

# SECONDARY PLAT SPRINGFIELD VILLAS

## FORT WAYNE, INDIANA

A Subdivision Located in the Northeast  
Quarter of Section 22, Township 31 North, Range 13 East.

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter of Section 22, Township 31 North, Range 13 East, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Brass Rod situated in the Northwest corner of said Northeast Quarter; Thence North 87 Degrees 25 Minutes 22 Seconds East (GPS Grid Basis of Bearings), a distance of 1314.58 feet along the North line of said Northeast Quarter to a Square Rod in the Northeast corner of the West half thereof; Thence South 02 Degrees 44 Minutes 10 Seconds East, a distance of 1296.48 feet along the centerline of Lahmeyer Road to the TRUE POINT OF BEGINNING; Thence South 02 Degrees 44 Minutes 10 Seconds East, a distance of 882.52 feet along the centerline of Lahmeyer Road; Thence South 87 Degrees 15 Minutes 50 Seconds West, a distance of 311.41 feet; Thence North 51 Degrees 03 Minutes 04 Seconds West, a distance of 195.67 feet; Thence North 51 Degrees 03 Minutes 04 Seconds West, a distance of 859.24 feet; Thence North 31 Degrees 54 Minutes 16 Seconds East, a distance of 75.57 feet to a Rebar stake with cap (D. A. Brown RLS #S0337) in the most South corner of Lot #68 in Springfield Section II with cap (D. A. Brown RLS #S0337) in the most South corner of Lot #68 in Springfield Section II (as recorded in Allen County Plat Cabinet "F", page 49); Thence North 31 Degrees 54 Minutes 16 Seconds East, a distance of 183.27 feet along an East line of said Springfield Section II to a Rebar stake with cap (D. A. Brown RLS #S0337) in a corner of said Springfield Section II; Thence Northwesterly, a distance of 13.63 feet along a circular arc that is concave to the Northeast, having a central angle of 03 Degrees 07 Minutes 22 Seconds, having a radius of 250.00 feet, and having a chord bearing of North 56 Degrees 32 Minutes 03 Seconds West, with a distance of 13.62 feet along an East line of said Springfield Section II to a Rebar stake with cap (D. A. Brown RLS #S0337) in the most South corner of Lot #67 in said Springfield Section II; Thence North 35 Degrees 01 Minutes 37 Seconds East, a distance of 130.00 feet along an East line of said Springfield Section II to a Rebar stake with cap (D. A. Brown RLS #S0337) in a corner of said Springfield Section II (also being the Southwest corner of Springfield Glen Section II [as recorded in Allen County Plat Cabinet "F", page 42]); Thence South 55 Degrees 47 Minutes 23 Seconds East, a distance of 45.04 feet along the South line of said Springfield Glen Section II to a Rebar stake with cap (D. A. Brown RLS #S0337) in a corner of said Springfield Glen Section II; Thence North 35 Degrees 01 Minutes 37 Seconds East, a distance of 71.68 feet along the South line of said Springfield Glen Section II to a Rebar stake with cap (D. A. Brown RLS #S0337) in a corner of said Springfield Glen Section II; Thence North 87 Degrees 15 Minutes 50 Seconds East, a distance of 490.00 feet along the South line of said Springfield Glen Section II to a Rebar stake with cap (D. A. Brown RLS #S0337) in a corner of said Springfield Glen Section II; Thence North 87 Degrees 15 Minutes 50 Seconds East, a distance of 80.00 feet along the South line of said Springfield Glen Section II to the POINT OF BEGINNING, said tract containing 14.124 Acres more or less, and being subject to all public road rights-of-way and to all easements of record.

RECORDED  
07/24/2001 15:51:46  
RECORDER  
PATRICIA J CRICK  
ALLEN COUNTY, IN  
Doc. No. 201051249  
Receipt No. 21293  
DODD 3.00  
MISL 1.00  
PLAT 56.00  
PLAT 9.00  
Total 69.00

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

JUL 24 2001

AUDITOR OF ALLEN COUNTY

7249  
AUDITORS NUMBER

### DEDICATION

We, MILL RIDGE DEVELOPMENT CORP. the undersigned, owners by virtue of a certain deed shown in Document Number 201051249, in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, do 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, we hereby subject and impress all of said land in said addition with the limitations and easements attached hereto and made part thereof by reference. This Subdivision shall be known and designated as SPRINGFIELD VILLAS, an addition to the City of Fort Wayne, Indiana. (Ord. G-14-93, passed 5-4-93)

Joseph L. Zehr  
President  
Mill Ridge Development Corp.

July 24, 2001  
Date

### SUBDIVISION CONTROL COMMITTEE

Wayne E. O'Brien, Chairman

Steven W. Davis, Member  
Judith K. Wire, Member

Approved this 23 day of July, 2001.

### BOARD OF WORKS:

Ted Rhinehart, Chairman  
Robert C. Crosby, Member  
Stefanie R. Crawford, Member

Approved this 11th day of July, 2001.

BENCHMARK DATA:  
PIKE HYDRANT AT THE NORTHEAST CORNER OF LOT 67 IN SPRINGFIELD SECTION II.  
ELEVATION IS ON THE TOP BOLT OF SAID HYDRANT.  
ELEVATION: 799.67

- NOTES:  
1. ALL RIGHT-OF-WAY INTERSECTION RADIUS TO BE 50 FEET.  
2. ALL RIGHT-OF-WAYS TO BE DEDICATED TO FORT WAYNE, INDIANA.  
3. ALL BURIED UTILITIES MUST ALLOW FOR PROPOSED DRAINAGE SWALE GRADUES AS SHOWN IN PLANS.  
4. U&S.D. DENOTES FLOOD PROTECTION GRADE.  
5. U & S.D. DENOTES UTILITY AND STORM DRAINAGE EASEMENT.  
6. B.L. DENOTES BUILDING LINE.  
7. UTILITY ESMT. DENOTES UTILITY EASEMENT.  
8. S.L. ESMT. DENOTES STREET LIGHT EASEMENT.  
9. ACCORDING TO FLOOD INSURANCE RATE MAP 18000C01D D (DATED SEPTEMBER 28, 1990) THIS PROPERTY LIES IN ZONE X. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN."  
10. ALL PARK AREAS, COMMON AREAS OR BLOCK AREAS (NOT COVERED BY BUILDINGS) TO HAVE A MANHOLE UTILITY AND STORM DRAINAGE EASEMENT.  
11. ALL LOT & PLAT CORNERS MONUMENTED BY A 5/8" x 2 1/2" REBAR STAKE WITH CAP (D.A. BROWN #S0337) UNLESS OTHERWISE NOTED.  
12. FIELDWORK BASED ON SURVEY RECORDED IN ALLEN COUNTY DOCUMENT #00003191.

ROAD CENTERLINE CURVE DATA:

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C23	186.26	34°38'26"	275.00	N75°24'57"W	163.74
C24	52.59	15°04'02"	200.00	S04°47'50"W	52.44

LOT CURVE DATA:

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	13.63	03°07'22"	250.00	N56°32'03"W	13.62
C2	58.84	13°29'10"	250.00	N64°50'19"W	58.71
C3	84.17	18°17'25"	250.00	N63°11'33"W	83.78
C4	8.13	01°51'46"	250.00	S88°11'44"W	8.13
C5	45.25	08°38'30"	300.00	N62°24'59"W	45.20
C6	43.72	08°21'03"	300.00	N70°54'46"W	43.69
C7	43.23	08°15'25"	300.00	N79°13'00"W	43.20
C8	44.25	08°27'07"	300.00	N87°34'16"W	44.21
C9	4.92	07°56'21"	300.00	S87°44'00"W	4.92
C10	34.64	11°23'34"	175.00	S02°56'07"W	34.59
C11	11.38	03°43'27"	175.00	S10°28'07"W	11.37
C12	29.57	3°53'14"	50.00	N65°23'14"E	29.14
C13	45.84	5°31'38"	50.00	N12°10'48"E	44.25
C14	29.07	3°18'45"	50.00	N30°44'24"W	28.66
C15	29.82	3°41'02"	50.00	N64°28'55"W	29.38
C16	29.30	3°33'44"	50.00	S81°38'29"W	28.89
C17	29.84	3°41'13"	50.00	S47°45'21"W	29.40
C18	26.18	2°59'55"	50.00	S15°39'37"W	25.88
C19	42.18	4°19'48"	50.00	S23°30'15"E	40.34
C20	3.47	07°53'03"	225.00	S11°53'20"W	3.47
C21	49.14	12°30'47"	225.00	S05°11'25"W	49.04
C22	6.56	01°40'12"	225.00	S01°54'04"E	6.56

### CERTIFICATE OF SURVEY

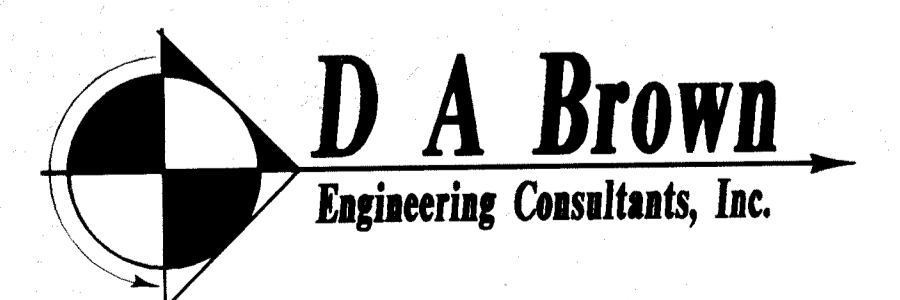
I, Duane A. Brown, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana; and that this plat correctly represents a survey completed by me or under my direction on July 6, 2001; that all the markers shown thereon actually exist or will be set; and that their location, size, type, and material are accurately shown. (Ord. G-14-93, passed 5-4-93)

SIGNED: Duane A. Brown  
DUANE A. BROWN  
KENDALLVILLE, IN  
INDIANA RLS #15 80040337



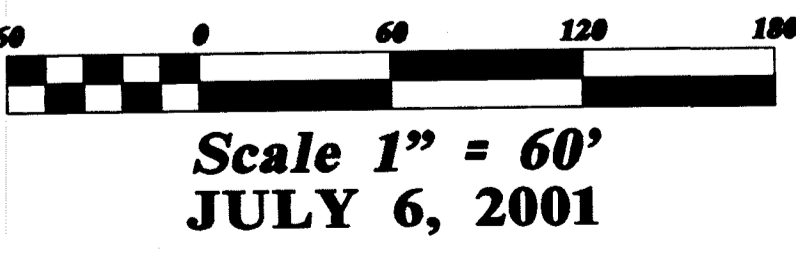
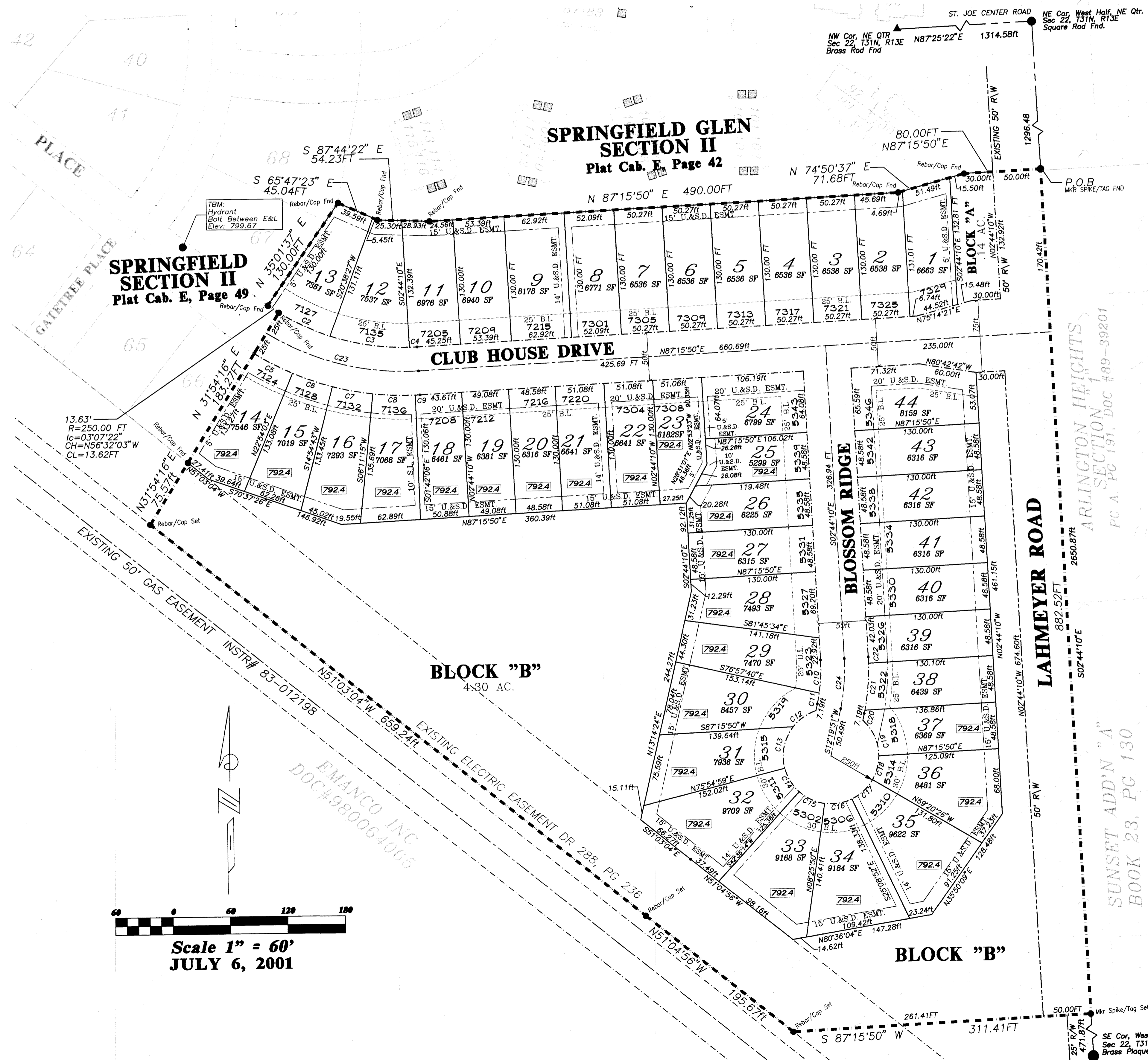
DEVELOPER:  
Mill Ridge Development Corp.  
10808 La Cabreah Lane  
Fort Wayne, Indiana 46845  
219-489-7095

### DEVELOPMENT ENGINEER:



702 GOODWIN ST. P.O. BOX 128 KENDALLVILLE, IN 46755  
PHONE: (219) 347-5590 FAX: (219) 347-9484

DOCUMENT PREPARED BY DUANE A. BROWN



Scale 1" = 60'  
JULY 6, 2001

EMANCO INC.  
DOC#980064005