

Secondary Plat of:

TRADER'S TRACE, SECTION II

A subdivision of part of the Fractional Southwest Quarter of Section 7,
Township 31 North, Range 14 East, Allen County, Indiana.

Developer:
Traders Trace Development LLC
6617 Brotherhood Way
Fort Wayne, IN 46825
Tel: 260/438-2524

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

Part of the Fractional Southwest Quarter of Section 7, Township 31 North, Range 14 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the West closing Quarter corner of said Section 7; thence South 02 degrees 25 minutes 36 seconds East (GPS grid bearing and basis for all bearings in this description), on and along the West line of said Fractional Southwest Quarter, being within the right-of-way of Schwartz Road, a distance of 242.00 feet to a survey nail; thence North 87 degrees 39 minutes 30 seconds East, on and along a line partially defined as the South line of a 42.512 acre tract of real estate described in a deed to Granite Ridge Builders, Inc., in Document Number 202036091 in the Office of the Recorder of Allen County, Indiana, a distance of 1328.79 feet a point on an East line of Trader's Trace, Section I, as recorded in Document Number 2023008396 in the Office of said Recorder, this being the true point of beginning; thence North 87 degrees 39 minutes 30 seconds East, continuing on and along said South line, a distance of 493.41 feet a #5 rebar at the Southeast corner of said 42.512 acre tract, also being a point on the West line of the East Half of said Fractional Southwest Quarter; thence South 02 degrees 55 minutes 28 seconds East, on and along said East line, a distance of 1172.07 feet to a #5 rebar at a North corner of a 9.137 acre tract of real estate described in a deed to Sharon Lommatsch in Document Number 20314819 in the Office of said Recorder; thence South 86 degrees 49 minutes 42 seconds West, on and along a North line of said 9.137 acre tract and the North line of a 8.000 acre tract of real estate described in a deed to Melvin Schmucker and Anita Schmucker in Document Number 2021087032 in the Office of said Recorder, a distance of 1083.67 feet to the point of intersection of said South line with the centerline of Grice #2 Drain; thence Northwesterly, on and along said centerline, as defined by the following courses and distances:

North 01 degrees 04 minutes 33 seconds East, a distance of 44.14 feet; thence North 19 degrees 10 minutes 48 seconds East, a distance of 81.32 feet; thence North 35 degrees 50 minutes 45 seconds East, a distance of 161.07 feet; thence North 19 degrees 55 minutes 51 seconds East, a distance of 49.73 feet; thence North 37 degrees 21 minutes 10 seconds East, a distance of 46.34 feet; thence North 29 degrees 09 minutes 41 seconds East, a distance of 41.05 feet; thence North 35 degrees 42 minutes 50 seconds East, a distance of 44.65 feet; thence North 04 degrees 18 minutes 50 seconds West, a distance of 14.05 feet; thence North 44 degrees 53 minutes 43 seconds West and leaving said centerline, a distance of 213.83 feet to a #5 rebar at a Southeast corner of said Trader's Trace, Section I; thence North 14 degrees 00 minutes 49 seconds East, on and along an East line of said Trader's Trace, Section I, a distance of 269.40 feet; thence North 87 degrees 37 minutes 35 seconds East, on and along a South line of said Trader's Trace, Section I, a distance of 268.76 feet; thence North 04 degrees 23 minutes 51 seconds East, on and along an East line of said Trader's Trace, Section I, a distance of 242.95 feet; thence North 87 degrees 46 minutes 19 seconds East, continuing on and along said East line, a distance of 119.97 feet; thence North 01 degrees 58 minutes 43 seconds West, continuing on and along said East line, a distance of 118.32 feet to the true point of beginning, containing 22.916 acres of land, and subject to all easements of record.

Traders Trace Development LLC, owner by virtue of that certain deed shown in Document Number 2021078216 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, Traders Trace 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 TRADER'S TRACE, SECTION II.

IN WITNESS THEREOF, Duane R. Kees, known to me to be the person and a member of Traders Trace Development LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Traders Trace Development LLC, set his hand and seal, this _____ day of _____, 2023.

Traders Trace Development LLC

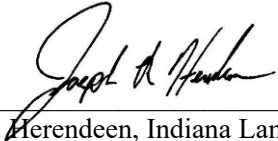
By: _____
Duane R. Kees, Member

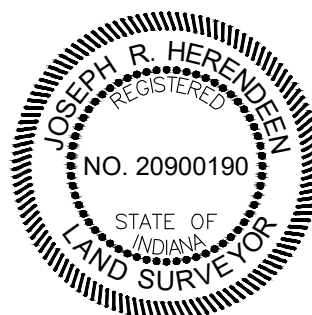
Consent for permanent structures issued by the Allen County Drainage Board on _____, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #23-XXX reference - **Trader's Trace, Section II Regulated Drain**, and Doc. #23-XXX reference - **Grice #2 Drain**.

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 2021078216 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 hereon 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 redact each Social Security number in this document, unless required by law.


Joseph R. Herendeen, Indiana Land Surveyor
Date: 05/10/2023



This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by Joseph R. Herendeen, Indiana Land Surveyor, and duly recorded under Document Number 2023 _____ in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
EXECUTIVE COMMITTEE
DATE: _____

SUSAN L. HOOT, PRESIDENT

JOHN HENRY, ALTERNATE MEMBER

DAVID BAILEY, VICE PRESIDENT

JAMES WOLFF, ALTERNATE MEMBER

F. NELSON PETERS, COMMISSIONER

MICHAEL R. FRUTCHY, P.E., ALLEN COUNTY SURVEYOR

BOB ARMSTRONG, COUNTY COUNCILPERSON

THERESE M. BROWN, PRESIDENT

RICHARD E. BECK, JR., VICE PRESIDENT

F. NELSON PETERS, SECRETARY

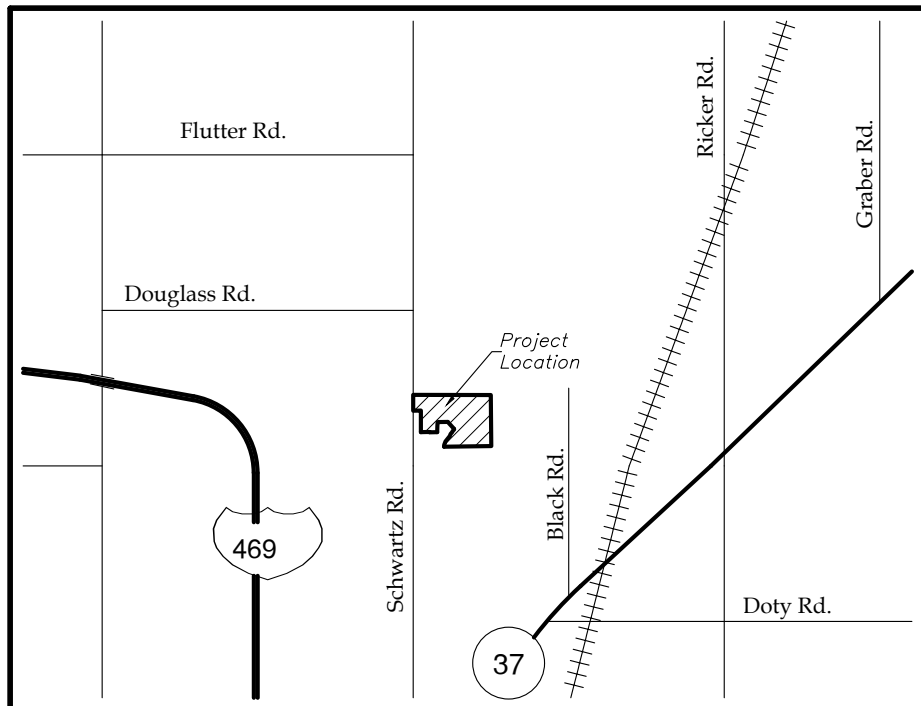
ZONING ADMINISTRATOR

DATE: _____

ATTEST: _____

CHRIS CLOUD, DEPUTY AUDITOR

This instrument prepared by Joseph R. Herendeen, Indiana Land Surveyor



Location Map

PLAT LEGEND

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

NOTES:

- All buried utilities shall allow for the proposed swale grades or shown on the approved engineering plans.
- U.&S.D.E. indicates utility and surface drainage easement.
- All right-of-way intersection radii are 20 feet.
- All right-of-way intersection radii are 20 feet.
- All common areas to be blanket utility, surface drainage, and regulated drainage easements.

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 (RDE's). 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's are 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.....1484.0 feet

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	375.00	32.72	32.71	S 89°52'25" E	57°00'00"
C2	175.00	10.91	10.90	S 89°52'25" E	57°00'00"
C3	175.00	22.82	22.80	S 89°52'25" E	57°00'00"
C4	175.00	10.91	10.90	S 89°52'25" E	57°00'00"
C5	175.00	48.28	48.13	N 55°58'45" E	15°48'23"
C6	175.00	48.28	48.12	N 40°08'22" E	15°48'23"
C7	175.00	35.55	35.50	N 84°44'56" W	10°59'08"
C8	50.00	36.14	35.36	N 41°57'21" E	41°24'38"
C9	50.00	36.14	35.36	N 41°57'21" E	41°24'38"
C10	50.00	43.33	41.99	N 18°52'22" E	49°39'22"
C11	50.00	33.98	33.33	N 64°27'08" W	38°56'33"
C12	50.00	33.98	33.33	N 64°27'08" W	38°56'33"
C13	50.00	33.97	33.32	N 76°41'45" E	38°56'33"
C14	50.00	39.26	38.26	N 34°44'20" E	44°30'14"
C15	50.00	28.28	27.90	S 03°57'21" E	32°24'19"
C16	50.00	32.82	32.23	S 01°21'23" E	37°36'12"
C17	50.00	3.32	3.32	N 19°20'54" E	9°48'13"
C18	125.00	71.11	70.29	N 03°13'14" E	33°12'21"
C19	125.00	72.84	71.53	S 70°30'01" W	33°15'07"
C20	175.00	14.47	14.46	S 00°30'21" E	4°44'11"
C21	175.00	10.78	10.78	N 03°13'36" E	2°31'42"
C22	50.00	36.14	35.36	N 26°05'44" E	41°24'38"
C23	50.00	41.13	40.23	N 17°42'21" E	70°31'19"
C24	50.00	35.30	34.57	S 43°28'44" E	49°38'58"
C25	50.00	35.30	34.57	S 43°28'44" E	49°38'58"
C26	50.00	33.98	33.33	S 75°52'25" W	38°56'33"
C27	50.00	36.59	35.77	S 17°26'59" W	41°55'24"
C28	50.00	28.37	27.98	N 12°49'05" E	32°02'44"
C29	50.00	32.73	32.15	S 17°18'01" E	37°30'14"
C30	50.00	13.41	13.41	N 03°13'14" E	33°12'21"
C31	225.00	13.90	13.90	N 03°13'14" E	33°12'21"
C32	225.00	18.55	18.55	S 00°30'21" E	4°44'11"
C33	175.00	15.97	15.97	N 03°13'36" E	2°31'42"
C34	50.00	36.14	35.36	N 12°49'51" E	41°24'38"
C35	50.00	14.05	14.00	S 22°03'13" W	16°05'51"
C36	50.00	48.79	46.88	S 10°30'55" E	55°54'28"
C37	50.00	48.79	46.87	S 10°30'55" E	55°54'28"
C38	50.00	45.63	44.07	N 72°21'48" E	52°17'39"
C39	50.00	13.61	13.57	S 54°00'54" W	15°35'43"
C40	50.00	22.53	22.54	N 74°43'11" E	62°48'49"
C41	325.00	28.36	28.35	N 89°52'25" W	5°00'00"



SCALE IN FEET:

0 60 120

