Plat Cab. G Page 194

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ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Secondary Plat of:

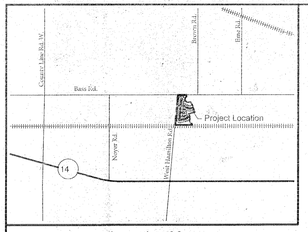
PALMIRA LAKES, SECTION I

A subdivision of part of the North Half of the Fractional Northeast Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana.

Developer:
Palmira Development, LLC
9601 Coldwater Road
Fort Wayne, IN 46825
Tel: 260/489-2000

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

Engineer - Planner:
D.A. Brown Engineering Consultants
5419 County Road 427, Suite C
Auburn, IN 46706
Tel: 260/925-2020



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=N0°0'0" R=NNN.NN' — Street Centerline Curve Data
- NNN.N — Minimum Flood Protection Grade

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 feet [NGVD '29]
= 821.78 feet [NAVD '88]

Plat Benchmark #1: Top of Bronze Disk Installed in the South end of the Pond 4 West, Overflow Weir (grade beam) situated in the Center of Block "C", Palmira Lakes, Sec. I, with the elevation 837.50 feet stamped in the disk.
ELEVATION = 837.50 (NAVD '88)

Plat Benchmark #2: Top of Bronze Disk Installed inside of a 6" PVC pipe located 8.6 feet South and 12.6 feet East of the Southeast corner of Lot Number 17, Palmira Lakes, Sec. I, with the elevation 840.25 feet stamped in the disk.
ELEVATION = 840.25 (NAVD '88)

NOTES:

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

REGULATED DRAINAGE EASEMENT NOTE:

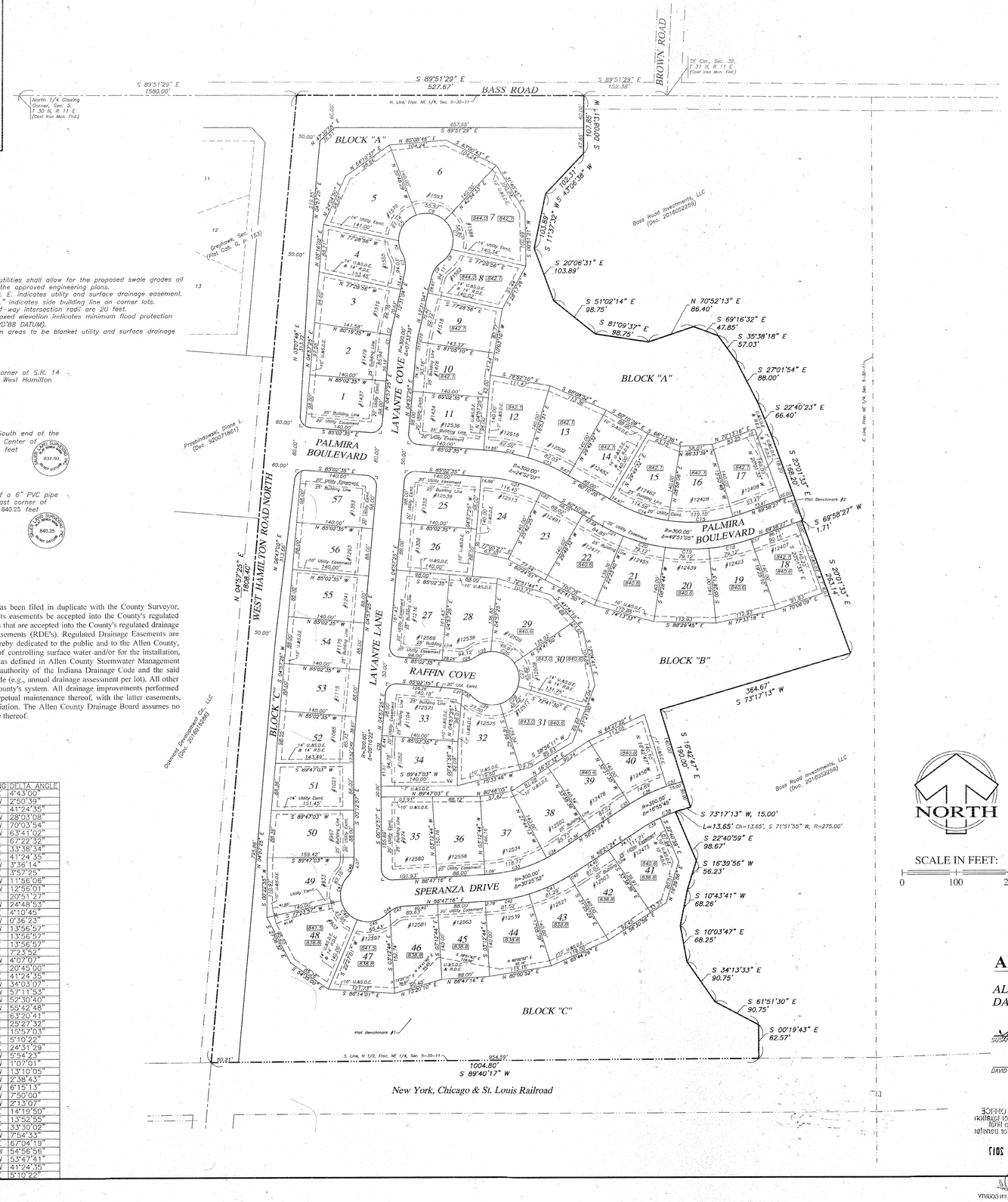
A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivisions storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage right-of-ways that are hereby dedicated to the public and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	3235.0 feet

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD	LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	26.75'	26.75'		N 07°18'55" E	4°43'00"
C2	325.00'	16.13'	16.13'		S 11°05'44" W	2°50'39"
C3	50.00'	36.14'	35.36'		S 68°11'13" E	41°24'35"
C4	50.00'	24.48'	24.24'		N 14°51'57" W	28°03'08"
C5	50.00'	61.14'	57.40'		S 34°11'34" W	70°03'54"
C6	50.00'	55.57'	52.76'		N 78°55'58" W	63°41'02"
C7	50.00'	58.80'	55.47'		S 13°24'11" E	67°22'32"
C8	50.00'	39.16'	28.94'		N 37°06'22" E	33°38'34"
C9	50.00'	36.14'	35.36'		N 33°13'21" E	41°24'35"
C10	275.00'	17.30'	17.29'		S 10°42'57" W	3°36'14"
C11	275.00'	18.99'	18.99'		N 06°56'07" E	3°57'25"
C12	325.00'	67.70'	67.58'		N 79°04'32" W	11°56'06"
C13	325.00'	73.36'	73.21'		N 66°38'28" W	12°56'01"
C14	275.00'	100.11'	99.56'		S 70°36'11" E	20°51'27"
C15	275.00'	119.10'	118.17'		S 86°33'39" W	24°48'53"
C16	275.00'	20.06'	20.05'		N 72°03'49" E	4°10'45"
C17	325.00'	3.44'	3.44'		S 70°16'38" W	0°36'23"
C18	325.00'	79.12'	78.93'		S 77°33'18" W	13°56'57"
C19	325.00'	79.12'	78.93'		S 88°29'45" E	13°56'57"
C20	325.00'	79.12'	78.93'		S 74°32'48" E	13°56'57"
C21	325.00'	41.96'	41.93'		S 63°52'24" E	7°23'52"
C22	275.00'	19.77'	19.76'		N 62°14'01" W	4°07'07"
C23	275.00'	99.59'	99.05'		S 74°40'05" E	20°45'00"
C24	50.00'	36.14'	35.36'		N 74°15'08" E	41°24'35"
C25	50.00'	29.72'	29.28'		S 70°34'24" W	34°03'07"
C26	50.00'	49.91'	47.87'		N 63°48'06" W	57°11'53"
C27	50.00'	45.82'	44.24'		N 08°56'50" W	52°30'40"
C28	50.00'	48.62'	46.73'		S 45°09'54" W	55°42'48"
C29	50.00'	55.28'	52.51'		S 75°18'21" E	63°20'41"
C30	50.00'	22.22'	22.03'		S 56°21'46" E	25°27'32"
C31	50.00'	13.92'	13.87'		S 77°04'04" E	15°57'03"
C32	275.00'	24.83'	24.82'		N 02°22'14" E	5°10'22"
C33	275.00'	117.71'	116.81'		N 74°31'32" E	24°31'29"
C34	275.00'	28.35'	28.34'		S 59°18'36" W	5°54'23"
C35	325.00'	6.34'	6.34'		S 56°54'55" W	1°07'01"
C36	325.00'	74.69'	74.53'		S 64°03'28" W	13°10'05"
C37	325.00'	15.01'	15.00'		S 71°57'52" W	2°38'43"
C38	275.00'	30.01'	30.00'		S 67°19'01" W	6°15'13"
C39	275.00'	37.60'	37.57'		S 60°16'24" W	7°50'00"
C40	325.00'	12.58'	12.58'		S 57°27'58" W	2°13'07"
C41	325.00'	81.29'	81.08'		N 65°44'26" E	14°19'50"
C42	325.00'	78.74'	78.55'		N 79°50'49" E	13°52'55"
C43	50.00'	29.23'	28.82'		N 70°02'16" E	33°30'02"
C44	50.00'	6.90'	6.90'		S 49°19'58" W	7°54'33"
C45	50.00'	58.53'	55.25'		N 78°54'51" E	67°04'19"
C46	50.00'	47.95'	46.14'		N 40°04'31" W	54°56'56"
C47	50.00'	46.94'	45.24'		S 14°17'42" W	53°47'41"
C48	50.00'	36.14'	35.36'		S 20°29'20" W	41°24'35"
C49	325.00'	29.34'	29.33'		N 02°22'14" E	5°10'22"



NORTH

SCALE IN FEET:
0 100 200

AREA TABLE

LOT#	Area (sq. ft.)
1	13627
2	12859
3	13315
4	13453
5	17388
6	17656
7	12709
8	12757
9	12516
10	12444
11	13634
12	13362
13	13439
14	12320
15	12610
16	12552
17	12385
18	12731
19	13204
20	13204
21	13168
22	12991
23	11631
24	12611
25	13634
26	12320
27	15735
28	13539
29	14567
30	14606
31	14875
32	13772
33	13625
34	12427
35	14906
36	13065
37	12714
38	12432
39	12454
40	12902
41	12440
42	12546
43	13559
44	13514
45	12320
46	13172
47	12264
48	15450
49	13865
50	13678
51	12977
52	12961
53	12320
54	12320
55	19190
56	12320
57	13627

Entity	Area (sq. ft.)
Block A	129949
Block B	93781
Block C	185312
Street	290592

Part of the North Half of the Fractional Northeast Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North closing Quarter corner of said Section 5, being marked by a cast iron monument; thence South 89 degrees 51 minutes 29 seconds East (GPS grid bearing used as the basis of all bearings in this description), on and along the North line of said Fractional Northeast Quarter, being within the right-of-way of Bass Road, a distance of 1580.00 feet to a survey nail at the point of intersection of said North line with the centerline of West Hamilton Road North, this being the true point of beginning; thence South 89 degrees 51 minutes 29 seconds East, continuing on and along said North line and within said right-of-way, a distance of 527.67 feet to a survey nail; thence South 00 degrees 08 minutes 31 seconds West, a distance of 107.85 feet to a #5 rebar; thence South 43 degrees 06 minutes 38 seconds West, a distance of 102.31 feet to a #5 rebar; thence South 11 degrees 37 minutes 32 seconds West, a distance of 103.89 feet to a #5 rebar; thence South 20 degrees 06 minutes 31 seconds East, a distance of 103.89 feet to a #5 rebar; thence South 51 degrees 02 minutes 14 seconds East, a distance of 98.75 feet to a #5 rebar; thence South 81 degrees 09 minutes 37 seconds East, a distance of 98.75 feet to a #5 rebar; thence North 70 degrees 52 minutes 13 seconds East, a distance of 86.40 feet to a #5 rebar; thence South 69 degrees 16 minutes 32 seconds East, a distance of 47.85 feet to a #5 rebar; thence South 35 degrees 38 minutes 18 seconds East, a distance of 57.03 feet to a #5 rebar; thence South 27 degrees 01 minutes 54 seconds East, a distance of 88.00 feet to a #5 rebar; thence South 22 degrees 40 minutes 23 seconds East, a distance of 66.40 feet to a #5 rebar; thence South 20 degrees 01 minutes 33 seconds East, a distance of 168.20 feet to a #5 rebar; thence South 69 degrees 58 minutes 27 seconds West, a distance of 1.71 feet to a #5 rebar; thence South 20 degrees 01 minutes 33 seconds East, a distance of 263.14 feet to a #5 rebar; thence South 73 degrees 17 minutes 13 seconds West, a distance of 364.67 feet to a #5 rebar; thence South 16 degrees 42 minutes 47 seconds East, a distance of 190.00 feet to a #5 rebar; thence South 73 degrees 17 minutes 13 seconds West, a distance of 15.00 feet to the point of curvature of a tangent circular curve to the left having a radius of 275.00 feet; thence Westerly, on and along the arc of said curve, an arc distance of 13.65 feet, being subtended by a long chord having a length of 13.65 feet and a bearing of South 71 degrees 51 minutes 55 seconds West to a #5 rebar; thence South 22 degrees 40 minutes 59 seconds East, a distance of 98.67 feet to a #5 rebar; thence South 16 degrees 39 minutes 56 seconds West, a distance of 56.23 feet to a #5 rebar; thence South 10 degrees 43 minutes 41 seconds West, a distance of 68.26 feet to a #5 rebar; thence South 10 degrees 03 minutes 47 seconds East, a distance of 68.25 feet to a #5 rebar; thence South 34 degrees 13 minutes 33 seconds East, a distance of 90.75 feet to a #5 rebar; thence South 61 degrees 51 minutes 30 seconds East, a distance of 90.75 feet to a #5 rebar; thence South 00 degrees 19 minutes 43 seconds East, a distance of 62.57 feet to a #5 rebar on the South line of the North Half of said Fractional Northeast Quarter; thence South 89 degrees 40 minutes 17 seconds West, on and along said South line, a distance of 1004.80 feet to a survey nail at the point of intersection of said South line with the centerline of said West Hamilton Road North; thence North 04 degrees 57 minutes 25 seconds East, on and along said centerline, a distance of 1808.40 feet to the true point of beginning, containing 33.569 acres of land, subject to legal right-of-way for Bass Road and West Hamilton Road North, and subject to all easements of record.

Palmira Development, LLC, owner by virtue of that certain deed shown in Document Number 2017029957 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, Palmira 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 PALMIRA LAKES, SECTION I.

IN WITNESS THEREOF, Jeffrey M. Thomas, known to me to be the person and Member of Palmira Development, LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Palmira Development, LLC, set his hand and seal, this 29 day of November, 2017.

PALMIRA DEVELOPMENT, LLC

By: _____
Jeffrey M. Thomas, Managing Member

Consent for permanent structures issued by the Allen County Drainage Board on April 13, 2017, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #17-062 reference - **Palmira Lakes, Section I, Regulated Drain.**

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 2017059226 in the Office of the Recorder of Allen County, Indiana.

CERTIFICATE OF SURVEYOR

I, John C. Sauer, 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 2017029957 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 "Sauer S0364"; 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, John C. Sauer, 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: 11/28/2017
John C. Sauer, Indiana Land Surveyor

JOHN C. SAUER REGISTERED No. S0364 STATE OF INDIANA LAND SURVEYOR

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 4 Dec 17

_____
SUSAN L. HOOT, PRESIDENT

_____
DAVID BAILEY, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 11-30-2017

_____
JEFFREY M. BROWN, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 5 Dec 17

_____
KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 1 Dec 17

_____
THERESE M. BROWN, PRESIDENT

_____
NELSON PETERS, VICE PRESIDENT

_____
LINDA K. BLOOM, SECRETARY

ATTEST:

_____
NICHOLAS D. JORDAN, CPA, AUDITOR

This instrument prepared by John C. Sauer, Indiana Land Surveyor

AUDITOR'S OFFICE
Duly entered for taxation
Subject to final
acceptance for transfer
DEC -7 2017

DEC -7 2017