

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2018-0006
Bill Number: Z-18-02-21
Council District: 4-Jason Arp

Introduction Date: February 27, 2018

Plan Commission
Public Hearing Date: March 12, 2018 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.73 acres of property from AR-Low Intensity Residential to C1-Professional Office and Personal Services.

Location: 9705 Illinois Road

Reason for Request: To develop the parcel with a bank branch and professional office.

Applicant: Mathison Investments, LLC

Property Owner: Craig Mathison

Related Petitions: Primary Development Plan, Mathison Investments

Effect of Passage: Property will be rezoned to the C1- Professional Office and Personal Services district, which will allow the redevelopment of the property for office type uses.

Effect of Non-Passage: The property will remain zoned AR-Low Intensity Residential and may continue to be used for those purposes.

#REZ-2018-0006

BILL NO. Z-18-02-21

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. BB-02 (Sec. 10 of Aboite 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 C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION
10, TOWNSHIP 30 NORTH, RANGE 11 EAST, IN ABOITE TOWNSHIP,
CONTAINING 80 ACRES, MORE OR LESS.

EXCEPT: LOT NO. 113 – 9625 ILLINOIS ROAD DESCRIBED AS FOLLOWS:
THE WEST 155 FEET OF THE EAST 888.8 FEET OF NORTH 245 FEET OF
SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE TOWNSHIP,
ALLEN COUNTY, INDIANA, CONTAINING 0.872 ACRES OF LAND MORE
OR LESS; THE NORTH 60 FEET AND THE WEST 25 FEET BEING SUBJECT
TO LEGAL HIGHWAYS.

EXCEPT: THE WEST 130 FEET OF THE EAST 733.8 FEET OF THE NORTH
245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN
COUNTY, INDIANA, CONTAINING 0.731 ACRES OF LAND MORE OR LESS.
THE NORTH 40 FEET SUBJECT TO HIGHWAY RIGHT-OF-WAY.

EXCEPT: THE WEST 130 FEET OF THE EAST 603.8 FEET OF THE NORTH
245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE
TOWNSHIP, ALLEN COUNTY, INDIANA, CONTAINING 0.731 ACRES OF
LAND MORE OR LESS. THE NORTH 40 FEET SUBJECT TO HIGHWAY
RIGHT-OF-WAY.

EXCEPT: THE EAST HALF OF THE NORTHEAST QUARTER, SECTION 10,
TOWNSHIP 30 NORTH, RANGE 11 EAST, EXCEPTING THERE FROM THE
FOLLOWING DESCRIBED PARCELS:

THE NORTH 245 FEET OF THE EAST 390 FEET OF THE WEST 835 FEET,
SAID EAST HALF OF SAID NORTHEAST QUARTER, SAID SECTION,
TOWNSHIP AND RANGE, AND EXCEPTING THEREFROM THE
FOLLOWING:

1 THE WEST 395 FEET OF THE NORTH 435.5 FEET OF SAID EAST HALF OF
2 THE SAID NORTHEAST QUARTER, SAID SECTION, TOWNSHIP AND
3 RANGE.

4 EXCEPT: THE WEST 186 FEET OF THE NORTH 435.5 FEET OF THE EAST
5 HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 30
6 NORTH, RANGE 11 EAST, CONTAINING IN TOTAL 1.86 ACRES OF LAND,
7 MORE OR LESS. SUBJECT TO A ROAD RIGHT-OF-WAY OVER THE NORTH
8 40 FEET THEREOF, ALSO SUBJECT TO AN EASEMENT FOR UTILITY
9 PURPOSES OVER AND ALONG THE WEST 14 FEET THEREOF.

10 EXCEPT: A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF
11 SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY,
12 INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING
13 WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED
14 RIGHT-OF-WAY PARCEL PLAT MARKED AS EXHIBIT "B" DESCRIBED AS
15 FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID
16 SECTION DESIGNATED AS POINT "105" ON SAID PARCEL PLAT; THENCE
17 NORTH 89 DEGREES 01 MINUTES 02 SECONDS WEST, 913.80 FEET (278.526
18 METERS) (DISTANCE DEDUCED FROM THE PLAT OF DEERFIELD
19 ESTATES-SECTION "C", BOOK 34, PAGE 54) ALONG THE NORTH LINE OF
20 SAID SECTION TO THE NORTHWEST CORNER CARIBOU DRIVE; THENCE
21 SOUTH 0 DEGREES 58 MINUTES 58 SECONDS WEST 40.00 FEET (12.192
22 METERS) ALONG THE WEST BOUNDARY OF SAID CARIBOU DRIVE TO
23 THE SOUTH BOUNDARY OF S.R. 14 (ALSO KNOWN AS ILLINOIS ROAD)
24 AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE
25 CONTINUING SOUTH 0 DEGREES 58 MINUTES 58 SECONDS WEST 42.64
26 FEET (12.997 METERS) ALONG THE BOUNDARY OF SAID CARIBOU
27 DRIVE TO POINT "1799" DESIGNATED ON SAID PARCEL PLAT; THENCE
28 NORTH 47 DEGREES 00 MINUTES 07 SECONDS WEST 24.52 FEET (7.474
29 METERS) TO POINT "1798" DESIGNATED ON SAID PARCEL PLAT;
30 THENCE NORTH 88 DEGREES 59 MINUTES 00 SECONDS WEST 191.00
FEET (58.217 METERS) TO EAST LINE OF THE WEST 186 FEET OF SAID
HALF-QUARTER SECTION; THENCE NORTH 0 DEGREES 53 MINUTES 02
SECONDS EAST 26.12 FEET (7.961 METERS) ALONG SAID EAST LINE TO
THE SOUTH BOUNDARY OF SAID S.R. 14; THENCE SOUTH 89 DEGREES 01
MINUTES 02 SECONDS EAST 209.26 FEET (63.782 METERS) ALONG THE
BOUNDARY OF SAID S.R. 14 TO THE POINT OF BEGINNING AND
CONTAINING 0.129 ACRES (0.0522 HECTARES), MORE OR LESS.

EXCEPT: PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF
SECTION 10 TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY,
INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO
WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10,
BEING MARKED BY A CAST IRON MONUMENT; THENCE NORTH 89
DEGREES 01 MINUTES 02 SECONDS WEST (DEED BEARING AND BASIS
OF ALL BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE NORTH
LINE OF SAID NORTHEAST QUARTER, BEING WITHIN THE RIGHT-OF-

1 WAY OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 913.80 FEET
2 TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE
3 NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF
4 CARIBOU DRIVE; THENCE SOUTH 00 DEGREES 58 MINUTE 58 SECONDS
5 WEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ITS
6 NORTHERLY PROJECTION, A DISTANCE OF 82.64 FEET TO A #5 REBAR
7 AT THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY
8 LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD
9 (STATE ROAD #14), ALSO BEING THE SOUTHEAST CORNER OF A 0.129
10 ACRE TRACT OF REAL ESTATE DESCRIBED IN A DEED TO THE STATE
11 OF INDIANA IN DOCUMENT NUMBER 207033373 IN THE OFFICE OF THE
12 RECORDER OF ALLEN COUNTY, INDIANA, THIS BEING THE TRUE POINT
13 OF BEGINNING; THENCE SOUTH 00 DEGREES 58 MINUTES 58 SECONDS
14 WEST, CONTINUING ON AND ALONG SAID WESTERLY RIGHT-OF-WAY
15 LINE, A DISTANCE OF 15.60 FEET TO A #5 REBAR; THENCE NORTH 88
16 DEGREES 59 MINUTES 00 SECONDS WEST AND PARALLEL WITH THE
17 SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD (STATE ROAD
18 #14), A DISTANCE OF 32.00 FEET TO A #5 REBAR; THENCE NORTH 00
19 DEGREES 58 MINUTES 58 SECONDS EAST AND PARALLEL WITH SAID
20 WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.00 FEET TO A #5
21 REBAR ON THE SOUTH LINE OF SAID 0.129 ACRE TRACT, ALSO BEING A
22 POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 88
23 DEGREES 59 MINUTES 00 SECONDS EAST, ON AND ALONG THE SOUTH
24 LINE OF SAID 0.129 ACRE TRACT AND SAID SOUTHERLY RIGHT-OF-WAY
25 LINE OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 13.79 FEET
26 TO A #5 REBAR AT A SOUTH CORNER OF SAID 0.129 ACRE TRACT;
27 THENCE SOUTH 47 DEGREES 00 MINUTES 07 SECONDS EAST,
28 CONTINUING ON AND ALONG SAID SOUTH LINE AND SAID SOUTHERLY
29 RIGHT-OF-WAY, A DISTANCE OF 24.52 FEET TO THE TRUE POINT OF
30 BEGINNING, CONTAINING 0.020 ACRES OF LAND, SUBJECT TO ALL
EASEMENTS OF RECORD. THIS DESCRIPTION IS BASED ON AN
ORIGINAL SURVEY BY SAUER LAND SURVEYING, INC., DATED
SEPTEMBER 15, 2008 AND NUMBERED DFS-001.

1
2 and the symbols of the City of Fort Wayne Zoning Map No. BB-02 (Sec. 10 of Aboite
3 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
4 Wayne, Indiana is hereby changed accordingly.
5

6 SECTION 2. If a written commitment is a condition of the Plan Commission's
7 recommendation for the adoption of the rezoning, or if a written commitment is modified and
8 approved by the Common Council as part of the zone map amendment, that written
9 commitment is hereby approved and is hereby incorporated by reference.
10

11 SECTION 3. That this Ordinance shall be in full force and effect from and after its
12 passage and approval by the Mayor.
13

14 _____
15 Council Member

16 APPROVED AS TO FORM AND LEGALITY:

17 _____
18 Carol T. Helton, City Attorney
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Mathison Investments, LLC
Address 10504 Bayless Lane
City Fort Wayne State Indiana Zip 46804
Telephone (260) 804-6221 E-mail cmathison@mathisoninv.com

Contact Person
Contact Person Joshua C. Neal
Address 215 E. Berry Street
City Fort Wayne State Indiana Zip 46801
Telephone (260) 423-9551 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 9705 Illinois Road
Present Zoning AR Proposed Zoning C-1 Acreage to be rezoned 1.73 acres
Proposed density _____ units per acre
Township name Aboite Township section # 75
Purpose of rezoning (attach additional page if necessary) To permit the subject real estate to be used as a branch bank and other professional office use
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"

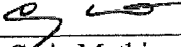
_____ (printed name of applicant)	_____ (signature of applicant)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature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

Received	Receipt No.	Hearing Date	Petition No.
2-6-18	126069	3-12-18	REZ-2018-0006

Exhibit "A"
Applicant Signature

APPLICANT:

MATHISON INVESTMENTS, LLC

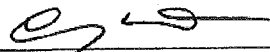
By: 
Craig Mathison

Its: President

Dated: 2/6/18

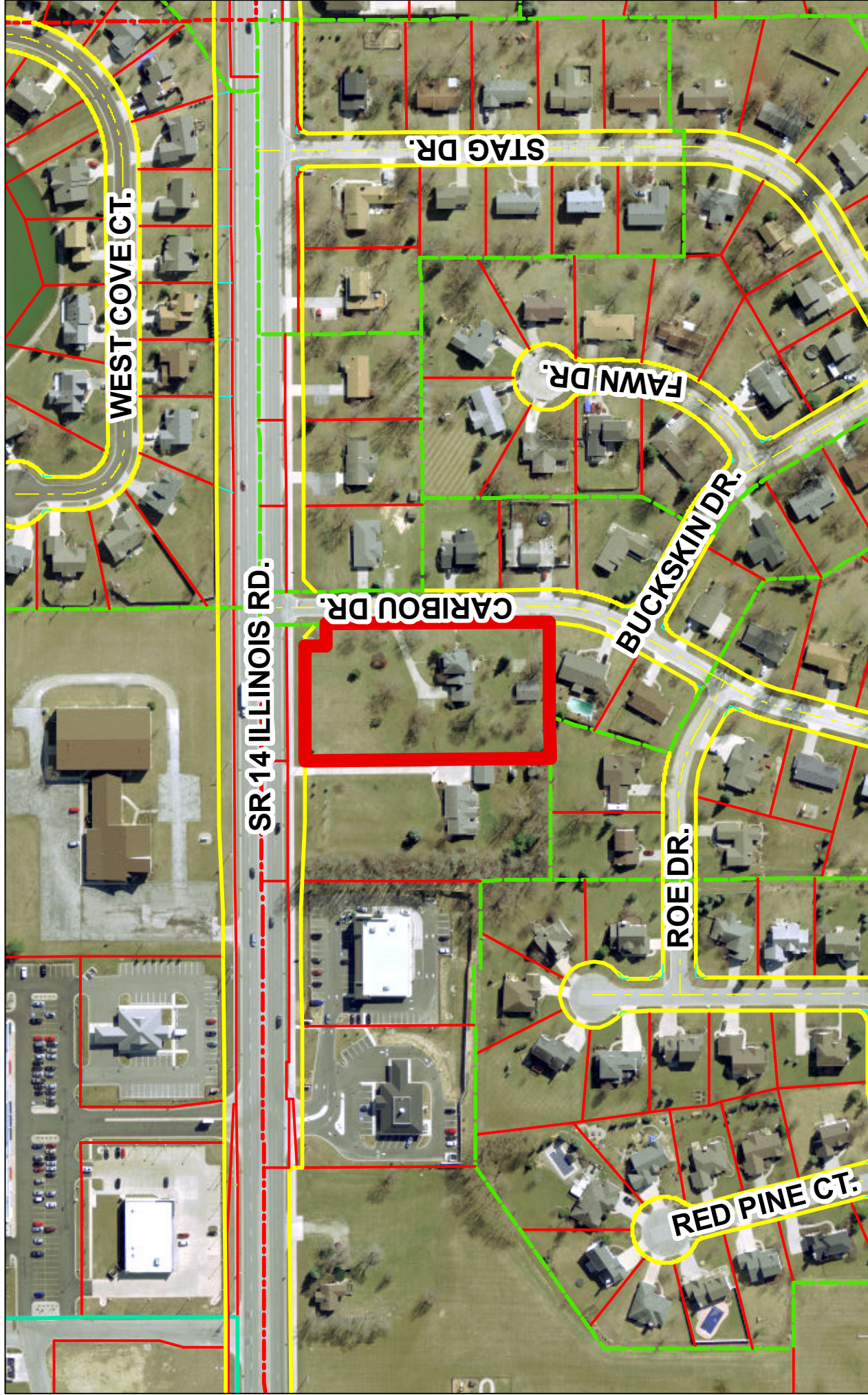
OWNER:

MATHISON INVESTMENTS, LLC

By: 
Craig Mathison

Its: President

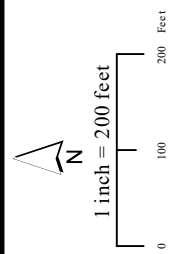
Dated: 2/6/18

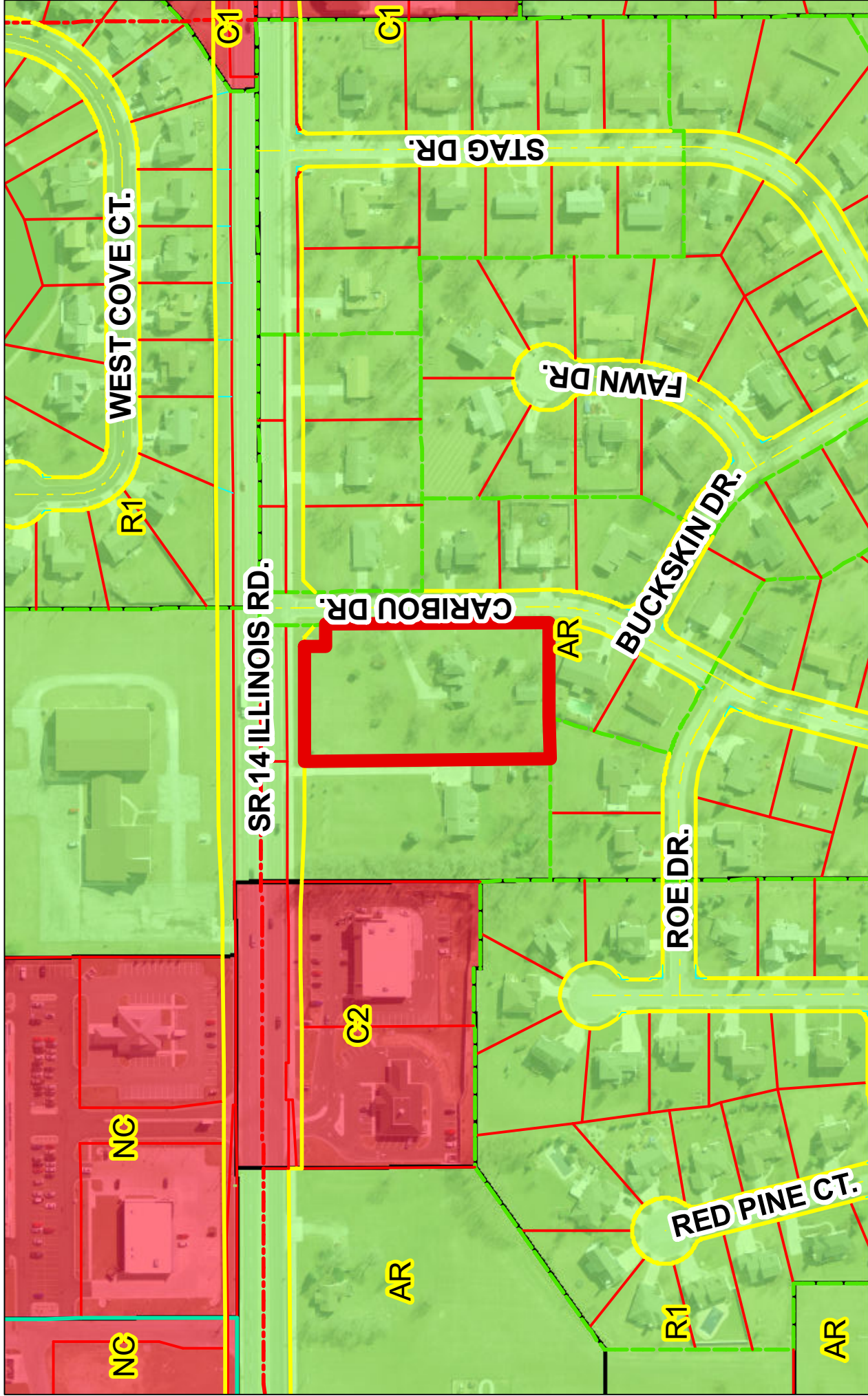


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 2/16/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only

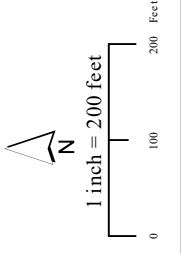




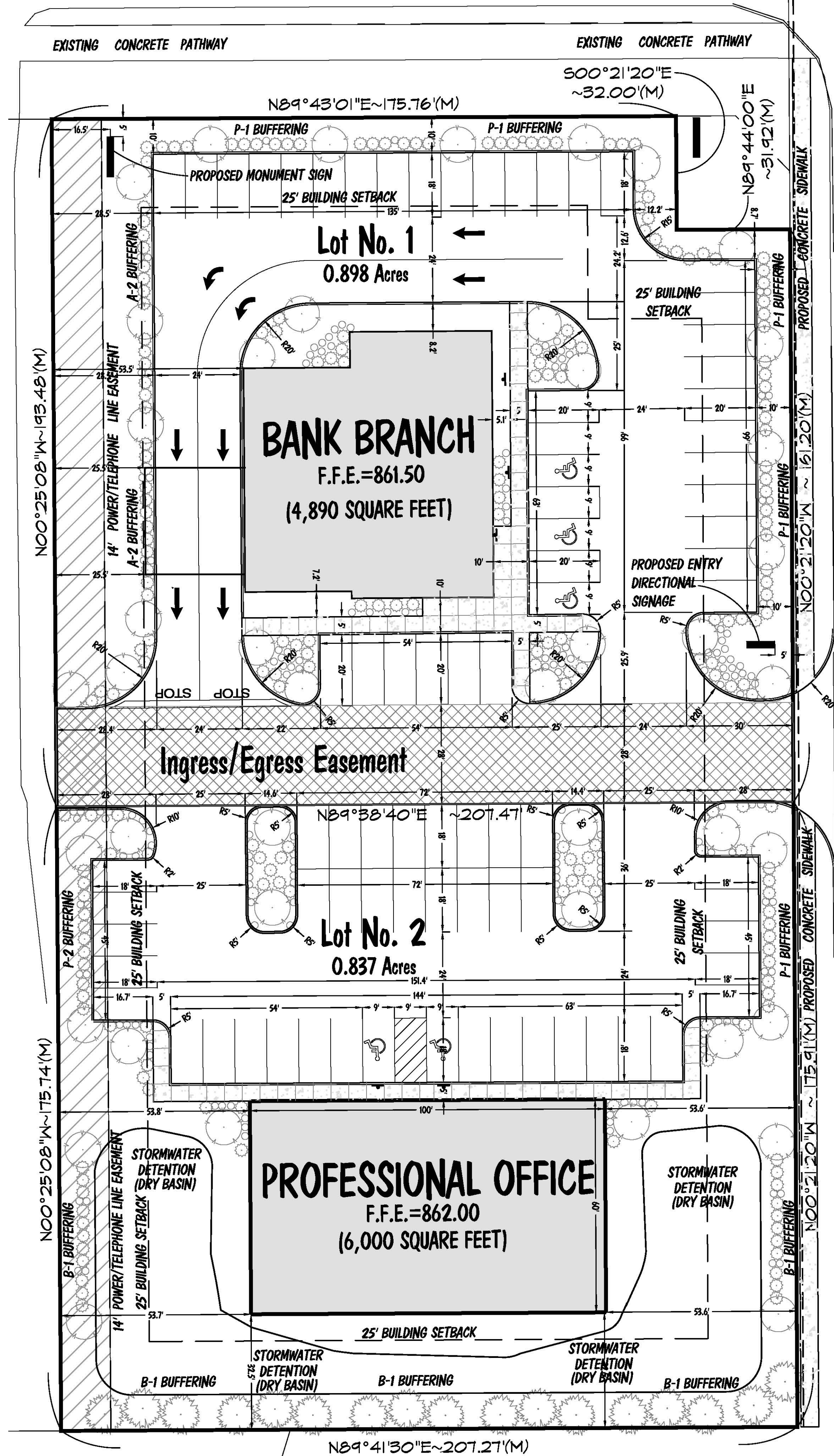
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Project Boundaries Represented with Bold Lines are for Representational Purposes Only



STATE ROAD #14 (ILLINOIS ROAD)



Primary Development Plan For Mathison Investments LLC

9705 Illinois Road
Fort Wayne, Indiana

Development Statistics Lot 1:

Project Area: 0.898 Acres
Total Building Area: 4,890 Square Feet
Parking Spaces Provided: 36 (Including 3 Disabled)

Development Statistics Lot 2:

Project Area: 0.837 Acres
Total Building Area: 6,000 Square Feet
Parking Spaces Provided: 41 (Including 2 Disabled)

Project Civil Engineer/Land Surveyor:

ForeSight Consulting, LLC
1910 St. Joe Center Road, Suite 51
Fort Wayne, Indiana 46825
Phone: 260.484.9900
Fax: 260.484.9980

Project Developer/Owner

Mathison Investments LLC
10504 Bayless Lane
Fort Wayne, Indiana 46804

REAL ESTATE DESCRIPTION

THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, IN ABOITE TOWNSHIP, CONTAINING 8.0 ACRES, MORE OR LESS.

EXCEPT, LOT NO. 113 - 4625 ILLINOIS ROAD DESCRIBED AS FOLLOWS: THE WEST 155 FEET OF THE EAST 888.8 FEET OF NORTH 245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA, CONTAINING 0.812 ACRES OF LAND MORE OR LESS; THE NORTH 60 FEET AND THE WEST 25 FEET BEING SUBJECT TO LEGAL HIGHWAYS.

EXCEPT, THE WEST 150 FEET OF THE EAST 733.8 FEET OF THE NORTH 245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, CONTAINING 0.731 ACRES OF LAND MORE OR LESS. THE NORTH 40 FEET BEING SUBJECT TO HIGHWAY RIGHT-OF-WAY.

EXCEPT, THE WEST 150 FEET OF THE EAST 603.8 FEET OF THE NORTH 245 FEET OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA, CONTAINING 0.731 ACRES OF LAND MORE OR LESS. THE NORTH 40 FEET BEING SUBJECT TO HIGHWAY RIGHT-OF-WAY.

EXCEPT, THE EAST HALF OF THE NORTHEAST QUARTER, SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

THE NORTH 245 FEET OF THE EAST 340 FEET OF THE WEST 835 FEET, SAID EAST HALF OF SAID NORTHEAST QUARTER, SAID SECTION, TOWNSHIP AND RANGE, AND EXCEPTING THEREFROM THE FOLLOWING:

THE WEST 345 FEET OF THE NORTH 435.5 FEET OF SAID EAST HALF OF THE SAID NORTHEAST QUARTER, SAID SECTION, TOWNSHIP AND RANGE.

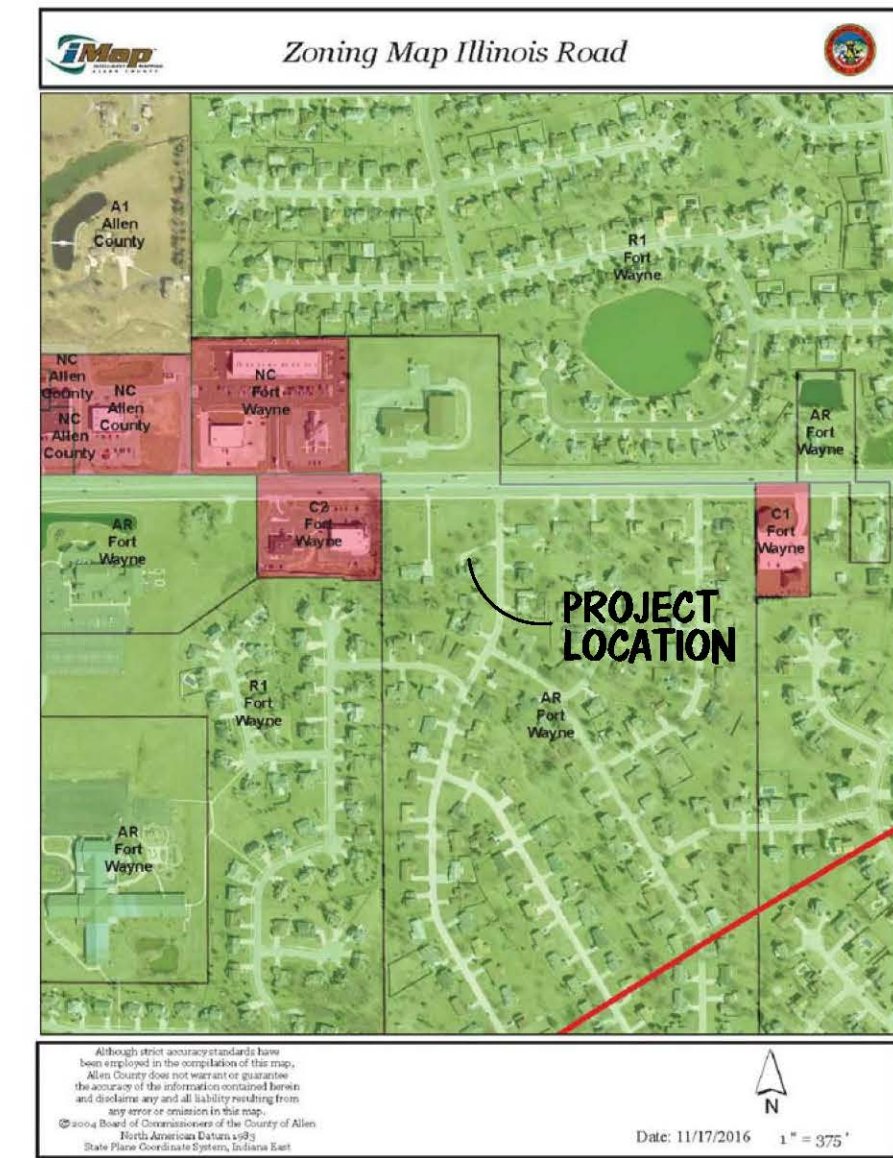
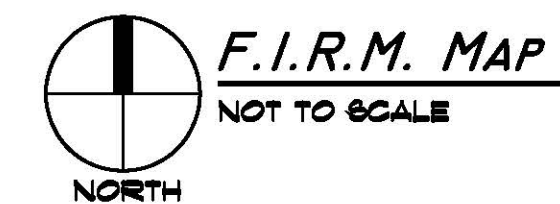
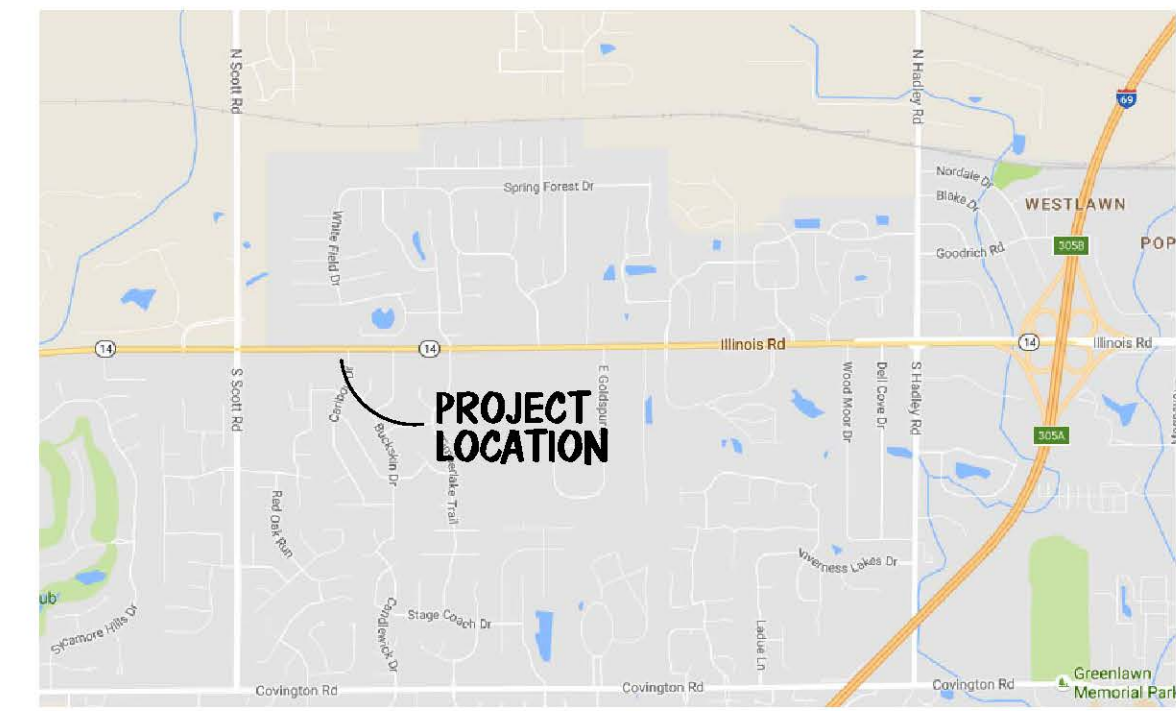
EXCEPT, THE WEST 126 FEET OF THE NORTH 435.5 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, CONTAINING IN TOTAL 1.06 ACRES OF LAND, MORE OR LESS, SUBJECT TO A ROAD RIGHT-OF-WAY OVER THE NORTH 40 FEET THEREOF, ALSO SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES OVER AND ALONG THE WEST 14 FEET THEREOF.

EXCEPT, A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, 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 AS EXHIBIT 08A DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION DESIGNATED AS POINT 0105A ON SAID PARCEL PLAT; THENCE NORTH 84 DEGREES 01 MINUTE 02 SECONDS WEST, 415.80 FEET (127.326 METERS) DISTANCE DEPICTED FROM THE PLAT OF DEERFIELD ESTATES-SECTION 06A, BOOK 34, PAGE 541 ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER CARIBOU DRIVE; THENCE SOUTH 0 DEGREES 50 MINUTES 58 SECONDS WEST 40.00 FEET (12.192 METERS) ALONG THE WEST BOUNDARY OF SAID CARIBOU DRIVE TO THE SOUTH BOUNDARY OF S.R. 14 (ALSO KNOWN AS ILLINOIS ROAD) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0 DEGREES 58 MINUTES 58 SECONDS WEST 42.64 FEET (12.991 METERS) ALONG THE BOUNDARY OF SAID CARIBOU DRIVE TO POINT 0118A DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 47 DEGREES 00 MINUTE 07 SECONDS WEST 24.52 FEET (7.474 METERS) TO POINT 0118A DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 88 DEGREES 34 MINUTE 00 SECONDS WEST 191.00 FEET (58.217 METERS) TO EAST LINE OF THE WEST 126 FEET OF SAID HALF-QUARTER SECTION; THENCE NORTH 0 DEGREES 53 MINUTE 02 SECONDS EAST 26.12 FEET (7.961 METERS) ALONG SAID EAST LINE TO THE SOUTH BOUNDARY OF SAID S.R. 14; THENCE SOUTH 84 DEGREES 01 MINUTE 02 SECONDS EAST 209.26 FEET (63.782 METERS) ALONG THE BOUNDARY OF SAID S.R. 14 TO THE POINT OF BEGINNING AND CONTAINING 0.129 ACRES (0.0522 HECTARES), MORE OR LESS.

EXCEPT, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10 TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, BEING PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, BEING MARKED BY A CAST IRON MONUMENT; THENCE NORTH 84 DEGREES 01 MINUTE 02 SECONDS WEST (DEED BEARING AND BASIS OF ALL BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, BEING WITHIN THE RIGHT-OF-WAY LINE OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 191.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF CARIBOU DRIVE; THENCE SOUTH 00 DEGREES 50 MINUTE 58 SECONDS WEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ITS NORTHERLY PROJECTION, A DISTANCE OF 62.64 FEET TO A #5 REBAR AT THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD (STATE ROAD #14), ALSO BEING THE SOUTHEAST CORNER OF A 0.124 ACRE TRACT OF REAL ESTATE DESCRIBED IN A DEED TO THE STATE OF INDIANA IN DOCUMENT 18-08213 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, THIS BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 58 MINUTE 58 SECONDS WEST CONTINUING ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.60 FEET TO A #5 REBAR; THENCE NORTH 88 DEGREES 34 MINUTE 00 SECONDS WEST AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 32.00 FEET TO A #5 REBAR; THENCE NORTH 00 DEGREES 58 MINUTE 58 SECONDS EAST AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.00 FEET TO A #5 REBAR ON THE SOUTH LINE OF SAID 0.124 ACRE TRACT, ALSO BEING A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 88 DEGREES 34 MINUTE 02 SECONDS EAST, ON AND ALONG THE SOUTH LINE OF SAID 0.124 ACRE TRACT AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF ILLINOIS ROAD (STATE ROAD #14), A DISTANCE OF 13.74 FEET TO A #5 REBAR AT A SOUTH CORNER OF SAID 0.124 ACRE TRACT; THENCE SOUTH 47 DEGREES 00 MINUTE 07 SECONDS EAST, ON AND ALONG SAID SOUTH LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.52 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.020 ACRES OF LAND, SUBJECT TO ALL EASEMENTS OF RECORD. THIS DESCRIPTION IS BASED ON AN ORIGINAL SURVEY BY SAUER LAND SURVEYING, INC., DATED SEPTEMBER 15, 2008 AND NUMBERED DFS-001.



Know what's below.
Call before you dig.



Existing Utility Provider Information

Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO
Contact Information	
City of Fort Wayne Department of Land Use Management-Michelle Wood	260-449-7607
City of Fort Wayne Fire Department	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Carolyn Bokern	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-5064
City of Fort Wayne Traffic Engineering Department-Kyle Winling	260-427-1172
American Electric Power	260-408-1863
Verizon	260-461-3325
NIPSCO	260-439-1408
Comcast	765-449-3811

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



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 an 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:

Primary Development Plan For:
Mathison Investment LLC
9705 Illinois Road
Fort Wayne, Indiana 46804

Drawing Revisions

Commission Number
161837

Date
February 6th, 2018

Title
Primary Development Plan
Sheet Number

PD1