

Secondary Plat of:

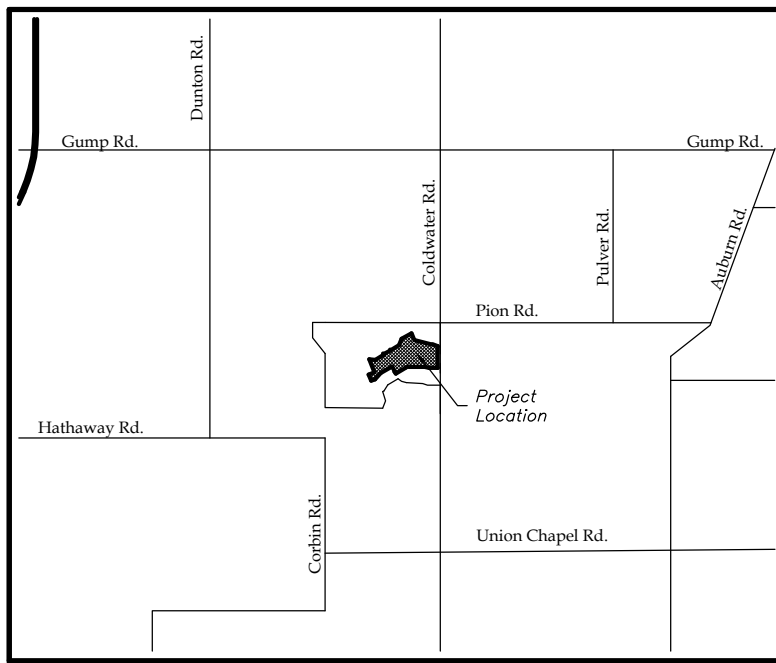
FOX HOLLOW, SECTION II

A subdivision of part of the Southeast Quarter of Section 21,
Township 32 North, Range 12 East, Allen County, Indiana.

Developer:
NWM Corp.
10808 La Cabreah Lane
Fort Wayne, IN 46845
Tel: 260/489-7095

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

Secondary PLAT NOT FINAL



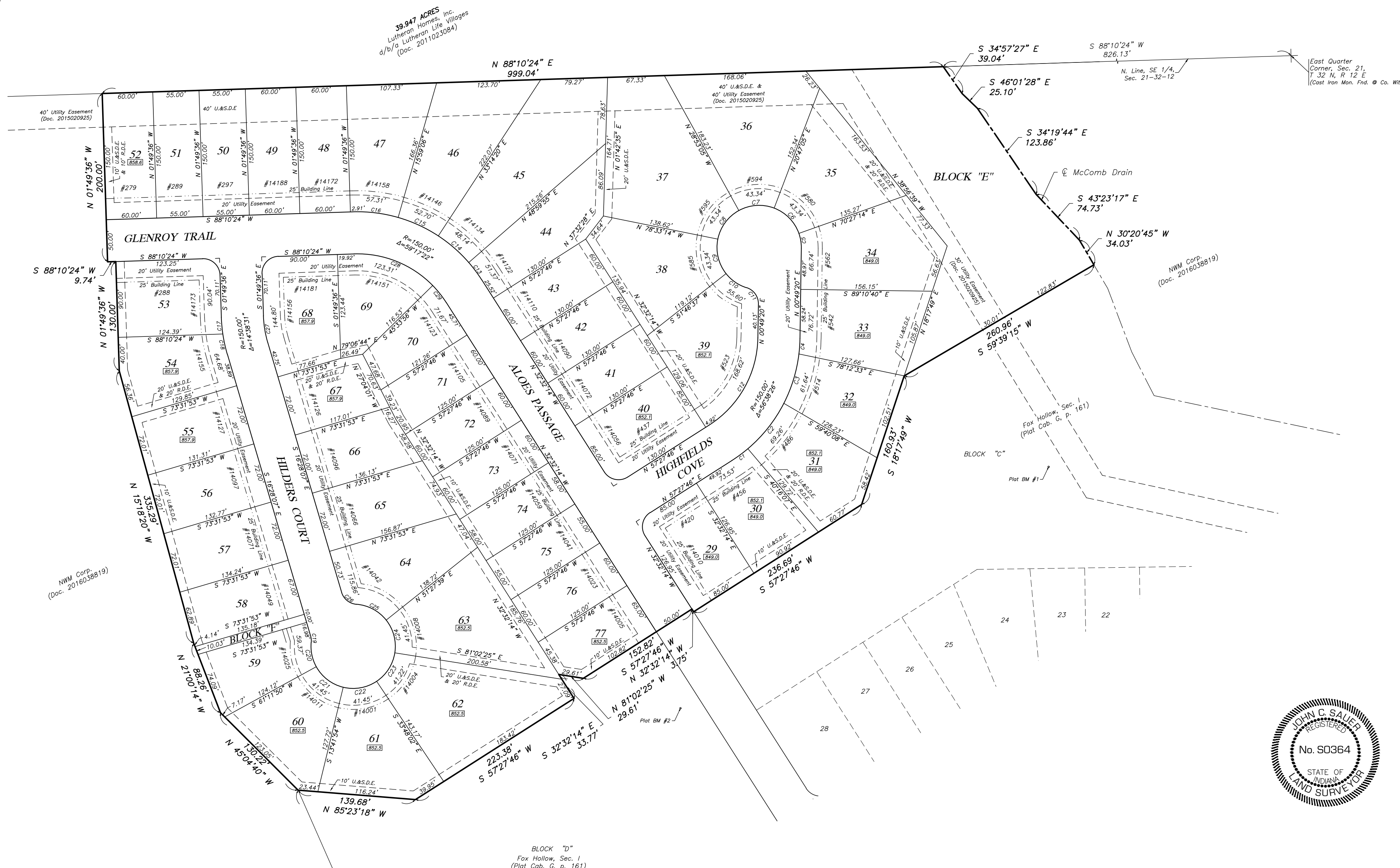
Location Map

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 D. L. indicates side building line on corner lots.
- All right-of-way intersection radii are 20 feet.
- Boxed elevation indicates minimum flood protection grade.
- All common areas to be blanket utility and surface drainage easements.

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
- Street Address Number
- Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade



AREA TABLE

LOT#	Area (sq. ft.)
29	10705
30	10460
31	12471
32	10215
33	12871
34	14895
35	13205
36	16882
37	21219
38	13288
39	14268
40	10965
41	7800
42	7800
43	7800
44	11722
45	19942
46	15491
47	12645
48	9000
49	9000
50	8250
51	8250
52	9000
53	11014
54	10247
55	9402
56	9507
57	9612
58	9039
59	8675
60	11303
61	11921
62	19223
63	16396
64	11956
65	10548
66	9068
67	7906
68	11879
69	8975
70	7058
71	7427
72	7600
73	7600
74	7250
75	7600
76	7500
77	7907

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	23.61'	23.60'	N 53°35'50" E	7°43'53"
C2	175.00'	69.26'	68.81'	N 38°23'36" E	22°40'34"
C3	175.00'	61.64'	61.32'	S 16°57'52" W	20°10'53"
C4	175.00'	18.48'	18.47'	S 03°50'53" W	6°03'06"
C5	50.00'	17.77'	17.68'	N 09°21'43" W	20°22'06"
C6	50.00'	43.34'	42.00'	N 44°25'51" W	49°40'09"
C7	50.00'	43.34'	42.00'	N 85°57'00" E	49°40'09"
C8	50.00'	43.34'	42.00'	N 36°16'51" E	49°40'09"
C9	50.00'	43.34'	42.00'	N 13°23'18" W	49°40'09"
C10	50.00'	29.98'	29.53'	N 55°23'59" W	34°21'12"
C11	20.00'	25.62'	23.90'	N 35°52'37" W	73°23'54"
C12	125.00'	123.57'	118.60'	N 29°08'33" E	56°38'26"
C13	175.00'	25.85'	25.83'	N 36°48'09" W	82°27'52"
C14	175.00'	48.14'	47.98'	S 48°52'53" E	15°45'35"
C15	175.00'	52.70'	52.50'	S 65°23'17" E	17°15'14"
C16	175.00'	54.40'	54.18'	S 82°55'15" E	17°48'42"
C17	175.00'	19.93'	19.92'	S 05°05'22" E	6°31'32"
C18	175.00'	24.79'	24.77'	N 12°24'38" W	8°07'00"
C19	20.00'	7.61'	7.56'	N 05°34'31" W	21°47'12"
C20	50.00'	29.78'	29.34'	N 11°44'32" E	34°07'15"
C21	50.00'	41.45'	40.27'	N 52°33'08" W	47°29'56"
C22	50.00'	41.45'	40.27'	N 79°56'56" E	47°29'56"
C23	50.00'	41.22'	40.07'	N 32°34'46" E	47°14'22"
C24	50.00'	41.45'	40.27'	S 14°47'23" E	47°29'56"
C25	50.00'	41.02'	39.88'	S 62°02'30" E	47°00'17"
C26	20.00'	24.11'	22.68'	S 51°00'23" E	69°04'31"
C27	125.00'	31.94'	31.86'	N 09°08'52" W	14°38'32"
C28	125.00'	103.39'	100.47'	S 68°07'50" E	47°23'32"
C29	125.00'	25.96'	25.91'	N 38°29'09" W	11°53'51"



SCALE IN FEET:
0 80 160

BENCHMARKS:
Beginning Benchmark:
INDOT CORS Base Station RCTM009, located at INDOT Fort Wayne,
5333 Hatfield Road, Fort Wayne, IN
ELEVATION = 863.76 [NAVD '88]

Plot Benchmarks:
Plot Benchmark #1:
Top of Bronze Disk installed in the Southeast end of a concrete
Grade Beam, situated in Block "C" of Fox Hollow, Section I, with
the elevation 846.58 feet stamped in the disk.
ELEVATION = 846.58 [NAVD '88]

Plot Benchmark #2:
Top of Bronze Disk installed in the Northwest end of a concrete
Grade Beam, situated in Block "D" of Fox Hollow, Section I, with
the elevation 850.59 feet stamped in the disk.
ELEVATION = 850.59 [NAVD '88]



Part of the Southeast Quarter of Section 21, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the East Quarter corner of said Section 21, being marked by a cast iron monument; thence South 88 degrees 10 minutes 24 seconds West (GPS grid bearings used as the basis for all bearings in this description), on and along the North line of said Southwest Quarter, a distance of 826.13 feet to the point of intersection of said North line with the centerline of McComb Drain, this being the true point of beginning; thence Southeasterly, on and along said centerline, as defined by the following courses and distances: South 34 degrees 57 minutes 27 seconds East, a distance of 39.04 feet; thence South 46 degrees 01 minutes 28 seconds East, a distance of 25.10 feet; thence South 34 degrees 19 minutes 44 seconds East, a distance of 123.86 feet; thence South 43 degrees 23 minutes 17 seconds East, a distance of 74.73 feet; thence South 30 degrees 20 minutes 45 seconds East, a distance of 34.03 feet to a North corner of Fox Hollow, Section I, as recorded in Plat Cabinet G, page 161, in the Office of the Recorder of Allen County, Indiana.

thence South 59 degrees 39 minutes 15 seconds West, on and along a Northwest line of said Fox Hollow, Section I, a distance of 260.96 feet to a #5 rebar; thence South 18 degrees 17 minutes 49 seconds West, on and along said Northwest line, a distance of 160.93 feet to a #5 rebar; thence South 57 degrees 27 minutes 46 seconds West, continuing on and along said Northwest line, a distance of 236.69 feet to a #5 rebar; thence North 32 degrees 32 minutes 14 seconds West, on and along a Northeast line of said Fox Hollow, Section I, a distance of 3.75 feet to a #5 rebar; thence South 57 degrees 27 minutes 46 seconds West, on and along a Northwest line of said Fox Hollow, Section I, a distance of 152.82 feet to a #5 rebar; thence North 81 degrees 02 minutes 25 seconds West, continuing on and along said Northwest line, a distance of 29.61 feet to a #5 rebar; thence South 32 degrees 32 minutes 14 seconds East, continuing on and along said Northwest line, a distance of 33.77 feet to a #5 rebar; thence South 57 degrees 27 minutes 46 seconds West, continuing on and along said Northwest line, a distance of 223.38 feet to a #5 rebar; thence North 85 degrees 23 minutes 18 seconds West, continuing on and along said Northwest line, a distance of 139.68 feet to a #5 rebar; thence North 45 degrees 04 minutes 40 seconds West, a distance of 130.22 feet to a #5 rebar; thence North 21 degrees 00 minutes 14 seconds West, a distance of 88.26 feet to a #5 rebar; thence North 15 degrees 18 minutes 20 seconds West, a distance of 335.29 feet to a #5 rebar; thence North 01 degrees 49 minutes 36 seconds West, a distance of 130.00 feet to a #5 rebar; thence South 88 degrees 10 minutes 24 seconds West, a distance of 9.74 feet to a #5 rebar; thence North 01 degrees 49 minutes 36 seconds West, a distance of 200.00 feet to a #5 rebar on the North line of said Southeast Quarter; thence North 88 degrees 10 minutes 24 seconds East, on and along said North line, a distance of 999.04 feet to the true point of beginning, containing 15.810 acres of land, and subject to all easements of record.

NWM Corp., owner by virtue of that certain deeds shown in Document Number 2016038819 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, NWM Corp. 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 FOX HOLLOW, SECTION II.

IN WITNESS WHEREOF, Joseph L. Zehr, President of NWM Corp., organized and existing under the laws of the State of Indiana, has hereto, on behalf of said NWM Corp., set his hand and seal, this _____ day of _____, 2017.

NWM CORP.
By: _____
Joseph L. Zehr, President

Consent for permanent structures issued by the Allen County Drainage Board on August 10, 2017, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #17-174 reference - Fox Hollow, Section II, Regulated Drain.

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 2016038819 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 SO364"; and 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, Indiana Land Surveyor Date: 09/05/2017

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 2016012598 in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: _____

ALLEN COUNTY SURVEYOR
DATE: _____

BOARD OF COMMISSIONERS
DATE: _____

SUSAN L. HOOT, PRESIDENT

JEFFREY W. SORG, ALLEN COUNTY SURVEYOR

THERESE M. BROWN, PRESIDENT

DAVID BAILEY, VICE PRESIDENT

ZONING ADMINISTRATOR
DATE: _____

F. NELSON PETERS, VICE PRESIDENT

LINDA K. BLOOM, SECRETARY

ATTEST:

NICHOLAS D. JORDAN, CPA, AUDITOR

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