

Secondary Plat of:

VALENCIA, SECTION IV

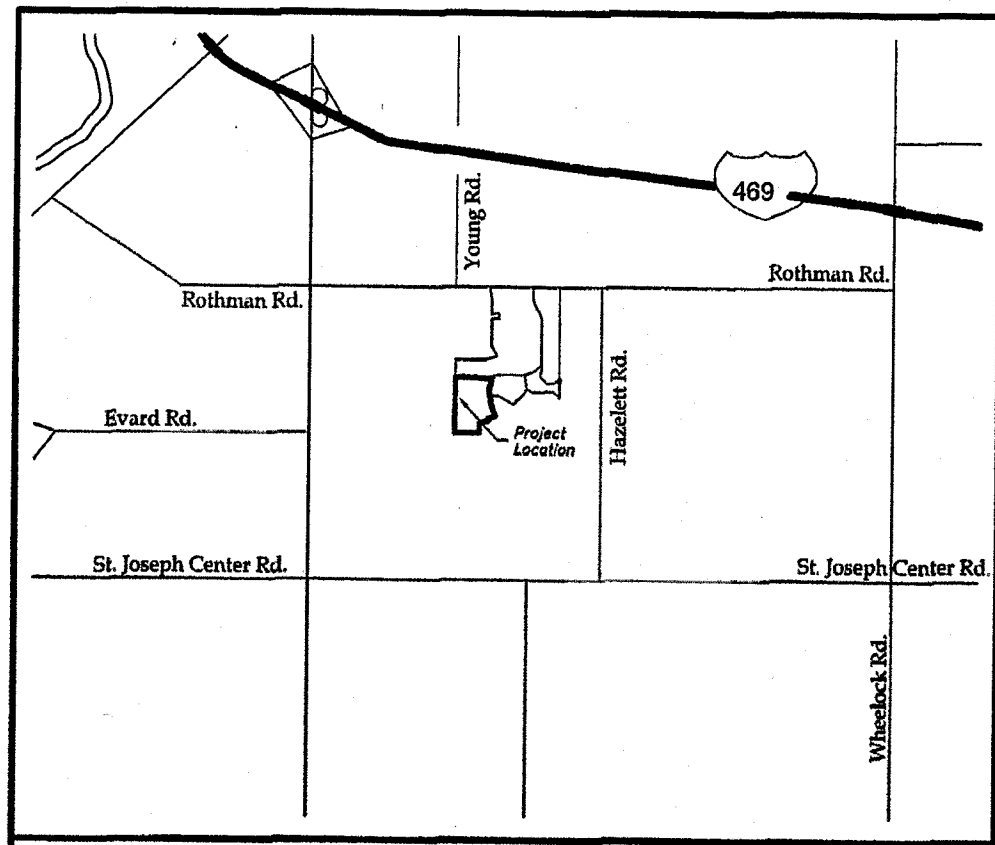
A subdivision of part of the Northeast Quarter of Section 15,
Township 31 North, Range 13 East, Allen County, Indiana.

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

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

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

2014028113
RECORDED: 06/23/2014 09:10:28 AM
JOHN MCGAULEY
ALLEN COUNTY RECORDER
FORT WAYNE, IN



Location Map

PLAT LEGEND

- Plot 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

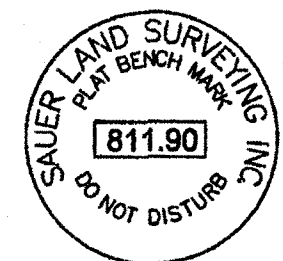
NOTES:

- All buried utilities shall allow for the proposed swale grades as shown on the approved engineering plans.
- U. & S. 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.

BENCHMARK:

Plot 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, Section I, with the elevation 811.90 stamped on the top of the disk.

ELEVATION = 811.90 feet NGVD '29



AREA TABLE

LOT#	Area (sq. ft.)
123	12706
124	9750
125	9977
126	10201
127	11662
128	11474
129	11474
130	11474
131	11474
132	13411
133	11482
134	11474
135	14764
136	13486
137	10329
138	10725
139	9803
140	10029
141	11143
142	11744
143	13423
144	15049
145	14074
146	14804
147	13729
148	11635
149	10800
150	10800
151	10800
152	14027
153	11474
154	9450
155	9450
156	9450
157	12739



SCALE IN FEET:
0 60 120

LOT CURVE DATA

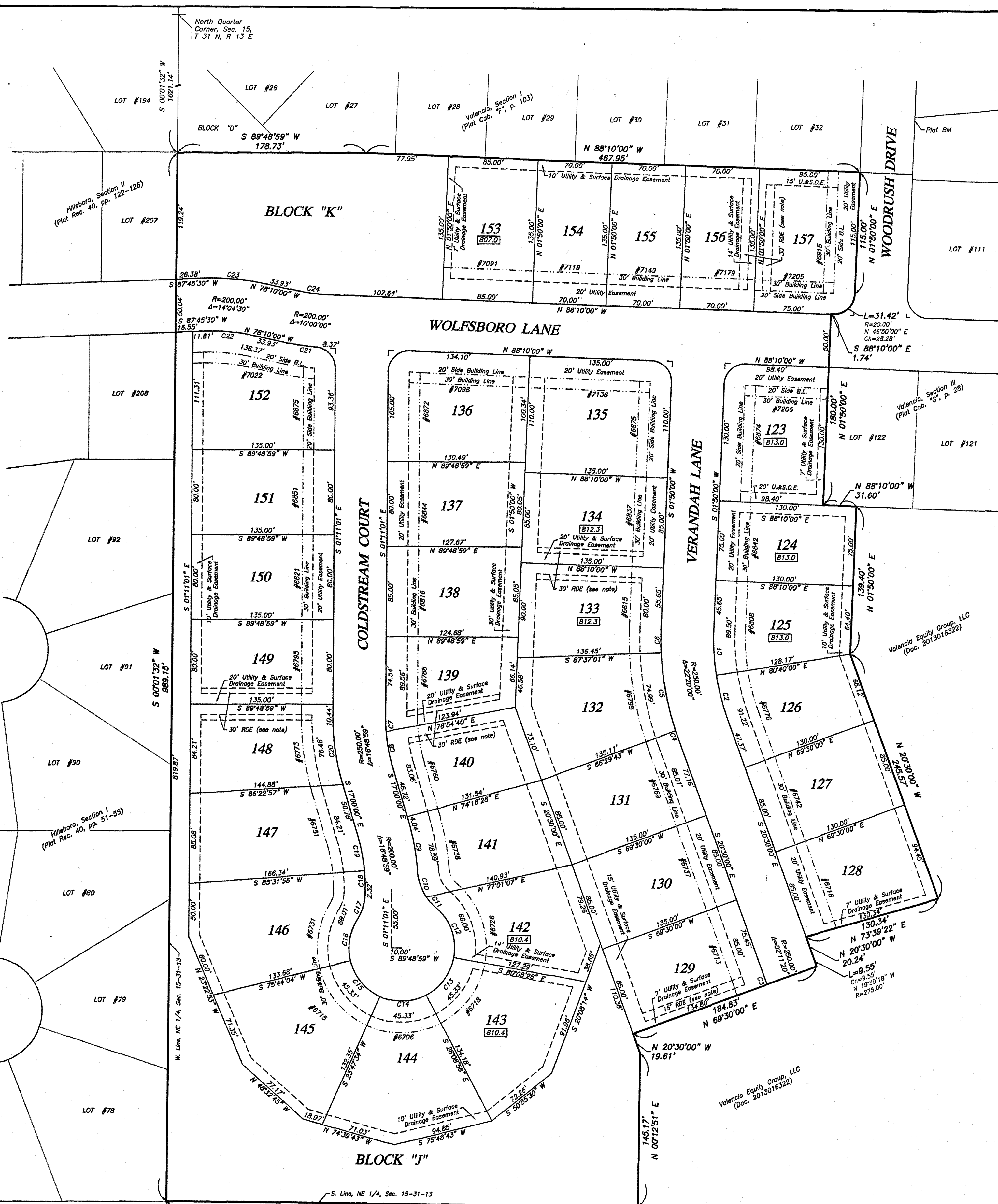
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.85'	225.00'	11°10'00"	S 03°45'00" E	43.78'
C2	43.85'	225.00'	11°10'00"	S 14°55'00" E	43.78'
C3	9.55'	225.00'	2°28'56"	N 19°17'02" W	9.55'
C4	7.85'	275.00'	1°38'08"	S 19°40'58" E	7.85'
C5	74.99'	275.00'	15°37'28"	S 11°03'08" E	74.78'
C6	24.35'	275.00'	5°04'24"	S 00°42'12" W	24.34'
C7	15.02'	175.00'	4°55'08"	S 02°38'35" E	15.02'
C8	36.34'	175.00'	11°03'51"	S 11°03'05" E	36.27'
C9	48.25'	225.00'	12°17'11"	N 10°51'25" W	48.16'
C10	26.30'	50.00'	30°08'24"	S 19°47'01" E	26.00'
C11	13.47'	50.00'	15°25'53"	S 42°34'13" E	13.43'
C12	52.53'	50.00'	80°11'46"	N 20°11'19" W	50.15'
C13	45.33'	50.00'	51°56'30"	N 35°52'49" E	43.79'
C14	45.33'	50.00'	51°56'30"	N 87°49'19" E	43.79'
C15	45.33'	50.00'	51°56'30"	S 40°14'11" E	43.79'
C16	40.03'	50.00'	45°52'13"	S 08°40'10" W	38.97'
C17	27.74'	50.00'	31°47'18"	N 15°42'38" E	27.39'
C18	17.92'	175.00'	9°51'58"	N 03°07'00" W	17.91'
C19	33.45'	175.00'	10°57'01"	N 11°31'30" W	33.39'
C20	86.04'	225.00'	16°48'59"	S 08°35'30" E	65.80'
C21	39.27'	225.00'	10°00'00"	S 83°10'00" E	39.22'
C22	42.99'	175.00'	14°04'30"	N 85°12'15" W	42.88'
C23	55.27'	225.00'	14°04'30"	N 85°12'15" W	55.13'
C24	30.54'	175.00'	10°00'00"	S 93°10'00" E	30.50'

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	2212.0 feet
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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 South 00 degrees 01 minutes 32 seconds West (dead bearing and basis of all bearings in this description), on and along the West line of said Northeast Quarter, a distance of 1621.14 feet to a #5 rebar at the Southwest corner of Valencia, Section I, as recorded in Plat Cabinet F, page 103, in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 00 degrees 01 minutes 32 seconds West, continuing on and along said West line, a distance of 989.15 feet to an iron nail post at the Center of said Section 15; thence South 89 degrees 39 minutes 33 seconds East, on and along the South line of said Northeast Quarter, a distance of 446.62 feet to a #5 rebar; thence North 00 degrees 12 minutes 51 seconds East, a distance of 145.17 feet to a #5 rebar; thence North 20 degrees 30 minutes 00 seconds West, a distance of 19.61 feet to a #5 rebar; thence North 69 degrees 30 minutes 00 seconds East, a distance of 184.83 feet to a #5 rebar; thence Northwesterly, on and along the arc of non-tangent circular curve to the left having a radius of 275.00 feet, an arc distance of 9.55 feet, being subtended by a long chord having a length of 9.55 feet and a bearing of North 19 degrees 30 minutes 18 seconds West to the point of tangency; thence North 20 degrees 30 minutes 00 seconds East, a distance of 130.34 feet to a #5 rebar; thence North 20 degrees 30 minutes 00 seconds West, a distance of 245.57 feet to a #5 rebar; thence North 01 degrees 50 minutes 00 seconds East, a distance of 139.40 feet to a #5 rebar on the South line of Valencia, Section III, as recorded in Plat Cabinet G, page 28, in the Office of said Recorder; thence North 88 degrees 10 minutes 00 seconds West, on and along said South line, a distance of 31.60 feet to a #5 rebar at the Southwest corner thereof; thence North 01 degrees 50 minutes 00 seconds East, on and along the West line of said Valencia, Section III, a distance of 180.00 feet to a #5 rebar at a Westerly corner thereof; thence South 88 degrees 10 minutes 00 seconds East, on and along a North line of said Valencia, Section III, a distance of 1.74 feet to the point of curvature of a tangent circular curve to the left having a radius of 20.00 feet; thence Northeastly, on and along a Northwest line of said Valencia, Section III, as defined by 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 North 46 degrees 50 minutes 00 seconds East to the point of tangency; thence North 01 degrees 50 minutes 00 seconds East, on and along the West line of Valencia, Section III, a distance of 115.00 feet to the Northwest corner thereof, being a point on the South line of said Valencia, Section I; thence North 88 degrees 10 minutes 00 seconds West, on and along said South line, a distance of 467.95 feet to a #5 rebar at a Southerly corner thereof; thence South 89 degrees 48 minutes 59 seconds West, continuing on and along said South line, a distance of 178.73 feet to the true point of beginning, containing 13.764 acres of land, subject to all easements of record.

Gilmore-Thomas Development, LLC, owner by virtue of that certain deeds shown in Document Number 2014001886 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, Gilmore-Thomas Development, LLC, 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 VALENCIA, SECTION IV.

IN WITNESS THEREOF, Jeffrey M. Thomas, known to me to be the person and a member of Gilmore-Thomas Development, LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Gilmore-Thomas Development, LLC, set his hand and seal, this 5th day of June, 2014.

GILMORE-THOMAS DEVELOPMENT, LLC

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

The drainage system in this subdivision has been established as the Valencia, Section IV, 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 Regulated Drainage Easements for all open regulated drains is 75 feet from the top of bank. 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 December 2, 2013, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #13-163 reference - Valencia, Section IV, Regulated Drain. Furthermore, the Stormwater Management Plan for VALENCIA, SECTION IV, has been approved on December 2, 2013, under Drainage Board Rec. Doc. #13-164.

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 2014001886 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"; 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: 06/04/2014

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.

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.

JUN 24 2014

Jera K. Klutz
AUDITOR OF ALLEN COUNTY



APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 06/12/14

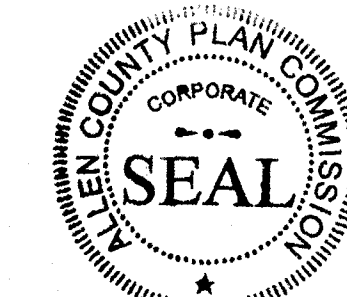
Allen D. Frisinger
ALLEN D. FRISINGER, PRESIDENT

KENNETH R. NEUMEISTER, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 06/12/14

Allen D. Frisinger
ALLEN D. FRISINGER, I.S., ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 6/24/14
Rimberly Bowman
RIMBERLY BOWMAN, MCP, EXECUTIVE DIRECTOR



BOARD OF COMMISSIONERS
DATE: 6/20/14

Theresa M. Brown
THERESA M. BROWN, PRESIDENT
F. Nelson Peters
F. NELSON PETERS, VICE PRESIDENT
Linda K. Bloom
LINDA K. BLOOM, SECRETARY

ATTEST:
Jera K. Klutz
JERA K. KLUTZ, CPA, AUDITOR