

FOX HOLLOW VILLAS

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

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 1026.75 feet; thence South 88 degrees 04 minutes 54 seconds West, a distance of 60.00 feet to a #5 rebar 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 continuing South 88 degrees 04 minutes 54 seconds West, a distance of 198.60 feet to a #5 rebar; thence North 80 degrees 49 minutes 45 seconds West, a distance of 101.90 feet to a #5 rebar; thence South 88 degrees 04 minutes 54 seconds West, a distance of 358.81 feet to a #5 rebar at the point of curvature of a tangent circular curve to the left having a radius of 125.00 feet; thence West, 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 South 73 degrees 07 minutes 27 seconds West to a #5 rebar at the point of tangency; thence South 58 degrees 10 minutes 01 seconds West, a distance of 273.10 feet to a #5 rebar; thence South 31 degrees 49 minutes 59 seconds East, a distance of 127.70 feet to a #5 rebar; thence South 46 degrees 30 minutes 21 seconds West, a distance of 11.38 feet to a #5 rebar at the most Northerly corner of a 16.753 acre tract of real estate described in a deed to Bonterra Apartments, LLC, in Document Number 2016038824 in the Office of said Recorder; thence South 57 degrees 07 minutes 49 seconds East, on and along a North line of said 16.753 acre tract, a distance of 98.54 feet to a #5 rebar; thence South 75 degrees 48 minutes 55 seconds East, continuing on and along said North line, a distance of 110.76 feet to a #5 rebar; thence South 88 degrees 04 minutes 54 seconds East, continuing on and along said North line, a distance of 370.69 feet to a #5 rebar; thence South 76 degrees 10 minutes 40 seconds East, continuing on and along said North line, a distance of 116.87 feet to a #5 rebar; thence North 88 degrees 04 minutes 54 seconds East, continuing on and along said North line, a distance of 231.45 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 392.44 feet to the true point of beginning, containing 7.413 acres of land, and subject to all easements or 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 VILLAS.

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 Villas 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(d). The Drainage Board may allow permanent structures within the rights-of-entry aforesaid under I.C. 36-9-27-33(d).

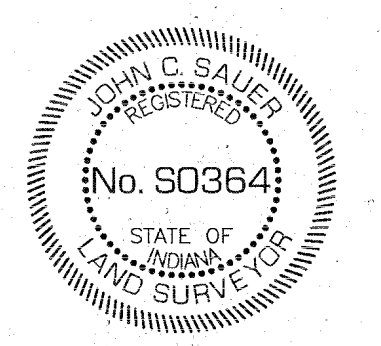
Consent for permanent structures issued by the Allen County Drainage Board on September 22, 2016, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #16-232 reference - **Fox Hollow, Section 1, Regulated Drain.**

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 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 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: 11/29/2016



APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 12/16/16

Allan D. Frisinger
ALLAN D. FRISINGER, PRESIDENT

KENNETH R. NEUMEISTER, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 12/16/16

Allan D. Frisinger
ALLAN D. FRISINGER, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 12-16-16
Kimberly Bowman
KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 12/16/16

Theresa M. Brown
THERESA M. BROWN, VICE PRESIDENT

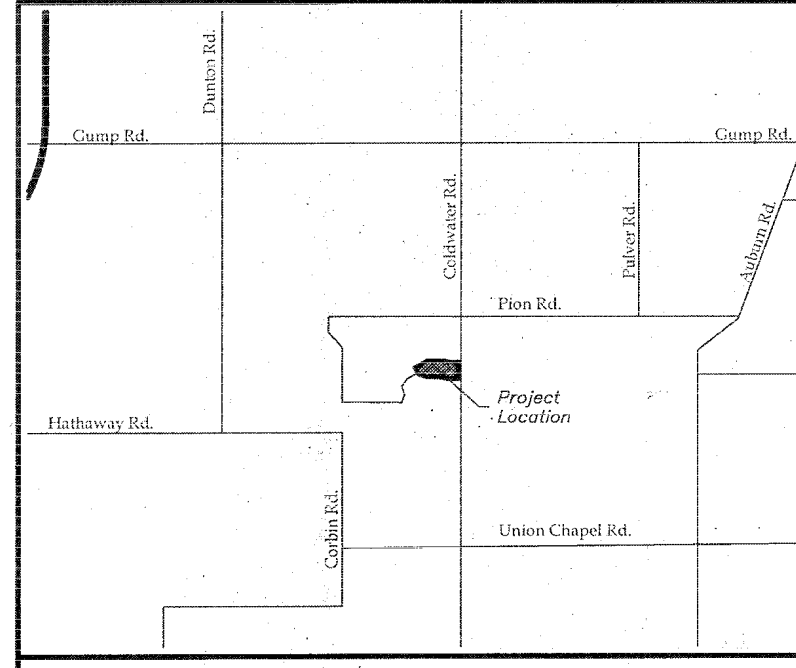
LINDA K. BLOOM, SECRETARY

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

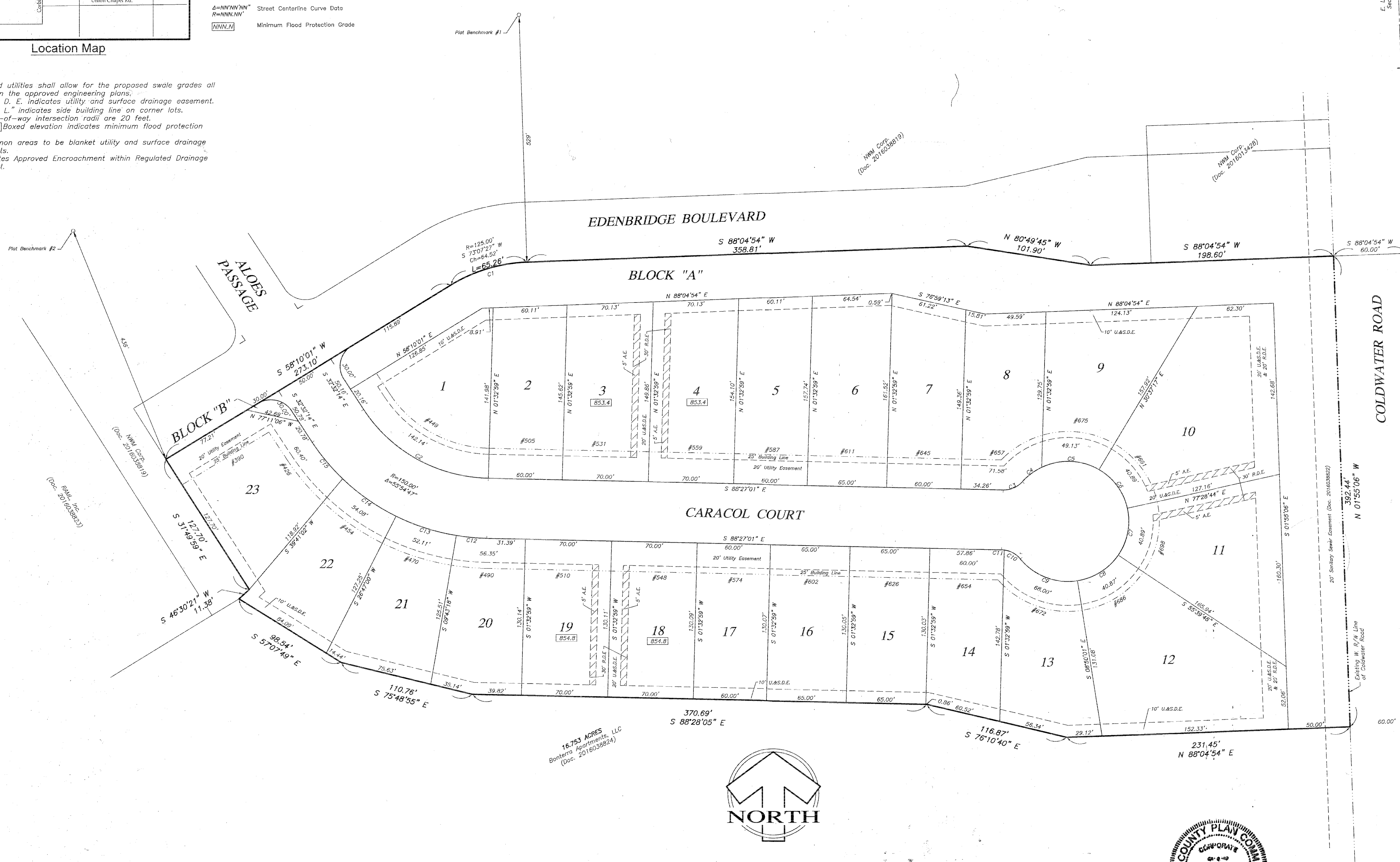
This instrument prepared by John C. Sauer, Indiana Land Surveyor

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



- ### NOTES:
- All buried utilities shall allow for the proposed swale grades as shown on the approved engineering plans.
 - U, S, L, 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.



SCALE IN FEET:
0 50 100

AREA TABLE

LOT#	Area (sq. ft.)
1	10141
2	8628
3	10342
4	10639
5	9355
6	10351
7	9326
8	9351
9	11735
10	16861
11	12935
12	17203
13	9573
14	8182
15	8454
16	8454
17	7905
18	9107
19	9109
20	8451
21	8940
22	8661
23	11433

LOT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.26	125.00	29°54'52"	S 73°01'27" W	64.52
C2	121.98	125.00	59°54'47"	S 60°29'37" E	117.20
C3	17.45	20.00	49°59'41"	S 66°33'08" W	16.90
C4	19.87	50.00	22°46'08"	N 52°56'22" E	19.74
C5	49.13	50.00	56°17'52"	N 87°31'39" W	47.18
C6	40.89	50.00	46°51'27"	N 35°56'59" W	39.76
C7	40.89	50.00	46°51'27"	N 10°54'28" E	39.76
C8	40.87	50.00	46°49'48"	N 57°45'05" E	39.74
C9	52.69	50.00	60°22'41"	S 68°38'40" E	50.29
C10	15.31	20.00	43°51'45"	S 60°23'12" E	14.94
C11	2.14	20.00	6°07'56"	S 85°23'03" E	2.14
C12	24.96	175.00	8°10'19"	N 84°21'51" W	24.94
C13	52.11	175.00	17°03'42"	S 71°44'51" E	51.92
C14	54.08	175.00	17°42'27"	S 54°21'47" E	53.87
C15	39.62	175.00	12°58'20"	S 39°01'24" E	39.54

BENCHMARKS:
Beginning Benchmark:
INDOT CORS Base Station RCTM0009, located at INDOT Fort Wayne,
5333 Hatfield Road, Fort Wayne, IN
ELEVATION = 863.76 [NAVD '88]

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

Plat Benchmark #2:
Top of Bronze Disk installed in the Northwest end of a concrete
Grade Beam, situated in Block "D" of Fox Hollow, Section 1, with
the elevation 850.59 feet stamped in the disk.
ELEVATION = 850.59 [NAVD '88]

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	904.0 feet
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