SECONDARY PLAT

Thunderhawk

A SUBDIVISION BEING A PART OF THE SW. 1/4 OF SECTION 9, TOWNSHIP 31 N, RANGE 12 E, WASHINGTON TWP., ALLEN CO., INDIANA.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	45.63'	150.00'	017°25'39"	S82°03'24"E	45.45'
C2	15.56'	175.00'	005°05'38"	N88°13'25"W	15.55'
C3	37.67'	175.00'	012°20'02"	N79°30'36"W	37.60'
C4	15.83'	20.00'	045°21'48"	S83°58'31"W	15.42'
C5	1.62'	20.00'	004°37'53"	S58°58'41"W	1.62'
C6	43.97'	50.00'	050°22'53"	S81°51'11"W	42.56'
C7	26.54'	50.00'	030°24'46"	N57°45'00"W	26.23'
C8	42.82'	50.00'	049°03'56"	N18°00'39"W	41.52'
C9	65.95'	50.00'	075°34'24"	N44°18'31"E	61.27'
C10	31.02'	50.00'	035°32'46"	N80°07'53"W	30.52'
C11	34.04'	50.00'	039°00'37"	S42°51'12"E	33.39'
C12	17.45'	20.00'	049°59'41"	S48°20'44"E	16.90'
C13	22.44'	125.00'	010°17'14"	S78°29'12"E	22.41'
C14	15.58'	125.00'	007°08'25"	S87°12'01"E	15.57'
C15	146.62'	500.00'	016°48'05"	S82°21'20"E	146.09'
C16	201.54'	150.00'	076°58'59"	N67°33'13"E	186.72'
C17	73.43'	250.00'	016°49'45"	N07°37'50"E	73.17'
C18	31.42'	20.00'	090°00'00"	N45°45'22"W	28.28'
C19	62.57'	525.00'	006°49'42"	N87°20'31"W	62.53'
C20	66.14'	525.00'	007°13'07"	N80°19'07"W	66.10'
C21	25.24'	525.00'	002°45'16"	N75°19'56"W	25.24'
C22	31.42'	20.00'	090°00'00"	S61°02'42"W	28.28'
C23	66.09'	225.00'	016°49'45"	S07°37'50"W	65.85'
C24	21.09'	275.00'	004°23'38"	N01°24'47"E	21.08'
C25	59.68'	275.00'	012°26'07"	N09°49'39"E	59.57'
C26	31.42'	20.00'	090°00'00"	N28°57'18"W	28.28'
C27	119.31'	125.00'	054°41'24"	S78°42'00"W	114.84'
C28	24.19'	20.00'	069°17'59"	S16°42'19"W	22.74'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C29	17.94'	57.50'	017°52'23"	S09°00'29"E	17.86'
C30	43.00'	57.50'	042°50'50"	S21°21'07"W	42.01'
C31	43.00'	57.50'	042°50'50"	S64°11'57"W	42.01'
C32	43.00'	57.50'	042°50'50"	N72°57'12"W	42.01'
C33	43.00'	57.50'	042°50'50"	N30°06'22"W	42.01'
C34	42.44'	57.50'	042°17'37"	N12°27'51"E	41.49'
C35	42.09'	57.50'	041°56'24"	N54°34'52"E	41.16'
C36	13.90'	57.50'	013°51'08"	N82°28'38"E	13.87'
C37	15.82'	20.00'	045°20'04"	N66°44'09"E	15.42'
C38	32.94'	175.00'	010°47'06"	N49°27'40"E	32.89'
C39	73.22'	175.00'	023°58'27"	N66°50'26"E	72.69'
C40	71.36'	175.00'	023°21'53"	S89°29'24"E	70.87'
C41	11.77'	175.00'	003°51'10"	S75°52'53"E	11.77'
C42	76.76'	475.00'	009°15'30"	S78°35'03"E	76.67'
C43	62.53'	475.00'	007°32'35"	S86°59'05"E	62.49'
C44	31.42'	20.00'	090°00'00"	N44°14'38"E	28.28'
C45	31.42'	20.00'	090°00'00"	S45°47'02"E	28.28'
C46	17.45'	20.00'	049°59'42"	N64°13'06"E	16.90'
C47	53.41'	50.00'	061°12'07"	N69°49'19"E	50.91'
C48	48.57'	50.00'	055°39'45"	S51°44'45"E	46.69'
C49	45.71'	50.00'	052°23'02"	S02°16'38"W	44.14'
C50	44.57'	50.00'	051°04'29"	S54°00'24"W	43.11'
C51	52.07'	50.00'	059°40'00"	N70°37'22"W	49.75'
C52	17.45'	20.00'	049°59'41"	N65°47'12"W	16.90'
C53	31.42'	20.00'	090°00'00"	N44°12'58"E	28.28'

Legal Description

Part of the Southwest Quarter of Section 9, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 21116263, dated December 9, 2021, revised December 15, 2021, revised December 17, 2021, and being more particularly described as follows:

BEGINNING at a Harrison Marker marking the Northwest corner of said Southwest Quarter; thence North 89 degrees 12 minutes 57 seconds East (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 1240.17 feet along the North line of said Southwest Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the East line of the Northwest Quarter of said Southwest Quarter; thence South 00 degrees 26 minutes 22 seconds East, a distance of 1322.41 feet along said East line to the South line of the Northwest Quarter of said Southwest Quarter, said point being referenced by a 5/8" steel rebar with a "Tazian" identification cap 0.54 feet South and 2.74 feet West; thence South 89 degrees 13 minutes 46 seconds West, a distance of 1232.86 feet along said South line to a Dura Nail with a "Miller Firm #0095" identification ring on the West line of said Southwest Quarter; thence North 00 degrees 45 minutes 22 seconds West, a distance of 360.00 feet along said West line and within the right-of-way of Huguenard Road to a Dura Nail with a "Miller Firm #0095" identification ring; thence North 89 degrees 13 minutes 46 seconds East, a distance of 330.00 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 06 degrees 28 minutes 31 seconds East, a distance of 227.45 to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 85 degrees 45 minutes 23 seconds West, a distance of 360.00 feet to a Dura Nail with a "Miller Firm #0095" identification ring on the West line of said Southwest Quarter; thence North 00 degrees 45 minutes 22 seconds West, a distance of 705.00 feet along said West line and within the right-of-way of Huguenard Road to the Point of Beginning. Containing 35.621 acres, more or less. Subject to the right-of-way of Huguenard Road, the Hanauer Legal Open Drain, and subject to easements of record.

Approval

DEPARTMENT OF PLANNING SERVICES
DATE: _____

_____
Benjamin J. Roussel, Executive Director .

ALLEN COUNTY COMMISSIONERS
DATE: _____

_____
F. Nelson Peters, President .

_____
Therese Brown, Vice President .

_____
Richard E. Beck, Secretary .

_____
Attest: Chris Cloud .

ALLEN COUNTY EXECUTIVE COMMITTEE
DATE: _____

_____
Susan Hoot, Plan President .

_____
David Bailey, Vice President .

_____
F. Nelson Peters, Allen County Commissioner .

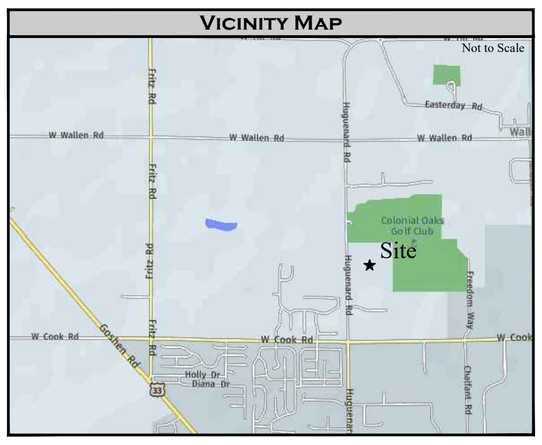
_____
Michael R. Fruchey P.E., Allen County Surveyor .

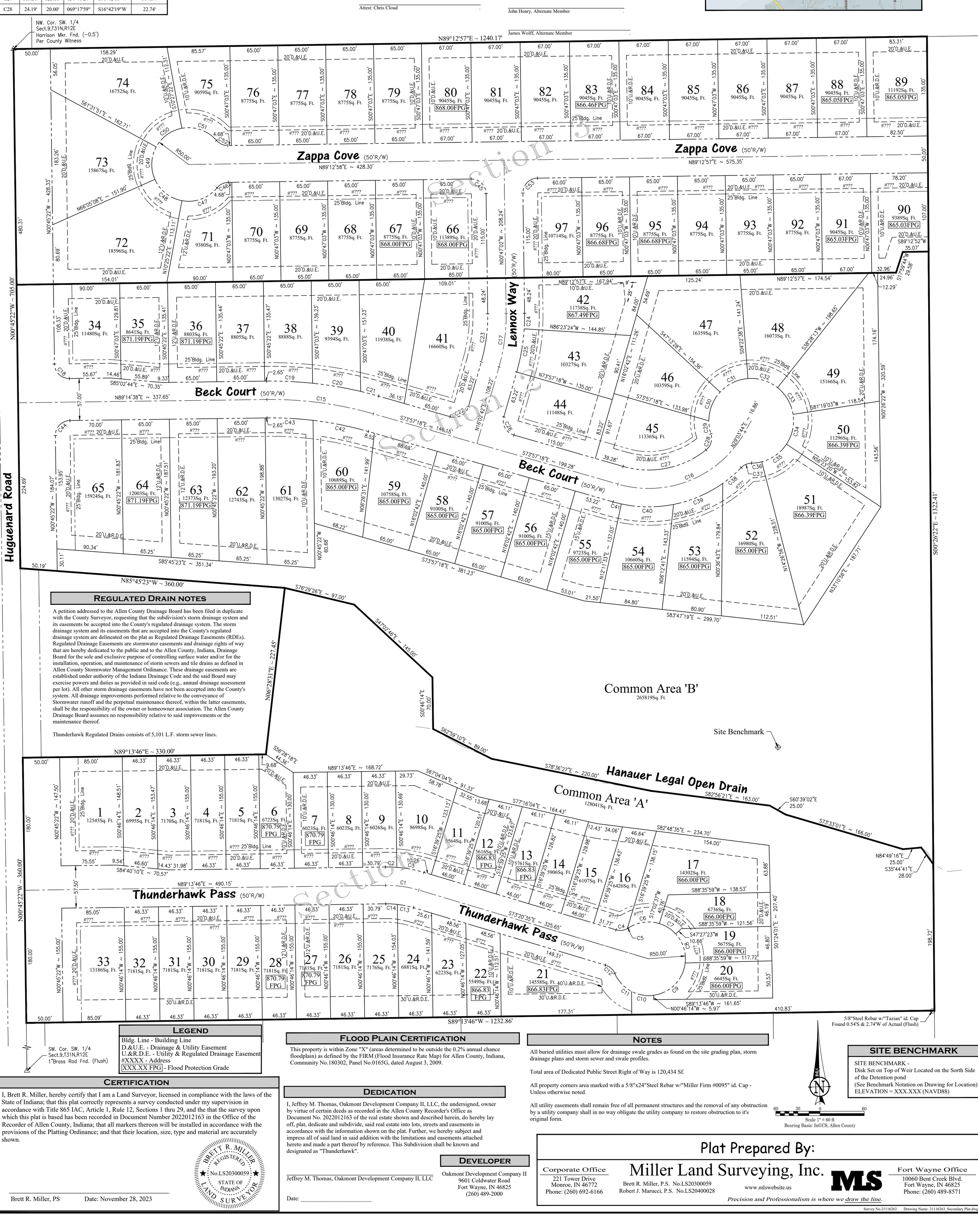
_____
Paul Lagemann, County Councilperson .

_____
John Henry, Alternate Member .

_____
James Wolff, Alternate Member .

Vicinity Map





Regulated Drain notes

A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDEs). Regulated Drainage Easements are stormwater easements and drainage rights of way that are hereby dedicated to the public and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, within the latter easements, shall be the responsibility of the owner or homeowner association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

Thunderhawk Regulated Drains consists of 5,101 L.F. storm sewer lines.

Legend

Bldg. Line - Building Line
D.&U.E. - Drainage & Utility Easement
U.&R.D.E. - Utility & Regulated Drainage Easement
#XXXX - Address
XXX.XX FPG - Flood Protection Grade

Certification

I, Brett R. Miller, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey conducted under my supervision in accordance with Title 865 IAC, Article 1, Rule 12, Sections 1 thru 29, and the that the survey upon which this plat is based has been recorded in Document Number 2022012163 in the Office of the Recorder of Allen County, Indiana; that all markers thereon will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown.

BRETT R. MILLER REGISTERED No.LS20300059 STATE OF INDIANA LAND SURVEYOR

_____
Brett R. Miller, PS Date: November 28, 2023

Flood Plain Certification

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for Allen County, Indiana, Community No.180302, Panel No.0165G, dated August 3, 2009.

Dedication

I, Jeffrey M. Thomas, Oakmont Development Company II, LLC, the undersigned, owner by virtue of certain deeds as recorded in the Allen County Recorder's Office as Document No. 2022012163 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 a part thereof by reference. This Subdivision shall be known and designated as "Thunderhawk".

_____
Jeffrey M. Thomas, Oakmont Development Company II, LLC

Date: _____

Developer

Oakmont Development Company II
9601 Coldwater Road
Fort Wayne, IN 46825
(260) 489-2000

Notes

All buried utilities must allow for drainage swale grades as found on the site grading plan, storm drainage plans and storm sewer and swale profiles.

Total area of Dedicated Public Street Right of Way is 120,434 Sf.

All property corners area marked with a 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap - Unless otherwise noted.

All utility easements shall remain free of all permanent structures and the removal of any obstruction by a utility company shall in no way obligate the utility company to restore obstruction to it's original form.

SITE BENCHMARK

SITE BENCHMARK -
Disk Set on Top of Weir Located on the Sorth Side of the Detention pond
(See Benchmark Notation on Drawing for Location)
ELEVATION = XXX.XXX (NAVD88)

60 30 0 60
Scale 1" = 60 ft
Bearing Basis: InGCS, Allen County

Plat Prepared By:

Corporate Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

Miller Land Surveying, Inc.
Brett R. Miller, P.S. No.LS20300059
Robert J. Marucci, P.S. No.LS20400028
www.mlswebsite.us

Fort Wayne Office
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
Phone: (260) 489-8571

Precision and Professionalism is where we draw the line.