

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2017-0052
Bill Number: Z-17-11-18
Council District: 4-Jason Arp

Introduction Date: November 28, 2017

Plan Commission
Public Hearing Date: December 11, 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 2.47 acres of property from R3-Multiple Family Residential to C1-Professional Office and Personal Services

Location: 3825, 3835 and 3919 West Jefferson Boulevard

Reason for Request: To bring the existing uses of a dentist office, chiropractic office and pediatrics office, respectively, into conformity with the zoning classification and zoning ordinance.

Applicants: Christopher L. Bible Real Estate Holdings, LLC, Allen County Family and Sports Chiropractic, and Jefferson Pediatrics

Property Owners: same

Related Petitions: none

Effect of Passage: Property will be rezoned to C1-Professional Offices and Personal Services, bringing the existing uses into conformity with the zoning ordinance, continuing the trend in this area of West Jefferson Boulevard for professional offices on the south side of the road.

Effect of Non-Passage: The property will remain zoned R3-Multiple Family Residential and may develop with residential uses. The existing office uses may remain under approvals from the Board of Zoning Appeals, but may need additional approvals for expansion, new signage, etc., and owners may have difficulty in refinancing with inappropriate zoning.

3 ZONING MAP ORDINANCE NO. Z-_____

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. G-02 (Sec. 8 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 Parcel "A":

12 Part of Lot #18 in Edsall's Subdivision of Lagro Reserve in Township 30 North, Range 12 East, Allen
13 County, Indiana, together with part of the East 26.0 rods of the South 160 rods of said Lagro Reserve,
14 more particularly described as follows, to wit:

15 Beginning at the Northwest corner of Lot #1 in Washington Place Addition recorded in Plat Book 15,
16 page 134, in the Office of the Recorder of Allen County, Indiana; thence Northerly, recorded parallel
17 with the East line of said Lot #18, a distance of 140.45 feet to the Southeast corner of a 0.0297 acre
18 tract of land dedicated for street purposes in Document No. 960021083 in the Office of the Recorder
19 of Allen County, Indiana; thence Southwesterly, by an interior angle of 51 degrees 15 minutes, 37
20 seconds, along the Southerly line of said 0.0297 acre tract, a distance of 132.00 feet (recorded 129.35
21 feet) to the Southwest corner thereof; thence Southerly, by a deflection angle left of 53 degrees 05
22 minutes 06 seconds, a distance of 251.50 feet to a square inch rod found on the North line of Lot #4 in
23 said Washington Place Addition; thence Northeasterly, by an interior angle of 52 degrees 48 minutes
24 50 seconds, along the North line of said Lot #4, a distance of 101.9 feet to the Northeast corner
25 thereof; thence continuing Northeasterly, along the North line of Lot #3 in said Washington Place
26 Addition, a distance of 20.3 feet to a 3/8 inch rod found at the Southwest corner of Lot #1 in said
27 Washington Place Addition; thence Northerly, by an interior angle of 129 degrees 00 minutes 39
28 seconds, along the West line of said #Lot 1, a distance of 120.00 feet to the point of beginning,
29 containing 0.585 acres of land.

30 Together with:

Parcel "B":

A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 Edsall's
Subdivision of Largo Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods
of said Lagro Section, by metes and bounds described as follows, to-wit:

COMMENCING at the Northwest corner of Lot Number 1 in the plat of Washington Place Addition,
as recorded in Plat Book 15, page 134, of the records in the Office of the Recorder of said County;
thence North and parallel to the East line of said Lot Number 18 of Edsall's Subivision, a distance of
204.35 feet to an intersection by the centerline of the public highway known as the Upper Huntington
Road; thence Southwesterly on the centerline of said Highway, 258.7 feet to its intersection by the
West line of said Lot Number 18 Edsall's Subdivision; thence South on the West line of aforesaid Lot
and on a line parallel to and 26.0 rods West of East line of said Lagro Section, a distance of 288.87
feet to the Northwest corner of Lot Number 5 of said Washington Place Addition; thence
Northeasterly on the North line of Lots Numbered 5, 4 and 3, a distance of 244.3 feet to the Southwest

corner of Lot Number 1 in said Washington Place Addition; thence North of the West line of the aforesaid Lot, 120.0 feet to the Point of Beginning, in Allen County, Indiana.

EXCEPTING from the above described real estate the following tract:

A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 Edsall's Subdivision of Lagro Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods of said Lagro Section and by metes and bounds described as follows, to-wit:

COMMENCING at the Northwest corner of Lot Number 1 in the Plat of Washington Place Addition, as recorded in Plat Book 15, page 134 in the records of the Office of the Recorder of Allen County, Indiana, thence North and parallel to the East line of said Lot Number 18 of Edsall's Subdivision, a distance of 204.35 feet to the center of the public highway known as the Upper Huntington Road, thence Southwesterly on the aforesaid highway centerline, a distance of 129.35 feet, thence Southerly, a distance of 309.87 feet to a point in the North line of Lot Number 4 Washington Place Addition, aforesaid, situated at a distance of 17.65 feet Northeasterly from the Northwest corner of the aforesaid Lot Number 4, thence Northeasterly on the North line of said Lot Number 4, a distance of 101.9 feet to the Northeast corner thereof; thence continuing Northeasterly on the North line of Lot Number 3 Washington Place Addition, aforesaid, a distance of 20.3 feet to the Southwest corner of Lot Number 1 in said Washington Place Addition, thence North on the West line of the aforesaid Lot Number 1, a distance of 120.0 feet to the Place of Beginning, containing approximately six-tenths of an acre.

EXCEPT that part being more particularly described as follows:

A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 in Edsall's Subdivision of Lagro Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods of said Lagro Section, by metes and bounds described as follows, to-wit:

COMMENCING at a point on the West line of Lot Number 18 of Edsall's Subdivision of the Lagro Reserve, said point also being the Southerly right-of-way line of Jefferson Boulevard and being 2.0 feet North of the South line of Edsall's Subdivision of Lagro Reserve, this point shall also be the Point of Beginning of the following described parcel of right-of-way; thence in a Northeasterly direction along the Southerly right-of-way line of Jefferson Boulevard 129.35 feet to a point on the East property line which is 100 feet East of the West line of the aforesaid Lot Number 18; thence South along the East property line a distance of 12.8 feet; thence Southwesterly 129.35 feet to a point on the West property line of Lot Number 18 of Edsall's Subdivision; thence North 12.8 feet to a point on the existing 40 foot right-of-way line which is also the Point of Beginning; continuing 2587.0 square feet or 0.0594 acres of land, more or less.

Together with:

Parcel "C":

Part of Lagro Reserve in Township 30 North Range 12 East (Wayne Township), Allen County, Indiana, more particularly described as follows, to-wit:

Beginning on the West line of the East 6.50 chains (429.0) feet of Lagro Reserve at its intersection with the South line of Lot Number 17 in Edsall's Subdivision in Lagro Reserve (recorded in Deed Record 30, pages 160-161, in the Office of the Recorder of Allen County, Indiana); thence South 89 degrees 42 minutes West (bearings based on Indiana State Highway Commission plans for U.S. Highway #24) on and along the South line of said Lot #17, a distance of 63.4 feet (recorded 66 feet) to the centerline of U.S. Highway #24; thence South 51 degrees 30 minutes West on and along said centerline 242.44 feet; thence South 26 degrees 12 minutes 30 seconds East, 253.8 feet; thence North 38 degrees 38 minutes East (recorded North 38 degrees 50 minutes East), 59.0 feet; thence North 48 degrees 48 minutes East (recorded North 49 degrees East) 141.0 feet to the West line of said East 6.50 chains; thence North 00 degrees 27 minutes West, on and along said West line, 240.0 feet to the point of beginning, containing 1.345 acres of land.

Excepting that part being more particularly described as follows:

DOC. #960070152

Part of the Lagro Reserve in Township 30 North, Range 12 East (Wayne Township), Allen County, Indiana, and more particularly described as follows, to wit: Commencing on the West line of the East 6.50 chains (429.0 feet) of Lagro Reserve at its intersection with the South line of Lot 17 in Edsall's Subdivision in Lagro Reserve (recorded in Deed Record 30, pages 160-161, in the Office of the Recorder of Allen County, Indiana;) thence South 89 degrees 42 minutes West (bearings based on Indiana State Highway Commission plans for U.S. Highway #24) on and along the south line of said Lot 17, a distance of 63.4 feet (recorded 66 feet) to the center line of U.S. Highway #24; thence South 51 degrees 30 minutes West on and along said centerline 242.44 feet; thence South 26 degrees 12 minutes 30 seconds East 40.9 feet to the South right of way line of West Jefferson Boulevard; which is also the point of beginning of the following described parcel; thence continuing South 26 degrees 12 minutes 30 seconds East 10.22 feet; thence North 51 degrees 30 minutes East 294.46 feet; thence North 12.7 feet to the intersection of the Southerly right of way line of Jefferson Boulevard; thence South 51 degrees 30 minutes West a distance of 300.16 feet to the point of beginning and containing 2973.1 square feet or 0.0682 acres of land, more or less.

Subject to the 40 foot wide right of way of West Jefferson.

and the symbols of the City of Fort Wayne Zoning Map No. G-02 (Sec. 8 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 Paradigm Consulting Grp LLC
Address 3919 W. Jefferson Blvd.
City Fort Wayne State IN Zip 46804
Telephone 330-715-2005 E-mail zveerula@yahoo.com

Contact Person
Contact Person Zoila Veerula
Address 3919 W. Jefferson Blvd.
City Fort Wayne State IN Zip 46804
Telephone 330-715-2005 E-mail zveerula@yahoo.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 3919 W. Jefferson Blvd
Present Zoning R3 Proposed Zoning CM1 Acreage to be rezoned 1.345 acres (see Deed attached for legal desc.)
Proposed density _____ units per acre
Township name Wayne Township section # 9
Purpose of rezoning (attach additional page if necessary) For increased signage for medical office use
Sewer provider City Water provider City

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 (see attached Deed)
☐ 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.

Zoila Veerula, Individually [Signature] 11.6.2017
(printed name of applicant) (signature of applicant) (date)
Paradigm Consulting Grp LLC
(printed name of property owner) (signature of property owner) (date)
By: Zoila Veerula, Manager [Signature] 11.6.2017
(printed name of property owner) (signature of property owner) (date)
(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
11/7/11	125610	12/11/17	Rez-2017-0052

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Christopher L. Bible Real Estate Holdings, LLC
Address 3825 W. Jefferson Blvd.
City Fort Wayne State IN Zip 46804
Telephone 435-1968 E-mail ct_bible@yahoo.com

Contact Person
Contact Person Christopher L. Bible
Address 3825 W. Jefferson Blvd.
City Fort Wayne State IN Zip 46804
Telephone 435-1968 E-mail ct_bible@yahoo.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 3825 W. Jefferson Blvd.
Present Zoning R3 Proposed Zoning CM1 Acreage to be rezoned 0.585 (see Deed attached for legal description)
Proposed density _____ units per acre
Township name Wayne Township section # 9
Purpose of rezoning (attach additional page if necessary) Possibly change signage and increase parking lot for dental office
Sewer provider City Water provider City

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 (see attached Deed)
- ☐ 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.

Christopher L. Bible, Individually [Signature] 11/6/17
(printed name of applicant) (signature of applicant) (date)

Christopher L. Bible _____
(printed name of property owner) (signature of property owner) (date)

Real Estate Holdings, LLC _____
By: Christopher L. Bible, Pres. [Signature] 11/6/17
(printed name of property owner) (signature of property owner) (date)

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

Received	Receipt No.	Hearing Date	Petition No.
<u>11/7/17</u>	<u>125660</u>	<u>12/11/17</u>	<u>Rez-2017-6052</u>

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Michael A. Hartle d/b/a Allen County Family and Sports Chiropractic
Address 3835 W. Jefferson Blvd.
City Fort Wayne State IN Zip 46804
Telephone 260-969-0109 E-mail acchiropower@gmail.com

Contact Person
Contact Person Dr. Michael A. Hartle
Address 3835 W. Jefferson Blvd.
City Fort Wayne State IN Zip 46804
Telephone 260-969-0109 E-mail acchiropower@gmail.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 3835 W. Jefferson Blvd.
Present Zoning R3 Proposed Zoning CM1 Acreage to be rezoned 0.54 approx. (see Deed attached for legal desc.)
Proposed density _____ units per acre
Township name Wayne Township section # 9
Purpose of rezoning (attach additional page if necessary) Wants to increase size of sign and possibly enlarge clinic
Sewer provider City Water provider City

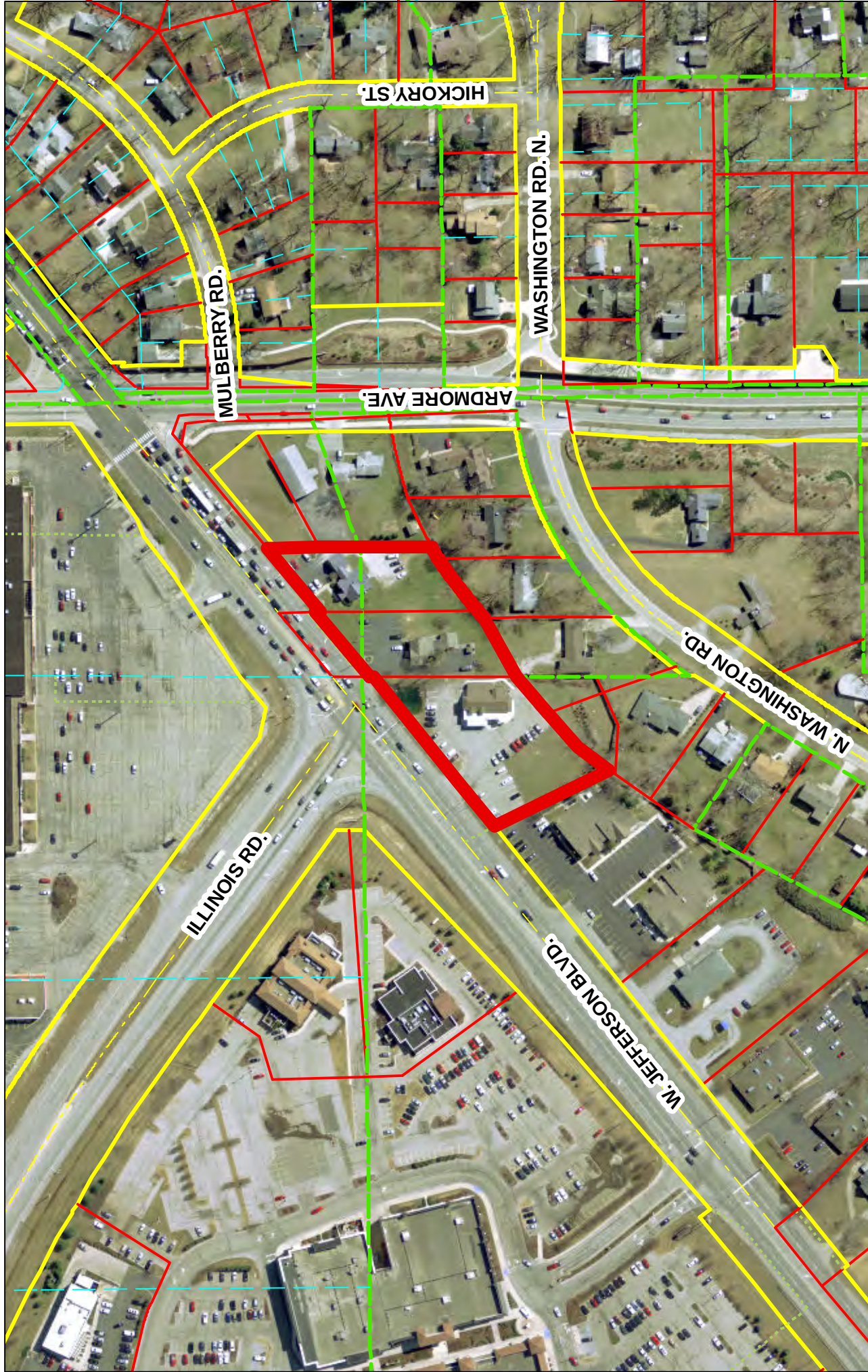
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☒ Applicable filing fee
- ☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
- ☒ Legal Description of parcel to be rezoned (see attached Deed)
- ☐ 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.

Michael A. Hartle, Individually [Signature] 11-06-17
(printed name of applicant) (signature of applicant) (date)
Allen County Family and Sports Chiropractic
(printed name of property owner) (signature of property owner) (date)
By: Michael A. Hartle, Pres. [Signature] 11-06-17
(printed name of property owner) (signature of property owner) (date)
(printed name of property owner) (signature of property owner) (date)

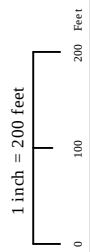
Received	Receipt No.	Hearing Date	Petition No.
<u>11/7/17</u>	<u>125610</u>	<u>12-11-17</u>	<u>Rez-2017-0052</u>

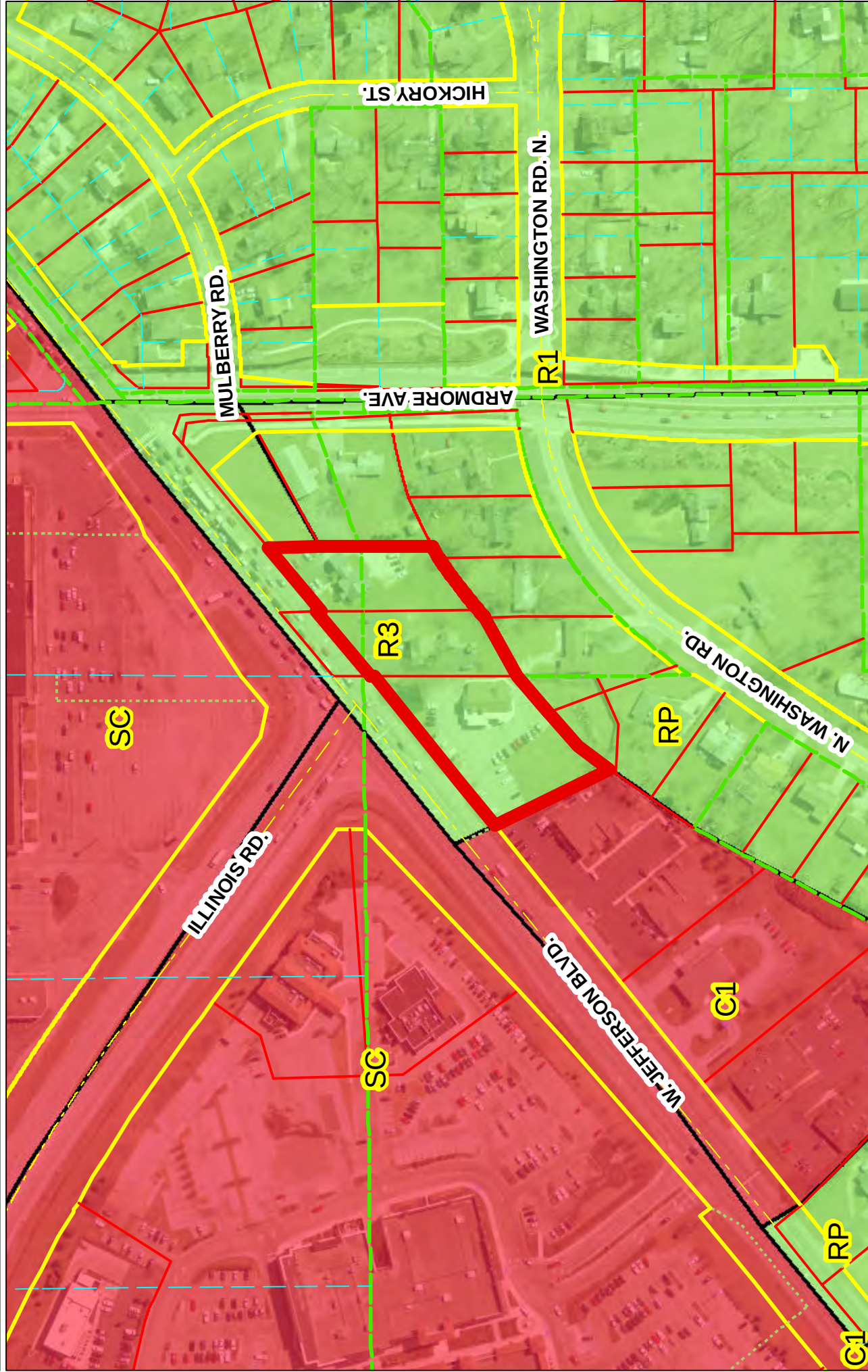


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 11/17/2017

Areas depicted with bold lines are for representational purposes only.





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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/17/2017

Areas depicted with bold lines are for representational purposes only.



1 inch = 200 feet
0 100 200 Feet

EXHIBIT A - LEGAL DESCRIPTION

A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 Edsall's Subdivision of Lagro Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods of said Lagro Section, by metes and bounds described as follows, to-wit:

COMMENCING at the Northwest corner of Lot Number 1 in the plat of Washington Place Addition, as recorded in Plat Book 15, page 134, of the records in the Office of the Recorder of said County; thence North and parallel to the East line of said Lot Number 18 of Edsall's Subdivision, a distance of 204.35 feet to an intersection by the centerline of the public highway known as the Upper Huntington Road; thence Southwesterly on the centerline of said Highway, 258.7 feet to its intersection by the West line of said Lot Number 18 Edsall's Subdivision; thence South on the West line of aforesaid Lot and on a line parallel to and 26.0 rods West of the East line of said Lagro Section, a distance of 288.87 feet to the Northwest corner of Lot Number 5 of said Washington Place Addition; thence Northeasterly on the North lines of Lots Numbered 5, 4 and 3, a distance of 244.3 feet to the Southwest corner of Lot Number 1 in said Washington Place Addition; thence North on the West line of the aforesaid Lot, 120.0 feet to the Point of Beginning, in Allen County, Indiana.

EXCEPTING from the above described real estate the following tract:

A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 Edsall's Subdivision of Lagro Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods of said Lagro Section and by metes and bounds described as follows, to-wit:

COMMENCING at the Northwest corner of Lot Number 1 in the Plat of Washington Place Addition, as recorded in Plat Book 15, page 134 in the records of the Office of the Recorder of Allen County, Indiana; thence North and parallel to the East line of said Lot Number 18 of Edsall's Subdivision, a distance of 204.35 feet to the center of the public highway known as the Upper Huntington Road; thence Southwesterly on the aforesaid highway centerline, a distance of 129.35 feet; thence Southerly, a distance of 309.87 feet to a point in the North line of Lot Number 4 Washington Place Addition, aforesaid, situated at a

Continued on next page

EXHIBIT A - CONT'D

distance of 17.65 feet Northeasterly from the Northwest corner of the aforesaid Lot Number 4; thence Northeasterly on the North line of said Lot Number 4, a distance of 101.9 feet to the Northeast corner thereof; thence continuing Northeasterly on the North line of Lot Number 3 Washington Place Addition, aforesaid, a distance of 20.3 feet to the Southwest corner of Lot Number 1 in said Washington Place Addition; thence North on the West line of the aforesaid Lot Number 1, a distance of 120 feet to the Place of Beginning, containing approximately six-tenths of an acre.

EXCEPT that part being more particularly described as follows:

A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 in Edsall's Subdivision of Lagro Reserve, TOGETHER with a part of the East 26.0 rods of the South 160 rods of said Lagro Section, by metes and bounds described as follows, to-wit:

COMMENCING at a point on the West line of Lot Number 18 of Edsall's Subdivision of the Lagro Reserve, said point also being the Southerly right-of-way line of Jefferson Boulevard and being 2 feet North of the South line of Edsall's Subdivision of Lagro Reserve, this point shall also be the Point of Beginning of the following described parcel of right-of-way; thence in a Northeasterly direction along the Southerly right-of-way line of Jefferson Boulevard 129.35 feet to a point on the East property line which is 100 feet East of the West line of the aforesaid Lot Number 18; thence South along the East property line a distance of 12.8 feet; thence Southwesterly 129.35 feet to a point on the West property line of Lot Number 18 of Edsall's Subdivision; thence North 12.8 feet to a point on the existing 40 foot right-of-way line which is also the Point of Beginning, containing 2587 square feet or 0.0594 acres of land, more or less.

END OF EXHIBIT A

ORDER NO: 40004645

EXHIBIT A - LEGAL DESCRIPTION

A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 in Edsall's Subdivision of Lagro Reserve, together with a part of the East 26.0 rods of the South 160 rods of said Lagro Reserve and by metes and bounds described as follows:

Commencing at the Northwest corner of Lot Number 1 in the Plat of Washington Place Addition, as recorded in Plat Book Number 15, page 134, in the records of the Office of the Recorder of Allen County, Indiana; thence North and parallel to the East line of said Lot Number 18 of Edsall's Subdivision, a distance of 204.35 feet to the center of the public highway known as the Upper Huntington Road; thence Southwesterly, on the aforesaid highway centerline, a distance of 129.35 feet; thence Southerly, a distance of 309.87 feet to a point in the North line of Lot Number 4 in Washington Place Addition aforesaid, situated at a distance of 17.65 feet Northeasterly from the Northwest corner of the aforesaid Lot Number 4; thence Northeasterly, on the North line of said Lot Number 4, a distance of 101.9 feet to the Northeast corner thereof; thence continuing Northeasterly, on the North line of Lot Number 3 in Washington Place Addition aforesaid, a distance of 20.3 feet to the Southwest corner of Lot Number 1, in said Washington Place Addition; thence North on the West line of said aforesaid Lot Number 1, a distance of 120 feet to the point of beginning, containing approximately 0.6 of an acre.

EXCEPT:

A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 in Edsall's Subdivision of Lagro Reserve to wit:

Commencing at the Northwest corner of Lot Number 1 in the Plat of Washington Place Addition, as recorded in Plat Book Number 15, page 134 in the records of the Office of the Recorder of Allen County, Indiana; thence North and parallel to the East line of said Lot Number 18 of Edsall's Subdivision, a distance of 153.25 feet to a point on the Southerly right of way line of Jefferson Boulevard, which shall be the point of beginning of

Continued on next page

EXHIBIT A - CONT'D

the following described parcel; thence South 51 degrees 30 minutes West 129.35 feet to the West property line; thence South along the West property line 12.8 feet; thence North 51 degrees 30 minutes East 129.35 feet to a point on the East property line; thence North, along the East property line 12.8 feet to the point of beginning, containing 1293.5 square feet or 0.0297 acres of land more or less.

BEING DESCRIBED AFTER A FIELD SURVEY AS:

Part of Lot #18 in Edsall's Subdivision of Lagro Reserve in Township 30 North, Range 12 East, Allen County, Indiana, together with part of the East 26.0 rods of the South 160 rods of said Lagro Reserve, more particularly described as follows, to wit:

Beginning at the Northwest corner Lot #1 in Washington Place Addition recorded in Plat Book 15, Page 134, in the Office of the Recorder of Allen County, Indiana; thence Northerly, recorded parallel with the East line of said Lot #18, a distance of 140.45 feet to the Southeast corner of a 0.0297 acre tract of land dedicated for street purposes in Document No. 960021083 in the Office of the Recorder of Allen County, Indiana; thence Southwesterly, by an interior angle of 51 degrees 15 minutes 37 seconds, along the Southerly line of said 0.0297 acre tract, a distance of 132.00 feet (recorded 129.35 feet) to the Southwest corner thereof; thence Southerly, by a deflection angle left of 53 degrees 05 minutes 06 seconds, a distance of 251.50 feet to a square inch rod found on the North line of Lot #4 in said Washington Place Addition; thence Northeasterly, by an interior angle of 52 degrees 48 minutes 50 seconds, along the North line of said Lot #4, a distance of 101.9 feet to the Northeast corner thereof; thence continuing Northeasterly, along the North line of Lot #3 in said Washington Place Addition, a distance of 20.3 feet to a 3/8 inch rod found at the Southwest corner of Lot #1 in said Washington Place Addition; thence Northerly, by an interior angle of 129 degrees 00 minutes 39 seconds, along the West line of said Lot #1, a distance of 120.00 feet to the point of beginning, containing 0.585 acres of land.

NOTE: Acreage in the legal description of the subject real estate is solely for the purpose of identifying and describing the insured land and should not be construed as insuring the quantity of land as set forth in said description.

EXHIBIT A

LEGAL DESCRIPTION

Part of Lagro Reserve in Township 30 North, Range 12 East (Wayne Township), Allen County, Indiana, more particularly described as follows, to-wit:

BEGINNING on the West line of the East 6.50 chains (429.0 feet) of Lagro Reserve at its intersection with the South line of Lot Number 17 in Edsall's Subdivision in Lagro Reserve (recorded in Deed Record 30, pages 160-161, in the Office of the Recorder of Allen County, Indiana); thence South 89 degrees 42 minutes West (bearings based on Indiana State Highway Commission plans for U.S. Highway #24) on and along the South line of said Lot Number 17, a distance of 63.4 feet (recorded 66 feet) to the centerline of U.S. Highway #24; thence South 51 degrees 30 minutes West on and along said centerline 242.44 feet; thence South 26 degrees 12 minutes 30 seconds East), 253.8 feet; thence North 38 degrees 38 minutes East (recorded North 38 degrees 50 minutes East), 59.0 feet; thence North 48 degrees 48 minutes East (recorded North 49 degrees, East) 141.0 feet to the West line of said East 6.50 chains; thence North 00 degrees 27 minutes West, on and along said West line, 240.0 feet to the point of beginning; containing 1.345 acres of land except that part taken for W. Jefferson Blvd. right-of-way