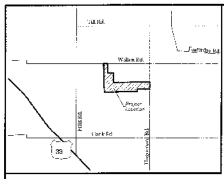
Secondary Plat of:

SHADOWOOD LAKES, SECTION II

A subdivision of part of the Northeast Quarter of Section 8, Township 31 North, Range 12 East, Allen County, Indiana.

Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818
Tel: 260/489-4433

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



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
5. All common areas to be blanket utility and surface drainage easements.

BENCHMARKS:

Beginning Benchmark:
INDOT CORS Base Station PCTM0009, located at INDOT Fort Wayne, 5333 Hatfield Road, Fort Wayne, IN

ELEVATION = 853.76 [NAVD '88]

Plat Benchmark:
Top operating nut of a fire hydrant located 7.0 feet North of the Northeast corner of Lot 17 in Shadowood Lakes, Section I.

ELEVATION 878.53 [NAVD '88]

PLAT LEGEND

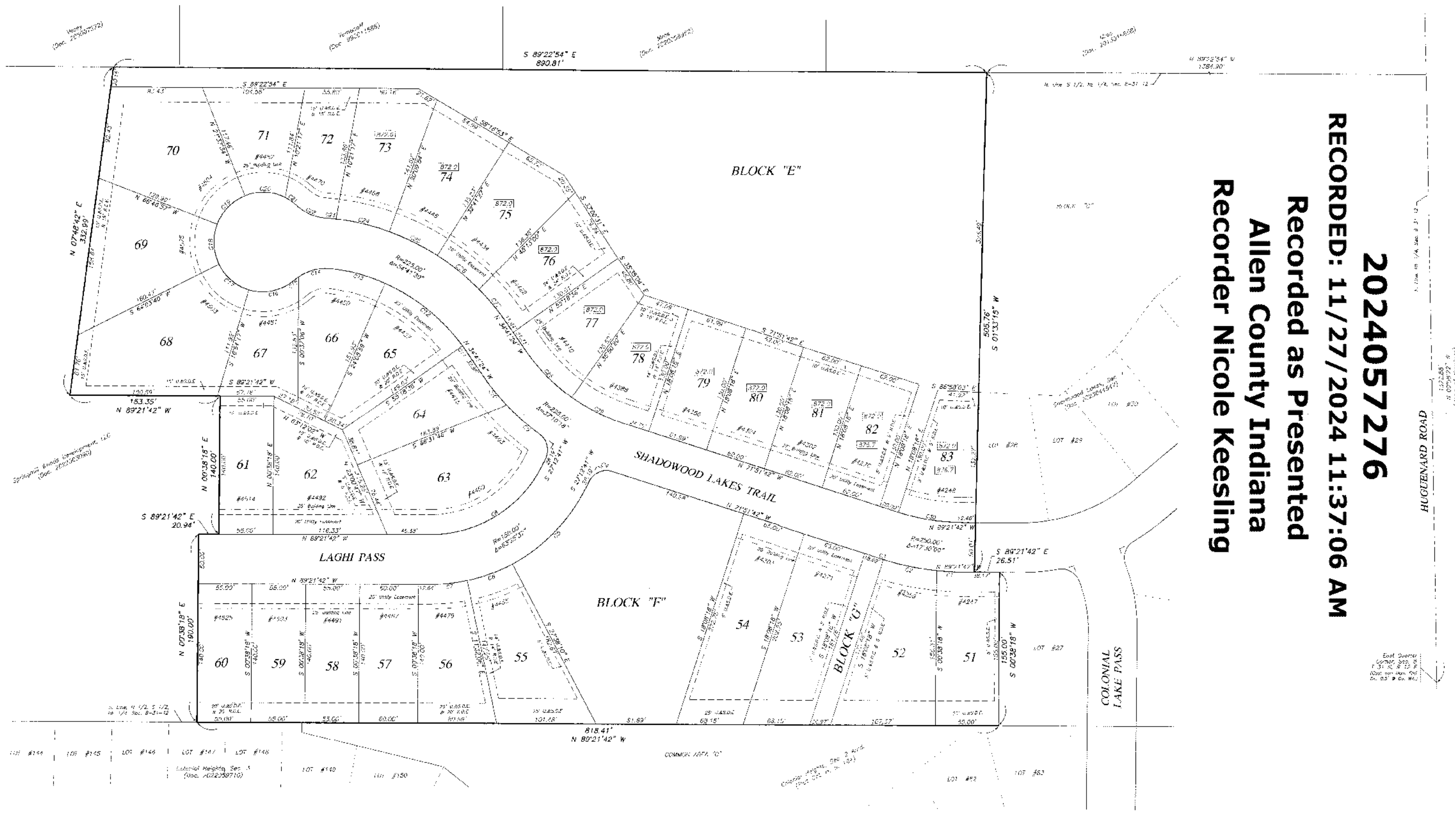
Symbol	Meaning
———	Plat Boundary Line
———	Interior Street and Road Right-of-Way Line
———	Interior Lot Line
— - — -	Building Set-back Line
— — —	Easement Line
········	Adjoining Plat Interior Lot Line
#NNNN	Street Address Number
NN	Lot Number and Block Designation
Δ=NN°NN'NN" R=NNN.NN'	Street Centerline Curve Data
[NNN.N]	Minimum Flood Protection Grade

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	1839.0 feet



2024057276
RECORDED: 11/27/2024 11:37:06 AM
Recorded as Presented
Allen County Indiana
Recorder Nicole Keesling

Part of the North Half of the South Half of the Northeast Quarter of Section 8, Township 31 North, Range 12 East, Allen County, Indiana, and being more particularly described as follows, to-wit:

Commencing at the East Quarter corner of said Section 8, being marked by a cast iron monument; thence North 00 degrees 58 minutes 22 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the East line of said Northeast Quarter, being within the right-of-way of Huguenard Road, a distance of 1322.88 feet to a survey nail at the Northeast corner of the South Half of said Northeast Quarter; thence North 89 degrees 22 minutes 54 seconds West, on and along the North line of the South Half of said Northeast Quarter, a distance of 1384.90 feet to a #5 rebar at the Northwest corner of Shadowood Lakes, Section I, as recorded in Document Number 2023044547 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 01 degrees 33 minutes 15 seconds West, on and along a West line of said Shadowood Lakes, Section I, a distance of 505.76 feet to a #5 rebar; thence South 89 degrees 21 minutes 42 seconds East, on and along a South line of said Shadowood Lakes, Section I, a distance of 26.51 feet to a #5 rebar; thence South 00 degrees 38 minutes 18 seconds West, on and along a West line of said Shadowood Lakes, Section I, a distance of 155.00 feet to a #5 rebar at the Southwest corner thereof, being a point on the South line of the North Half of the South Half of said Northeast Quarter; thence North 89 degrees 21 minutes 42 seconds West, on and along said South line, a distance of 818.41 feet to a #5 rebar; thence North 00 degrees 38 minutes 18 seconds East, a distance of 190.00 feet to a #5 rebar; thence South 89 degrees 21 minutes 42 seconds East, a distance of 20.94 feet to a #5 rebar; thence North 00 degrees 38 minutes 18 seconds East, a distance of 140.00 feet to a #5 rebar; thence North 89 degrees 21 minutes 42 seconds West, a distance of 153.35 feet to a #5 rebar; thence North 07 degrees 48 minutes 42 seconds East, a distance of 332.99 feet to a #5 rebar on the North line of the South Half of said Northeast Quarter; thence South 89 degrees 22 minutes 54 seconds East, on and along said North, a distance of 890.81 feet to the true point of beginning, containing 12.929 acres of land, and subject to all easements of record.

Springmill Woods Development, LLC, owner by virtue of that certain deed shown in Document Number 2022003090 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 SHADOWOOD LAKES, SECTION II.

IN WITNESS THEREOF, Jamie S. Lancia, known to me to be the person and a 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 28 day of October, 2024.

Springmill Woods Development, LLC

By: ______________________
Jamie S. Lancia, Operating Member

Consent for permanent structures issued by the Allen County Drainage Board on May 23, 2024 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. **#24-120** reference - **Shadowood Lakes, Section II 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 2022012361 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 2022003090 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.

______________________ Date: 10/22/2024
Joseph R. Herendeen, Indiana Land Surveyor

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

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	26.87'	26.86'	N 86°33'44" W	5°35'56"
C2	275.00'	55.81'	55.71'	N 77°56'56" W	11°37'39"
C3	275.00'	1.31'	1.31'	S 71°59'54" E	0°16'23"
C4	250.00'	14.55'	14.55'	N 70°11'41" W	3°20'02"
C5	175.00'	107.37'	105.69'	N 44°17'18" E	35°09'09"
C6	175.00'	49.18'	49.02'	N 70°24'52" E	16°06'04"
C7	175.00'	37.16'	37.11'	N 54°33'08" E	12°10'24"
C8	125.00'	135.36'	131.42'	S 58°55'30" W	62°25'37"
C9	250.00'	61.91'	61.75'	S 49°07'19" E	14°11'17"
C10	250.00'	35.65'	35.62'	S 38°46'32" E	8°10'16"
C11	200.00'	7.00'	7.00'	N 35°41'34" W	2°00'21"
C12	200.00'	101.77'	100.67'	S 51°18'23" E	29°09'16"
C13	200.00'	55.85'	55.67'	S 73°51'01" E	16°00'01"
C14	50.00'	36.18'	35.40'	S 77°25'11" W	41°27'34"
C15	50.00'	5.54'	5.54'	N 53°30'58" E	6°20'52"
C16	50.00'	49.35'	47.38'	N 75°37'25" E	56°33'45"
C17	50.00'	41.15'	40.00'	S 49°31'01" E	47°09'23"
C18	50.00'	41.15'	40.00'	N 02°21'38" W	47°09'23"
C19	50.00'	41.15'	40.00'	S 44°47'44" W	47°09'23"
C20	50.00'	42.48'	41.21'	N 87°17'23" W	48°40'23"
C21	50.00'	13.68'	13.64'	N 55°06'47" W	15°40'29"
C22	50.00'	33.07'	32.47'	N 66°13'05" W	37°53'26"
C23	250.00'	11.04'	11.04'	S 83°53'53" E	2°31'51"
C24	250.00'	55.84'	55.72'	N 76°14'02" W	12°47'51"
C25	250.00'	54.65'	54.55'	S 63°34'20" E	12°31'33"
C26	250.00'	54.65'	54.55'	N 51°02'47" W	12°31'33"
C27	250.00'	44.04'	43.98'	N 39°44'12" W	10°05'38"
C28	200.00'	67.97'	67.64'	S 44°25'32" E	19°28'16"
C29	200.00'	61.79'	61.54'	N 63°00'41" W	17°42'03"
C30	225.00'	67.41'	67.16'	S 80°46'44" E	17°09'56"

AREA TABLE

LOT#	Area (sq. ft.)	LOT#	Area (sq. ft.)	Entity	Area (sq. ft.)
51	10087	68	16079	Block E	176315
52	13189	69	12653	Block F	38211
53	12480	70	14300	Block G	3572
54	13813	71	7848	Street	66169
55	11579	72	6939		
56	9213	73	9923		
57	8400	74	9528		
58	7700	75	9629		
59	7700	76	8954		
60	7700	77	8717		
61	7700	78	8674		
62	11047	79	8059		
63	15303	80	8060		
64	8742	81	8060		
65	9167	82	8060		
66	8785	83	8032		
67	7378				

DUTY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov 27 2024 MS
NICHOLAS D. JORDAN
ALLEN COUNTY AUDITOR

NORTH

SCALE IN FEET:
0 60 120
Original Map Scale: 1"=60'

APPROVALS

ALLEN COUNTY PLAN COMMISSION EXECUTIVE COMMITTEE
DATE: 11/21/24

____
SUSAN L. HOOT, PRESIDENT

____
DAVID DAILY, VICE PRESIDENT

Absent
____
NELSON PETERS, COMMISSIONER

____
MICHAEL R. HUGHEY, P.E., ALLEN COUNTY SURVEYOR
Emily Grabill, P.E. Deputy Surveyor

Absent
____
PAUL LAGEMANN, COUNTY COUNCILPERSON

____
JOHN HENRY, ALTERNATE MEMBER

Absent
____
JAMES WOLFF, ALTERNATE MEMBER

ZONING ADMINISTRATOR
DATE: 11/25/2024
____
BENJAMIN J. ROUSSEL, EXECUTIVE DIRECTOR

ALLEN COUNTY BOARD OF COMMISSIONERS
DATE: 11-22-24

____
RICHARD E. BECK, JR., PRESIDENT

____
NELSON PETERS, VICE PRESIDENT

____
THERESE M. BROWN, SECRETARY

ATTEST: ______________________
CHRIS CLOUD, DEPUTY AUDITOR

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