Plat Cabinet F Pg 103

Secondary Plat of:

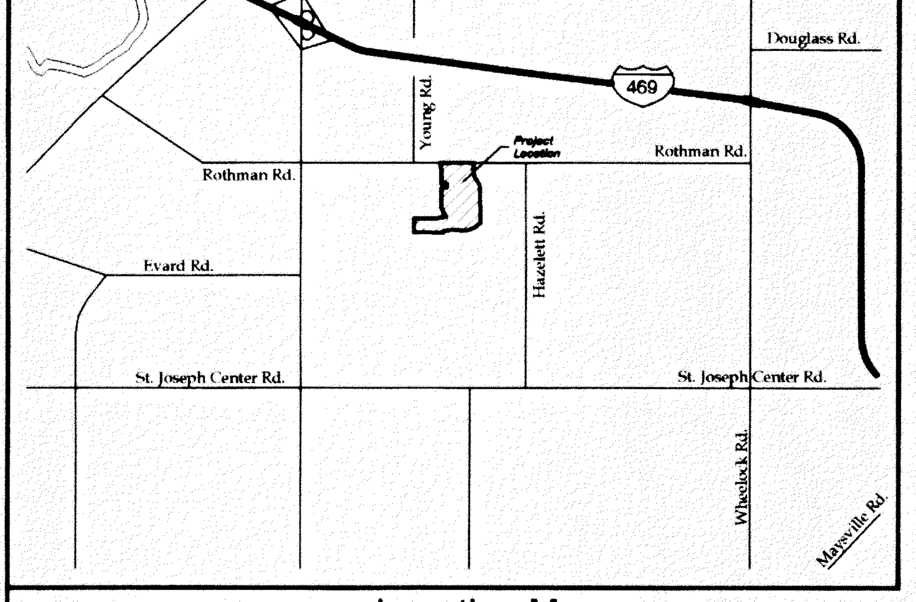
VALENCIA, SECTION I

A subdivision of part of the Northeast Quarter of Section 15, Township 31 North, Range 13 East, Allen County, Indiana

Developer:
Gilmore-Thomas Development, LLC
1020 East Dupont Road
Fort Wayne, IN 46825
Tel: 260/489-2000 Fax: 489-8974

Surveyor - Planner:
Sauer Land Surveying, Inc.
1111 West Hamilton Road South
Fort Wayne, IN 46804-9105
Tel: 260/469-3300 Fax: 469-3301

Engineer:
Primary Consultants
P. O. Box 5760
Fort Wayne, IN 46895
Tel: 260/341-6200 Fax: 482-2181



Location Map

BENCHMARKS:

Beginning Benchmark: B200 1946 U.S.C. & G.S. Standard Disk at the Southeast end of the Northwest wingwall of the Stellhorn Road bridge over Bullerman #7 drain bridge located 350'± West of Wheelock Road

ELEVATION = 779.79

TBM #1: Top of Fire Hydrant Bonnet Bolt between the letters E and L in "Mueller" at the Southwest corner of Lot 237, as referenced in the plat of Cherry Hill, Sec. VIII (P.C. "D", p.5).
ELEVATION = 801.71

TBM #2: Top Nut of Fire Hydrant at the Northeast Corner of Rothman Road and Young Road.
ELEVATION = 808.21

Plat Benchmark #1: Top of Bronze Disk Installed in Pond C2 Overflow Weir (grade beam) in Block "A" as indicated on the plat with the elevation stamped on the top of the disk.
ELEVATION = 804.22

Plat Benchmark #2: Top of Bronze Disk Installed in Pond D Overflow Weir (grade beam) in Block "A" as indicated on the plat with the elevation stamped on the top of the disk.
ELEVATION = 806.47

Plat Benchmark #3: Top of Bronze Disk Installed in an 8 inch diameter concrete post 5 feet south of and 5 feet east of the southwest corner of Lot 33 as indicated on the plat with the elevation stamped on the top of the disk.
ELEVATION = 811.90

SAUER LAND SURVEYING INC. PLAT BENCH MARK #1 804.22 DO NOT DISTURB
SAUER LAND SURVEYING INC. PLAT BENCH MARK #2 806.47 DO NOT DISTURB
SAUER LAND SURVEYING INC. PLAT BENCH MARK #3 811.90 DO NOT DISTURB

LOT#	Area (sq. ft.)
1	14460
2	12350
3	11700
4	11871
5	11376
6	11700
7	11050
8	10724
9	12795
10	12839
11	13743
12	13272
13	14504
14	12953
15	10268
16	11675
17	12149
18	12000
19	12000
20	11393
21	12918
22	12693
23	12445
24	12896
25	15044
26	14185
27	10304
28	10424
29	10951
30	10951
31	11017
32	14137
33	12374
34	13829
35	13050
36	13050
37	13050
38	12339
39	12037
40	11693
41	11338
42	11481
43	13415
44	12262
45	11475
46	10227
47	12669
48	18206
49	17951
50	17114
51	17006
52	16379
53	13249
54	11900
55	11900
56	13234
57	14210
58	18401
59	15889
60	13809
61	12265
62	12650
63	12419
64	13799
65	14081
66	11934
67	11769
68	14099
69	14715
70	12150
71	12150
72	18385

Entity	Area (sq. ft.)
Block A	302406
Block B	24597
Block C	3380
Block D	13357
Block E	5790
Street	239709

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. "Side B. L." indicates side building line on corner lots.
4. All right-of-way intersection radii are 20 feet.
5. [box] Boxed elevation indicates minimum flood protection grade (MSL DATUM).
6. All common areas to be blanket utility and surface drainage easements.

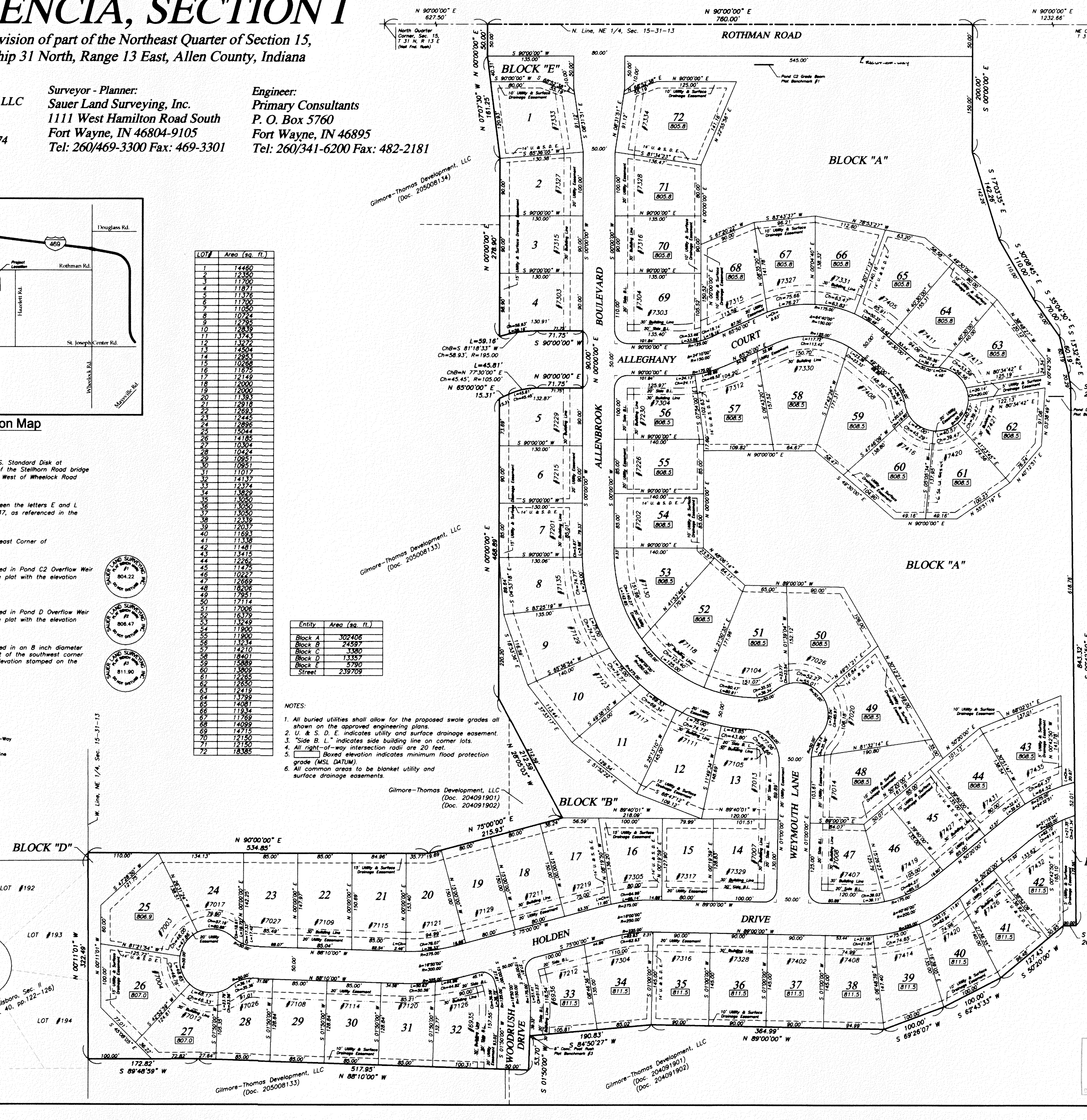
PLAT LEGEND

Symbol	Meaning
———	Plat Boundary Line
— — —	Plat Boundary Line within Road Right-of-Way
———	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

NORTH

SCALE IN FEET:
0 80 160

Original Map Scale: 1"=80'
Date: April 20, 2005
Last Revised: 11/22/05



The undersigned, by virtue of the deeds recorded in Documents Numbered 204091901, 204091902, 205008133, and 205008134 in the Office of the Recorder of Allen County, Indiana, being the owner of:

Part of the Northeast Quarter of Section 15, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the North Quarter corner of said Section 15 marked by a survey nail; thence North 90 degrees 00 minutes 00 seconds East (assumed bearings and used as the basis of all bearings in this description) on and along the North line of said Northeast Quarter, being within the right-of-way of Rothman Road, a distance of 627.50 feet to a survey nail at the true point of beginning; thence continuing North 90 degrees 00 minutes 00 seconds East, on and along said North line, and within said right-of-way, a distance of 760.00 feet to a survey nail; thence South 00 degrees 00 minutes 00 seconds East, a distance of 200.00 feet to a #5 rebar; thence South 17 degrees 03 minutes 35 seconds East, a distance of 142.26 feet to a #5 rebar; thence South 30 degrees 08 minutes 45 seconds East, a distance of 110.00 feet to a #5 rebar; thence South 35 degrees 04 minutes 30 seconds East, a distance of 70.00 feet to a #5 rebar; thence South 13 degrees 32 minutes 42 seconds East, a distance of 60.19 feet to a #5 rebar; thence South 10 degrees 28 minutes 52 seconds East, a distance of 20.29 feet to a #5 rebar; thence South 00 degrees 42 minutes 50 seconds East, a distance of 843.32 feet to a #5 rebar; thence South 89 degrees 17 minutes 10 seconds West, a distance of 20.00 feet to a #5 rebar; thence South 50 degrees 20 minutes 00 seconds West, a distance of 127.43 feet to a #5 rebar; thence South 62 degrees 43 minutes 33 seconds West, a distance of 100.00 feet to a #5 rebar; thence South 69 degrees 26 minutes 07 seconds West, a distance of 100.00 feet to a #5 rebar; thence North 89 degrees 00 minutes 00 seconds West, a distance of 364.99 feet to a #5 rebar; thence South 84 degrees 50 minutes 27 seconds West, a distance of 190.83 feet to a #5 rebar; thence South 01 degrees 50 minutes 00 seconds West, a distance of 53.70 feet to a #5 rebar; thence North 88 degrees 10 minutes 00 seconds West, a distance of 517.95 feet to a #5 rebar; thence South 89 degrees 48 minutes 59 seconds West, a distance of 172.82 feet to a #5 rebar on the West line of said Northeast Quarter; thence North 00 degrees 11 minutes 01 seconds West, on and along said West line, a distance of 322.49 feet to a #5 rebar; thence North 90 degrees 00 minutes 00 seconds East and parallel with the North line of said Northeast Quarter, a distance of 534.85 feet to a #5 rebar; thence North 75 degrees 00 minutes 00 seconds East, a distance of 215.93 feet to a #5 rebar; thence North 28 degrees 05 minutes 03 seconds West, a distance of 212.59 feet to a #5 rebar; thence North 00 degrees 00 minutes 00 seconds East, a distance of 468.89 feet to a #5 rebar; thence North 65 degrees 00 minutes 00 seconds East, a distance of 15.31 feet to a #5 rebar at the point of curvature of a tangent circular curve to the right having a radius of 105.00 feet; thence northeasterly, on and along the arc of said curve, an arc distance of 45.81 feet, being subtended by a long chord having a length of 45.45 feet and a bearing of North 77 degrees 30 minutes 00 seconds East to a #5 rebar at the point of tangency; thence North 90 degrees 00 minutes 00 seconds East, parallel to said North line and tangent to said curve, a distance of 71.75 feet to a #5 rebar; thence North 00 degrees 00 minutes 00 seconds East, a distance of 90.00 feet to a #5 rebar; thence South 90 degrees 00 minutes 00 seconds West and parallel to said North line, a distance of 71.75 feet to a #5 rebar at the point of curvature of a tangent circular curve to the left having a radius of 195.00 feet; thence southwesterly, on and along the arc of said curve, an arc distance of 59.16 feet, being subtended by a long chord having a length of 58.93 feet and a bearing of South 81 degrees 18 minutes 33 seconds West to a #5 rebar; thence North 00 degrees 00 minutes 00 seconds East, a distance of 278.90 feet to a #5 rebar; thence North 07 degrees 07 minutes 30 seconds West, a distance of 161.25 feet to a #5 rebar; thence North 00 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the true point of beginning, containing 35.032 acres of land, subject to legal right-of-way for Rothman Road and subject to all easements of record.

does hereby subdivide and plat the same into lots, blocks, streets and easements as shown on the plat to be known as VALENCIA, SECTION I, this 28th day of November, 2005, does hereby dedicate the streets thus shown to the public use, and does hereby subject and impress all of said lots in said Addition with the restrictions, covenants, limitations and easements referred to in the Declaration of Covenants, Conditions and Restrictions attached hereto and made a part hereof by reference.

GILMORE-THOMAS DEVELOPMENT, LLC

By: [signature]
Jeffrey M. Thomas, Member

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
DEC 08 2005
[signature]
AUDITOR OF ALLEN COUNTY
05 5986
ALLEN COUNTY AUDITOR'S NUMBER

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned authority, a Notary Public in and for said County and State, this day personally appeared Jeffrey M. Thomas, known to me to be the person and Member whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said GILMORE-THOMAS DEVELOPMENT, LLC, and that he executed the same as the act of such GILMORE-THOMAS DEVELOPMENT, LLC for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and notarial seal this 28th day of November, 2005.

My Commission Expires: 12/25/11

[signature], Notary Public
Resident of Allen County, Indiana

#205080259
Recorded
12/09/2005 08:59:04
RECORDER
PATRICIA J CRICK
ALLEN COUNTY, IN
Receipt No. 38038
DCFD 3.00
PLAT 48.00
PLAT 9.00
Total 60.00

Consent for permanent structures issued by the Allen County Drainage Board on October 27, 2005 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. 05-224 reference - VALENCIA, SECTION I, regulated drain.

ALLEN COUNTY PLAN COMMISSION SEAL
JOHN C. SAUER REGISTERED No. S0364 STATE OF INDIANA LAND SURVEYOR

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 Documents Numbered 204091901, 204091902, 205008133 and 205008134 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 #049"; 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.

[signature] Date: 11/23/05
John C. Sauer, Indiana Land Surveyor

This plat lies entirely within the Rule 12 - IAC 865 boundary surveys certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Documents Numbered 205026504 and 205026520 in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 12/8/05
[signature] CHARLES J. BODENHAFER, PRESIDENT
ALLAN D. FRISINGER, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 12/01/05
[signature] ALLAN D. FRISINGER, LS, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 12/8/05
[signature] KIMBERLY BOWMAN, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 12/7/05
[signature] Linda K. Bloom, PRESIDENT
[signature] Marla J. Irving, VICE PRESIDENT
[signature] Nelson Peters, SECRETARY
ATTEST: [signature] LISBETH A. BLOSSER, AUDITOR

RECEIVED
NOV 28 2005
Department of Planning Services

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

Valencia, I
Interior - 7' Rear - 25'
205080259
VALENCIA,SEC I