

Secondary Plat of:

REPLAT OF LOTS NUMBERED 44 AND 45 IN THE COVES AT COPPER CREEK, SECTION I

A subdivision of part of the Northwest Quarter of Section 20, Township 32 North, Range 12 East, Allen County, Indiana.

Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46825
Tel: 260/489-4433

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

Lots Numbered 44 and 45 in The Coves at Copper Creek, Section I, as recorded in Plat Cabinet H, page 62, and Document Number 2019063576 in the Office of the Recorder of Allen County, Indiana.

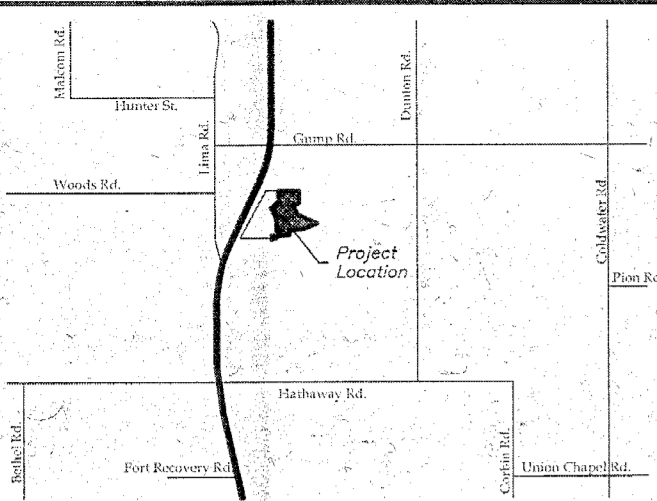
Springmill Woods Development, LLC, owner by virtue of that certain document shown in Document Number 2019064881 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, does hereby lay off, plat, dedicate and subdivide, said real estate into lots and easements in accordance with the information shown on the plat. Further, Springmill Woods 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 REPLAT OF LOTS NUMBERED 44 AND 45 IN THE COVES AT COPPER CREEK, SECTION I.

IN WITNESS THEREOF, Jamie S. Lancia, Operating Member of Springmill Woods Development, LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Springmill Woods Development, LLC, set his hand and seal, this 5 day of February, 2020.

SPRINGMILL WOODS DEVELOPMENT, LLC

By:
Jamie S. Lancia, Operating Member

Consent for permanent structures issued by the Allen County Drainage Board on July 16, 2018, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #18-137 reference -The Village of Copper Creek, Section I, Regulated Drain.



Location Map

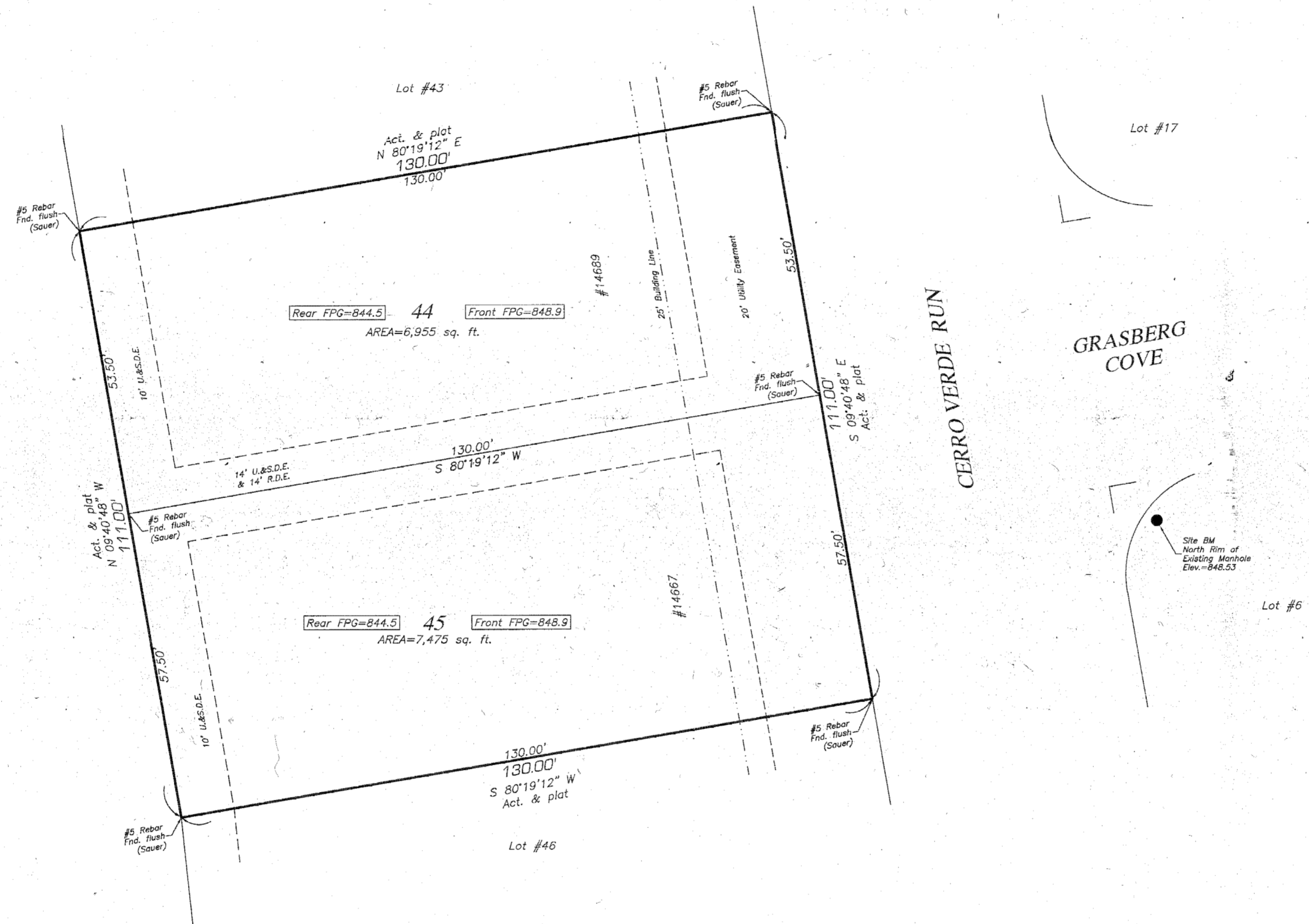
PLAT LEGEND

- Plat Boundary Line
- Interior Lot Line
- - - Building Set-back Line
- - - Easement Line
- #NNNN Street Address Number
- NN Lot Number and Block Designation
- NNN.M Minimum Flood Protection Grade

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 Benchmark:
North rim of Existing manhole located near the Northwest corner of Lot Number 8 in The Coves at Copper Creek, Section I
ELEVATION = 848.53 [NAVD '88]



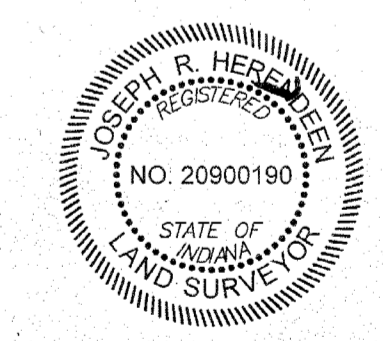
CERTIFICATE OF SURVEYOR

I, Joseph R. Herendeen, 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 2019064881 in the Office of the Recorder of Allen County, Indiana.

I, Joseph R. Herendeen, 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.

Joseph R. Herendeen, Indiana Land Surveyor

Date: 02/05/2020



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

FEB 18 2020

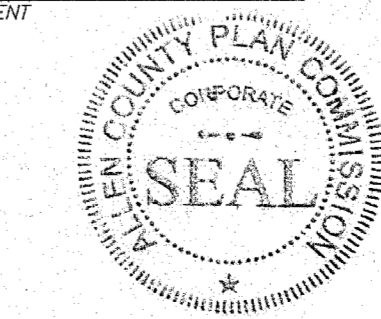
AUDITOR OF ALLEN COUNTY

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 2-19-2020

SUSAN L. HOOD, PRESIDENT

DAVID BAILEY, VICE PRESIDENT



ALLEN COUNTY SURVEYOR
DATE: 2-16-20

JEFFREY M. ALLEN, COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 2-17-2020

KIMBERLY BOWMAN, ASPL, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 2-17-2020

THERESSE M. BROWN, PRESIDENT

RICHARD E. BECK, JR., VICE PRESIDENT

NELSON PETERS, SECRETARY

ATTEST:

CHRIS CLOUD, AUDITOR (Deputy)



SCALE IN FEET:
0 20 40