

NORFOLK & WESTERN RAILROAD

LOT CURVE TABLE

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Lists curve data for lots 1 through 36.

LOT AREA TABLE

Table with columns: LOT NO., AREA (SQ. FT.), AREA (ACRES). Lists area data for lots 1 through 36.

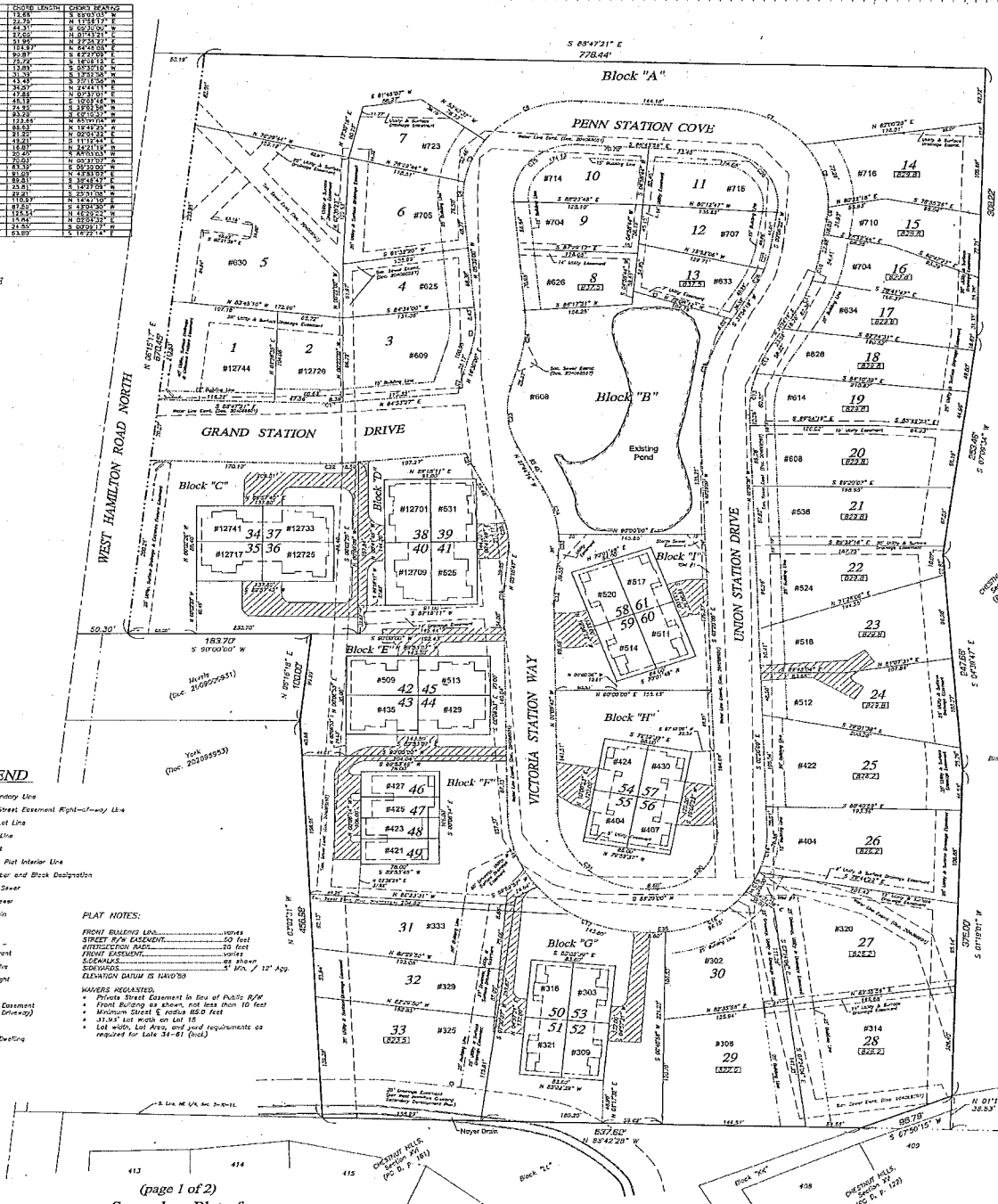
Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Lists curve data for lots 37 through 49.

PLAT LEGEND

- Plat Boundary Line
Water Street Easement Right-of-Way Line
Interior Lot Line
Right-of-Way Line
Easement
Adjoining Plat Interior Line
Lot Number and Block Designation
Sanitary Sewer
Storm Sewer
Water Main
Manhole
Fire Hydrant
Water Valve
Street Light
Fence
Drainage Easement (Existing Drainage)
Existing Driveway

PLAT NOTES:

- FRONT EASEMENT LINES: 10 FEET
STREET R/W EASEMENT: 20 FEET
STREET R/W WIDTH: 30 FEET
FRONT EASEMENT: 10 FEET
EASEMENT: 5' MIN. / 12' MAX.
ELEVATION DATUM IS NAVD83
HAWERS REGISTERED: Private Street Easement in lieu of Public R/W; Minimum Street & radius 80.0 feet; 1/4" Lot Width; Lot Area, and used requirements as required for lots 34-41 (only).



ATTACHED LOT DETAILS

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 34, 37, 35, 36.

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 38, 39, 40, 41.

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 42, 43, 44, 45.

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 46, 47, 48, 49.

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 50, 51, 52, 53.

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 54, 55, 56, 57.

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 58, 59, 60, 61.

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 51, 52, 53, 54.

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 55, 56, 57, 58.

Table with columns: CURVE NO., BEG. STA., END STA., CHORD BEARING, CHORD LENGTH. Details for lots 59, 60, 61, 62.

West Hamilton Crossing
A Subdivision of part of the Northeast Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana

Developer: Lancia - Thomas 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

DESCRIPTION

A parcel of land located in the Northeast quarter of Section 5, Township 30 North, Range 11 East in Allen County, Indiana and more particularly described as follows:
Commencing at the East Quarter corner of Section 5, Township 30 North, Range 11 East three North 88 degrees 42 minutes 28 seconds West (bearing back for description) along the South line of the Northeast one-quarter of said Section 5, as now established, a distance of 409.54 feet; thence North 01 degree 19 minutes 01 seconds East, a distance of 38.53 feet to the point of beginning.

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 contained within the boundary described hereby; that following the completion of construction and grading, all corners will be marked with 24 inch long 45 degree beveled plastic caps impregnated 'Sauer 30264'; and that there has been no change from the numbers 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.

- NOTES:
1. All buried utilities shall show for the proposed grade of existing or proposed utility lines.
2. U. & S. D. E. indicates utility and surface drainage easement.
3. 'S' and 'C' indicates the building line on quarter lots.
4. All right-of-way intersection shall be 20 feet.
5. The location of the bottom minimum flood protection grade (NOV029 DATUM).
6. All common areas to be blanketed utility and surface drainage easements.

ENCLOSURES:
Photocopy: Benchmark F-129 B.M. (set) in the NW corner of 'E.R. 14 bridge over East Taylor Ditch, located 0.17 miles East of West Hamilton Road, Sec. 5, T. 30 N., R. 11 E., Allen Co., IN.
ELEVATION = 822.20

BM #1: Top of opening nut of fire hydrant in front of 217 Union Station Drive.
ELEVATION = 822.70

BM #2: Top of opening nut of fire hydrant 16.25 feet Southeast of the Eastern right-of-way line of Union Station Drive on lot 227.
ELEVATION = 822.73



SCALE IN FEET: 0 60 120

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 6-14-12

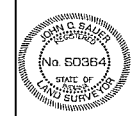
Allen C. Sauer
ALLEN COUNTY SURVEYOR
DATE: 6-14-12

Allen C. Sauer
ZONING ADMINISTRATOR
DATE: 6-15-12

BOARD OF COMMISSIONERS
DATE: 6-15-12

John C. Sauer
ATTORNEY AT LAW

John C. Sauer
ATTORNEY AT LAW



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