Plat Cab H pg 98

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RECORDED: 11/03/2020 01:01:22 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN
8744509
Tx:4456375

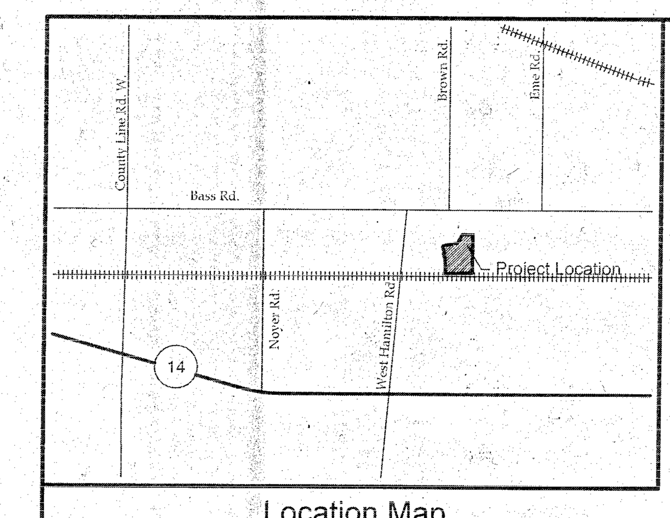
Secondary Plat of:

PALMIRA LAKES, SECTION III

A subdivision of part of the Fractional Northwest Quarter of Section 4, together with part of the Fractional 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

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300



Location Map

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 right-of-ways 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.

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage..........................1026.0 feet

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 (boxed) — 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. [box] Boxed elevation indicates minimum flood protection grade (NAVD '88 DATUM).
5. All common areas to be blanket utility, surface drainage, and regulated drainage easements.

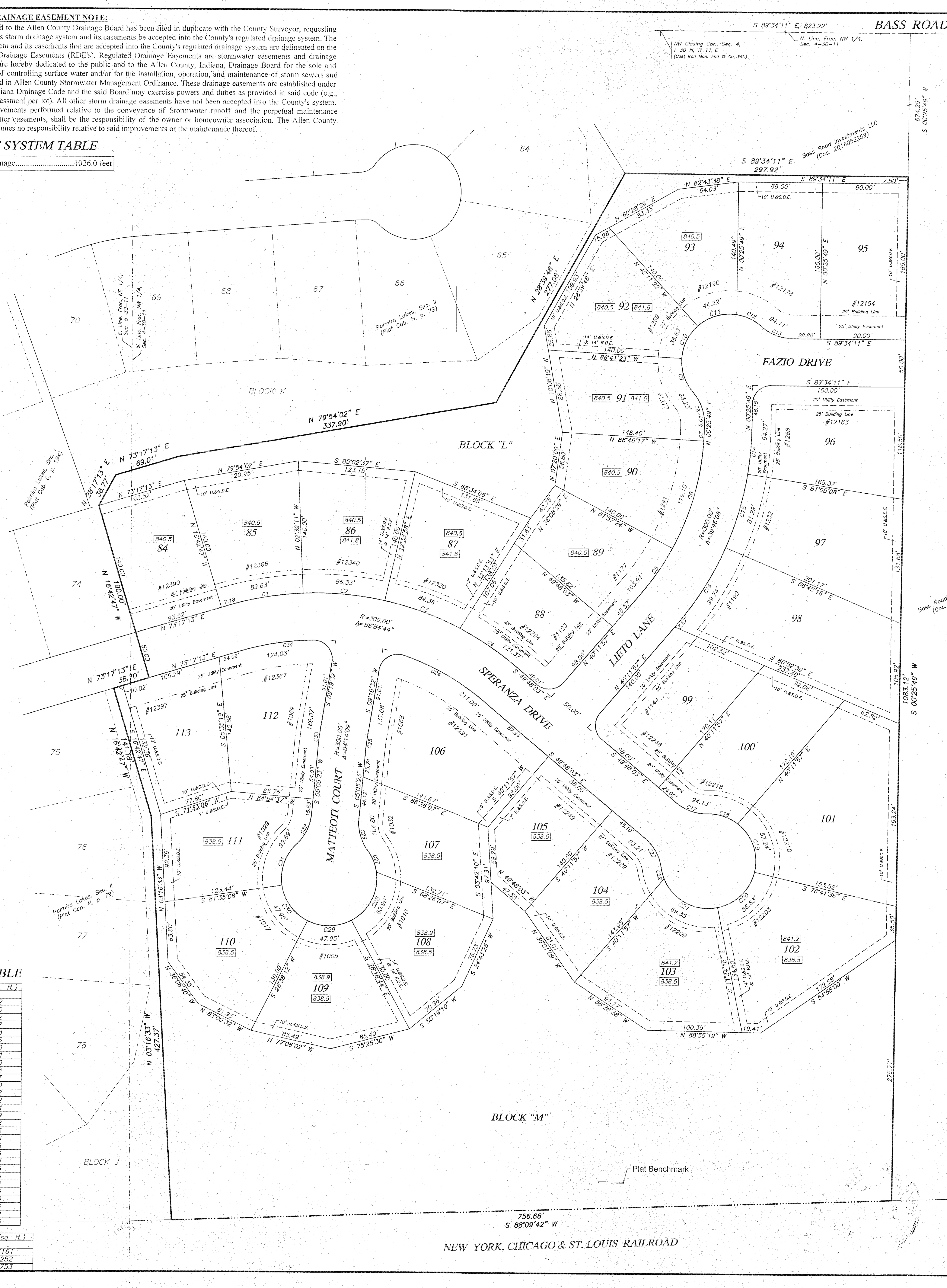
BENCHMARKS:

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: Top of Bronze Disk Installed in the East end of the concrete grade beam on the for Pond 1 in Block "M" of Palmira Lakes, Section III, with the elevation 831.90 stamped on the top of the disk.

ELEVATION = 831.90

SAUER LAND SURVEYING INC. PLAT BENCH MARK 831.90 DO NOT DISTURB



AREA TABLE

LOT#	Area (sq. ft.)
84	13092
85	14260
86	14352
87	14657
88	12728
89	12436
90	12790
91	12591
92	13230
93	13108
94	13867
95	14850
96	17022
97	18722
98	22201
99	15109
100	15386
101	24615
102	19466
103	17386
104	13053
105	11471
106	21366
107	12706
108	13252
109	13749
110	14980
111	13993
112	16161
113	12905

Entity	Area (sq. ft.)
Block L	33161
Block M	171252
Street	91753

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	79.75'	79.55'	N 80°19'01" E	14°03'36"
C2	325.00'	86.33'	86.07'	N 85°02'37" W	15°13'09"
C3	325.00'	84.38'	84.15'	N 69°59'45" W	14°52'35"
C4	325.00'	72.36'	72.21'	N 56°10'45" W	12°45'25"
C5	275.00'	58.34'	58.23'	N 34°07'17" E	12°09'21"
C6	275.00'	119.10'	118.17'	S 15°38'10" W	24°48'53"
C7	275.00'	13.43'	13.43'	S 01°49'46" W	2°47'54"
C8	50.00'	36.14'	35.36'	S 20°16'28" E	41°24'35"
C9	50.00'	38.65'	37.69'	S 18°50'04" E	44°17'22"
C10	50.00'	38.83'	37.87'	N 25°33'37" E	44°30'01"
C11	50.00'	44.22'	42.79'	S 73°08'39" W	50°40'04"
C12	50.00'	29.11'	28.70'	S 64°50'28" E	33°21'42"
C13	50.00'	36.14'	35.36'	N 68°51'54" W	41°24'35"
C14	325.00'	48.12'	48.08'	S 04°40'20" W	8°29'03"
C15	325.00'	81.29'	81.08'	N 16°04'47" E	14°19'50"
C16	325.00'	96.17'	95.82'	S 31°43'19" W	16°57'15"
C17	50.00'	36.14'	35.36'	S 70°30'20" E	41°24'35"
C18	50.00'	33.97'	33.32'	N 71°44'47" W	38°55'41"
C19	50.00'	57.24'	54.16'	N 19°29'16" W	65°35'20"
C20	50.00'	56.83'	53.82'	N 45°52'03" E	65°07'18"
C21	50.00'	69.35'	63.92'	N 61°50'14" W	79°28'08"
C22	50.00'	11.97'	11.94'	N 15°14'49" W	13°42'42"
C23	50.00'	36.14'	35.36'	S 29°05'46" E	41°24'35"
C24	275.00'	123.15'	122.12'	N 62°37'47" W	25°39'28"
C25	275.00'	20.33'	20.33'	S 07°12'27" W	4°14'09"
C26	50.00'	36.14'	35.36'	N 15°36'55" W	41°24'35"
C27	50.00'	24.54'	24.29'	S 22°15'42" E	28°06'59"
C28	50.00'	60.99'	57.28'	N 26°44'32" E	69°53'29"
C29	50.00'	47.95'	46.14'	N 89°09'44" E	54°56'56"
C30	50.00'	47.95'	46.14'	S 35°53'20" E	54°56'56"
C31	50.00'	47.92'	46.11'	N 19°02'33" E	54°54'50"
C32	50.00'	36.14'	35.36'	S 25°47'40" W	41°24'35"
C33	325.00'	24.03'	24.02'	N 07°12'27" E	4°14'09"
C34	275.00'	99.94'	99.39'	N 83°41'54" E	20°49'21"

Part of the Fractional Northwest Quarter of Section 4, together with part of the Fractional Northeast Quarter of Section 5, all in 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 4, being marked by a cast iron monument; thence South 89 degrees 34 minutes 11 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the North line of the Fractional Northwest Quarter of said Section 4, being within the right-of-way of Bass Road, a distance of 823.22 feet; thence South 00 degrees 25 minutes 49 seconds West, a distance of 674.29 feet to a #5 rebar at the true point of beginning; thence continuing South 00 degrees 25 minutes 49 seconds West, a distance of 1083.12 feet to a #5 rebar on the North right-of-way line of the New York, Chicago & St. Louis Railroad; thence South 88 degrees 09 minutes 42 seconds West, on and along said North right-of-way line, a distance of 756.66 feet to a #5 rebar at the Southeast corner of Palmira Lakes, Section II, as recorded in Plat Cabinet H, page 79, in the Office of the Recorder of Allen County, Indiana; thence Northerly, Easterly and Northeasterly, on and along the East lines of said Palmira Lakes, Section II, as defined by the following courses and distances:

North 03 degrees 16 minutes 33 seconds West, a distance of 427.37 feet to a #5 rebar; thence North 16 degrees 42 minutes 47 seconds West, a distance of 141.18 feet to a #5 rebar; thence North 73 degrees 17 minutes 13 seconds East, a distance of 38.70 feet to a #5 rebar; thence North 16 degrees 42 minutes 47 seconds West, a distance of 190.00 feet to a #5 rebar; thence North 28 degrees 17 minutes 13 seconds East, a distance of 36.77 feet to a #5 rebar; thence North 73 degrees 17 minutes 13 seconds East, a distance of 69.01 feet to a #5 rebar; thence North 79 degrees 54 minutes 02 seconds East, a distance of 337.90 feet to a #5 rebar; thence North 28 degrees 39 minutes 48 seconds East, a distance of 277.08 feet to a #5 rebar;

thence South 89 degrees 34 minutes 11 seconds East, a distance of 297.92 feet to the true point of beginning, containing 17.258 acres of land, and subject to all easements of record.

Palmira Development, LLC, owner by virtue of that certain deed shown in Document Number 2020045763 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, Palmira 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 PALMIRA LAKES, SECTION III.

IN WITNESS THEREOF, Jeffrey M. Thomas, known to me to be the person and an member of Palmira Development, LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Palmira Development, LLC, set his hand and seal, this 28 day of October, 2020.

Palmira Development, LLC

By: [signature]
Jeffrey M. Thomas, Member

Consent for permanent structures issued by the Allen County Drainage Board on May 28, 2020 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. **#20-080** reference - **Palmira Lakes, Section III Regulated Drain** and Doc. **#20-081** reference - **Noyer Drain, Branch No. 1**.

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 2020045763 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 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 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.

[signature] Date: 10/27/2020
Joseph R. Herendeen, Indiana Land Surveyor

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

NORTH

SCALE IN FEET: 0 60 120

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 2017059226 in the Office of the Recorder of Allen County, Indiana.

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
NOV 03 2020
AUDITOR OF ALLEN COUNTY

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 11/2/2020

[signature]
SUSAN L. HOOT, PRESIDENT

DAVID BAILEY, VICE PRESIDENT

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL

ALLEN COUNTY SURVEYOR
DATE: 10-29-20

[signature]
JEFFREY W. SORG, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 11/2/2020
[signature]
KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 10/30/20

[signature]
THERESE M. BROWN, PRESIDENT
[signature]
RICHARD E. BECK, JR., VICE PRESIDENT
[signature]
F. NELSON PETERS, SECRETARY

ATTEST: [signature]
CHRIS CLOUD, DEPUTY AUDITOR

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