

Secondary Plat of:

MAKARIOS PLACE

A subdivision of part of the Southeast Quarter of Section 15,
Township 32 North, Range 13 East, Allen County, Indiana.

Developer:
Leo Holding LLC
10621 State Line Road
Hicksville, OH 43526
Tel: (419) 487-1971

Surveyor - Planner:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300

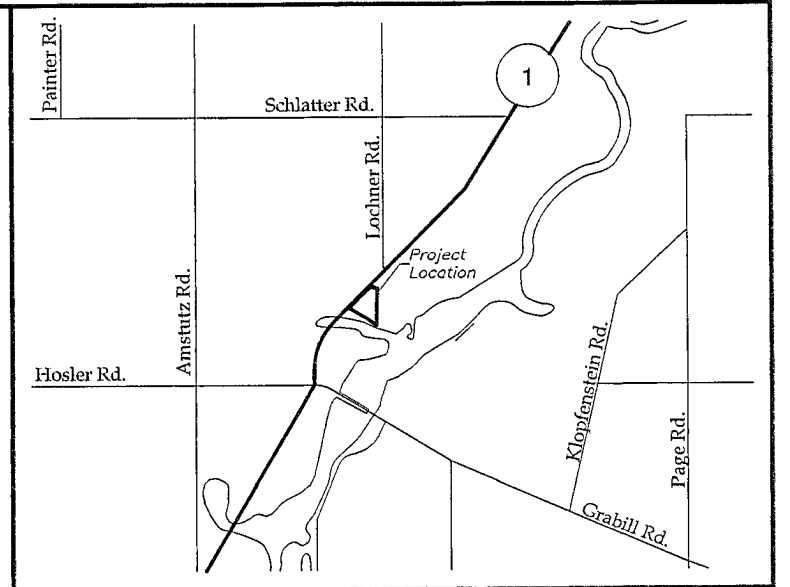
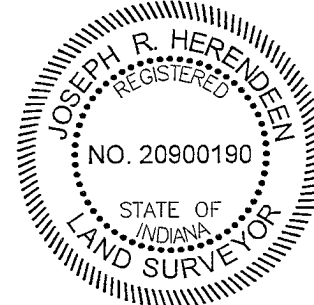
CERTIFICATE OF SURVEYOR

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 2023029906 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 rebar 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: 10/14/2024



Location Map

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
- Lot Number and Block Designation
- Minimum Flood Protection Grade

AREA TABLE

LOT #	Area (Ac. (±))
1	1.5513
2	2.2274
3	2.0830
4	1.5150
5	1.5150
6	1.5150
7	1.5150
8	1.5150
9	1.5150
10	1.5150
11	1.5150
12	1.5150
13	1.5150
14	1.5150
15	1.5150
16	1.5150
17	1.5150
18	1.5150
19	1.5150
20	1.5150
21	1.5150
22	1.5150
23	1.5150
24	1.5150
25	1.5150
26	1.5150
27	1.5150
28	1.5150
29	1.5150
30	1.5150
31	1.5150
32	1.5150
33	1.5150
34	1.5150
35	1.5150
36	1.5150
37	1.5150
38	1.5150
39	1.5150
40	1.5150
41	1.5150
42	1.5150
43	1.5150
44	1.5150
45	1.5150
46	1.5150
47	1.5150
48	1.5150
49	1.5150
50	1.5150
51	1.5150
52	1.5150
53	1.5150
54	1.5150
55	1.5150
56	1.5150
57	1.5150
58	1.5150
59	1.5150
60	1.5150
61	1.5150
62	1.5150
63	1.5150
64	1.5150
65	1.5150
66	1.5150
67	1.5150
68	1.5150
69	1.5150
70	1.5150
71	1.5150
72	1.5150
73	1.5150
74	1.5150
75	1.5150
76	1.5150
77	1.5150
78	1.5150
79	1.5150
80	1.5150
81	1.5150
82	1.5150
83	1.5150
84	1.5150
85	1.5150
86	1.5150
87	1.5150
88	1.5150
89	1.5150
90	1.5150
91	1.5150
92	1.5150
93	1.5150
94	1.5150
95	1.5150
96	1.5150
97	1.5150
98	1.5150
99	1.5150
100	1.5150

DESCRIPTION:

Part of the Southeast Quarter of Section 15, Township 32 North, Range 13 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the West Quarter corner of said Section 15, being marked by a #3 rebar; thence North 88 degrees 04 minutes 14 seconds East, (GPS grid bearing and basis of all bearings in this description), along the North line of said Southeast Quarter, a distance of 1116.80 feet; thence South 01 degree 39 minutes 30 seconds East, a distance of 109.32 feet to a point on the centerline of State Road #1, this being the true point of beginning; thence continuing South 01 degree 39 minutes 30 seconds East, a distance of 104.17 feet to the Southwest corner of a 0.75 acre tract of real estate described in Document Number 206062752 in the Office of the Recorder of Allen County, Indiana; thence North 88 degrees 04 minutes 14 seconds East, on and along the South line of said 0.75 acre tract, a distance of 208.56 feet to a steel post at the Southeast corner thereof, being a point on the East line of the West Half of said Southeast quarter; thence South 01 degree 39 minutes 30 seconds East, on and along said East line, a distance of 1500.20 feet to a #5 rebar on the north line of a 12.09 acre tract of real estate described in a deed to the City of Fort Wayne in Deed record 469, pages 461-462, in the Office of said Recorder; thence South 88 degrees 20 minutes 30 seconds West, on and along said North line, a distance of 378.31 feet to a #5 rebar; thence North 55 degrees 52 minutes 55 seconds West, continuing on and along said North line, a distance of 378.31 feet to a #5 rebar; thence North 62 degrees 18 minutes 05 seconds West, continuing on and along said North line, a distance of 888.36 feet to a point on the centerline of said State Road #1; thence North 40 degrees 46 minutes 26 seconds East, on and along said centerline, a distance of 688.05 feet; thence North 43 degrees 30 minutes 26 seconds East, continuing on and along said centerline, a distance of 622.45 feet to the true point of beginning, containing 22.328 acres of land, subject to legal right-of-way for State Road #1, and subject to all easements of record.

We, Leo Holding LLC, owner by virtue of that certain deed shown in Document Number 2023029906 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, Leo Holding 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 MAKARIOS PLACE, an addition to the Town of Leo-Cedarville, Indiana.

IN WITNESS THEREOF, Justin A. Kuhn, known to me to be the person and a member of Leo Holding LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Leo Holding LLC, set his hand and seal, this 18th day of October, 2024.

Leo Holding LLC

By: Justin A. Kuhn, Member

LOT CURVE DATA

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	N 225° 00' 00" E	41.33	41.33	S 41° 13' 22" E	10° 32' 24"
C2	N 225° 00' 00" E	76.87	76.87	S 26° 09' 54" E	19° 34' 32"
C3	N 225° 00' 00" E	57.64	57.64	N 09° 01' 04" W	14° 43' 08"
C4	N 225° 00' 00" E	29.43	29.43	N 02° 05' 30" E	7° 30' 00"
C5	N 50° 00' 00" E	36.14	36.14	S 14° 51' 47" W	41° 24' 35"
C6	N 50° 00' 00" E	36.14	36.14	N 14° 51' 47" W	41° 24' 35"
C7	N 50° 00' 00" E	36.14	36.14	S 14° 51' 47" W	41° 24' 35"
C8	N 50° 00' 00" E	64.30	59.68	N 79° 35' 22" W	73° 40' 53"
C9	N 50° 00' 00" E	36.14	36.14	S 63° 27' 12" E	41° 24' 35"
C10	N 225° 00' 00" E	58.41	58.28	N 78° 43' 16" W	14° 52' 27"
C11	N 225° 00' 00" E	27.40	27.40	S 65° 47' 34" E	6° 58' 55"
C12	N 225° 00' 00" E	44.84	44.77	N 56° 35' 31" W	11° 25' 07"
C13	N 225° 00' 00" E	30.02	30.00	N 47° 03' 36" W	7° 38' 42"
C14	N 225° 00' 00" E	13.49	13.45	S 37° 41' 48" E	11° 06' 57"
C15	N 50° 00' 00" E	44.88	43.37	N 57° 51' 27" W	51° 24' 18"
C16	N 50° 00' 00" E	17.17	17.10	N 74° 36' 53" W	17° 53' 27"
C17	N 50° 00' 00" E	111.80	93.92	S 07° 26' 17" E	11° 07' 27"
C18	N 50° 00' 00" E	10.79	10.79	N 56° 24' 47" E	11° 14' 22"
C19	N 50° 00' 00" E	44.88	43.37	N 38° 19' 49" E	51° 24' 18"
C20	N 225° 00' 00" E	27.11	27.09	N 14° 04' 44" E	6° 54' 05"
C21	N 225° 00' 00" E	76.87	76.87	N 27° 18' 04" E	18° 34' 52"
C22	N 225° 00' 00" E	14.41	14.40	S 36° 56' 23" W	3° 40' 06"
C23	N 50° 00' 00" E	36.14	35.38	N 20° 04' 09" E	41° 24' 35"
C24	N 50° 00' 00" E	12.75	12.72	N 06° 40' 18" E	14° 38' 53"
C25	N 50° 00' 00" E	64.37	60.02	S 50° 51' 45" W	73° 46' 02"
C26	N 50° 00' 00" E	56.25	53.33	S 60° 01' 22" E	64° 27' 43"
C27	N 50° 00' 00" E	54.46	51.81	N 03° 24' 35" E	62° 24' 12"
C28	N 50° 00' 00" E	41.51	40.33	N 58° 23' 51" W	47° 34' 10"
C29	N 50° 00' 00" E	36.14	35.38	N 61° 28' 44" E	41° 24' 35"
C30	N 175° 00' 00" E	122.90	120.39	N 20° 39' 18" E	40° 14' 20"
C31	N 175° 00' 00" E	133.70	130.47	S 21° 21' 04" E	43° 46' 21"
C32	N 175° 00' 00" E	58.43	57.86	S 52° 48' 10" E	19° 03' 50"
C33	N 175° 00' 00" E	55.14	54.91	S 71° 19' 40" E	18° 03' 10"
C34	N 175° 00' 00" E	11.62	11.62	S 82° 15' 22" E	3° 48' 15"
C35	N 175° 00' 00" E	52.89	52.89	N 02° 05' 30" E	7° 30' 00"
C36	N 175° 00' 00" E	52.89	52.89	N 10° 18' 58" W	17° 18' 57"
C37	N 175° 00' 00" E	84.05	83.25	S 32° 44' 00" E	27° 31' 07"

BENCHMARKS:

Beginning Benchmark:
INDOT CORS Base Station RCTM0009, located at INDOT
Fort Wayne, 5333 Hatfield Road, Fort Wayne, IN

ELEVATION = 863.76 [NAVD '88]

Plat Benchmarks:
Top of Granite Disk Installed in the West end of a
concrete Grade Beam for Pond 2, located 3 feet
North of the most Easterly corner of Lot 23 in
Makarios Place, with the elevation 789.12 feet
stamped in the disk.

ELEVATION = 789.12 [NAVD '88]



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.

APPROVALS

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	3008.0 feet
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LEO-CEDARVILLE PLAN COMMISSION
DATE: 10/14/2024

LEO-CEDARVILLE TOWN COUNCIL
DATE: 10/15/2024

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by Angela D. Wallace, Indiana Land Surveyor, and duly recorded under Document Number 2024005649 in the Office of the Recorder of Allen County, Indiana.

OCT 18 2024

ALLEN COUNTY SURVEYOR:
DATE: 10/16/24



SCALE IN FEET:
0 60 120
Original Map Scale: 1"=60'

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