]

Plat Benchmark #2
Top operating nut of Fire Hydrant located 7.3 feet South of the Southwest corner of Lot 42 of Mason's Ridge, Sec. 1
ELEVATION = 846.11 feet [NAVD'88]

REGULATED DRAINAGE EASEMENT NOTE:

Pursuant to the Indiana Drainage Code (IC 36-9-27) the undersigned owners filed a petition with the Allen County Drainage Board (duplicated with the Allen County Surveyor) requesting that portions of the storm drainage system and easements for this development be accepted into the County's Regulated Drainage System. The portions of the storm drainage system and easements that have been accepted into the County's Regulated Drainage System are designated on this plat as Regulated Drainage Easements (RDE's). The Allen County Drainage Board has jurisdiction over the Regulated Drains within this development (IC 36-9-27-15) and may exercise its powers and powers as provided in the Indiana Drainage Code (IC 36-9-27) relative to those drains (e.g., levy an annual assessment per lot). The Regulated Drains provide for the collection and conveyance of stormwater. The RDE's are established for the installation, operation, maintenance, and reconstruction of the Regulated Drains in accordance with IC 36-9-27 and with the Allen County Stormwater Management Ordinance.

The Allen County Drainage Board assumes no responsibility for any stormwater easements and/or improvements within this development that have not been accepted into the County's Regulated Drainage System. Other parties (e.g., individual lot owners or the homeowner's association) are responsible for the operation, maintenance, and reconstruction of those improvements.

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	3110.0 feet

Secondary Plat of:

MASON'S RIDGE, SECTION I

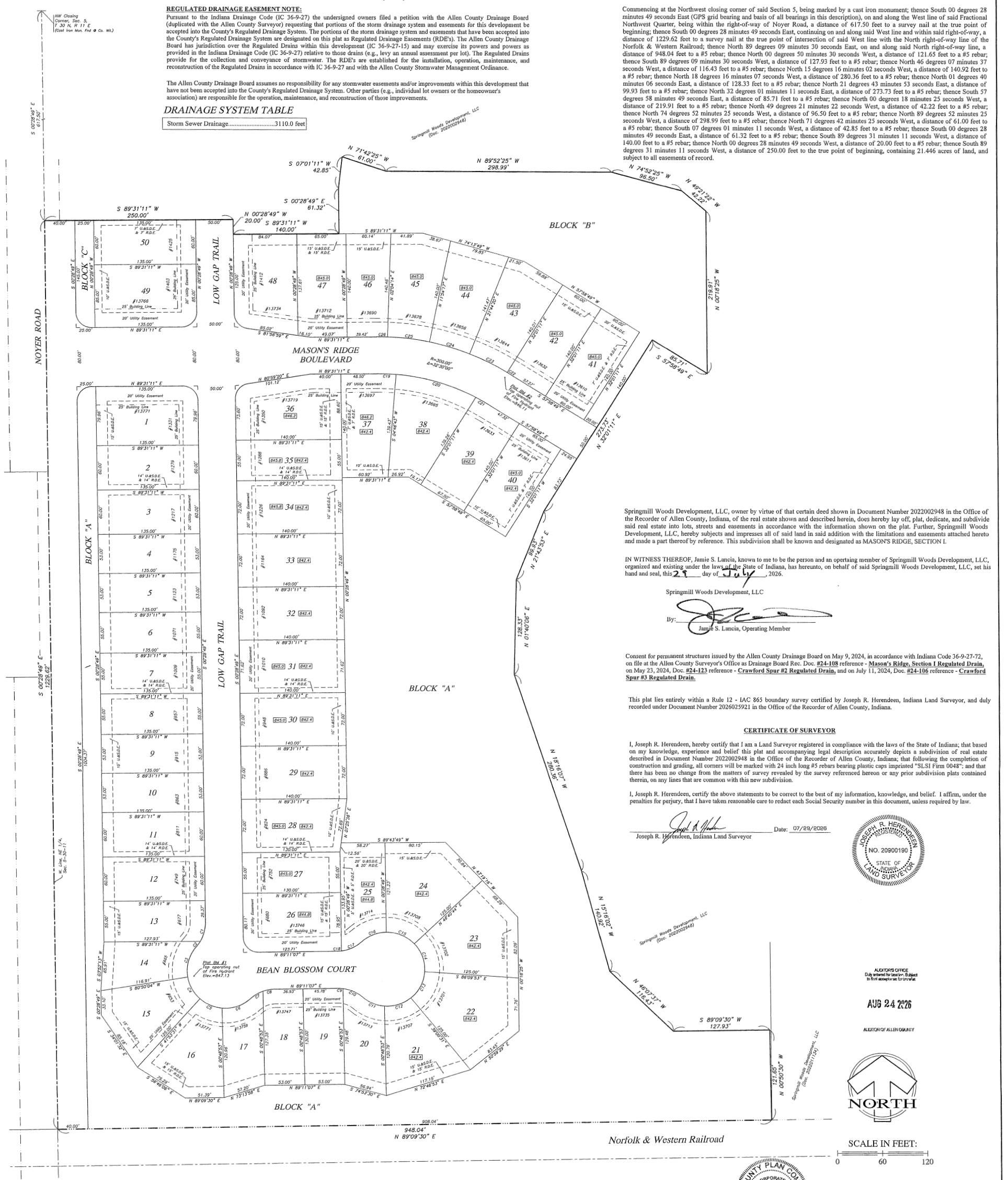
A subdivision of part of the Fractional Northwest Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana.

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

Surveyor - Planner:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300

Part of the Fractional Northwest Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Northwest closing corner of said Section 5, being marked by a cast iron monument; thence South 00 degrees 28 minutes 49 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Fractional Northwest Quarter, being within the right-of-way of Noyer Road, a distance of 617.50 feet to a survey nail at the true point of beginning; thence South 00 degrees 28 minutes 49 seconds East, continuing on and along said West line and within said right-of-way, a distance of 1229.62 feet to a survey nail at the true point of intersection of said West line with the North right-of-way line of the Norfolk & Western Railroad; thence North 89 degrees 09 minutes 30 seconds East, on and along said North right-of-way line, a distance of 948.04 feet to a #5 rebar; thence North 00 degrees 50 minutes 30 seconds West, a distance of 121.65 feet to a #5 rebar; thence South 89 degrees 09 minutes 30 seconds West, a distance of 127.93 feet to a #5 rebar; thence North 46 degrees 07 minutes 37 seconds West, a distance of 116.43 feet to a #5 rebar; thence North 15 degrees 16 minutes 02 seconds West, a distance of 140.92 feet to a #5 rebar; thence North 18 degrees 16 minutes 07 seconds West, a distance of 280.36 feet to a #5 rebar; thence North 01 degrees 40 minutes 06 seconds East, a distance of 128.33 feet to a #5 rebar; thence North 21 degrees 43 minutes 53 seconds East, a distance of 99.93 feet to a #5 rebar; thence North 32 degrees 01 minutes 11 seconds East, a distance of 273.73 feet to a #5 rebar; thence South 57 degrees 58 minutes 49 seconds East, a distance of 85.71 feet to a #5 rebar; thence North 00 degrees 18 minutes 25 seconds West, a distance of 219.91 feet to a #5 rebar; thence North 49 degrees 21 minutes 22 seconds West, a distance of 42.22 feet to a #5 rebar; thence North 74 degrees 52 minutes 25 seconds West, a distance of 96.50 feet to a #5 rebar; thence North 89 degrees 52 minutes 25 seconds West, a distance of 298.99 feet to a #5 rebar; thence North 71 degrees 42 minutes 25 seconds West, a distance of 61.00 feet to a #5 rebar; thence South 07 degrees 01 minutes 11 seconds West, a distance of 42.85 feet to a #5 rebar; thence North 00 degrees 28 minutes 49 seconds West, a distance of 20.00 feet to a #5 rebar; thence South 89 degrees 31 minutes 11 seconds West, a distance of 250.00 feet to the true point of beginning, containing 21.446 acres of land, and subject to all easements of record.



SCALE IN FEET: 0 60 120

Springmill Woods Development, LLC, owner by virtue of that certain deed shown in Document Number 2022002948 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 MASON'S RIDGE, SECTION I.

IN WITNESS THEREOF, Jamie S. Lancia, known to me to be the person and an opertaing 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 29 day of July, 2026.

Springmill Woods Development, LLC

By: _____
Jamie S. Lancia, Operating Member

Consent for permanent structures issued by the Allen County Drainage Board on May 9, 2024, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. **#24-108** reference - **Mason's Ridge, Section I Regulated Drain,** on May 23, 2024, Doc. **#24-123** reference - **Crawford Spur #2 Regulated Drain,** and on July 11, 2024, Doc. **#24-106** reference - **Crawford Spur #3 Regulated Drain.**

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 2026025921 in the Office of the Recorder of Allen County, Indiana.

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 2022002948 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 "SLSI Firm 0048"; 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, 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 redact each Social Security number in this document, unless required by law.

Joseph R. Herendeen, Indiana Land Surveyor — Date: 07/29/2026

JOSEPH R. HERENDEEN REGISTERED NO. 20900190 STATE OF INDIANA LAND SURVEYOR

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
AUG 24 2026
AUDITOR OF ALLEN COUNTY

NORTH

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	26.91'	26.59'	S 14°56'14" W	30°50'07"
C2	50.00'	9.23'	9.21'	N 35°38'31" E	10°34'28"
C3	50.00'	43.72'	42.34'	S 13°52'55" W	50°05'41"
C4	50.00'	33.98'	33.33'	N 28°38'13" W	38°56'33"
C5	50.00'	32.34'	31.78'	N 66°38'08" W	37°03'19"
C6	50.00'	41.07'	39.92'	S 71°18'22" W	47°03'40"
C7	50.00'	19.78'	19.65'	N 59°06'29" E	22°39'54"
C8	50.00'	16.36'	16.28'	S 79°48'47" W	18°44'41"
C9	50.00'	17.25'	17.24'	S 88°39'48" E	8°18'09"
C10	50.00'	28.89'	28.49'	N 65°57'51" W	33°06'26"
C11	50.00'	31.96'	31.42'	N 67°43'00" W	36°37'24"
C12	50.00'	37.51'	36.63'	N 72°28'54" E	42°58'49"
C13	50.00'	41.15'	40.00'	S 27°24'48" W	47°09'23"
C14	50.00'	41.15'	40.00'	S 19°44'35" E	47°09'23"
C15	50.00'	41.15'	40.00'	S 66°53'59" E	47°09'18"
C16	50.00'	36.43'	35.63'	S 68°38'59" W	41°44'53"
C17	50.00'	29.85'	29.39'	N 64°51'52" E	34°10'38"
C18	50.00'	6.31'	6.31'	N 85°34'09" E	7°13'56"
C19	275.00'	25.24'	25.23'	S 87°51'03" E	5°15'32"
C20	275.00'	110.55'	109.81'	N 73°42'18" W	23°01'59"
C21	275.00'	20.20'	20.19'	N 60°05'04" W	4°12'29"
C22	325.00'	2.73'	2.73'	S 58°13'15" E	0°28'51"
C23	325.00'	55.59'	55.52'	S 63°21'40" E	9°47'59"
C24	325.00'	55.78'	55.71'	N 73°10'42" W	9°50'03"
C25	325.00'	55.78'	55.71'	S 83°00'45" E	9°50'03"
C26	325.00'	14.47'	14.47'	S 89°12'18" E	2°33'03"

AREA TABLE

LOT#	Area (sq. ft.)	LOT#	Area (sq. ft.)	Entity	Area (sq. ft.)
1	10709	26	10277	Block A	253783
2	8100	27	7150	Block B	71621
3	8100	28	9720	Block C	3539
4	7155	29	10080	Street	159028
5	7155	30	10080		
6	7425	31	10027		
7	7425	32	10080		
8	7425	33	10080		
9	7155	34	10080		
10	7155	35	7700		
11	8100	36	11594		
12	8100	37	9422		
13	7366	38	10684		
14	6630	39	9445		
15	9109	40	9100		
16	9793	41	8400		
17	6647	42	8400		
18	6876	43	9686		
19	6889	44	9459		
20	6824	45	9646		
21	8832	46	7984		
22	12535	47	9081		
23	12111	48	10980		
24	12031	49	11389		
25	7949	50	8100		

APPROVALS

ALLEN COUNTY PLAN COMMISSION EXECUTIVE COMMITTEE
DATE: 8-13-26

DAVID BAILE, PRESIDENT

ADAM DAY, VICE PRESIDENT

Absent
RONALD TURPIN, COMMISSIONER

MICHAEL R. FRUCHEY, P.E., ALLEN COUNTY SURVEYOR

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL

Absent
PAUL LAGEMANN, COUNTY COUNCILPERSON

Absent
JOHN HENRY, ALTERNATE MEMBER

Absent
JAMES WOLFF, ALTERNATE MEMBER

ZONING ADMINISTRATOR
DATE: 8/19/2026
BENJAMIN J. ROUSSEL, EXECUTIVE DIRECTOR

ALLEN COUNTY BOARD OF COMMISSIONERS
DATE: 8-19-26

BRADLEY BECK, JR., PRESIDENT

RONALD TURPIN, VICE PRESIDENT

THERESE M. BROWN, SECRETARY

ATTEST:
CHRIS CLOUD, DEPUTY AUDITOR

This instrument prepared by Joseph R. Herendeen, Indiana Land Surveyor