

Secondary Plat of:

FOX HOLLOW, SECTION I

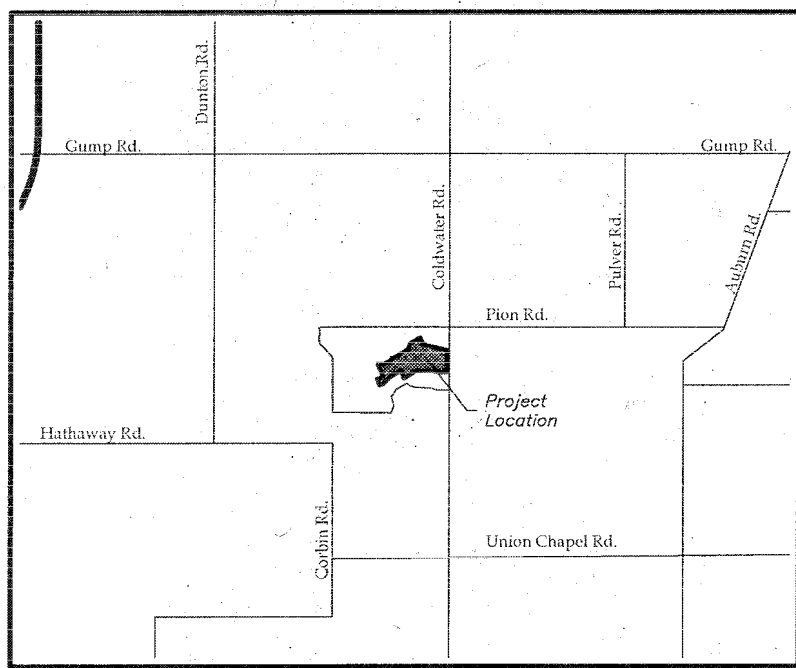
A subdivision of part of the Southeast Quarter of Section 21,
Township 32 North, Range 12 East, Allen County, Indiana.

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

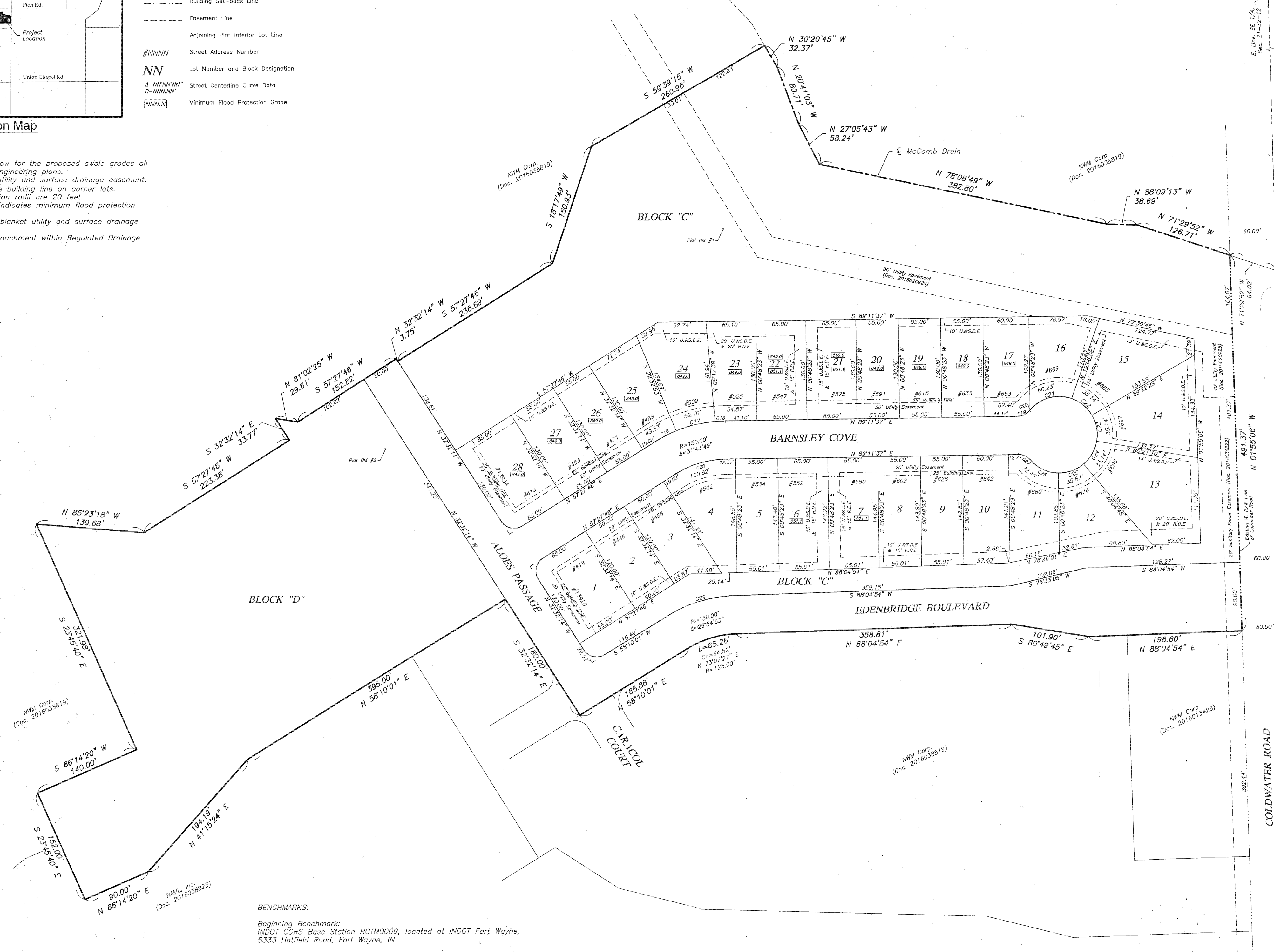
PLAT LEGEND

- Plot Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-back Line
- Easement Line
- Adjoining Plot Interior Lot Line
- Street Address Number
- Lot Number and Block Designation
- Street Centertine Curve Data
- Minimum Flood Protection Grade



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 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.
 - All common areas to be blanket utility and surface drainage easements.
 - AE denotes Approved Encroachment within Regulated Drainage Easement.



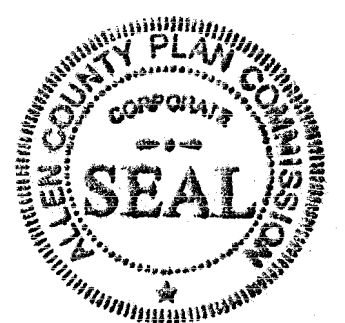
AREA TABLE

LOT#	Area (sq. ft.)
1	10114
2	7200
3	7586
4	8619
5	8141
6	9545
7	9463
8	7943
9	7694
10	8534
11	8030
12	8272
13	13701
14	11115
15	11093
16	8054
17	2763
18	7150
19	7150
20	7150
21	8450
22	8450
23	7802
24	9984
25	7996
26	7150
27	8450
28	10964

Entity	Area (sq. ft.)
Block C	249550
Block D	151716
Street	126844

LOT CURVE DATA

CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C16	30.51'	175.00'	19°59'21"	S 62°27'27" W	30.47'
C17	52.70'	175.00'	17°15'14"	S 76°04'44" W	52.50'
C18	13.71'	175.00'	4°29'15"	S 86°58'59" W	13.70'
C19	17.45'	20.00'	49°59'41"	S 64°11'46" W	16.90'
C20	0.77'	50.00'	0°53'09"	N 39°38'30" E	0.77'
C21	60.23'	50.00'	69°01'03"	S 74°35'36" W	56.65'
C22	35.14'	50.00'	40°16'21"	N 50°45'42" W	34.43'
C23	35.14'	50.00'	40°16'21"	N 10°29'20" W	34.43'
C24	35.14'	50.00'	40°16'21"	S 29°47'01" W	34.43'
C25	35.67'	50.00'	40°52'11"	N 70°21'17" E	34.91'
C26	42.24'	50.00'	48°23'55"	N 65°00'40" W	40.99'
C27	17.45'	20.00'	49°59'41"	N 65°48'53" W	16.90'
C28	69.23'	125.00'	31°43'50"	S 73°19'42" W	68.34'
C29	91.37'	175.00'	29°54'52"	N 73°07'27" E	90.33'



SCALE IN FEET: 0 80 160

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	1363.0 feet
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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 01 degrees 55 minutes 06 seconds East (GPS grid bearings used as the basis for all bearings in this description), on and along the East line of said Southwest Quarter, being within the right-of-way of Coldwater Road, a distance of 557.72 feet to the point of intersection of said East line with the centerline of McComb Drain; thence Northwesterly, on and along said centerline, as defined by the following courses and distances:

North 71 degrees 29 minutes 52 seconds West, a distance of 64.02 feet to a point on the West right-of-way line of Coldwater Road, as described in a deed to the County of Allen, State of Indiana, in Document Number 205023986 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 71 degrees 29 minutes 52 seconds West, a distance of 126.71 feet; thence North 88 degrees 09 minutes 13 seconds West, a distance of 38.69 feet; thence North 78 degrees 08 minutes 49 seconds West, a distance of 382.80 feet; thence North 27 degrees 05 minutes 43 seconds West, a distance of 58.24 feet; thence North 20 degrees 41 minutes 03 seconds West, a distance of 80.71 feet; thence North 30 degrees 20 minutes 45 seconds West, a distance of 32.37 feet; thence South 59 degrees 39 minutes 15 seconds West and leaving said centerline, a distance of 260.96 feet to a #5 rebar; thence South 18 degrees 17 minutes 49 seconds West, a distance of 160.93 feet to a #5 rebar; thence South 57 degrees 27 minutes 46 seconds West, a distance of 236.69 feet to a #5 rebar; thence North 32 degrees 32 minutes 14 seconds West, a distance of 3.75 feet to a #5 rebar; thence South 57 degrees 27 minutes 46 seconds West, a distance of 152.82 feet to a #5 rebar; thence North 81 degrees 02 minutes 25 seconds West, a distance of 29.61 feet to a #5 rebar; thence South 32 degrees 32 minutes 14 seconds East, a distance of 33.77 feet to a #5 rebar; thence South 57 degrees 27 minutes 46 seconds West, a distance of 223.38 feet to a #5 rebar; thence North 83 degrees 23 minutes 18 seconds West, a distance of 139.68 feet to a #5 rebar; thence South 23 degrees 45 minutes 40 seconds East, a distance of 321.98 feet to a #5 rebar; thence South 66 degrees 14 minutes 20 seconds West, a distance of 140.00 feet to a #5 rebar; thence South 23 degrees 45 minutes 40 seconds East, a distance of 152.00 feet to a #5 rebar; thence North 66 degrees 14 minutes 20 seconds East, a distance of 90.00 feet to a #5 rebar; thence North 41 degrees 15 minutes 24 seconds East, on and along a line partially defined by a Northwesterly line of a 17,000 acre tract of real estate described in a deed to RAML, Inc., in Document Number 201603823 in the Office of said Recorder, a distance of 194.19 feet to a #5 rebar; thence North 58 degrees 10 minutes 01 seconds East, continuing on and along said Northwesterly line, and its Northeastly projection, a distance of 395.00 feet to a #5 rebar; thence South 32 degrees 32 minutes 14 seconds East, a distance of 180.01 feet to a #5 rebar; thence North 58 degrees 10 minutes 01 seconds East, a distance of 165.88 feet to a #5 rebar at the point of curvature of a tangent circular curve to the right having a radius of 125.00 feet; thence Easterly, on and along the arc of said curve, an arc distance of 65.26 feet, being subtended by a long chord having a length of 64.52 feet and a bearing of North 73 degrees 07 minutes 27 seconds East to a #5 rebar at the point of tangency; thence North 88 degrees 04 minutes 54 seconds East, a distance of 358.81 feet to a #5 rebar; thence South 80 degrees 45 minutes 45 seconds East, a distance of 101.90 feet to a #5 rebar; thence North 88 degrees 04 minutes 54 seconds East, a distance of 198.60 feet to a #5 rebar on said West right-of-way line of Coldwater Road; thence North 01 degrees 55 minutes 06 seconds West, on and along said West right-of-way line, a distance of 491.37 feet to the true point of beginning, containing 18.448 acres of land, and subject to all easements of record.

NWM Corp., owner by virtue of that certain deeds shown in Documents Numbered 2016013428 and 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 I.

IN WITNESS WHEREOF, Joseph L. Zehr, President of NWM Corp., organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said NWM Corp., set his hand and seal, this 15th day of Dec., 2016.

NWM CORP.

By: *Joseph L. Zehr*
Joseph L. Zehr, President

The drainage system in this subdivision has been established as the **Fox Hollow, Section I, Regulated Drain** under I.C. 36-9-27-18. The urban drain classification of all drainage pipes requires a right-of-entry thirty (30) feet in width centered on the centerline of the pipes as set forth in I.C. 36-9-27-33(f). The Drainage Board may allow permanent structures within the rights-of-entry aforesaid under I.C. 36-9-27-33(d).

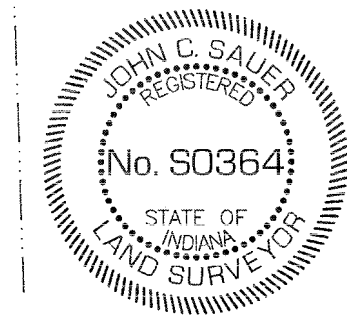
Consent for permanent structures issued by the Allen County Drainage Board on September 22, 2016 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #16-232 reference - **Fox Hollow, Section I, Regulated Drain**, and on August 25, 2016 as Drainage Board Rec. Doc. #16-221 reference - **McComb 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 Documents Numbered 2016013428 and 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 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 of 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: 11/29/2016



APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 12/16/16

Alan D. Frisinger
ALAN D. FRISINGER, PRESIDENT

KENNETH R. NEUMEISTER, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 12/16/16

Alan D. Frisinger
ALAN D. FRISINGER, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 12/16/16
Kimberly Bowme
KIMBERLY BOWME, ZONING ADMINISTRATOR

BOARD OF COMMISSIONERS
DATE: 12/16/16

Theresa M. Brown
THERESA M. BROWN, VICE PRESIDENT

LINDA K. BLOOM, SECRETARY

ATTEST:
Tera K. Klutz
TERA K. KLUTZ, CPA, AUDITOR

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

DEC 21 2016