



Secondary Plat of:

# VERONA LAKES, SECTION I

A subdivision of part of the Fractional Northeast Quarter of Section 6,  
Township 30 North, Range 11 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

Part of the Fractional Northeast Quarter of Section 6, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the East Quarter corner of said Section 6, being marked by a railroad spike; thence North 09 degrees 27 minutes 40 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the East line of said Fractional Northeast Quarter, being within the right-of-way of North Noyer Road, a distance of 392.70 feet to a survey nail; thence South 89 degrees 32 minutes 20 seconds West, a distance of 250.00 feet to a #5 rebar; thence North 09 degrees 27 minutes 40 seconds West, a distance of 4.44 feet to a #5 rebar; thence South 89 degrees 32 minutes 20 seconds West, a distance of 130.00 feet to a #5 rebar; thence North 00 degrees 27 minutes 40 seconds West, a distance of 394.11 feet to a #5 rebar; thence South 84 degrees 42 minutes 30 seconds West, a distance of 37.58 feet to a #5 rebar; thence North 78 degrees 36 minutes 09 seconds West, a distance of 69.21 feet to a #5 rebar; thence North 89 degrees 49 minutes 03 seconds West, a distance of 65.55 feet to a #5 rebar; thence South 84 degrees 01 minutes 32 seconds West, a distance of 65.39 feet to a #5 rebar; thence North 85 degrees 23 minutes 43 seconds West, a distance of 396.68 feet to a #5 rebar; thence South 45 degrees 28 minutes 26 seconds West, a distance of 136.67 feet to a #5 rebar; thence South 44 degrees 31 minutes 34 seconds East, a distance of 161.13 feet to a #5 rebar; thence South 45 degrees 28 minutes 26 seconds West, a distance of 180.00 feet to a #5 rebar; thence South 44 degrees 31 minutes 34 seconds East, a distance of 17.41 feet to a #5 rebar; thence South 45 degrees 28 minutes 26 seconds West, a distance of 130.00 feet to a #5 rebar; thence North 44 degrees 31 minutes 34 seconds West, a distance of 221.48 feet to a #5 rebar; thence South 47 degrees 53 minutes 19 seconds West, a distance of 175.81 feet to a #5 rebar; thence South 41 degrees 58 minutes 05 seconds East, a distance of 122.78 feet to a #5 rebar; thence South 26 degrees 26 minutes 56 seconds East, a distance of 109.89 feet to a #5 rebar; thence South 06 degrees 11 minutes 29 seconds East, a distance of 116.81 feet to a #5 rebar; thence South 01 degree 06 minutes 28 seconds East, a distance of 43.57 feet to a #5 rebar on the South line of said Fractional Northeast Quarter; thence North 88 degrees 53 minutes 32 seconds East, on and along said South line, a distance of 1351.58 feet to the point of beginning, containing 17.691 acres of land, subject to legal right-of-way for North Noyer Road, and subject to all easements of record.

Springmill Woods Development, LLC, owner by virtue of that certain deed shown in Document Number 2020042439 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, 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 hereof by reference. This subdivision shall be known and designated as VERONA LAKES, SECTION I.

IN WITNESS WHEREOF, Jamie S. Lancia, known to me to be the person and an 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 20 day of November, 2020.

Springmill Woods Development, LLC

By: *[Signature]*  
Jamie S. Lancia, Operating Member

Consent for permanent structures issued by the Allen County Drainage Board on May 28, 2020 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #20-035 reference - Verona Lakes, Section I Regulated Drain and Doc. #20-036 reference - Crawford Tilt Drain, and on June 11, 2020 for Doc. #20-090 reference - Williamsburg Drain

This plat lies entirely within a Rule 12 - IAC 865 boundary survey recorded by Joseph R. Herendeen, Indiana Land Surveyor, and duly recorded under Document Number 2020042438 in the Office of the Recorder of Allen County, Indiana.

AUDITOR'S OFFICE  
Duly entered for taxation, subject to final acceptance for taxation.

DEC 07 2020

AUDITOR OF ALLEN COUNTY

ALLEN COUNTY SURVEYOR  
DATE: 11/20/2020

*[Signature]*  
JEFFREY M. BROWN, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR  
DATE: 12/14/20  
*[Signature]*  
KIMBERLY BOWMAN, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS  
DATE: 11/20/20

*[Signature]*  
JAMES M. BROWN, PRESIDENT  
*[Signature]*  
NELSON PETERS, SECRETARY

ATTEST  
*[Signature]*  
GIBBS CLOUD, DEPUTY AUDITOR

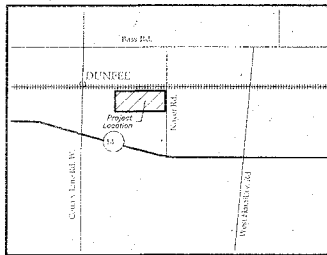
### LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	122.40	122.39	N 02°02'53" W	172°02'00"
C2	50.00	11.15	11.16	S 02°02'53" W	172°02'00"
C3	50.00	24.95	24.69	S 18°40'00" W	128°35'14"
C4	50.00	48.70	46.38	N 22°30'00" E	55°13'58"
C5	50.00	72.50	68.29	N 47°54'39" E	51°16'35"
C6	50.00	96.25	89.29	N 69°47'47" E	51°18'33"
C7	50.00	120.00	111.15	N 89°29'36" E	51°17'48"
C8	50.00	143.75	131.15	S 23°09'23" E	53°02'14"
C9	50.00	167.50	151.25	S 39°00'00" E	58°41'05"
C10	50.00	191.25	171.35	S 09°18'04" E	114°03'07"
C11	125.00	116.00	115.99	S 04°49'29" E	72°03'04"
C12	275.00	86.76	86.40	N 83°04'00" W	18°04'37"
C13	275.00	102.12	101.54	S 62°23'31" E	21°16'38"
C14	275.00	117.48	116.87	S 48°08'23" E	21°13'38"
C15	325.00	45.96	45.91	S 48°34'03" E	6°04'59"
C16	325.00	68.95	68.89	N 58°30'46" W	11°48'27"
C17	325.00	91.94	91.87	N 70°54'27" W	12°58'55"
C18	325.00	114.93	114.84	N 83°11'17" W	11°40'48"
C19	325.00	137.92	137.81	S 89°51'27" W	11°55'29"

### AREA TABLE

Lot#	Area (Ac. Ft.)
1	7.939
2	7.159
3	7.150
4	7.150
5	7.150
6	7.172
7	7.162
8	7.159
9	7.170
10	11.326
11	7.644
12	13.925
13	7.2915
14	7.297
15	7.467
16	7.154
17	10.437
18	9.524
19	9.762
20	10.632
21	9.315
22	9.320
23	9.359
24	9.685
25	11.422
26	11.867
27	12.231
28	12.544
29	12.801
30	12.920
31	12.929
32	12.955
33	10.763
34	10.850
35	9.959
36	10.219
37	10.219

Lot#	Area (Ac. Ft.)
Block A	7.125
Block B	12.215
Block C	12.354
Block D	39.72
Street	11.715



### PLAT LEGEND

- Plat 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
- NN Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade

### NOTES:

- All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
- 0.85:0.15 indicates utility and surface drainage easement.
- All right-of-way intersection radii are 20 feet.
- Raised elevation indicates minimum flood protection grade (NAVD '88 DATUM).
- All common areas to be blanketed utility, surface drainage, and regulated drainage easements.

### BENCHMARKS:

Beginning benchmark: 1-12x 1/4" metal set in the NW corner of S.R. 14 bridge over West Noyer Ditch, located 0.17 miles East of West Noyer Road South, Sec. 5, T. 30 N. R. 11 E., Above Imp. ELEVATION = 822.28

Plot Benchmark: Top of concrete curb located in a plat map existing in the Southwest end of Block "B", 2.5 feet North and 15.0 feet West of the Northeast corner of Lot 16, Verona Lakes, Section I, with the elevation 828.83 feet stamped in the slab. ELEVATION = 828.83 feet [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 2020042439 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 rebars bearing plastic caps imprinted "SLSI Firm 0048"; and that there has been no change from the matters 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.

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 reduce each Social Security number in this document, unless required by law.

*[Signature]*  
Joseph R. Herendeen, Indiana Land Surveyor  
Date: 11/20/2020



### REGULATED DRAINAGE EASEMENT NOTE:

Pursuant to the Indiana Drainage Code (IC 36-9-27) the undersigned owners filed a petition with the Allen County Drainage Board (duplicated with the Allen County Surveyor) requesting that portions of the storm drainage system and easements for this development be accepted into the County's Regulated Drainage System. The portions of the storm drainage system and easements that have been accepted into the County's Regulated Drainage System are designated on this plat as Regulated Drainage Easements (RDEs). The Allen County Drainage Board has jurisdiction over the Regulated Drains within this development (IC 36-9-27-15) and may exercise its powers and powers as provided in the Indiana Drainage Code (IC 36-9-27) relative to those drains (e.g., levy an annual assessment per lot). The Regulated Drains provide for the collection and conveyance of stormwater. The RDE is established for the installation, operation, maintenance, and reconstruction of the Regulated Drains in accordance with IC 36-9-27 and with the Allen County Stormwater Management Ordinance.

The Allen County Drainage Board assumes no responsibility for any stormwater easements and/or improvements within this development that have not been accepted into the County's Regulated Drainage System. Other parties (e.g., individual lot owners, or the homeowner's association) are responsible for the operation, maintenance, and reconstruction of those improvements.

### DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	25,710
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### APPROVALS

ALLEN COUNTY PLAN COMMISSION  
DATE: 12/2/20

*[Signature]*  
SUSAN R. HOOD, PRESIDENT

JAMIE DALLEY, VICE PRESIDENT

