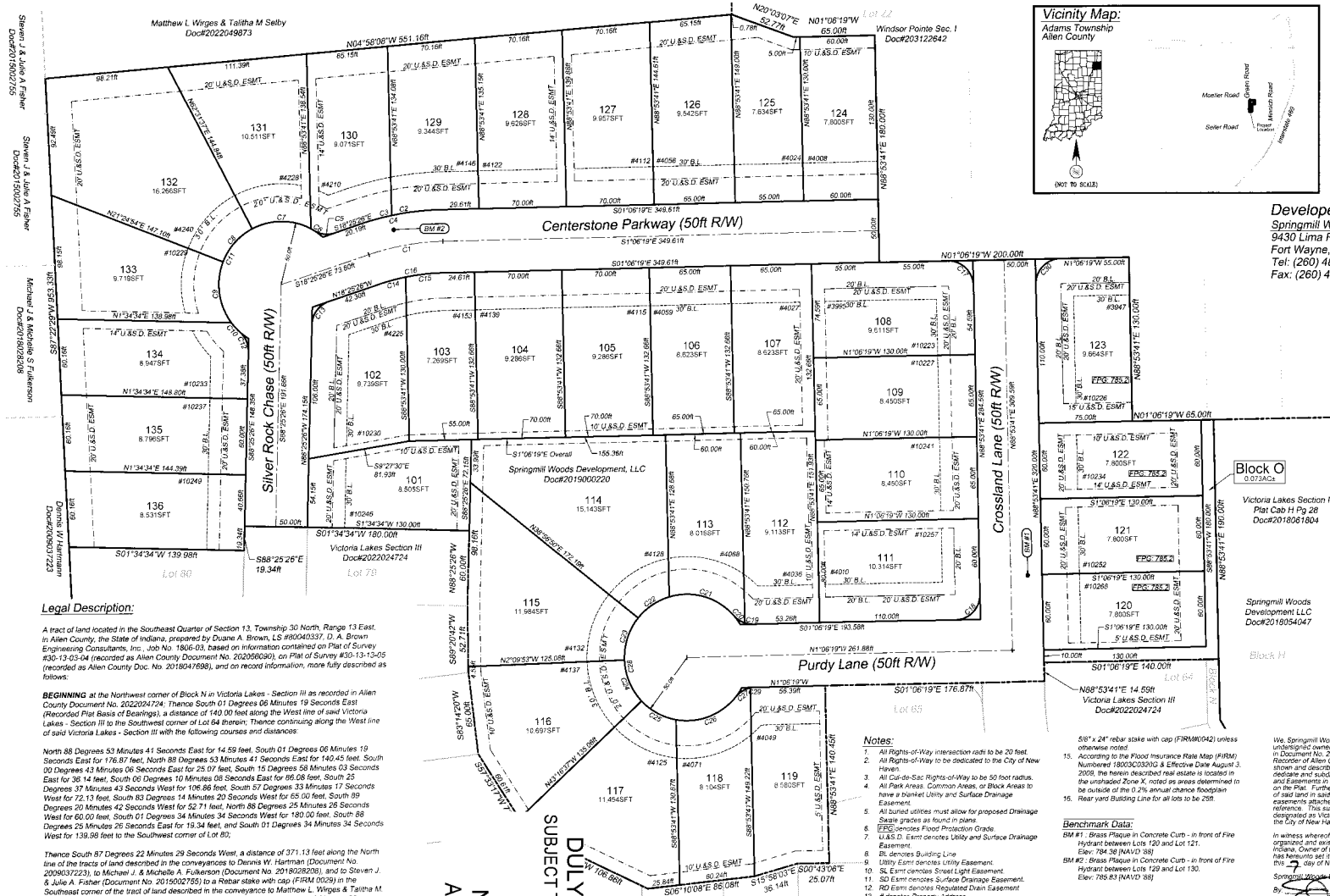
Allen County Recorder Document #: 202405733 8

Secondary Plat
Victoria Lakes - Section IV

A Subdivision Located in the Southeast Quarter of Section 13, Township 30 North, Range 13 East.

Allen County, Indiana



Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818
Tel: (260) 489-4433
Fax: (260) 489-0325

Subdivision Engineer:
D.A. Brown Engineering Consultants
5491 County Road 427, P.O.Box 389, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrowenengineering.com
Job# 1806-03

Scale 1" = 40 ft
November 5th, 2024

AUDITOR'S OFFICE
Duly entered for taxation, Subject to final acceptance for transfer
NOV 22 2024
AUDITOR OF ALLEN COUNTY

Approved this 12th day of November, 2024
City of New Haven Plat Committee
Nathan Hooley, Planning Director
Mike Mowery, Plan Commission President
Jon Stauffer, Plan Commission Vice President

Approved this 19th day of November, 2024
New Haven Board of Public Works and Safety
Steve Michael, Chairman
Robert A Bayt, Citizen Member
Sarah Swihart, Citizen Member

Legal Description:

A tract of land located in the Southeast Quarter of Section 13, Township 30 North, Range 13 East, in Allen County, the State of Indiana, prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 1806-03, based on information contained on Plat of Survey #30-13-03-04 (recorded as Allen County Document No. 202056040), on Plat of Survey #30-13-13-05 (recorded as Allen County Doc. No. 2018047698), and on record information, more fully described as follows:

BEGINNING *at the Northwest corner of Block N in Victoria Lakes - Section III as recorded in Allen County Document No. 2022024724; Thence South 01 Degrees 06 Minutes 19 Seconds East (Recorded Plat Basis of Bearings), a distance of 140.00 feet along the West line of said Victoria Lakes - Section III to the Southwest corner of Lot 64 therein; Thence continuing along the West line of said Victoria Lakes - Section III with the following courses and distances:*

North 88 Degrees 53 Minutes 41 Seconds East for 14.59 feet, South 01 Degrees 06 Minutes 19 Seconds East for 176.87 feet, North 88 Degrees 53 Minutes 41 Seconds East for 140.45 feet, South 00 Degrees 43 Minutes 06 Seconds East for 25.07 feet, South 15 Degrees 58 Minutes 03 Seconds East for 36.14 feet, South 06 Degrees 10 Minutes 08 Seconds East for 86.08 feet, South 25 Degrees 37 Minutes 43 Seconds West for 106.86 feet, South 57 Degrees 33 Minutes 17 Seconds West for 72.13 feet, South 83 Degrees 14 Minutes 20 Seconds West for 65.00 feet, South 89 Degrees 20 Minutes 42 Seconds West for 52.71 feet, North 88 Degrees 25 Minutes 26 Seconds West for 60.00 feet, South 01 Degrees 34 Minutes 34 Seconds West for 180.00 feet, South 88 Degrees 25 Minutes 26 Seconds East for 19.34 feet, and South 01 Degrees 34 Minutes 34 Seconds West for 139.98 feet to the Southwest corner of Lot 80;

Thence South 87 Degrees 22 Minutes 29 Seconds West, a distance of 371.13 feet along the North line of the tracts of land described in the conveyances to Dennis W. Hartman (Document No. 200903722), to Michael J. & Michelle A. Fulkerson (Document No. 201802826), and to Steven J. & Julie A. Fisher (Document No. 201502755) to a Rebar stake with cap (FIRM 0029) in the Southeast corner of the tract of land described in the conveyance to Matthew L. Wirges & Talitha M. Selby in Allen County Document No. 2022049873; Thence North 04 Degrees 58 Minutes 08 Seconds West, a distance of 551.16 feet along the East line of said Wirges/Selby tract to a Rebar stake with cap (FIRM 0029) in the Northeast corner thereof (also being the Southeast corner of Lot 22 in Windsor Pointe Section I as recorded in Allen County Document No. 203122642; Thence continuing along the East line of said Windsor Pointe Section I with the following courses and distances:

North 20 Degrees 03 Minutes 07 Seconds East for 52.77 feet, North 01 Degrees 06 Minutes 19 Seconds West for 65.00 feet, North 88 Degrees 53 Minutes 41 Seconds East for 180.00 feet, North 01 Degrees 06 Minutes 19 Seconds West for 200.00 feet, North 88 Degrees 53 Minutes 41 Seconds East for 130.00 feet, and North 01 Degrees 06 Minutes 19 Seconds West for 65.00 feet to the Southwest corner of Block H in Victoria Lakes - Section I as recorded in Allen County Document No. 2018061804.

Thence North 88 Degrees 53 Minutes 41 Seconds East, a distance of 190.00 feet along the South line of said Block H to the ***POINT OF BEGINNING****, said tract containing 9.505 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.*

Notes:

1. All Rights-of-Way intersection radii to be 20 feet.
2. All Rights-of-Way to be dedicated to the City of New Haven.
3. All Cul-de-Sac Rights-of-Way to be 50 foot radius.
4. All Park Areas, Common Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement.
5. All buried utilities must allow for proposed Drainage Swale grades as found in plans.
6. FPG denotes Flood Protection Grade.
7. U.&S.D. Esmt denotes Utility and Surface Drainage Easement.
8. BL denotes Building Line.
9. Utility Esmt denotes Utility Easement.
10. SL Esmt denotes Street Light Easement.
11. SD Esmt denotes Surface Drainage Easement.
12. RD Esmt denotes Regulated Drain Easement.
13. # denotes Property Address.
14. All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FIRM#0042) unless otherwise noted.
15. According to the Flood Insurance Rate Map (FIRM) Numbered 18003C0320G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain
16. Rear yard Building Line for all lots to be 25ft.

Benchmark Data:

BM #1 : Brass Plaque in Concrete Curb - in front of Fire Hydrant between Lots 120 and Lot 121.
Elev: 784.36 [NAVD '88]

BM #2 : Brass Plaque in Concrete Curb - in front of Fire Hydrant between Lots 129 and Lot 130.
Elev: 785.83 [NAVD '88]

We, Springmill Woods Development, LLC, the undersigned owners by virtue of that certain deed shown in Document No. 2019000220 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 Victoria Lakes - Section IV, an addition to the City of New Haven, Indiana.

In witness whereof, Springmill Woods 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 7 day of November, 2024

Springmill Woods Development, LLC
By:
Printed: James Brown, 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 Document No. 2019000220 in the Office of the Recorder of Allen County, Indiana; that this plat was prepared under my direction and supervision; that all markers shown on this plat are set or will be set and that their location, size, type and material are accurately shown; that this subdivision is within the tract of real estate shown on the retracement survey and plats certified by D.A. Brown Engineering Consultants (1985) recorded in Document Nos. 2018060937 & 2018061804 in the Office of the Recorder of Allen County, Indiana as required by 865 IAC 1-12-12, and that there is no change from the matters of survey revealed by said retracement survey, plats, or any prior subdivision plats or deeds of record, on, or lines that are common with this subdivision.

Dated this 5th day of November, 2024

SIGNED:
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 redact each Social Security number in this document, unless required. Duane A. Brown, P.E., P.S.
Document Prepared By: Duane A. Brown, P.E., P.S.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	60.48ft	200.00ft	017°19'06"	S09°45'53"E	60.22ft
C2	40.81ft	225.00ft	010°23'30"	S06°16'36"E	40.56ft
C3	27.40ft	225.00ft	006°58'36"	S14°56'08"E	27.38ft
C4	68.01ft	225.00ft	017°19'06"	S09°45'53"E	67.75ft
C5	17.46ft	20.00ft	049°59'41"	S06°34'25"W	16.92ft
C6	8.73ft	50.00ft	010°00'19"	S38°34'25"W	8.72ft
C7	48.73ft	50.00ft	055°50'39"	S01°26'57"W	46.81ft
C8	35.88ft	50.00ft	041°06'44"	S48°01'44"E	35.11ft
C9	50.75ft	50.00ft	058°09'13"	N82°28'17"E	48.60ft
C10	10.19ft	50.00ft	011°40'48"	N47°23'17"E	10.16ft

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	165.81ft	50.00ft	190°00'00"	S53°25'26"E	99.62ft
C12	17.45ft	20.00ft	049°59'39"	N86°34'43"E	16.90ft
C13	24.43ft	20.00ft	070°00'00"	N53°25'26"W	22.94ft
C14	22.35ft	175.00ft	007°19'02"	N14°45'55"W	22.33ft
C15	30.55ft	175.00ft	010°00'04"	N06°06'21"W	30.51ft
C16	52.90ft	175.00ft	017°19'06"	S09°45'53"E	52.69ft
C17	31.42ft	20.00ft	090°00'00"	N43°53'41"E	28.28ft
C18	31.42ft	20.00ft	090°00'00"	S46°06'19"E	28.28ft
C19	6.88ft	20.00ft	019°42'02"	S08°44'41"W	6.84ft
C20	10.57ft	20.00ft	030°17'39"	S33°44'32"W	10.45ft

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	56.91ft	50.00ft	065°12'39"	S16°17'02"W	53.89ft
C22	30.31ft	50.00ft	034°43'52"	S33°41'14"E	29.85ft
C23	35.88ft	50.00ft	041°06'44"	S71°36'32"E	35.11ft
C24	35.88ft	50.00ft	041°06'44"	N67°16'45"E	35.11ft
C25	31.68ft	50.00ft	036°18'01"	N28°34'23"E	31.15ft
C26	53.69ft	50.00ft	061°31'23"	N20°20'19"W	51.15ft
C27	13.82ft	20.00ft	039°35'28"	N31°18'17"W	13.55ft
C28	261.80ft	50.00ft	300°00'00"	N88°53'41"E	50.00ft
C29	3.63ft	20.00ft	010°24'13"	N06°18'26"W	3.63ft
C30	31.42ft	20.00ft	090°00'00"	N46°06'19"W	28.28ft

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

RECORDED: 11/27/2024 02:11:05 PM
Recorded as Presented
Allen County, Indiana
Recorder Nicole Keesling
202405733