

**#1279**

**BILL NO. Z-12-05-04**

**ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_**

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map Nos. K-62 and K-66 (Sec. 32 of Perry Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. That the area described as follows is hereby designated a CM1

(Professional Offices and Personal Services) District under the terms of Chapter 157 Title

XV of the Code of the City of Fort Wayne, Indiana:

Part of the South Half of the Northwest Quarter of Section 32, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

BEGINNING at a 5/8-inch rebar [Tazian cap] set at the intersection of the Northerly right-of-way line of Winnsboro Pass and the Easterly right-of-way line of Lima Road (State Road #3), this being a Westerly corner of Windsor Woods, Section V, as recorded in Plat Cabinet "B", page 106 in the Office of the Recorder of Allen County, Indiana; thence North 01 degrees 09 minutes 30 seconds West (South 01 degrees 07 minutes East plat), along the apparent Easterly right-of-way line of Lima Road (State Road #3) as established by Indiana Project "S" 419(4) 1959, 503.22 feet to a found concrete right-of-way monument; thence Northwesterly, continuing along said Easterly right-of-way line, as defined by a curve to the left having a radius of 9628.30 feet, an arc distance of 150.27 feet, being subtended by a long chord having a length of 150.27 feet and a bearing of North 01 degrees 36 minutes 20 seconds West to the point of intersection of said Easterly right-of-way line with the Westerly projection of the Southerly line of Holly Ridge, Section I, as recorded in Plat Cabinet "B", page 182 in the Office of the Recorder of Allen County, Indiana [1/2-inch rebar found 0.25 feet West of point]; thence North 88 degrees 17 minutes 55 seconds East, along the Southerly line of said Holly Ridge, Section I, 607.87 feet to a set 5/8-inch rebar [Tazian cap] at the Northwest corner of the aforesaid Windsor Woods, Section V; thence Southerly and Westerly, along the boundary line of said Windsor Woods, Section V, on the following courses and distances:

South 01 degrees 07 minutes 00 seconds East, 676.82 feet (677.55 feet plat) to a set 5/8-inch rebar [Tazian cap]; thence South 88 degrees 02 minutes 45 seconds West, 222.41 feet to a set 5/8-inch rebar [Tazian cap]; thence South 88 degrees 11 minutes 00 seconds West, 79.11 feet to a set 5/8-inch rebar [Tazian cap]; thence North 79 degrees 07 minutes 00 seconds West, 48.48 feet to a set 5/8-inch rebar [Tazian cap] at the point of curvature of a curve to the left having a radius of 515.72 feet; thence Northwesterly, along said curve, an arc distance of 108.01 feet, being subtended by a long chord having length of 107.81 feet and a bearing of North 85 degrees 07 minutes 00 seconds West to a set 5/8-inch rebar [Tazian cap] at the point of tangency; thence South 88 degrees 53 minutes 00 seconds West and tangent to said curve, 150.08 feet (150.0 feet plat) to the Point of Beginning, containing 9.30 acres of land, more or less, subject to a preserve area as recorded in Document Number

95-003019, subject to an I. & M. easement as recorded in Document Number 88-18384, and subject to and/or together with all easements of record.

TOGETHER WITH:

Part of the Southwest Quarter of Section 32, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the intersection of the Southerly right-of-way line of Winnsboro Pass and the Easterly right-of-way line of Lima Road (State Road #3), this being a Westerly corner of Windsor Woods, Section V, as recorded in Plat Cabinet "B", page 106 in the Office of the Recorder of Allen County, Indiana; thence Easterly, along the Southerly line of said Windsor Woods, Section V, North 88 degrees 53 minutes 00 seconds East (plat bearing and is used as the basis for the bearings in this description), 150.02 feet (150.0 feet plat) to the point of curvature of a curve to the right having a radius of 435.72 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 91.26 feet, being subtended by a long chord having a length of 91.09 feet and a bearing of South 85 degrees 07 minutes 00 seconds East to the point of tangency; thence South 79 degrees 07 minutes 00 seconds East and tangent to said curve, continuing along the Southerly line of said Windsor Woods, Section V, 48.48 feet to the point of curvature of a curve to the left having a radius of 202.79 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 73.91 feet, being subtended by a long chord having a length of 73.51 feet and a bearing of South 89 degrees 33 minutes 30 seconds East to the point of tangency; thence North 75 degrees 19 minutes 40 seconds East and tangent to said curve, continuing along the Southerly line of said Windsor Woods, Section V, 121.03 feet to the POINT OF BEGINNING; thence continuing North 75 degrees 19 minutes 40 seconds East, along the Southerly line of said Windsor Woods, Section V, 19.24 feet; thence North 88 degrees 02 minutes 45 seconds East, continuing along the Southerly line of said Windsor Woods, Section V, 151.02 feet to the point of curvature of a curve to the left having a radius of 211.33 feet; thence Northeasterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 125.07 feet, being subtended by a long chord having a length of 123.25 feet and a bearing of North 71 degrees 05 minutes 29 seconds East; thence South 42 degrees 39 minutes 26 seconds East, continuing along the Southerly line of said Windsor Woods, Section V, 93.45 feet to the point of curvature of a curve to the left having a radius of 261.16 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V and the Southerly line of Windsor Woods, Section IV, as recorded in Plat Cabinet "A", page 106 in the Office of the Recorder of Allen County, Indiana, along the arc of said curve, an arc distance of 101.84 feet, being subtended by a long chord having a length of 101.19 feet and a bearing of South 53 degrees 49 minutes 40 seconds East to the point of tangency; thence South 65 degrees 00 minutes 00 seconds East and tangent to said curve, along the Southerly line of said Windsor Woods, Section IV, 20.00 feet; thence South 30 degrees 41 minutes 40 seconds West, along the Westerly line of said Windsor Woods, Section IV, 450.93 feet to the Southwest corner of said Windsor Woods, Section IV; thence South 11 degrees 30 minutes 00 seconds West, along the Northerly line of Windsor Woods, Section III, the plat of which is recorded in Plat Book 48, page 174 in the Office of the Recorder of Allen County, Indiana, 105.00 feet to a Northerly corner of said Windsor Woods, Section III; thence North 84 degrees 00 minutes 00 seconds West, along the Northerly line of said Windsor Woods, Section III, 73.22 feet; thence North 01 degrees 09 minutes 30 seconds West, leaving said

Northerly line, 277.78 feet; thence South 88 degrees 02 minutes 45 seconds West, 97.05 feet; thence North 04 seconds 24 minutes 18 seconds West, 296.31 feet to the Point of Beginning, containing 3.46 acres of land, more or less.

and the symbols of the City of Fort Wayne Zoning Map Nos. K-62 and K-66 (Sec. 32 of Perry Township), as established by Section 157.201(B) of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

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Council Member

APPROVED AS TO FORM AND LEGALITY:

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Carol T. Helton, City Attorney

City of Fort Wayne Common Council  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: 1279/12  
Bill Number: Z-12-05-04  
Council District: 3 - Tom Didier

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Introduction Date: May 8, 2012

Plan Commission  
Public Hearing Date: May 14, 2012

Next Council Action: Ordinance will return to Council after recommendation by the  
Plan Commission

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Synopsis of Ordinance: To rezone approximately 12.76 acres of undeveloped property from AR-Low  
Intensity Residential to CM1-Professional Offices and Personal Services

Location: On the north and south sides of Winnsboro Pass, just east of the intersection  
with Lima Road and adjacent to the entrance to Windsor Woods subdivision.

Reason for Request: To allow for the development of an office complex (with associated retail  
buildings under separate ordinance request).

Applicant: Zohrab K. Tazian

Property Owners: Zohrab K. Tazian and Naomi K. Tazian

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Related Petitions: Primary Development Plan, Windsor Village

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Effect of Passage: Property will be rezoned to CM1-Professional Offices and Personal Services  
and may develop with a variety of office and service uses.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may  
develop with single family or low intensity agricultural uses.

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Zohrab K. Tazian  
 Address 10104 Woodland Plaza Cove  
 City Fort Wayne State Indiana Zip 46825  
 Telephone 260-497-7875 Fax 260-497-9114 E-mail zohrabt@tazian.com

**Property Ownership**  
 Property Owner Zohrab K. & Naomi K. Tazian  
 Address 10104 Woodland Plaza Cove  
 City Fort Wayne State Indiana Zip 46825  
 Telephone 260-497-7875 Fax 260-497-9114 E-mail zohrabt@tazian.com

**Contact Person**  
 Contact Person Same as above  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

*All staff correspondence will be sent only to the designated contact person.*

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property Lima Road & Winnsboro Pass  
 Present Zoning A1 Proposed Zoning CM1 Acreage to be rezoned 12.76  
 Proposed density 3920 Square Feet units per acre  
 Township name Perry Township section # 32  
 Purpose of rezoning (attach additional page if necessary) To allow commercial uses, like offices and a like uses.  
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

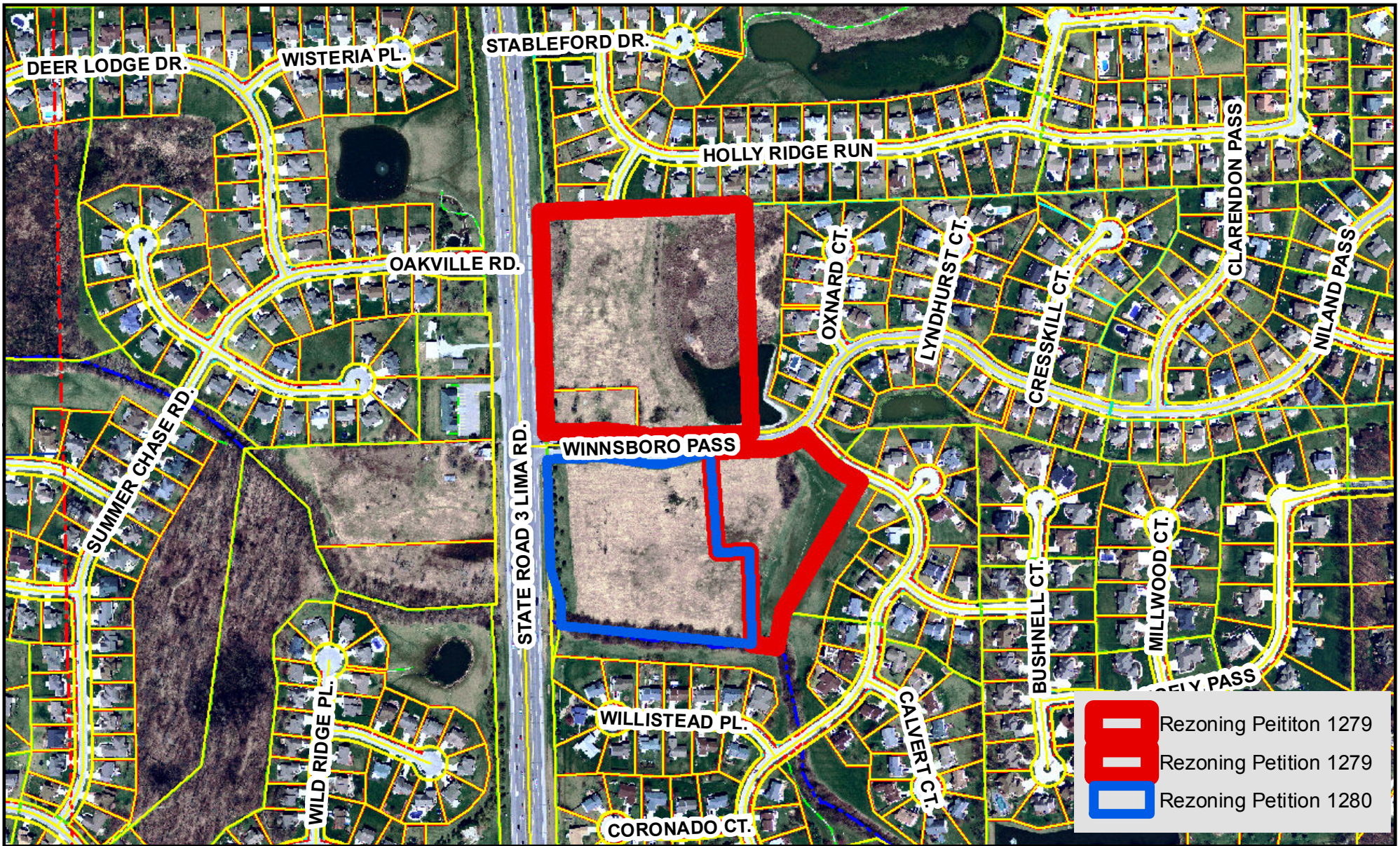
**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.*  
 Applicable filing fee  
 Applicable number of surveys showing area to be rezoned (plans must be folded)  
 Legal Description of parcel to be rezoned  
 Rezoning Questionnaire (original and 10 copies) County Rezonings Only

I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Zohrab K. Tazian Zohrab K. Tazian 4-04-2012  
 (printed name of applicant) (signature of applicant) (date)  
Zohrab K. Tazian Zohrab K. Tazian 4-04-2012  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date)  
 \_\_\_\_\_ (signature of property owner) \_\_\_\_\_ (date)

Received	Receipt No.	Hearing Date	Petition No.
4/4/12	107668	5/14/12	1279/12

*Rez-2012-0032*



This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

Rezoning Petition 1279/12, Rezoning Petition 1280/12 and  
 Primary Development Plan - Windsor Village

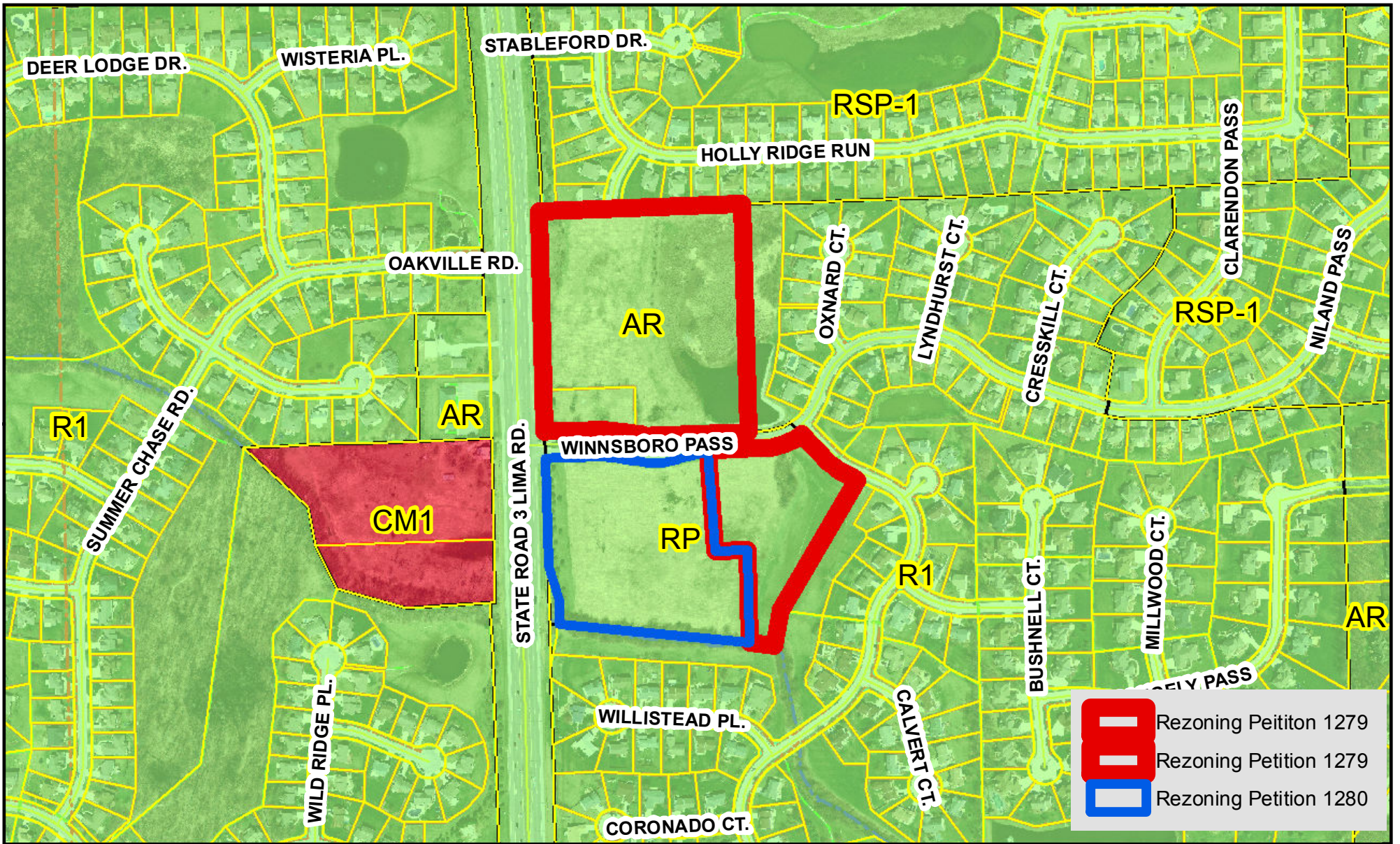





Printed: May 2, 2012  
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 North American Datum 1983  
 State Plane Coordinate System, Indiana East  
 Photos: Spring 2006 / Contours: 1999



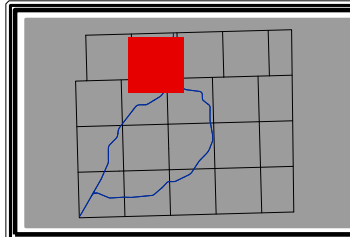
0 400 Feet  
 Scale: 1"=400'

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.



 Rezoning Peititon 1279  
 Rezoning Petition 1279  
 Rezoning Petition 1280

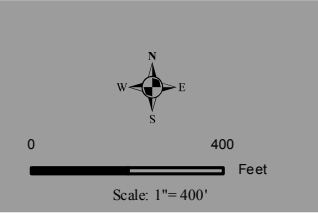
**This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project**



Rezoning Petition 1279/12, Rezoning Petition 1280/12 and  
Primary Development Plan - Windsor Village



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**Developer:**  
**Z. K. Tazian Associates, Inc.**  
 10104 Woodland Plaza Cove  
 Fort Wayne, IN 46825  
 (260) 497-7875

**Engineer:**  
**Z. K. Tazian Associates, Inc.**  
 10104 Woodland Plaza Cove  
 Fort Wayne, IN 46825  
 (260) 497-7875

# Primary Development Plan for: Windsor Village Office & Retail

## PROPOSED CM1 ZONING

### NORTH PARCEL

Part of the South Half of the Northwest Quarter of Section 32, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

BEGINNING at a 5/8-inch rebar [Tazian cap] set at the intersection of the Northerly right-of-way line of Winsboro Pass and the Easterly right-of-way line of Lima Road (State Road #3), this being a Westerly corner of Windsor Woods, Section V, as recorded in Plat Cabinet "B", page 106 in the Office of the Recorder of Allen County, Indiana; thence North 01 degrees 07 minutes East 30 seconds West (South 01 degrees 07 minutes East plat), along the apparent Easterly right-of-way line of Lima Road (State Road #3) as established by Indiana Project "S" 419(4) 1959, 503.22 feet to a found concrete right-of-way monument; thence Northwesterly, continuing along said Easterly right-of-way line, as defined by a curve to the left having a radius of 9628.30 feet, an arc distance of 150.27 feet, being subtended by a long chord having a length of 150.27 feet and a bearing of North 01 degrees 36 minutes 30 seconds West to the point of intersection of said Easterly right-of-way line with the Westerly projection of the Southerly line of Holly Ridge, Section I, as recorded in Plat Cabinet "B", page 182 in the Office of the Recorder of Allen County, Indiana (1/2-inch rebar found 0.25 feet West of point); thence North 88 degrees 17 minutes 55 seconds East, along the Southerly line of said Holly Ridge, Section I, 607.87 feet to a set 5/8-inch rebar [Tazian cap] at the Northwest corner of the aforesaid Windsor Woods, Section V; thence Southerly and Westerly, along the boundary line of said Windsor Woods, Section V, on the following courses and distances:

South 01 degrees 07 minutes 00 seconds East, 676.82 feet (677.55 feet [Tazian cap]); thence South 88 degrees 02 minutes 45 seconds West, 222.41 feet to a set 5/8-inch rebar [Tazian cap]; thence South 88 degrees 11 minutes 00 seconds West, 79.11 feet to a set 5/8-inch rebar [Tazian cap]; thence North 79 degrees 07 minutes 00 seconds West, 48.48 feet to a set 5/8-inch rebar [Tazian cap] at the point of curvature of a curve to the left having a radius of 515.72 feet; thence Northwesterly, along said curve, an arc distance of 108.01 feet, being subtended by a long chord having a length of 107.81 feet and a bearing of North 85 degrees 07 minutes 00 seconds West to a set 5/8-inch rebar [Tazian cap] at the point of tangency; thence South 88 degrees 53 minutes 00 seconds East and tangent to said curve, 150.08 feet (150.0 feet plat) to the Point of Beginning, containing 9.30 acres of land, more or less, subject to a preserve area as recorded in Document Number 95-003019, subject to an L & M. easement as recorded in Document Number 88-18384, and subject to and/or together with all easements of record.

### 3.46 acre EXCEPTION TO SOUTH PARCEL

Part of the Southwest Quarter of Section 32, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the intersection of the Southerly right-of-way line of Winsboro Pass and the Easterly right-of-way line of Lima Road (State Road #3), this being a Westerly corner of Windsor Woods, Section V, as recorded in Plat Cabinet "B", page 106 in the Office of the Recorder of Allen County, Indiana; thence Easterly, along the Southerly line of said Windsor Woods, Section V, North 88 degrees 53 minutes 00 seconds East (plat bearing and is used as the basis for the bearings in this description), 150.02 feet (150.0 feet plat) to the point of curvature of a curve to the right having a radius of 435.72 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 91.26 feet, being subtended by a long chord having a length of 91.09 feet and a bearing of South 85 degrees 07 minutes 00 seconds East; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V, 48.48 feet to the point of curvature of a curve to the left having a radius of 202.79 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 73.91 feet, being subtended by a long chord having a length of 73.51 feet and a bearing of South 89 degrees 33 minutes 30 seconds East to the point of tangency; thence North 75 degrees 19 minutes 40 seconds East and tangent to said curve, continuing along the Southerly line of said Windsor Woods, Section V, 121.03 feet to the POINT OF BEGINNING; thence continuing North 75 degrees 19 minutes 40 seconds East, along the Southerly line of said Windsor Woods, Section V, 19.24 feet; thence North 88 degrees 02 minutes 45 seconds East, continuing along the Southerly line of said Windsor Woods, Section V, 151.02 feet to the point of curvature of a curve to the left having a radius of 211.33 feet; thence Northwesterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 125.07 feet, being subtended by a long chord having a length of 123.25 feet and a bearing of North 71 degrees 05 minutes 29 seconds East; thence South 42 degrees 39 minutes 26 seconds East, continuing along the Southerly line of said Windsor Woods, Section V, 93.45 feet to the point of curvature of a curve to the left having a radius of 261.16 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V and the Southerly line of Windsor Woods, Section IV, as recorded in Plat Cabinet "A", page 106 in the Office of the Recorder of Allen County, Indiana, along the arc of said curve, an arc distance of 101.84 feet, being subtended by a long chord having a length of 101.19 feet and a bearing of South 53 degrees 49 minutes 40 seconds East to the point of tangency; thence South 65 degrees 00 minutes 00 seconds East and tangent to said curve, along the Southerly line of said Windsor Woods, Section IV, 20.00 feet; thence South 30 degrees 41 minutes 40 seconds West, along the Westerly line of said Windsor Woods, Section IV, 450.93 feet to the Southwest corner of said Windsor Woods, Section IV; thence South 11 degrees 30 minutes 00 seconds West, along the Northerly line of Windsor Woods, Section III, the plat of which is recorded in the Office of the Recorder of Allen County, Indiana, 105.00 feet to a Northerly corner of said Windsor Woods, Section III; thence North 84 degrees 00 minutes 00 seconds West, along the Northerly line of said Windsor Woods, Section III, 73.22 feet; thence North 01 degrees 09 minutes 30 seconds West, leaving said Northerly line, 277.78 feet; thence South 88 degrees 02 minutes 45 seconds West, 97.05 feet; thence North 04 seconds 24 minutes 18 seconds West, 296.31 feet to the Point of Beginning, containing 3.46 acres of land, more or less.

## PROPOSED CM2 ZONING

### SOUTH PARCEL

Part of the Southwest Quarter of Section 32, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

BEGINNING at a 5/8-inch rebar [Tazian cap] set at the intersection of the Southerly right-of-way line of Winsboro Pass and the Easterly right-of-way line of Lima Road (State Road #3), this being a Westerly corner of Windsor Woods, Section V, as recorded in Plat Cabinet "B", page 106 in the Office of the Recorder of Allen County, Indiana; thence Easterly, along the Southerly line of said Windsor Woods, Section V, North 88 degrees 53 minutes 00 seconds East (plat bearing and is used as the basis for the bearings in this description), 150.02 feet (150.0 feet plat) to a set 5/8-inch rebar [Tazian cap] at the point of curvature of a curve to the right having a radius of 435.72 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 91.26 feet, being subtended by a long chord having a length of 91.09 feet and a bearing of South 85 degrees 07 minutes 00 seconds East to a set 5/8-inch rebar [Tazian cap] at the point of tangency; thence South 79 degrees 07 minutes 00 seconds East and tangent to said curve, continuing along the Southerly line of said Windsor Woods, Section V, 48.48 feet to a set 5/8-inch rebar [Tazian cap] at the point of curvature of a curve to the left having a radius of 202.79 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 73.91 feet, being subtended by a long chord having a length of 73.51 feet and a bearing of South 89 degrees 33 minutes 30 seconds East to the point of tangency; thence North 75 degrees 19 minutes 40 seconds East and tangent to said curve, continuing along the Southerly line of said Windsor Woods, Section V, 140.27 feet to a set 5/8-inch rebar [Tazian cap]; thence North 88 degrees 02 minutes 45 seconds East, continuing along the Southerly line of said Windsor Woods, Section V, 151.02 feet to the point of curvature of a curve to the left having a radius of 211.33 feet; thence Northwesterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 125.07 feet, being subtended by a long chord having a length of 123.25 feet and a bearing of North 71 degrees 05 minutes 29 seconds East to a set 5/8-inch rebar [Tazian cap]; thence South 42 degrees 39 minutes 26 seconds East, continuing along the Southerly line of said Windsor Woods, Section V, 93.45 feet to a set 5/8-inch rebar [Tazian cap] at the point of curvature of a curve to the left having a radius of 261.16 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V and the Southerly line of Windsor Woods, Section IV, as recorded in Plat Cabinet "A", page 106 in the Office of the Recorder of Allen County, Indiana, along the arc of said curve, an arc distance of 101.84 feet, being subtended by a long chord having a length of 101.19 feet and a bearing of South 53 degrees 49 minutes 40 seconds East to the point of tangency; thence South 65 degrees 00 minutes 00 seconds East and tangent to said curve, along the Southerly line of said Windsor Woods, Section IV, 20.00 feet to a set 5/8-inch rebar [Tazian cap]; thence South 30 degrees 41 minutes 40 seconds West, along the Westerly line of said Windsor Woods, Section IV, 450.93 feet to a 5/8-inch rebar [Tazian cap] set at the Southwest corner of said Windsor Woods, Section IV; thence South 11 degrees 30 minutes 00 seconds West, along the Northerly line of Windsor Woods, Section III, the plat of which is recorded in Plat Book 48, page 174 in the Office of the Recorder of Allen County, Indiana, 105.00 feet to a Northerly corner of said Windsor Woods, Section III (referenced by a 5/8-inch rebar [Tazian cap] set on the top of bank of the Rahdert #4 Drain at 28.0 feet Northwesterly corner); thence North 84 degrees 00 minutes 00 seconds West, along the Northerly line of said Windsor Woods, Section III, 639.72 feet (650.00 feet plat) to a point on the apparent Easterly right-of-way line of Lima Road (State Road #3) as established by Indiana Project "S" 419(4) 1959 (referenced by a 5/8-inch rebar [Tazian cap] set on the top of bank of the Rahdert #4 Drain at 28.0 feet Northwesterly of said corner); thence North 01 degrees 09 minutes 30 seconds West, along said Easterly right-of-way line, 71.27 feet to a found concrete right-of-way monument; thence North 18 degrees 22 minutes 53 seconds West, along said Easterly right-of-way line, 104.69 feet to a found concrete right-of-way monument; thence North 01 degrees 09 minutes 30 seconds West, along said Easterly right-of-way line, 323.33 feet to the Point of Beginning, containing 9.79 acres of land, more or less, subject to a 14 foot wide water line easement, subject to the 75 foot statutory drainage easement for the Rahdert #4 Drain, and subject to and/or together with all easements of record.

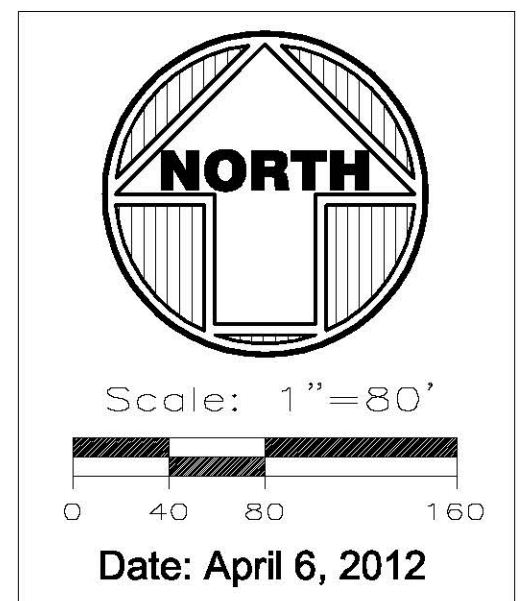
### EXCEPTING THEREFROM:

Part of the Southwest Quarter of Section 32, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the intersection of the Southerly right-of-way line of Winsboro Pass and the Easterly right-of-way line of Lima Road (State Road #3), this being a Westerly corner of Windsor Woods, Section V, as recorded in Plat Cabinet "B", page 106 in the Office of the Recorder of Allen County, Indiana; thence Easterly, along the Southerly line of said Windsor Woods, Section V, North 88 degrees 53 minutes 00 seconds East (plat bearing and is used as the basis for the bearings in this description), 150.02 feet (150.0 feet plat) to the point of curvature of a curve to the right having a radius of 435.72 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 91.26 feet, being subtended by a long chord having a length of 91.09 feet and a bearing of South 85 degrees 07 minutes 00 seconds East to the point of tangency; thence South 79 degrees 07 minutes 00 seconds East and tangent to said curve, continuing along the Southerly line of said Windsor Woods, Section V, 48.48 feet to the point of curvature of a curve to the left having a radius of 202.79 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 73.91 feet, being subtended by a long chord having a length of 73.51 feet and a bearing of South 89 degrees 33 minutes 30 seconds East to the point of tangency; thence North 75 degrees 19 minutes 40 seconds East and tangent to said curve, continuing along the Southerly line of said Windsor Woods, Section V, 121.03 feet to the POINT OF BEGINNING; thence continuing North 75 degrees 19 minutes 40 seconds East, along the Southerly line of said Windsor Woods, Section V, 19.24 feet; thence North 88 degrees 02 minutes 45 seconds East, continuing along the Southerly line of said Windsor Woods, Section V, 151.02 feet to the point of curvature of a curve to the left having a radius of 211.33 feet; thence Northwesterly, continuing along the Southerly line of said Windsor Woods, Section V, along the arc of said curve, an arc distance of 125.07 feet, being subtended by a long chord having a length of 123.25 feet and a bearing of North 71 degrees 05 minutes 29 seconds East; thence South 42 degrees 39 minutes 26 seconds East, continuing along the Southerly line of said Windsor Woods, Section V, 93.45 feet to the point of curvature of a curve to the left having a radius of 261.16 feet; thence Southeasterly, continuing along the Southerly line of said Windsor Woods, Section V and the Southerly line of Windsor Woods, Section IV, as recorded in Plat Cabinet "A", page 106 in the Office of the Recorder of Allen County, Indiana, along the arc of said curve, an arc distance of 101.84 feet, being subtended by a long chord having a length of 101.19 feet and a bearing of South 53 degrees 49 minutes 40 seconds East to the point of tangency; thence South 65 degrees 00 minutes 00 seconds East and tangent to said curve, along the Southerly line of said Windsor Woods, Section IV, 20.00 feet; thence South 30 degrees 41 minutes 40 seconds West, along the Westerly line of said Windsor Woods, Section IV, 450.93 feet to the Southwest corner of said Windsor Woods, Section IV; thence South 11 degrees 30 minutes 00 seconds West, along the Northerly line of Windsor Woods, Section III, the plat of which is recorded in Plat Book 48, page 174 in the Office of the Recorder of Allen County, Indiana, 105.00 feet to a Northerly corner of said Windsor Woods, Section III (referenced by a 5/8-inch rebar [Tazian cap] set on the top of bank of the Rahdert #4 Drain at 28.0 feet Northwesterly corner); thence North 84 degrees 00 minutes 00 seconds West, along the Northerly line of said Windsor Woods, Section III, 73.22 feet; thence North 01 degrees 09 minutes 30 seconds West, leaving said Northerly line, 277.78 feet; thence South 88 degrees 02 minutes 45 seconds West, 97.05 feet; thence North 04 seconds 24 minutes 18 seconds West, 296.31 feet to the Point of Beginning, containing 3.46 acres of land, more or less.

After said exception leaving 6.33 acres to be zoned CM2

- Legend**
- ST Proposed storm sewer
  - SS Proposed sanitary sewer
  - W Proposed water line
  - SS Existing sanitary sewer
  - W Existing water main



**Utility Contact List:**  
 Sanitary Sewer, Water, & Storm Sewer Services - City of Fort Wayne  
 Telephone Service - Frontier  
 Electric Service - AEP  
 Gas Service - NIPSCO  
 Cable Service - Comcast

**PARKING SUMMARY:**

- North CM1 - 143 parking spaces
- South CM1 - 59 parking spaces
- CM2 - 228 parking spaces

**EXISTING ZONING:**

- North Parcel - Zoned A-1 Agricultural
- South Parcel - Zoned RP Planned Residential



10104 Woodland Plaza Cove  
 Fort Wayne, IN 46825  
 PH: (260) 497-7875  
 FAX: (260) 497-9114

**Lima Road (State Road #3)**  
 Indiana Project "S" 419 (4) 1959

