Plat Cab H pg 143

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RECORDED: 09/14/2021 11:48:25 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

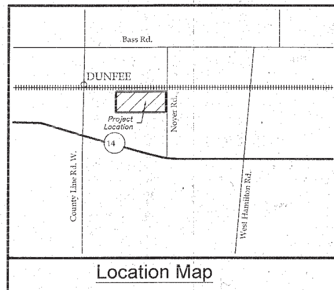
Secondary Plat of:

VERONA LAKES, SECTION III

A subdivision of part of the Fractional Northeast Quarter of Section 6, Township 30 North, Range 11 East, Allen County, Indiana.

Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46825
Tel: 260/489-4433

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



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

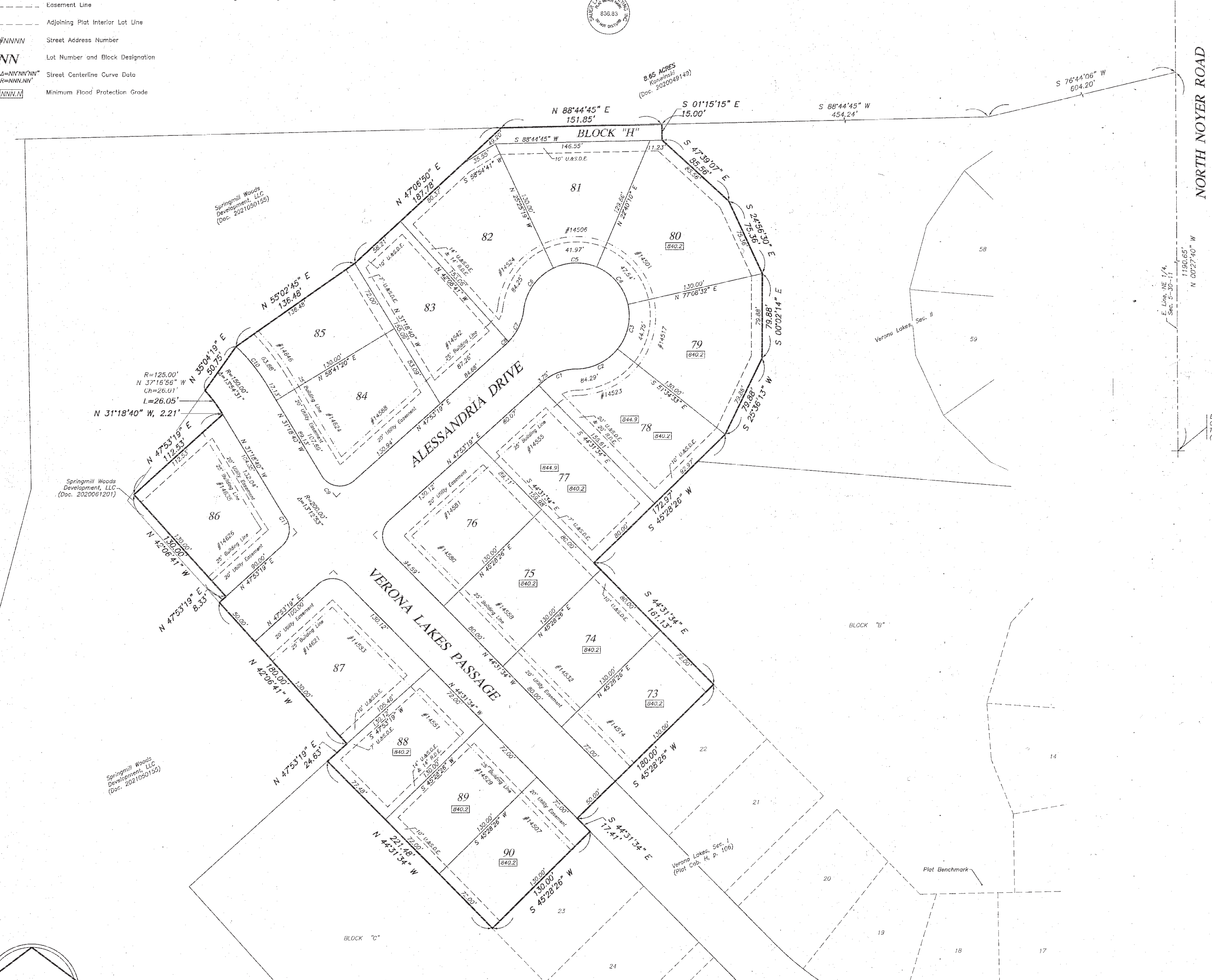
NOTES:

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. [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: 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 a PVC pipe located in the Southeast end of Block "B", 7.5 feet North and 15.0 feet West of the Northeast corner of Lot 18, Verona Lakes, Section I, with the elevation 836.83 feet stamped in the disk.
ELEVATION = 836.83 feet [NAVD'88]



AREA TABLE

LOT#	Area (sq. ft.)
73	9360
74	10400
75	10400
76	11846
77	12663
78	11948
79	12902
80	13935
81	10984
82	13257
83	11103
84	12282
85	8918
86	12969
87	13279
88	9716
89	9360
90	9360

Entity	Area (sq. ft.)
Block H	2501
Street	52130

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	36.14'	35.36'	N 68°35'37" E	41°24'35"
C2	50.00'	44.40'	42.95'	S 63°51'41" W	50°52'27"
C3	50.00'	44.75'	43.27'	S 12°47'00" W	51°16'55"
C4	50.00'	47.54'	45.77'	S 40°05'39" E	54°28'22"
C5	50.00'	41.97'	40.75'	N 88°37'26" E	48°05'28"
C6	50.00'	50.70'	48.56'	N 35°31'43" E	58°05'57"
C7	50.00'	33.55'	32.93'	N 25°42'16" E	38°27'02"
C8	50.00'	2.58'	2.58'	S 46°24'33" W	2°57'32"
C9	125.00'	18.56'	18.54'	N 35°33'54" W	8°30'27"
C10	175.00'	46.75'	46.61'	S 38°57'51" E	15°18'22"
C11	175.00'	27.99'	27.96'	S 35°53'33" E	9°09'46"

NORTH

SCALE IN FEET: 0 60 120

Part of the Fractional Northeast Quarter of Section 6, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the East Quarter corner of said Section 6, being marked by a railroad spike; thence North 00 degrees 27 minutes 40 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the East line of said Fractional Northeast Quarter, being within the right-of-way of North Noyer Road, a distance of 1190.65 feet to a survey spike at the Southeast corner of an 8.65 acre tract of real estate described in a deed to John M. Konwinski and Meagan R. Konwinski in Document Number 2020049149 in the Office of the Recorder of Allen County, Indiana; thence South 76 degrees 44 minutes 06 seconds West, on and along a South line of said 8.65 acre tract, a distance of 604.20 feet to an iron rail post; thence South 88 degrees 44 minutes 45 seconds West, continuing on and along said South line, a distance of 454.24 feet to a #5 rebar at the Northwest corner of a 27.144 acre tract of real estate described in a deed to Springmill Woods Development, LLC, in Document Number 2020042439 in the Office of said Recorder, this being the true point of beginning; thence South 01 degrees 15 minutes 15 seconds East, on and along a West line of said 27.144 acre tract, a distance of 15.00 feet to a #5 rebar; thence South 47 degrees 39 minutes 07 seconds East, continuing on and along said West line, a distance of 85.56 feet to a #5 rebar; thence South 24 degrees 56 minutes 30 seconds East, continuing on and along said West line, a distance of 75.36 feet to a #5 rebar; thence South 00 degrees 02 minutes 14 seconds East, continuing on and along said West line, a distance of 79.88 feet to a #5 rebar; thence South 25 degrees 36 minutes 13 seconds West, continuing on and along said West line, a distance of 79.88 feet to a #5 rebar; thence South 45 degrees 28 minutes 26 seconds West, on and along a Northwest line of said 27.144 acre tract, a distance of 172.97 feet to a #5 rebar at a West corner of Verona Lakes, Section I, as recorded in Plat Cabinet H, page 106, in the Office of said Recorder; thence South 44 degrees 31 minutes 34 seconds East, on and along a Southwest line of said Verona Lakes, Section I, a distance of 161.13 feet to a #5 rebar; thence South 45 degrees 28 minutes 26 seconds West, on and along a Northwest line of said Verona Lakes, Section I, a distance of 180.00 feet to a #5 rebar; thence South 44 degrees 31 minutes 34 seconds East, on and along a Southwest line of said Verona Lakes, Section I, a distance of 17.41 feet to a #5 rebar; thence South 45 degrees 28 minutes 26 seconds West, on and along a Northwest line of said Verona Lakes, Section I, a distance of 130.00 feet to a #5 rebar; thence North 44 degrees 31 minutes 34 seconds West, on and along a Northeast line of said Verona Lakes, Section I, a distance of 221.48 feet to a #5 rebar; thence North 47 degrees 53 minutes 19 seconds East, on and along a Northwest line of a 6.017 acre base tract of real estate described in a deed to Springmill Woods Development, LLC, in Document Number 2020061201 in the Office of said Recorder, a distance of 24.63 feet to a #5 rebar; thence North 42 degrees 06 minutes 41 seconds West, on and along a Southwest line of said 6.017 acre base tract, a distance of 180.00 feet to a #5 rebar; thence North 47 degrees 53 minutes 19 seconds East, a distance of 8.33 feet to a #5 rebar; thence North 42 degrees 06 minutes 41 seconds West, a distance of 130.00 feet to a #5 rebar; thence North 47 degrees 53 minutes 19 seconds East, a distance of 112.53 feet to a #5 rebar; thence North 31 degrees 18 minutes 40 seconds West, a distance of 2.21 feet to the point of curvature of a tangent circular curve to the left having a radius of 125.00 feet; thence Northwesterly, on and along the arc of said curve, an arc distance of 26.05 feet, being subtended by a long chord having a length of 26.01 feet and a bearing of North 37 degrees 16 minutes 56 seconds West to a #5 rebar on a Northwest line of said 6.017 acre base tract; thence North 35 degrees 04 minutes 19 seconds East, on and along said Northwest line, a distance of 50.75 feet to a #5 rebar; thence North 55 degrees 02 minutes 45 seconds East, continuing on and along said Northwest line, a distance of 136.48 feet to a #5 rebar; thence North 47 degrees 06 minutes 50 seconds East, continuing on and along said Northwest line, a distance of 187.78 feet to a #5 rebar on the South line of said 8.65 acre tract; thence North 88 degrees 44 minutes 45 seconds East, on and along said South line, a distance of 151.85 feet to the true point of beginning, containing 5.953 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 2020061201 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 VERONA LAKES, SECTION III.

IN WITNESS THEREOF, James J. Lancia, known to me to be the person and an opertaing 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 30 day of August, 2021.

Springmill Woods Development, LLC

By: ______________________
James J. Lancia, Operating Member

Consent for permanent structures issued by the Allen County Drainage Board on May 13, 2021 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. **#21-098** reference - **Verona Lakes, Section III 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 2021007730 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 2020061201 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: 08/30/2021
Joseph R. Herendeen, Indiana Land Surveyor

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

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
SEP 13 2021
AUDITOR OF ALLEN COUNTY

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	566.0 feet

APPROVALS

ALLEN COUNTY PLAN COMMISSION EXECUTIVE COMMITTEE
DATE: 9-9-21

SUSAN L. HOOT, PRESIDENT
DAVID BAILEY, VICE PRESIDENT
F. NELSON PETERS, COMMISSIONER
JEFFREY W. SORG, ALLEN COUNTY SURVEYOR

ALLEN COUNTY PLAN COMMISSION SEAL

BOB ARMSTRONG, COUNTY COUNCILPERSON
JOHN HENRY, ALTERNATE MEMBER
JAMES WOLFF, ALTERNATE MEMBER

ZONING ADMINISTRATOR
DATE: 9-13-21
BEN J. ROUSSEL, INTERIM EXECUTIVE DIRECTOR

ALLEN COUNTY BOARD OF COMMISSIONERS
DATE: 9-13-21

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

ATTEST: ______________________
CHRIS CLOUD, DEPUTY AUDITOR

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