

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0018
Bill Number: Z-17-04-22
Council District: 4-Jason Arp

Introduction Date: April 25, 2017

Plan Commission
Public Hearing Date: May 8, 2017 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 0.8 acres of property from RP-Planned Residential to C1-Professional Office and Personal Services

Location: 5150 West Jefferson Boulevard (Former DeHayes Group office building)

Reason for Request: To redevelop the existing office building into apartments, construct a covered parking structure and a 9,500 square foot retail building.

Applicant: Boughter Investments, LLC

Property Owner: 5150 West Jefferson, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the C1-Professional Office and Personal Services district to bring the property into the appropriate zoning for office use, as it exists today.

Effect of Non-Passage: The property will remain zoned RP-Planned Residential. The property may be continue to be used as an office under an existing Board of Zoning Appeals approval. Inappropriate zoning can affect property titles, property sale, and refinancing.

1 **REZ-2017-0018**

2 **BILL NO. Z-17-04-22**

3 **ZONING MAP ORDINANCE NO. Z-_____**

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. F-03 (Sec. 08 of Wayne Township)**

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

8 SECTION 1. That the area described as follows is hereby designated a C1
9 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
10 of the Code of the City of Fort Wayne, Indiana:

11 A PART OF LOT NUMBER 2 IN HIGHWAY ADDITION TO THE CITY OF FORT WAYNE,
12 ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS
13 FOLLOWS:

14 COMMENCING AT THE N.W. CORNER OF SAID LOT NUMBER 2; THENCE EASTERLY ALONG
15 THE NORTH LINE OF SAID LOT 123.20 FEET; THENCE SOUTHERLY 281.2 FEET TO THE
16 SOUTH LINE OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT
17 113.56 FEET TO THE S.W. CORNER OF SAID LOT; THENCE NORTH 303.1 FEET TO POINT
18 OF BEGINNING. EXCEPT THE SOUTH 5.00 FEET FOR U.S. HIGHWAY NUMBER 24 RIGHT OF
19 WAY.

20 EXCEPT:

21 A PART OF LOT NUMBER 2 IN HIGHWAY ADDITION TO THE CITY OF FORT WAYNE, AS
22 RECORDED IN PLAT RECORD 15, PAGE 13, IN THE OFFICE OF THE RECORDER OF ALLEN
23 COUNTY, INDIANA, AS COVERED BY LAND DESCRIPTION CONTAINED IN DEED RECORDED
24 AS DEED RECORD 571, PAGE 469 AND BEING THAT PART OF THE GRANTOR'S LAND LYING
25 WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL
26 PLAT, MARKED EXHIBIT "B", MORE FULLY DESCRIBED AS FOLLOWS:

27 BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF NORTH
28 BEND DRIVE AND THE WEST LINE OF LOT 2 IN HIGHWAY ADDITION TO THE CITY OF
29 FORT WAYNE AS PER PLAT THEREOF RECORDED IN PLAT RECORD 15, PAGE 13 OF THE
30 RECORDS ON FILE IN THE OFFICE OF THE ALLEN COUNTY RECORDER; THENCE
31 NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE 24.37 FEET ALONG AN
32 ARC TO THE RIGHT, HAVING A RADIUS OF 510.47 FEET AND SUBTENDED BY A LONG
33 CHORD HAVING A BEARING OF NORTH 67 DEGREES 44 MINUTES 08 SECONDS EAST, AND
34 A LENGTH OF 24.37 FEET TO POINT "109" AS DESIGNATED ON SAID PARCEL PLAT;
35 THENCE SOUTH 19 DEGREES 48 MINUTES 23 SECONDS WEST, A DISTANCE OF 33.76 FEET
36 TO A POINT ON THE AFORESAID WEST LINE OF LOT 2 BEING DESIGNATED AS POINT
37 "110" ON SAID PLAT; THENCE NORTH 26 DEGREES 15 MINUTES 20 SECONDS WEST,
38 ALONG SAID WEST LINE, A DISTANCE OF 25.12 FEET TO THE PLACE OF BEGINNING.
39 CONTAINING 0.007 ACRES (308 SQUARE FEET), MORE OR LESS.

40 ALSO EXCEPT:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JEFFERSON BOULEVARD AND THE WEST LINE OF LOT 2 IN HIGHWAY ADDITION TO THE CITY OF FORT WAYNE AS PER PLAT THEREOF RECORDED IN PLAT RECORD 15, PAGE 13 OF THE RECORDS ON FILE IN THE OFFICE OF THE ALLEN COUNTY RECORDER; THENCE NORTH 26 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 26.76 FEET TO A POINT "111" AS DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 51 DEGREES 14 MINUTES 20 SECONDS EAST, A DISTANCE OF 26.09 FEET TO A POINT "112" AS DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 76 DEGREES 29 MINUTES 34 SECONDS EAST, A DISTANCE OF 15.09 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF JEFFERSON BOULEVARD BEING DESIGNATED AS "113" ON SAID PARCEL PLAT; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE 25.73 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 6,155.86 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 64 DEGREES 13 MINUTES 00 SECONDS WEST AND A LENGTH OF 25.72 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.004 ACRES (189 SQUARE FEET), MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. F-03 (Sec. 08 of Wayne Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated by reference.

SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Boughter Investments, LLC
Address 127 W. Berry Street, Suite 1001
City Fort Wayne State Indiana Zip 46802
Telephone 260-420-4878 E-mail _____

Contact Person
Contact Person Joshua C. Neal, Barrett McNagny LLP
Address 215 East Berry Street
City Fort Wayne State Indiana Zip 46802
Telephone (260) 423-8935 E-mail jcn@barrettllaw.com

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 5150 W. Jefferson Blvd.
Present Zoning RP Proposed Zoning C-1 Acreage to be rezoned .78
Proposed density _____ units per acre
Township name Wayne Township section # _____
Purpose of rezoning (attach additional page if necessary) To allow the real estate to be used for professional offices, including a law office.

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 refer to checklist 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 Rezoning 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.

See Exhibit "A"

(printed name of applicant) _____ (signature of applicant) _____ (date) _____

See Exhibit "B"

(printed name of property owner) _____ (signature of property owner) _____ (date) _____

(printed name of property owner) _____ (signature of property owner) _____ (date) _____

(printed name of property owner) _____ (signature of property owner) _____ (date) _____

Received <u>4-4-17</u>	Receipt No. <u>123502</u>	Hearing Date _____	Petition No. <u>REZ-2017-0018</u>
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EXHIBIT "A"

Rezoning Petition Application

"APPLICANT"

BOUGHTER INVESTMENTS, LLC

By: _____

Robert J. Boughter

Dated: _____

3-28-17

EXHIBIT "B"

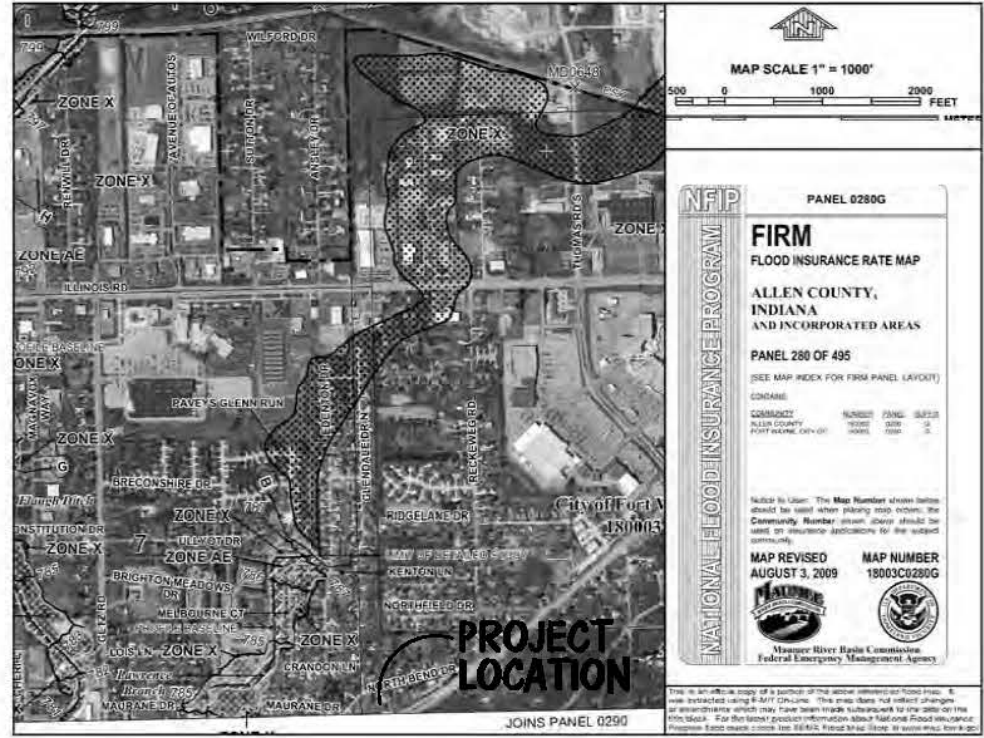
Rezoning Petition Application

"Property Owner"

5150 WEST JEFFERSON, LLC

By: Deborah M. Rust

Dated: 3/28/2017

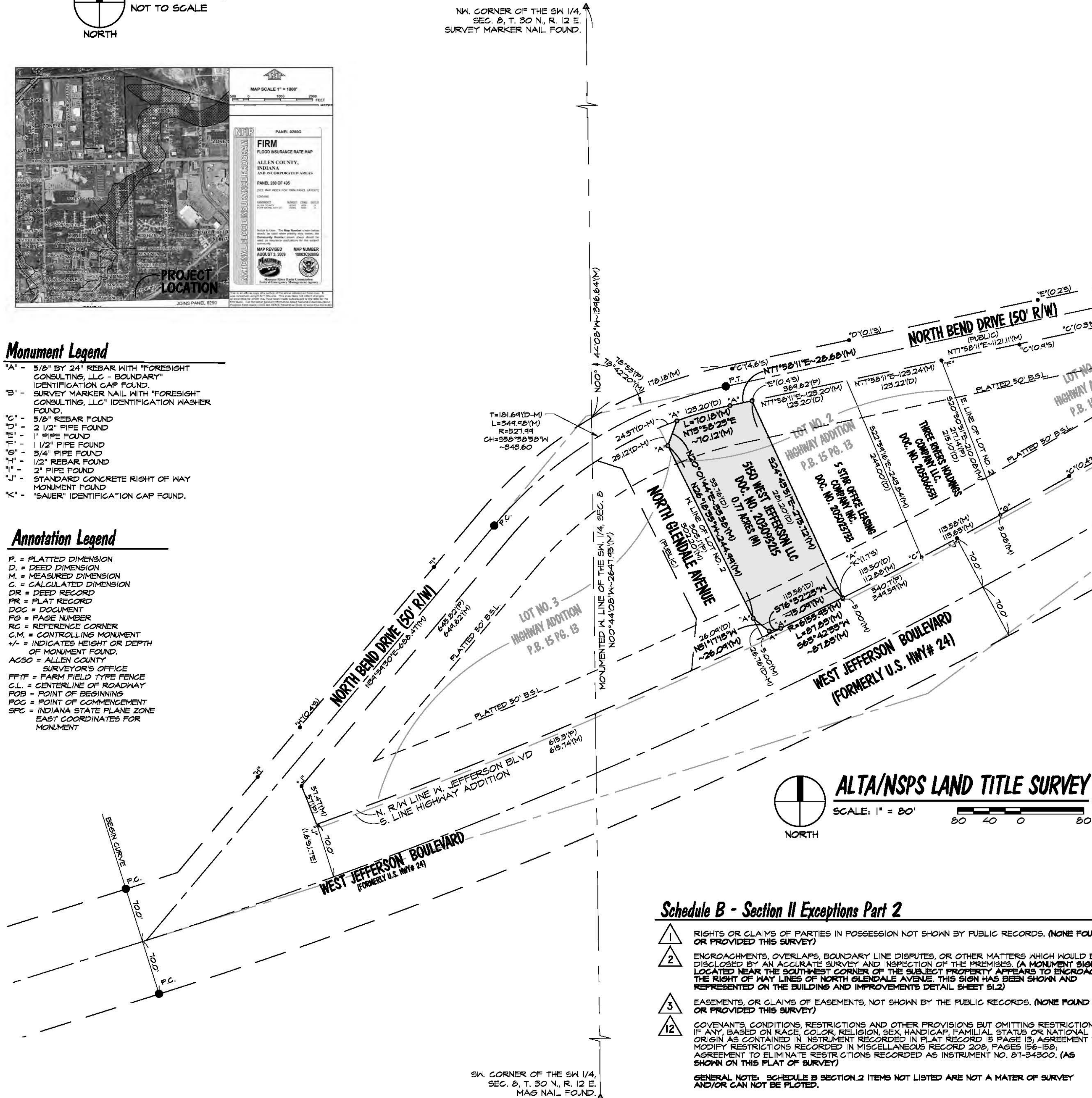


Monument Legend

- A - 5/8" BY 24" REBAR WITH 'FORESIGHT CONSULTING, LLC - BOUNDARY' IDENTIFICATION CAP FOUND.
- B - SURVEY MARKER NAIL WITH 'FORESIGHT CONSULTING, LLC' IDENTIFICATION WASHER FOUND.
- C - 5/8" REBAR FOUND
- D - 2 1/2" PIPE FOUND
- E - 1" PIPE FOUND
- F - 1 1/2" PIPE FOUND
- G - 3/4" PIPE FOUND
- H - 1/2" REBAR FOUND
- I - 2" PIPE FOUND
- J - STANDARD CONCRETE RIGHT OF WAY MONUMENT FOUND
- K - 'SAUER' IDENTIFICATION CAP FOUND.

Annotation Legend

- P = PLATTED DIMENSION
- D = DEED DIMENSION
- M = MEASURED DIMENSION
- C = CALCULATED DIMENSION
- DR = DEED RECORD
- FR = PLAT RECORD
- DOC = DOCUMENT
- PS = PLAT NUMBER
- RC = REFERENCE CORNER
- C.M. = CONTROLLING MONUMENT
- +/- = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.
- ACSO = ALLEN COUNTY SURVEYOR'S OFFICE
- FFIT = FARM FIELD TYPE FENCE
- C.L. = CENTERLINE OF ROADWAY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SFC = INDIANA STATE PLANE ZONE EAST COORDINATES FOR MONUMENT



Schedule B - Section II Exceptions Part 2

- 1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS. (NONE FOUND OR PROVIDED THIS SURVEY)
- 2. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (A MONUMENT SIGN LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY APPEARS TO ENCR OACH THE RIGHT OF WAY LINES OF NORTH GLENDALE AVENUE. THIS SIGN HAS BEEN SHOWN AND REPRESENTED ON THE BUILDING AND IMPROVEMENTS DETAIL SHEET 91.2)
- 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NONE FOUND OR PROVIDED THIS SURVEY)
- 12. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, CO, OR RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN PLAT RECORD 15 PAGE 13, AGREEMENT TO MODIFY RESTRICTIONS RECORDED IN MISCELLANEOUS RECORD 208, PAGES 156-158, AGREEMENT TO ELIMINATE RESTRICTIONS RECORDED AS INSTRUMENT NO. 87-54900, (AS SHOWN ON THIS PLAT OF SURVEY)

GENERAL NOTE: SCHEDULE B SECTION 2 ITEMS NOT LISTED ARE NOT A MATTER OF SURVEY AND/OR CAN NOT BE PLOTTED.

POINT OF INTERSECTION OF THE S. LINE OF LAGRO'S RESERVE AND E. LINE OF THE N. 1/2 OF THE SW 1/4, SEC. 8.

"ANDERSON" I.D. CAP FOUND.

244.30(P)

500'28'32"E-246.36(M)

114.21(P)

553'22'55"N-24.82(W)

518.13(P)

NTT'58'11"E-121.11(M)

C'10.93N

C'10.93S

NTT'58'11"E-26.68(M)

E'10.45S

NTT'58'11"E-23.24(M)

C'10.93N

NTT'58'11"E-121.11(M)

C'10.93S

NTT'58'11"E-23.24(M)

C'10.93N

NTT'58'11"E-121.11(M)

C'10.93S

NTT'58'11"E-23.24(M)

C'10.93N

NTT'58'11"E-121.11(M)

C'10.93S

NTT'58'11"E-23.24(M)

C'10.93N

NTT'58'11"E-121.11(M)

C'10.93S

NTT'58'11"E-23.24(M)

C'10.93N

NTT'58'11"E-121.11(M)

C'10.93S

NTT'58'11"E-23.24(M)

C'10.93N

NTT'58'11"E-121.11(M)

C'10.93S

NTT'58'11"E-23.24(M)

C'10.93N

NTT'58'11"E-121.11(M)

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NTT'58'11"E-121.11(M)

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NTT'58'11"E-23.24(M)

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C'10.93N

NTT'58'11"E-121.11(M)

C'10.93S

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NTT'58'11"E-121.11(M)

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NTT'58'11"E-23.24(M)

C'10.93N

NTT'58'11"E-121.11(M)

C'10.93S

NTT'58'11"E-23.24(M)

C'10.93N

Real Estate Descriptions Per Title Commitment

A PART OF LOT NUMBER 2 IN HIGHWAY ADDITION TO THE CITY OF FORT WAYNE, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT NUMBER 2; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 123.20 FEET; THENCE SOUTHERLY 281.2 FEET TO THE SOUTH LINE OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 118.56 FEET TO THE S.W. CORNER OF SAID LOT; THENCE NORTH 303.1 FEET TO POINT OF BEGINNING, EXCEPT THE SOUTH 5.00 FEET FOR U.S. HIGHWAY NUMBER 24 RIGHT OF WAY.

EXCEPT:

A PART OF LOT NUMBER 2 IN HIGHWAY ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 15, PAGE 13, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, AS COVERED BY LAND DESCRIPTION CONTAINED IN DEED RECORDED AS DEED RECORD 571, PAGE 461 AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT 'B', MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF NORTH BEND DRIVE AND THE WEST LINE OF LOT 2 IN HIGHWAY ADDITION TO THE CITY OF FORT WAYNE AS PER PLAT THEREOF RECORDED IN PLAT RECORD 15, PAGE 13 OF THE RECORDS ON FILE IN THE OFFICE OF THE ALLEN COUNTY RECORDER; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE 24.31 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 510.41 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 67 DEGREES 44 MINUTES 08 SECONDS EAST, AND A LENGTH OF 24.31 FEET TO POINT '111' AS DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 14 DEGREES 48 MINUTES 28 SECONDS WEST, A DISTANCE OF 95.16 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 2 BEING DESIGNATED AS POINT '110' ON SAID PLAT; THENCE NORTH 26 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 25.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.007 ACRES (308 SQUARE FEET), MORE OR LESS.

ALSO EXCEPT:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF JEFFERSON BOULEVARD AND THE WEST LINE OF LOT 2 IN HIGHWAY ADDITION TO THE CITY OF FORT WAYNE AS PER PLAT THEREOF RECORDED IN PLAT RECORD 15, PAGE 13 OF THE RECORDS ON FILE IN THE OFFICE OF THE ALLEN COUNTY RECORDER; THENCE NORTH 26 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 26.76 FEET TO A POINT '111' AS DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 14 DEGREES 48 MINUTES 20 SECONDS EAST, A DISTANCE OF 26.04 FEET TO A POINT '112' AS DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 16 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF 15.04 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF JEFFERSON BOULEVARD BEING DESIGNATED AS '113' ON SAID PARCEL PLAT; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE 25.75 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 6,155.66 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 64 DEGREES 15 MINUTES 00 SECONDS WEST AND A LENGTH OF 25.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.004 ACRES (164 SQUARE FEET), MORE OR LESS.

ALTA/NSPS Land Title Survey General Notes:

- THE LOCATION AND DIMENSIONS OF ALL BUILDING STRUCTURES ON THE FACE OF THIS SURVEY (IF APPLICABLE) ARE NOT INTENDED FOR STRUCTURAL DESIGN.
- UTILITIES DEPICTED ON THE WITHIN PLAT OF SURVEY WERE LOCATED FROM ABOVE-GROUND VISIBLE EVIDENCE AND APPURTENANCES. NO PRIVATE UTILITY LOCATION SERVICES WERE REQUESTED FOR THIS SURVEY. NO RECORD UTILITY DOCUMENTS WERE PROVIDED FOR USE BY FORESIGHT CONSULTING, LLC FOR THE COMPLETION OF THIS SURVEY.
- DISTURBING UNDERGROUND UTILITIES MAY RESULT IN SUBSTANTIAL PENALTIES AND DAMAGES FOR WHICH YOU WILL BE LIABLE. BEFORE DIGGING OR EXCAVATING ON YOUR PROPERTY YOU ARE REQUIRED TO CHECK FOR THE PRESENCE OF UTILITIES BY CALLING 1-800-582-5544. ADDITIONAL UTILITIES MAY NOT BE INCLUDED IN THE ONE-CALL UTILITY LOCATION SERVICE AND IT IS YOUR ADDITIONAL RESPONSIBILITY TO CONTACT EACH OF THESE UTILITY PROVIDERS.
- THE PROFESSIONAL SERVICES PROVIDED DO NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION OF THE TITLE. A RECORD DOCUMENT SEARCH PERFORMED AS PART OF THE SURVEYING SERVICES DOES NOT SUBSTITUTE FOR A TITLE SEARCH AND A TITLE SEARCH BY A TITLE INSURANCE PROVIDER.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 4035-100221 WITH AN EFFECTIVE DATE OF MARCH 15, 2011 HAS BEEN UTILIZED AND RELIED UPON FOR THE PURPOSE OF COMPLETING THIS ALTA/NSPS LAND TITLE SURVEY.
- THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT.
- THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY AND SURVEYING FIELD OPERATIONS, FORESIGHT CONSULTING, LLC HAS NOT PROVIDED WITH A METLAND DELINEATION REPORT OR OTHER DOCUMENTATION THAT WOULD INDICATE THAT A METLAND OR HAS BEEN DELINEATED ON THE SUBJECT PARCEL.
- NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES WERE FOUND OR PROVIDED THIS SURVEY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED AT THE TIME OF FIELD SURVEYING SERVICES.
- NO VISIBLE EVIDENCE OF A METLAND DELINEATION WAS OBSERVED DURING THE COMPLETED SURVEYING FIELD OPERATIONS. FORESIGHT CONSULTING, LLC HAS NOT PROVIDED WITH A METLAND DELINEATION REPORT OR OTHER DOCUMENTATION THAT WOULD INDICATE THAT A METLAND OR HAS BEEN DELINEATED ON THE SUBJECT PARCEL.
- THE SUBJECT PROPERTY CONTAINS 21 STANDARD PARKING SPACES AND 1 HANDICAP ACCESSIBLE PARKING SPACE, FOR A TOTAL OF 22 SPACES.

Professional Surveyor's Certification

TO 5150 WEST JEFFERSON INVESTMENTS, LLC, BOUGHTER INVESTMENTS, LLC, METROPOLITAN TITLE OF INDIANA, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS:

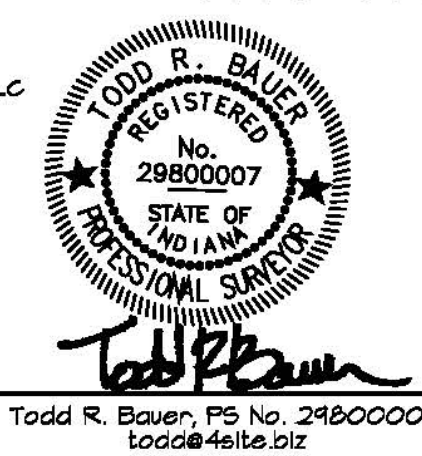
I DIRECTLY SUPERVISED AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA, COMPLETED ON DECEMBER 31ST, 2011, AND THAT IT AND THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7-11, 8, 9, 11, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF.

COMMISSION NUMBER: 171921
SURVEYED FOR: BOUGHTER INVESTMENTS, LLC
DATES OF FIELDWORK: MARCH 24TH, 2011.
FIELD WORK COMPLETED: MARCH 24TH, 2011.

IN WITNESS WHEREOF, I HEREBY PLACE MY HAND AND SEAL, THIS 24TH DAY OF MARCH, 2011.

REFER TO SHEET 12 (SHEET 2 OF 2) FOR INFORMATION RELATING TO EXISTING SITE IMPROVEMENTS/CONDITIONS AND THE PROFESSIONAL SURVEYOR'S REPORT.

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.



Todd R. Bauer, PS No. 29800007
tbaue@4site.biz

ForeSight Consulting, LLC

Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #51
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz



Certification:

This is an original design created by ForeSight Consulting, LLC. The concepts, ideas, plans and details are the sole property of ForeSight Consulting, LLC. None of the concepts, ideas, plans or details shall be used by or disclosed to any person, firm or corporation for any purpose without the prior written permission of ForeSight Consulting, LLC. Written dimensions on these drawings shall have precedence over the scale dimensions. The contractor shall verify and be responsible for all dimensions and conditions on the job and ForeSight Consulting, LLC must be notified of variation from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to ForeSight Consulting, LLC for approval before construction.

Performed for:

ALTA/NSPS LAND TITLE SURVEY FOR:

5150 West Jefferson, LLC

5150 West Jefferson Boulevard
Fort Wayne, Indiana 46804

Drawing Revisions

Commission Number

171921

Date

March 29th, 2017

Title

Sheet Number

S1.1
SHEET 1 OF 2

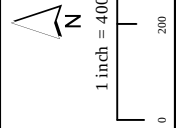


Rezoning Petition REZ-2017-0018 (5150 W Jefferson)



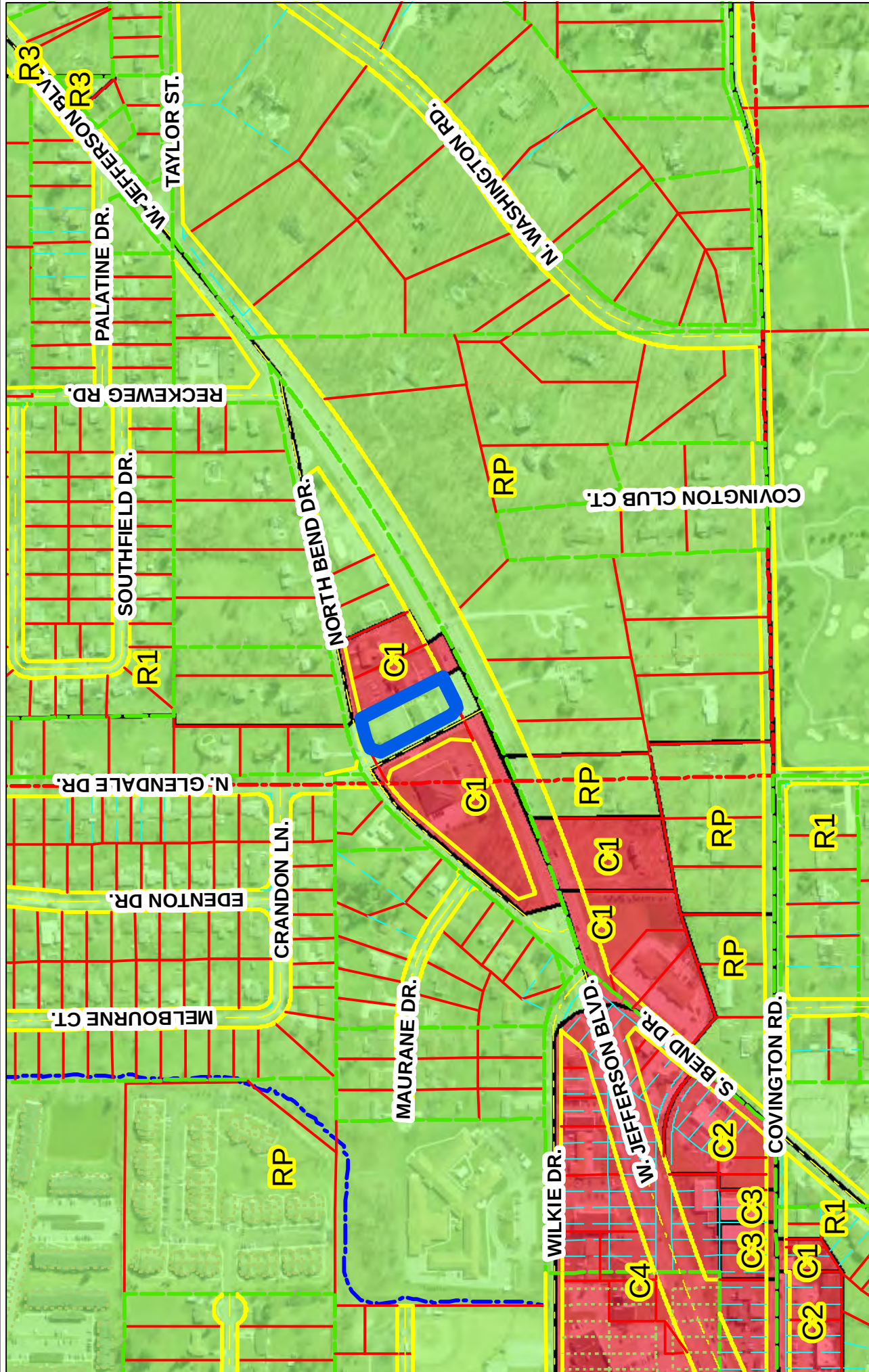
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 4/15/2017





Rezoning Petition REZ-2017-0018 (5150 W Jefferson)



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.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 4/15/2017



1 inch = 400 feet

