Plat Cab H pg 142

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ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN
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Secondary Plat of:

VERONA LAKES, SECTION II

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

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
- Δ=NN°NN'NN" R=NNN.NN' Street Centerline Curve Data
- NNN.N Minimum Flood Protection Grade

NOTES:

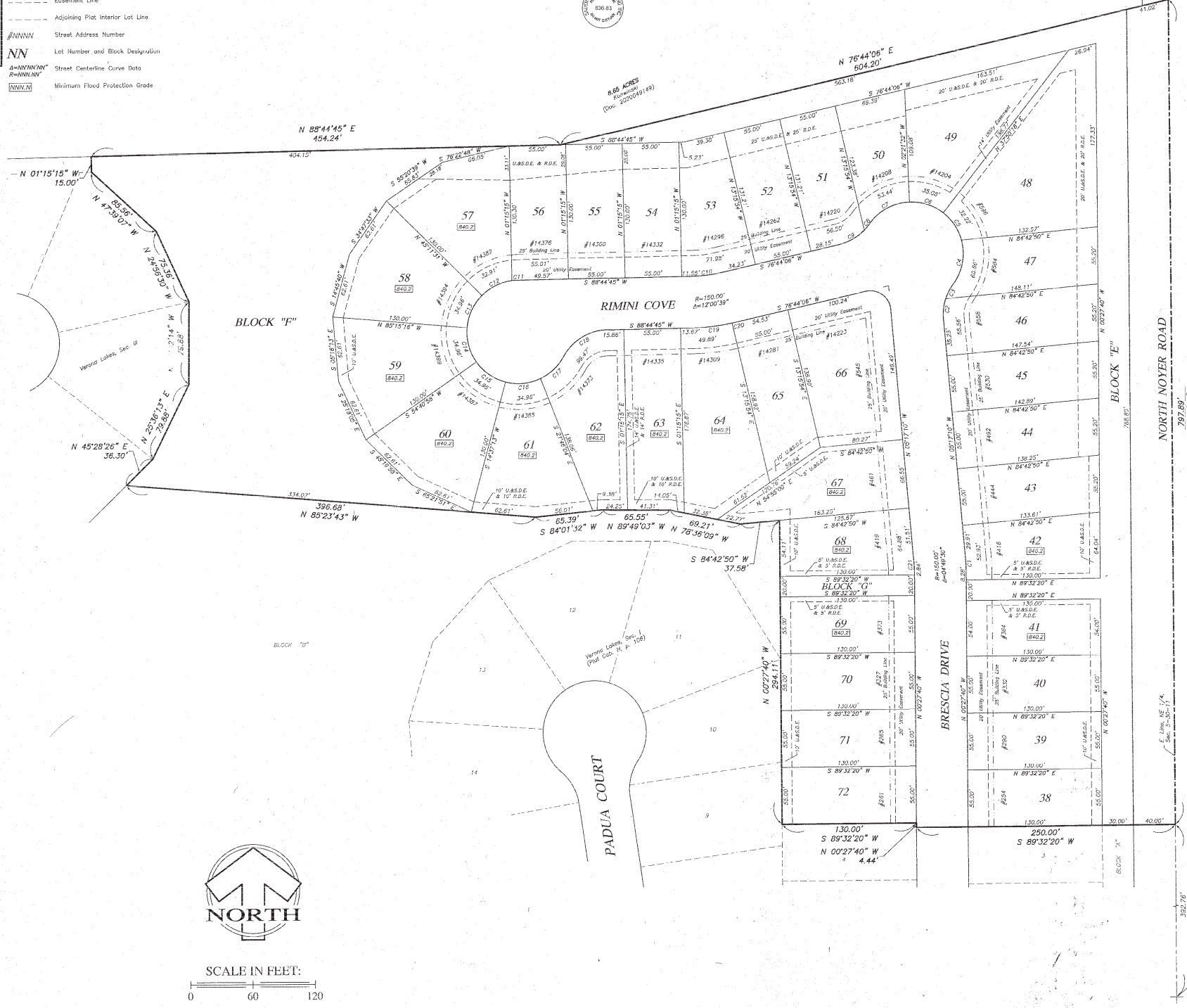
1. All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
2. U.&S.D.E. indicates utility and surface drainage easement.
3. All right-of-way intersection radii are 20 feet.
4. [ ] Boxed elevation indicates minimum flood protection grade (NAVD '88 DATUM).
5. All common areas to be blanket utility, surface drainage, and regulated drainage easements.

BENCHMARKS:

Beginning Benchmark: F-129 R.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 'A', 2.5 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)

836.83



AREA TABLE

LOT#	Area (sq. ft.)
38	7150
39	7150
40	7150
41	7020
42	7671
43	7476
44	7732
45	7987
46	8216
47	7484
48	16727
49	11894
50	6509
51	7149
52	7216
53	7631
54	7150
55	7150
56	7151
57	10493
58	10224
59	10224
60	10224
61	9937
62	10025
63	9668
64	11990
65	8135
66	12743
67	9100
68	7612
69	7150
70	7150
71	7150
72	7150

Entity	Area (sq. ft.)
Block E	37932
Block F	87661
Block G	2600
Street	88132

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	14.74'	14.73'	S 02°52'25" E	4°49'30"
C2	50.00'	20.31'	20.17'	N 06°20'58" E	23°16'16"
C3	50.00'	15.83'	15.76'	S 27°03'16" W	18°08'19"
C4	50.00'	44.79'	43.31'	S 10°27'59" W	51°19'33"
C5	50.00'	32.25'	31.70'	N 33°40'55" W	36°57'35"
C6	50.00'	38.08'	34.36'	S 72°15'37" E	40°11'50"
C7	50.00'	45.65'	44.08'	N 61°25'59" E	52°19'56"
C8	50.00'	7.79'	7.78'	S 39°47'22" W	8°55'41"
C9	50.00'	28.35'	27.97'	N 60°29'39" E	32°28'54"
C10	125.00'	26.20'	26.16'	N 82°44'26" E	12°00'39"
C11	50.00'	5.44'	5.43'	S 85°37'51" W	6°13'47"
C12	50.00'	32.91'	32.32'	N 63°39'43" E	37°42'29"
C13	50.00'	34.96'	34.25'	N 24°46'35" E	40°03'45"
C14	50.00'	34.96'	34.25'	S 15°17'09" E	40°03'45"
C15	50.00'	34.96'	34.25'	N 55°20'54" W	40°03'45"
C16	50.00'	34.96'	34.25'	N 84°35'20" E	40°03'45"
C17	50.00'	31.25'	30.75'	S 46°39'07" W	35°48'43"
C18	50.00'	52.36'	50.00'	N 58°44'45" E	60°00'00"
C19	175.00'	36.22'	36.15'	S 82°49'00" W	11°51'30"
C20	175.00'	0.47'	0.47'	S 76°48'41" W	0°09'09"
C21	125.00'	10.53'	10.52'	N 02°52'25" W	4°49'30"

NORTH

SCALE IN FEET:
0 60 120

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	814.0 feet

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 392.76 feet to a survey spike at the Northeast corner of Verona Lakes, Section I, as recorded in Plat Cabinet H, page 106, in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 89 degrees 32 minutes 20 seconds West, on and along a North line of said Verona Lakes, Section I, a distance of 250.00 feet to a #5 rebar; thence North 00 degrees 27 minutes 40 seconds West, on and along a West line of said Verona Lakes, Section I, a distance of 4.44 feet to a #5 rebar; thence South 89 degrees 32 minutes 20 seconds West, on and along a North line of said Verona Lakes, Section I, a distance of 130.00 feet to a #5 rebar; thence North 00 degrees 27 minutes 40 seconds West, on and along a West line of said Verona Lakes, Section I, a distance of 294.11 feet to a #5 rebar; thence South 84 degrees 42 minutes 50 seconds West, on and along a North line of said Verona Lakes, Section I, a distance of 37.58 feet to a #5 rebar; thence North 78 degrees 36 minutes 09 seconds West, continuing on and along said North line, a distance of 69.21 feet to a #5 rebar; thence North 89 degrees 49 minutes 03 seconds West, continuing on and along said North line, a distance of 65.55 feet to a #5 rebar; thence South 84 degrees 01 minutes 52 seconds West, continuing on and along said North line, a distance of 65.39 feet to a #5 rebar; thence North 85 degrees 23 minutes 43 seconds West, continuing on and along said North line, a distance of 396.68 feet to a #5 rebar; thence North 45 degrees 28 minutes 26 seconds East, a distance of 36.30 feet to a #5 rebar; thence North 25 degrees 36 minutes 13 seconds East, a distance of 79.89 feet to a #5 rebar; thence North 00 degrees 02 minutes 14 seconds West, a distance of 79.88 feet to a #5 rebar; thence North 24 degrees 56 minutes 30 seconds West, a distance of 75.36 feet to a #5 rebar; thence North 47 degrees 39 minutes 07 seconds West, a distance of 85.56 feet to a #5 rebar; thence North 01 degrees 15 minutes 15 seconds West, a distance of 15.00 feet to a #5 rebar on the South line of a 8.65 acre tract of real estate described in a deed to John M. Konwinski and Meagan R. Konwinski in Document Number 202004919 in the Office of said Recorder; thence North 88 degrees 44 minutes 45 seconds East, on and along said South line, a distance of 454.24 feet to an iron rail post; thence North 76 degrees 44 minutes 06 seconds East, continuing on and along said South line, a distance of 604.20 feet to a survey spike at the Southeast corner of said 8.65 acre tract, being a point on the East line of said Fractional Northeast Quarter; thence South 00 degrees 27 minutes 40 seconds East, on and along said East line and within said right-of-way of North Noyer Road, a distance of 797.89 feet to the true point of beginning, containing 11.453 acres of land, subject to legal right-of-way for North Noyer Road, and subject to all easements of record.

Springmill Woods Development, LLC, owner by virtue of that certain deed shown in Document Number 2020042439 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 II.

IN WITNESS THEREOF, James J. Lancia, known to me to be the person and an operating 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. **#21-096** reference - **Verona 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 2020042438 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 2026042439 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.

Joseph R. Herendeen, Indiana Land Surveyor Date: 08/30/2021

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

APPROVALS

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

SUSAN L. WOOD, PRESIDENT

DAVID BAILEY, VICE PRESIDENT

NELSON PETERS, COMMISSIONER

JEFFREY W. MORRIS, ALLEN COUNTY SURVEYOR

BOB ARMSTRONG, COUNTY COUNCILPERSON

JOHN HENRY, ALTERNATE MEMBER

JAMES WOLFF, ALTERNATE MEMBER

ZONING ADMINISTRATOR
DATE: 9-13-21

BEN D. ROUSSEL, INTERIM EXECUTIVE DIRECTOR

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

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