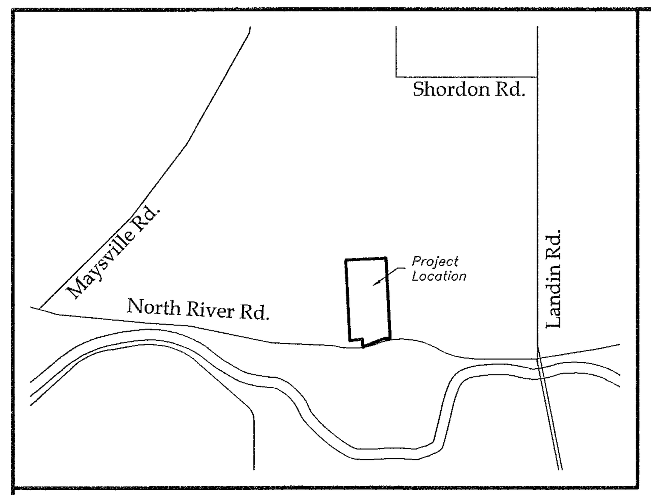


Location Map

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
- 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. [boxed] 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:
INDOT CORS Base Station RCTM0009, located at INDOT Fort Wayne, 5333 Hatfield Road, Fort Wayne, IN

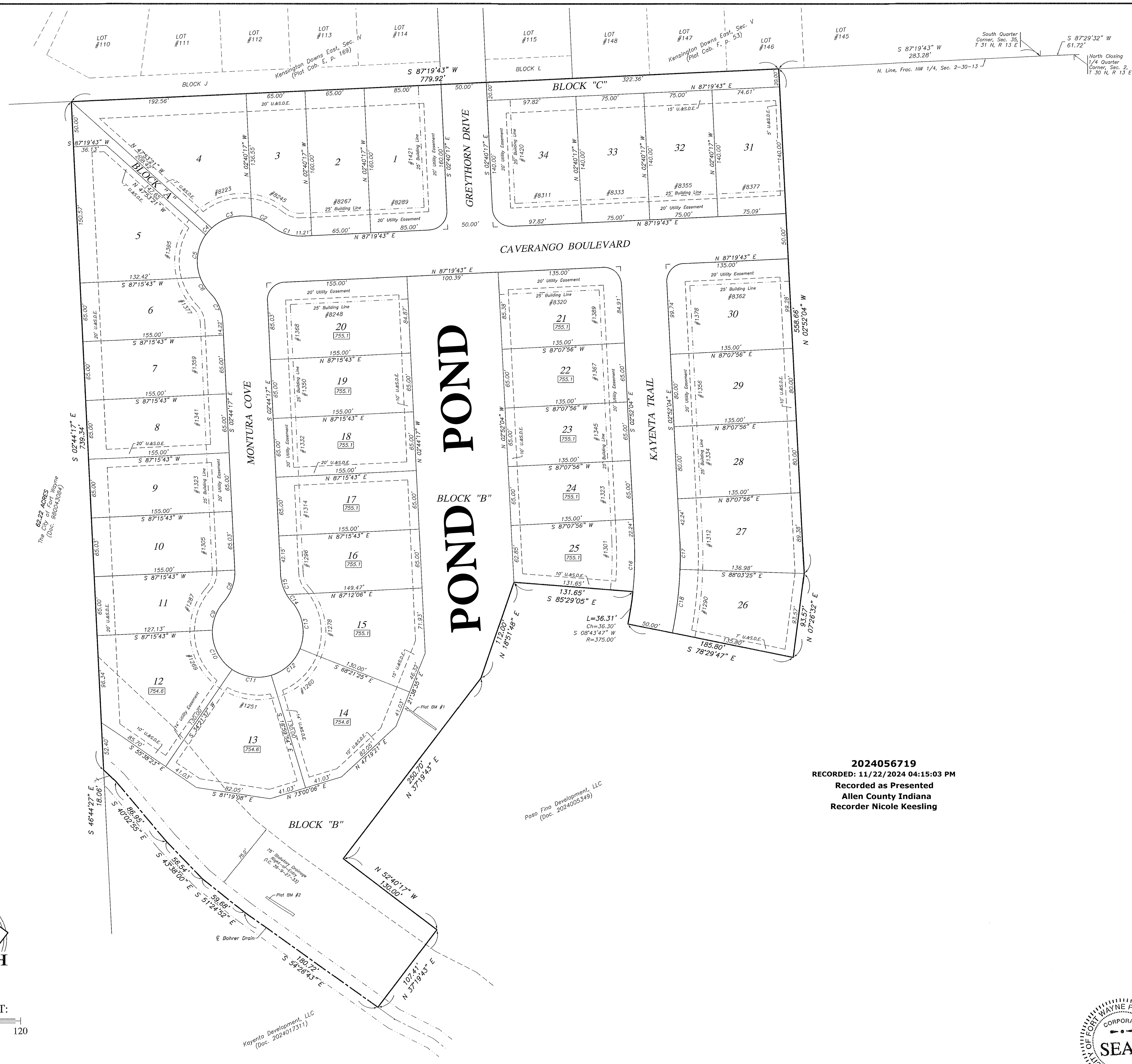
ELEVATION = 863.76 [NAVD '88]

Plat Benchmark #1: Survey spike Installed in the Northwest end of the concrete grade beam for Pond 2, lying 23 feet Southerly of the most Easterly corner of Lot 14 in Paso Fino, Section I

ELEVATION = 753.13 (NAVD '88)

Plat Benchmark #2: Survey spike Installed in the Northwest end of the concrete grade beam for Pond 1, lying 111 feet Southerly of the most Southerly corner of Lot 13 in Paso Fino, Section I

ELEVATION = 752.54 (NAVD '88)



2024056719
RECORDED: 11/22/2024 04:15:03 PM
Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling

AREA TABLE

LOT#	Area (sq. ft.)
1	13514
2	10400
3	9876
4	17011
5	15364
6	9620
7	10075
8	10075
9	10075
10	10079
11	9225
12	15254
13	13649
14	13649
15	12089
16	10043
17	10075
18	10075
19	10075
20	13083
21	11410
22	8775
23	8775
24	8775
25	9579
26	11102
27	11317
28	10800
29	10800
30	13348
31	10478
32	10500
33	10500
34	13609

Entity	Area (sq. ft.)
Block A	2682
Block B	94913
Block C	6448
Street	85672

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	36.14'	35.36'	N 71°58'00" W	41°24'35"
C2	50.00'	23.66'	23.44'	N 64°49'01" W	27°06'36"
C3	50.00'	47.57'	45.79'	N 74°22'25" E	54°30'31"
C4	50.00'	10.02'	10.00'	S 41°22'47" W	11°28'45"
C5	50.00'	49.11'	47.16'	N 07°30'16" E	56°16'17"
C6	50.00'	20.52'	20.38'	N 32°23'22" W	23°30'58"
C7	50.00'	36.14'	35.36'	N 23°26'34" W	41°24'35"
C8	50.00'	38.40'	37.46'	N 19°15'49" E	44°00'12"
C9	50.00'	33.92'	33.28'	N 21°49'41" E	38°52'27"
C10	50.00'	50.64'	48.50'	N 26°37'28" W	58°01'50"
C11	50.00'	44.82'	43.33'	S 81°19'08" E	51°21'31"
C12	50.00'	44.82'	43.33'	S 47°19'21" W	51°21'31"
C13	50.00'	55.03'	52.29'	S 09°53'06" E	63°03'23"
C14	50.00'	10.02'	10.01'	N 35°40'16" W	11°29'03"
C15	50.00'	23.73'	23.51'	S 16°20'01" E	27°11'28"
C16	375.00'	57.75'	57.69'	S 01°32'38" W	8°49'25"
C17	425.00'	35.69'	35.68'	S 00°27'44" E	4°48'39"
C18	425.00'	70.92'	70.83'	N 06°43'24" E	9°33'37"

Secondary Plat of:

PASO FINO, SECTION I

A subdivision of part of the Fractional Northwest Quarter of Section 2, Township 30 North, Range 13 East, Allen County, Indiana.

Developer:
Paso Fino Development, LLC
930 Calhoun Street
Fort Wayne, IN 46802
Tel: 260/438-7899

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 2, Township 30 North, Range 13 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North closing Quarter corner of Section 2, being marked by a #5 rebar; thence South 87 degrees 29 minutes 32 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the North line of said Fractional Northwest Quarter, a distance of 61.72 feet to a #5 rebar at the South Quarter corner of Section 35, Township 31 North, Range 13 East; thence South 87 degrees 19 minutes 43 seconds West, continuing on and along said North line, a distance of 283.28 feet to a #5 rebar at the true point of beginning; thence South 87 degrees 19 minutes 43 seconds West, continuing on and along said North line, a distance of 779.92 feet to a steel bar at the Northwest corner of a 111.77 acre base tract of real estate described in a deed to Thomas A. Meyer and Debra A. Meyer in Document Number 990030179 in the Office of the Recorder of Allen County, Indiana; thence South 02 degrees 44 minutes 17 seconds East, on and along the West line of said 111.77 acre base tract, a distance of 739.34 feet to the point of intersection of said West line with the centerline of Bohrer Drain; thence Southeasterly, on and along said centerline, as defined the by the following courses and distances:

South 46 degrees 44 minutes 27 seconds East, a distance of 18.06 feet; thence South 40 degrees 02 minutes 55 seconds East, a distance of 86.95 feet; thence South 43 degrees 38 minutes 00 seconds East, a distance of 56.54 feet; thence South 51 degrees 24 minutes 52 seconds East, a distance of 59.68 feet; thence South 54 degrees 26 minutes 43 seconds East, a distance of 180.72 feet;

thence North 37 degrees 19 minutes 43 seconds East, a distance of 107.41 feet to a #5 rebar; thence North 52 degrees 40 minutes 17 seconds West, a distance of 130.00 feet to a #5 rebar; thence North 37 degrees 19 minutes 43 seconds East, a distance of 250.70 feet to a #5 rebar; thence North 18 degrees 51 minutes 48 seconds East, a distance of 112.00 feet to a #5 rebar; thence South 85 degrees 29 minutes 05 seconds East, a distance of 131.65 feet to a #5 rebar; thence Southerly, on and along the arc of a non-tangent circular curve to the right having a radius of 375.00 feet, an arc distance of 36.31 feet, being subtended by a long chord having a length of 36.30 feet and a bearing of South 08 degrees 43 minutes 47 seconds West to a #5 rebar; thence South 78 degrees 29 minutes 47 seconds East, a distance of 185.80 feet to a #5 rebar; thence North 07 degrees 26 minutes 32 seconds East, a distance of 93.57 feet to a #5 rebar; thence North 02 degrees 52 minutes 04 seconds West, a distance of 558.66 feet to the true point of beginning, containing 13.195 acres of land, and subject to all easements of record.

Paso Fino Development, LLC, owner by virtue of that certain deed shown in Document Number 2024005349 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, Paso Fino 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 PASO FINO, SECTION I.

IN WITNESS THEREOF, Duane R. Kees, known to me to be the person and an member of Paso Fino Development, LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Paso Fino Development, LLC, set his hand and seal, this 8 day of Nov., 2024.

Paso Fino Development LLC

By: [signature]
Duane R. Kees, Member

Consent for permanent structures issued by the Allen County Drainage Board on December 15, 2023, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. **#24-002** reference - **Bohrer Drain**.

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 2024005349 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.

[signature] Date: 11/06/2024
Joseph R. Herendeen, Indiana Land Surveyor

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

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 2024005349 in the Office of the Recorder of Allen County, Indiana.

APPROVALS

CITY OF FORT WAYNE SUBDIVISION CONTROL COMMITTEE:
DATE: Nov 13, 2024

KAREN COUTURE, CHAIRPERSON
PATRICK ZAHARAKO, MEMBER
PAUL SAUERTEIG, MEMBER

CITY OF FORT WAYNE BOARD OF PUBLIC WORKS
DATE: 11-19-2024

SHAN GUNAWARDENA, CHAIRPERSON
KUMAR MENON, MEMBER
CHRIS GUERRERO, MEMBER

ATTEST:
MICHELLE FULK-VODRAN, CLERK

CITY OF FORT WAYNE PLAN COMMISSION CORPORATE SEAL

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

NOV 22 2024

AUDITOR OF ALLEN COUNTY

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