

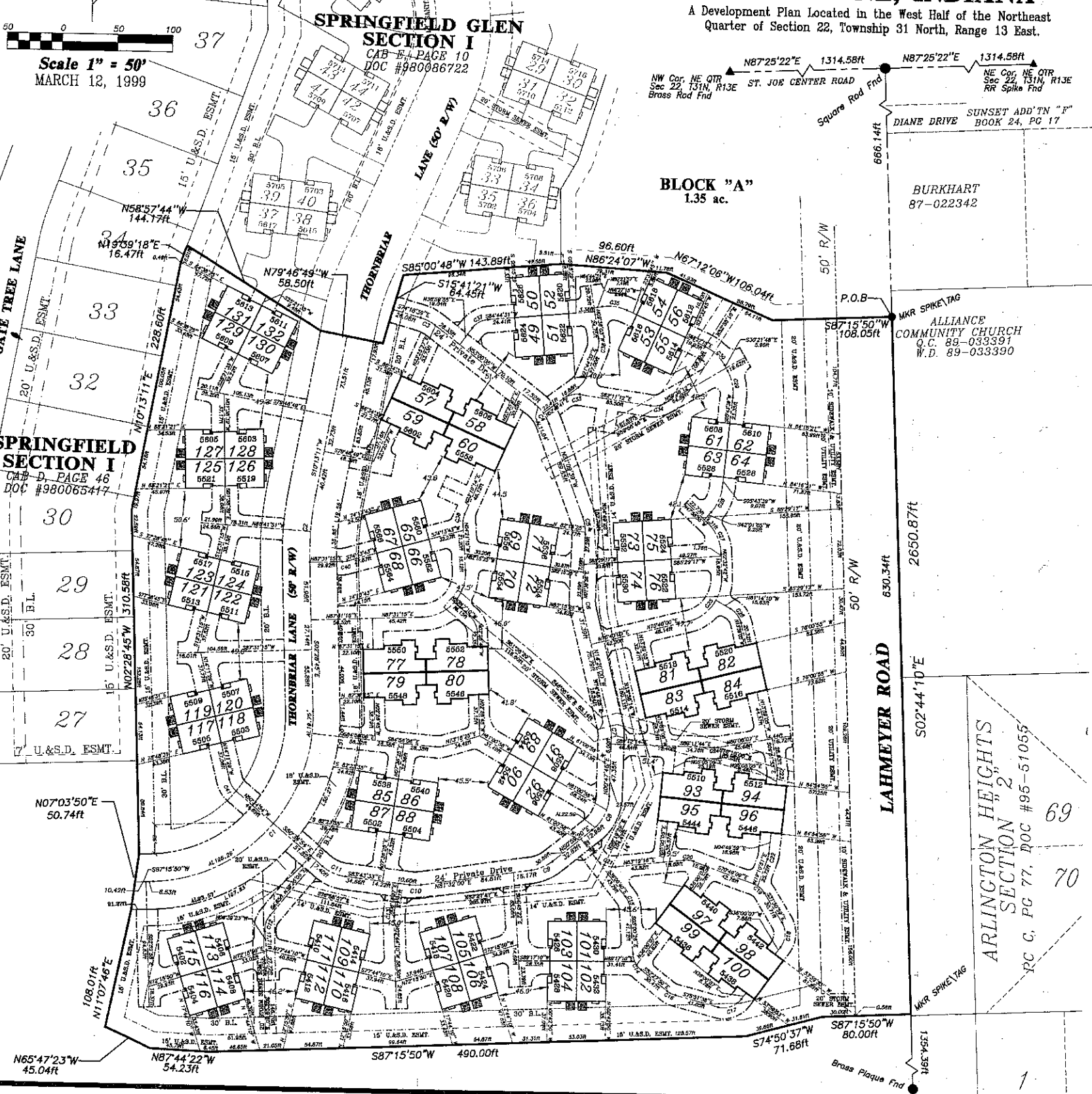
SECONDARY DEVELOPMENT PLAN SPRINGFIELD GLEN SECTION II

FORT WAYNE, INDIANA
A Development Plan Located in the West Half of the Northeast
Quarter of Section 22, Township 31 North, Range 13 East.

CITY OF FORT WAYNE PLAN COMMISSION
James Dearing, President
Richard P. Jones, Vice President
Jim Hoch, Secretary
Approved this 26th day of July, 1999.

DEDICATION
We, SPRINGMILL WOOD DEVELOPMENT CORP., the undersigned, owners by virtue of a certain deed shown in Document Number 990004472, Page 42, in the Office of the Register of Allen County, Indiana, of the real estate shown and described herein, do hereby lay out and dedicate said real estate into lots, streets and easements in accordance with the information shown on this plat. Further, we hereby submit and impress all of said development with the limitations and easements attached hereto and made part hereof by reference. This development shall be known and designated as **SPRINGFIELD GLEN SECTION II**, a development within the City of Fort Wayne, Indiana.
Floyd Lancia
Springmill Wood Development Corp.
Date: **JULY 9, 1999**

Scale 1" = 50'
MARCH 12, 1999



BOARD OF PUBLIC WORKS
Duane A. Brown
Linda Busick, Chairman
John Stafford
John Stafford
Approved this 21th day of July, 1999.

CERTIFICATE OF SURVEY
I, Duane A. Brown, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana; and that this plat correctly represents a survey completed by me or under my direction on March 12, 1999; that all the markers shown thereon actually exist or will be set; and that their location, size, type, and material are accurately shown. (Ord. G-14-93, passed 6-4-93)
DUANE A. BROWN
REGISTERED LAND SURVEYOR
INDIANA REG #13 80040337



LEGAL DESCRIPTION:
A tract of land located in the Northeast Quarter of Section 22, T31N, R13E, in Allen County, the State of Indiana, more fully described as follows:
COMMENCING at a Brass Rod situated in the Northwest corner of the West half of said Northeast Quarter; Thence North 07 Degrees 28 Minutes 22 Seconds East (GPS Grid East of Bearings), a distance of 1314.58 feet along the North line of said West half to a Square Rod situated in the Northeast corner thereof; Thence South 02 Degrees 44 Minutes 10 Seconds East, a distance of 69.14 feet along the East line of said West half to the Southeast corner of Springfield Glen Section I as recorded in Allen County Plat Cabinet "F", page 10, the T31N POINT OF BEGINNING; Thence South 02 Degrees 44 Minutes 10 Seconds East, a distance of 69.14 feet along the East line of said West half; Thence South 07 Degrees 15 Minutes 50 Seconds West, a distance of 80.00 feet; Thence South 74 Degrees 10 Minutes 37 Seconds West, a distance of 71.88 feet; Thence South 07 Degrees 15 Minutes 50 Seconds West, a distance of 64.23 feet; Thence North 07 Degrees 44 Minutes 02 Seconds West, a distance of 46.04 feet; Thence North 11 Degrees 07 Minutes 46 Seconds East, a distance of 105.51 feet; Thence North 07 Degrees 08 Minutes 50 Seconds East, a distance of 60.74 feet; Thence North 08 Degrees 28 Minutes 45 Seconds West, a distance of 310.65 feet along the East line extended and the East line of Springfield Section I as recorded in Allen County Plat Cabinet "D", page 46 to a Brass stake with cap (D. A. Brown REG #13 80040337); Thence North 10 Degrees 15 Minutes 00 Seconds West, a distance of 228.60 feet along said East line to a Brass stake with cap (D. A. Brown REG #13 80040337); Thence North 15 Degrees 39 Minutes 18 Seconds East, a distance of 16.47 feet along said East line to a Brass stake with cap (D. A. Brown REG #13 80040337); Thence South 44 Seconds East, a distance of 144.17 feet along the South line of said Springfield Glen Section I to a Brass stake with cap (D. A. Brown REG #13 80040337); Thence South 79 Degrees 46 Minutes 21 Seconds East, a distance of 84.45 feet along said South line to a Brass stake with cap (D. A. Brown REG #13 80040337); Thence North 85 Degrees 00 Minutes 46 Seconds East, a distance of 145.80 feet along said South line to a Brass stake with cap (D. A. Brown REG #13 80040337); Thence South 06 Degrees 24 Minutes 07 Seconds East, a distance of 105.04 feet along said South line; Thence North 07 Degrees 15 Minutes 50 Seconds East, a distance of 108.06 feet along said South line to the POINT OF BEGINNING, said tract containing 10.80 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

BENCHMARK DATA:
FIVE HYDRAULIC RIGHTS AND WEST OF SOUTH END OF, LOCATED ON THE EAST SIDE OF THORNBRIG LANE, ELEVATION ON BENCH MARK R & L, ELEVATION: 662.80
NOTES:
1. ALL RIGHT-OF-WAY IMPROVEMENTS SHALL BE 30 FEET.
2. ALL RIGHT-OF-WAYS TO BE DEDICATED 60 FEET WIDE TO FORT WAYNE, INDIANA.
3. ALL BURIED UTILITIES MUST ALLOW FOR PROPOSED DRAINAGE SWALES GRADES AS SHOWN ON THIS PLAN.
4. U.S. 1 DENOTES FLOOD PROTECTION GRADE.
5. U. & S.D. EXMT. DENOTES UTILITY AND STORM DRAINAGE EASEMENT.
6. E.D.G. LINK OR B.L. DENOTES BUILDING LINE.
7. UTILITY EXMT. DENOTES UTILITY EASEMENT.
8. S.L. EXMT. DENOTES STREET LIGHT EASEMENT.
9. S.D. EXMT. DENOTES SIDEWALK OR DRIVEWAY EASEMENT.
10. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 15005-01-01-01 (DATED SEPTEMBER 26, 1990) THIS PROPERTY LIES IN XZONE I.
ZONE I IS DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.
11. EXMT. DENOTES EASEMENT.
12. ALL PARK AREAS, COMMON AREAS OR BLOCK AREAS (NOT COVERED BY BUILDING) TO HAVE A SEAMLESS UTILITY AND STORM DRAINAGE EASEMENT.
13. ALL LOT CORNER MEASUREMENTS BY A 5/8" X 84" STEEL STAKE WITH CAP (D.A. BROWN #5037) UNLESS OTHERWISE NOTED.
14. PLAT NUMBER BASED ON SURVEY RECORDED IN ALLEN COUNTY DOCUMENT # 990004472

CENTERLINE CURVE DATA:

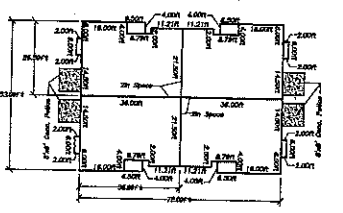
STATION	CHORD LENGTH	DELTA	CHORD BEARING	CHORD	CHORD BEARING
0+00	197.000	45.000	225.000	197.000	135.000
0+50	197.000	45.000	225.000	197.000	135.000
1+00	197.000	45.000	225.000	197.000	135.000
1+50	197.000	45.000	225.000	197.000	135.000
2+00	197.000	45.000	225.000	197.000	135.000

LOT CURVE DATA:

LOT	CHORD LENGTH	DELTA	CHORD BEARING	CHORD	CHORD BEARING
127	127.000	45.000	225.000	127.000	135.000
128	128.000	45.000	225.000	128.000	135.000
125	125.000	45.000	225.000	125.000	135.000
126	126.000	45.000	225.000	126.000	135.000
121	121.000	45.000	225.000	121.000	135.000
122	122.000	45.000	225.000	122.000	135.000

BUILDING LEGEND:
SCALE 1"=30'

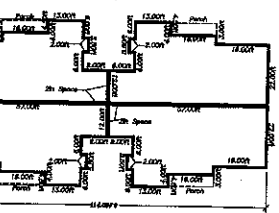
BUILDING TYPE 1
2 STORY ON SLAB
4 UNITS/BLDG



AREA BY UNIT:

1st Floor Living	627 sf
2nd Floor Living	515 sf
Total Living	1142 sf
Garage	270 sf

BUILDING TYPE 2
2 STORY ON SLAB
4 UNITS/BLDG



AREA BY UNIT:

1st Floor Living	892 sf
2nd Floor Living	504 sf
Total Living	1396 sf
Garage	418 sf

DEVELOPER:
Springmill Wood Development Corp.
9430 Lima Road
Fort Wayne, Indiana 46818
219-489-4433



DEVELOPMENT ENGINEER:
D.A. Brown
Engineering Consultants, Inc.
JUL 28 1999

DOCUMENT PREPARED BY DUANE A. BROWN

SPRINGFIELD GLEN SEC. II