

**Regulated Drain Easement:**  
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 (RDEs). 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 RDEs 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 homeowners' association) are responsible for the operation, maintenance, and reconstruction of those improvements.

**Drainage System Table:**  
Storm Sewer Drainage 50ft

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	80.88	300.00	15°26'51"	N77°41'53"E	80.84
C2	104.40	245.00	24°24'55"	N4°30'19"W	103.61
C3	15.45	325.00	2°43'23"	N71°20'09"E	15.45
C4	87.62	325.00	15°26'51"	N77°41'53"E	87.36
C5	72.18	325.00	12°43'28"	N79°03'34"E	72.03
C6	17.45	20.00	49°59'41"	N69°25'28"E	16.90
C7	27.81	50.00	31°52'12"	N51°21'43"E	27.45
C8	57.80	50.00	66°13'46"	S79°35'19"E	54.63
C9	40.88	50.00	56°00'55"	S18°27'59"E	46.96
C10	261.80	50.00	300°00'00"	N4°34'42"W	50.00
C11	51.73	50.00	59°16'51"	S39°10'55"W	49.46
C12	58.11	50.00	68°35'39"	N77°52'50"W	54.90
C13	17.45	20.00	49°59'41"	N69°34'51"W	16.90
C14	53.29	275.00	11°06'09"	S79°52'14"W	53.20
C15	74.14	275.00	15°26'51"	N77°41'53"E	73.92
C16	20.86	275.00	4°20'42"	S72°08'48"W	20.85
C17	31.42	20.00	90°00'00"	N28°17'13"E	28.28
C18	18.60	270.15	3°56'38"	S14°44'28"E	18.59
C19	115.12	270.15	24°24'55"	S4°30'19"E	114.25
C20	79.96	270.15	16°57'30"	S4°17'23"E	79.67
C21	16.58	270.15	3°30'47"	S5°56'45"W	16.56
C22	17.45	20.00	49°59'41"	S17°17'42"E	16.90
C23	22.70	50.00	26°00'43"	S29°17'12"E	22.51
C24	57.02	50.00	65°20'29"	S16°23'24"W	53.98
C25	48.23	50.00	55°15'53"	S76°41'35"W	46.38
C26	261.80	50.00	300°00'00"	N82°17'52"W	50.00
C27	48.23	50.00	55°15'53"	N48°02'31"W	46.38
C28	68.16	50.00	78°06'24"	N18°38'37"E	63.00
C29	6.99	20.00	20°01'23"	N47°41'08"E	6.95
C30	10.46	20.00	29°58'19"	N22°41'18"E	10.34
C31	72.99	220.15	18°59'50"	N1°47'47"W	72.66
C32	93.81	220.15	24°24'55"	N4°30'19"W	93.10
C33	20.82	220.15	5°25'05"	N14°00'14"W	20.81
C34	31.42	20.00	89°59'59"	S61°42'46"E	28.28

**Legal Description:**  
A tract of land located in the Northwest Quarter of Section 4 and in the Northeast Quarter of Section 5, all in T30N, R11E, in Allen County, the State of Indiana, more fully described as follows:  
**BEGINNING** at the Northeast corner of Lot #18 in Palmira Lakes Section I as recorded in Allen County Document No. 2017063845 (Plat Cabin G, page 194); Thence North 69 Degrees 58 Minutes 27 Seconds East, a distance of 10.00 feet to the East line of Block B in said Palmira Lakes Section I; Thence continuing along the East line of said Palmira Lakes Section I with the following courses and distances:  
South 20 Degrees 01 Minutes 33 Seconds East for 263.14 feet, South 73 Degrees 17 Minutes 13 Seconds West for 364.67 feet, South 16 Degrees 42 Minutes 47 Seconds East for 190.00 feet, South 73 Degrees 17 Minutes 13 Seconds West for 15.00 feet to the beginning of a tangent circular arc, Westerly for 13.65 feet (along said circular arc that is concave Southerly, having a radius measuring 275.00 feet, having a central angle measuring 02 Degrees 50 Minutes 36 Seconds, and having a long chord bearing South 71 Degrees 51 Minutes 55 Seconds West and measuring 13.65 feet) to the beginning of a non-line, South 22 Degrees 40 Minutes 59 Seconds East for 98.67 feet along said non-tangent line, South 16 Degrees 39 Minutes 56 Seconds West for 56.23 feet, North 10 Degrees 43 Minutes 41 Seconds West for 68.26 feet, South 13 Degrees 03 Minutes 47 Seconds East for 68.25 feet, South 34 Degrees 13 Minutes 33 Seconds East for 90.75 feet, South 01 Degrees 51 Minutes 30 Seconds East for 90.75 feet, and being subject to all public road rights-of-way and to all easements of record.  
Thence North 89 Degrees 40 Minutes 17 Seconds East, a

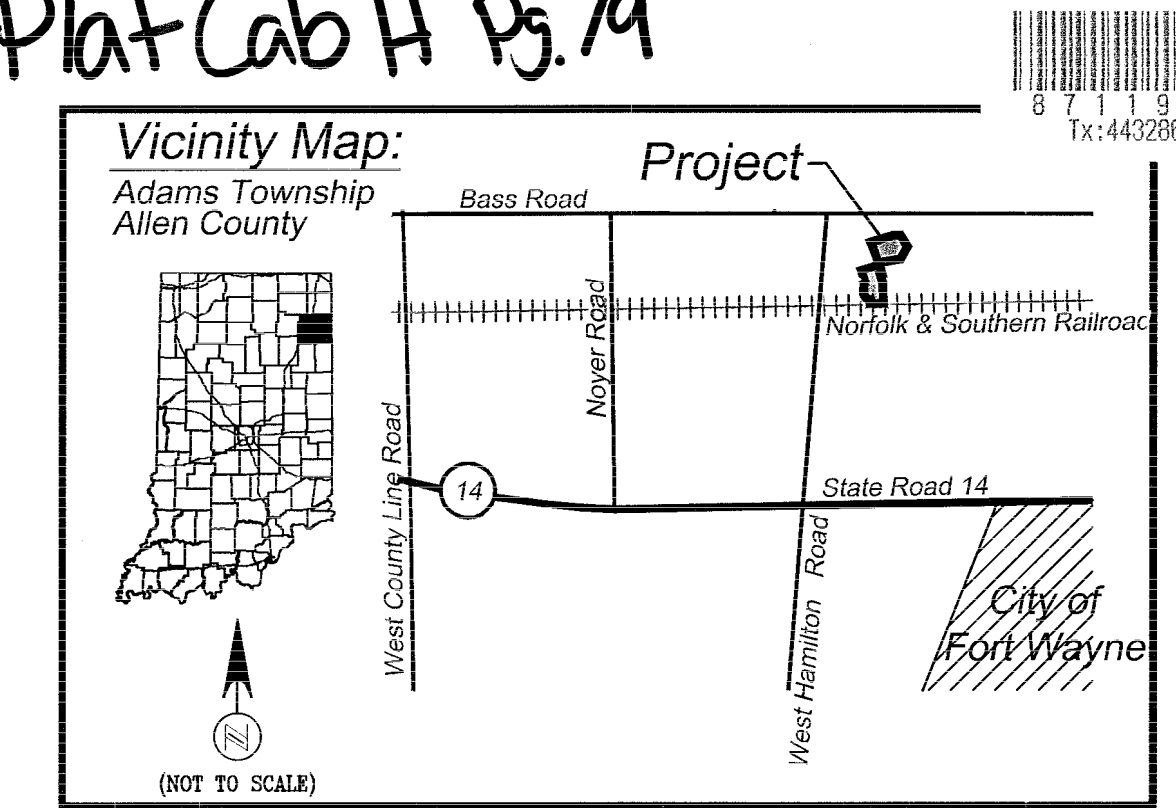
202007097  
RECORDED: 07/15/2020 10:01:09 AM  
ANITA MATHER  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN

# Secondary Plat Palmira Lakes Section II

A Site Located in the Northwest Quarter of Section 4, and in the Northeast Quarter of Section 5, all in Township 30 North, Range 11 East.  
Allen County, Indiana

**Developer:**  
Palmira Development, LLC  
9601 Coldwater Road  
Fort Wayne, IN 46825  
Tel: (260) 489-2000  
Fax: (260) 489-8974

**Engineer:**  
**DABEC**  
D.A. Brown Engineering Consultants  
591 County Road 427, P.O. Box 389, Auburn, IN 46706  
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212  
www.dabrownengineering.com  
Job# 1612-04



Approved this 10 day of July, 2020  
Allen County Board of Commissioners  
*[Signature]*  
President, Therese M. Brown  
*[Signature]*  
Vice President, Richard E. Beck, Jr.  
*[Signature]*  
Secretary, F. Nelson Peters  
Attest: *[Signature]*  
Nicholas D. Jordan, CPA, Auditor  
Allen County, Indiana

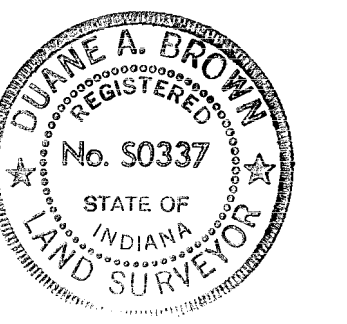
Approved this 14 day of July, 2020  
Allen County Plan Commission  
*[Signature]*  
President, Susan Hoot  
Vice President, David Bailey

Approved this 7 day of July, 2020  
Jeffrey M. Thomas, Allen County Surveyor  
Confirmed this 14 day of July, 2020  
Allen County Department of Planning Services  
*[Signature]*  
Kimberly R. Bowman, Executive Director

We, Palmira Development, LLC, the undersigned owners by virtue of those certain deeds shown in Documents #2020013492, in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, do 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, we hereby subject and impress 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 Palmira Lakes - Section II, an addition to the County of Allen, Indiana.

In witness whereof, Palmira Development, LLC, organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereunto set its hand by its duly authorized officer, this 25 day of June, 2020  
Palmira Development, LLC  
By: *[Signature]*  
Printed: Jeffrey M. Thomas, Managing Member

**Land Surveyor Certification:**  
I, Duane A. Brown, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that to the best of my knowledge and belief this plat and accompanying legal description accurately represents a subdivision of real estate as described in Documents No. 2020013492 in the Office of the Recorder of Allen County, Indiana; that this subdivision is within the tract of real estate shown; that all markers shown thereon actually exist or will be set and that their locations, size, type and material are accurately shown; that this subdivision is within the tract of real estate shown on the retracement or original survey certified by Duane A. Brown as recorded in Document No. 2018061569 (Plat Cabin H, page 27) to the Southeast corner thereof; Thence North 89 Degrees 37 Minutes 11 Seconds West, a distance of 97.83 feet along the South line of said Palmira Lakes Section I; Thence South 73 Degrees 13 Minutes 27 Seconds West, a distance of 471.00 feet along the South line of said Palmira Lakes Section I to the extreme South corner thereof; Thence North 89 Degrees 37 Minutes 11 Seconds West, a distance of 97.83 feet along the South line of said Palmira Lakes Section I; Thence South 73 Degrees 13 Minutes 27 Seconds East, a distance of 277.08 feet to the beginning of a non-line, South 22 Degrees 40 Minutes 59 Seconds East for 98.67 feet along said non-tangent line, South 16 Degrees 39 Minutes 56 Seconds West for 56.23 feet, North 10 Degrees 43 Minutes 41 Seconds West for 68.26 feet, South 13 Degrees 03 Minutes 47 Seconds East for 68.25 feet, South 34 Degrees 13 Minutes 33 Seconds East for 90.75 feet, South 01 Degrees 51 Minutes 30 Seconds East for 90.75 feet, and being subject to all public road rights-of-way and to all easements of record.  
Dated this 25th day of June, 2020  
SIGNED: *[Signature]*  
Duane A. Brown P.E., P.S.  
Auburn, IN  
Indiana P.S. #LS80040337



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. Duane A. Brown P.E., P.S. Document Prepared By Duane A. Brown P.E., P.S.