

VALENCIA, SECTION III

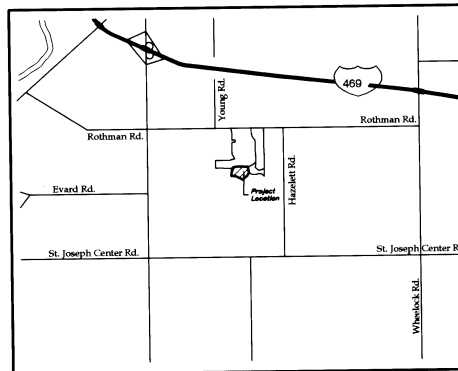
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ALLEN COUNTY RECORDER

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.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300 Fax: 469-3301

Engineer:
Civil Engineering Services
8121 Union Chapel Road
Fort Wayne, IN 46845
Tel: 260/627-2791



Location Map

AREA TABLE

LOT#	Area (sq. ft.)
111	12814
112	11370
113	12377
114	12182
115	12501
116	21130
117	14794
118	14563
119	15154
120	13329
121	11050
122	11050

Entity	Area (sq. ft.)
Block	235087
Street	34173

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
- Minimum Flood Protection Grade

BENCHMARK:
Plat Benchmark: Top of Bronze Disk installed in an 8 inch diameter concrete post 3.5 feet South of the Southwest corner of Lot 33 of Valencia, Sec. I, with the elevation 811.90 stamped on the top of the disk.
ELEVATION = 811.90 feet NGVD'29



- NOTES:**
- All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
 - U, & S, D, E, indicates utility and surface drainage easement.
 - Side B, L, indicates side building line on corner lots.
 - All right-of-way intersection radii are 20 feet.
 - Boxed elevation indicates minimum flood protection grade (NGVD'29 DATUM).
 - All common areas to be blanket utility and surface drainage easements.

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	14.06'	14.06'	S 86°55'38" E	02°28'43"
C2	325.00'	80.00'	79.80'	S 78°38'10" E	14°06'14"
C3	325.00'	54.09'	54.02'	S 66°48'59" E	09°32'07"
C4	50.00'	41.36'	40.19'	S 38°21'08" E	4°23'36"
C5	50.00'	39.37'	38.36'	S 07°54'03" W	45°08'46"
C6	50.00'	45.82'	44.23'	S 56°42'27" W	52°30'03"
C7	80.00'	65.62'	61.01'	N 59°26'48" W	75°11'28"
C8	50.00'	15.00'	14.94'	N 13°15'32" W	17°11'04"
C9	50.00'	59.40'	55.97'	S 36°42'06" E	68°04'12"
C10	275.00'	56.63'	56.63'	S 78°38'50" E	11°49'14"
C11	275.00'	17.32'	17.32'	S 86°21'43" E	03°36'33"



SCALE IN FEET:
0 60 120
Original Map Scale: 1"=60'
Date: December 20, 2010



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 2010064128 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 rebar bearing plastic caps imprinted "Sauer S0364"; that there has been no change from the matters of survey revealed by the survey referenced herein 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.

John C. Sauer
John C. Sauer, Indiana Land Surveyor Date: 01/10/11

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 2008015774 in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 01/10/11

Alan D. Pi...
PRESIDENT

...
VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 01/10/11

Alan D. Pi...
ALLAN D. PRISINGER, I.S., ALLEN COUNTY SURVEYOR

Kimberly N. Pawlowski
KIMBERLY BOWMAN, JCR, EXECUTIVE DIRECTOR

ZONING ADMINISTRATOR
DATE: 1/10/11

Kimberly N. Pawlowski
KIMBERLY BOWMAN, JCR, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 1/10/11

Jason Peters
JASON PETERS, PRESIDENT

John K. Bloom
JOHN K. BLOOM, VICE-PRESIDENT

TERESE BROWN, SECRETARY

ATTEST:
Tera K. Klutz
TERA K. KLUTZ, CPA - ALLEN COUNTY AUDITOR

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

Commencing at the North Quarter corner of said Section 15, being marked by a survey nail; thence North 90 degrees 00 minutes 00 seconds East (plat bearing and basis of all bearings in this description), on and along the North line of said Northeast Quarter, a distance of 1865.70 feet to a survey nail; thence South 00 degrees 16 minutes 33 seconds East, a distance of 1662.64 feet to a #5 rebar at the Southeast corner of Valencia, Section II, Phase I, as recorded in Plat Cabinet F, page 194 in the Office of the Recorder of Allen County, Indiana; thence West and Northwesterly, on and along the South and West lines of said Valencia, Section II, Phase I, as defined by the following courses and distances:
South 89 degrees 29 minutes 42 seconds West, a distance of 11.55 feet to a #5 rebar; thence South 65 degrees 11 minutes 50 seconds West, a distance of 92.72 feet to a #5 rebar; thence South 80 degrees 21 minutes 20 seconds West, a distance of 125.90 feet to a #5 rebar; thence North 51 degrees 57 minutes 40 seconds West, a distance of 71.94 feet to a #5 rebar; thence North 14 degrees 06 minutes 32 seconds East, a distance of 117.24 feet to a #5 rebar; thence North 00 degrees 42 minutes 50 seconds West, a distance of 58.83 feet to a #5 rebar at the Southeast corner of Valencia, Section I, as recorded in Plat Cabinet F, page 103 in the Office of said Recorder;
thence Westwesterly, on and along the South lines of said Valencia, Section I, as defined by the following courses and distances:
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 at the true point of beginning; thence North 89 degrees 00 minutes 00 seconds West, a distance of 364.99 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 115.00 feet to the point of curvature of a tangent circular curve to the right having a radius of 20.00 feet; thence Southwesterly, on and along the arc of said curve, an arc distance of 31.42 feet, being subtended by a long chord having a length of 28.28 feet and a bearing of South 46 degrees 50 minutes 00 seconds West to the point of tangency; thence North 88 degrees 10 minutes 00 seconds West and tangent to said curve, a distance of 1.74 feet to a #5 rebar; thence South 01 degrees 50 minutes 00 seconds West, a distance of 180.00 feet to a #5 rebar; thence South 61 degrees 56 minutes 09 seconds East, a distance of 295.77 feet to a #5 rebar; thence North 47 degrees 50 minutes 00 seconds East, a distance of 240.00 feet to a #5 rebar; thence North 29 degrees 46 minutes 53 seconds East, a distance of 130.00 feet to a #5 rebar; thence North 08 degrees 00 minutes 55 seconds West, a distance of 250.09 feet to the true point of beginning, containing 6.137 acres of land.

We, Gilmore-Thomas Development, LLC, the undersigned owners by virtue of that certain deed shown in Document Number 2010064128 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 VALENCIA, SECTION III.

IN WITNESS THEREOF, Gilmore-Thomas 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 10th day of January, 2011.

GILMORE-THOMAS DEVELOPMENT, LLC

By: *Jeffery M. Thomas*
Jeffery M. Thomas, Member

STATE OF INDIANA)
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 10th day of January, 2011.



KIMBERLY N. PAWLOWSKI, Notary Public
Allen County, State of Indiana
My Commission Expires September 23, 2018

My Commission Expires: 9/23/2018

William N. Pawlowski
WILLIAM N. PAWLOWSKI, Notary Public
Resident of Allen County, Indiana

Consent for permanent structures issued by the Allen County Drainage Board on December 9, 2010 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #10-155 reference - Valencia, Section III, Regulated Drain. Furthermore, the Stormwater Management Plan for VALENCIA, SECTION III, has been approved on December 9, 2010 under Drainage Board Doc. #10-163.