

1
2 **BILL NO. R-18-10-04**

3 **RESOLUTION NO. _____**

4 **A RESOLUTION APPROVING THE**
5 **PURCHASE OF CERTAIN REAL ESTATE – 746**
6 **NORTH COLISEUM BOULEVARD, FORT**
7 **WAYNE, INDIANA (LAKESIDE GOLF**
8 **COURSE) FOR THE CITY OF FORT WAYNE,**
9 **DIVISION OF CITY UTILITIES.**

10 **WHEREAS**, the City of Fort Wayne, through its Division of Public Works, desires to
11 purchase the real estate at 746 North Coliseum Boulevard, Fort Wayne, Indiana (Lakeside Golf
12 Course), - specifically described in Board of Public Works Resolution Number 105-10-02-18-4,
13 Exhibit "A," attached hereto and made a part hereof; and

14 **WHEREAS**, the City of Fort Wayne, through its Division of Public Works, desires to
15 purchase this real estate to facilitate the Pierson Drain Improvements project to increase storm
16 drainage capacity and reduce flooding upstream of the Real Estate, and other stormwater
17 management purposes; and

18 **WHEREAS**, the purchase price for the real estate located at 746 North Coliseum
19 Boulevard, Fort Wayne, Indiana (Lakeside Golf Course) is) THREE HUNDRED NINETY-ONE
20 THOUSAND SEVENTY-FIVE AND 35/100 DOLLARS – (\$391,075.35);

21 **WHEREAS**, Sec. 37-25 of the City of Fort Wayne Code of Ordinances, requires the
22 Common Council approval of any purchase of real estate by the City.

23 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE**
24 **CITY OF FORT WAYNE, INDIANA:**

25 **SECTION 1.** The purchase of real estate by the City of Fort Wayne through its
26 Division of Public Works, located at 746 North Coliseum Boulevard, Fort Wayne, Indiana (Lakeside
27 Golf Course) - specifically described in Board of Public Works Resolution Number 105-10-02-18-4,
28 Exhibit "A," is hereby approved and agreed to. The appropriate officials of the City are hereby
29 authorized to execute all documents necessary to accomplish said purchase.
30

SECTION 2. This Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

Interoffice Memo

Date: October 4, 2018
To: Common Council Members
From: Seth Weinglass, Program Manager – Capital Project Services – Telephone: 427-1330
RE: **Purchase of Lakeside Golf Course, 746 N. Coliseum Blvd, Fort Wayne, Indiana 46805**

Council Introduction Date: October 9, 2018—Council District #: 1

Background & supporting information:

City Utilities has reached an agreement to purchase Lakeside Golf Course from its owner Riverview, Inc. The site will be used for a storm drain improvement project to reduce neighborhood flooding. Riverview was motivated to sell their property to the City by chronic flooding issues leading to a reduced ability to operate their golf course. The purchase price is \$391,075.35, which was calculated from the average price per square foot between two appraisals of the land only.

Only the golf course area is being purchased. Riverview, Inc. is retaining a portion of their land containing a parking area, bowling alley, and clubhouse, and granting easements to the City for access. The map is attached to this memo shows the new parcel that City Utilities intends to purchase.

Implications of not being approved:

Without the use of this property, City Utilities will not be able to upgrade the undersized culvert for the Pierson Drain underneath Lake Avenue (at Reed Road) without causing the neighborhoods to the southeast to flood, and the neighborhood flooding north of Lake Avenue will continue.

Justification if prior approval is being requested: Not applicable

Funding source: CUE Revenue

Attachments:

- Map
- Resolution for purchase approved by Board of Public Works on October 2, 2018

CC: Matthew Wirtz
Anne Marie Smrchek
Diane Brown
Project file



**A RESOLUTION OF THE CITY OF FORT WAYNE, INDIANA
BOARD OF PUBLIC WORKS
APPROVING THE PURCHASE OF CERTAIN REAL PROPERTY
LOCATED AT 746 NORTH COLISEUM BOULEVARD**

RESOLUTION NUMBER 105-10-02-18-4

WHEREAS, the City of Fort Wayne (the "City") wishes to purchase 142.110 acres of land comprised of a newly surveyed area of those certain improved parcels of real property, collectively having an address of 746 North Coliseum Boulevard, commonly known as the Lakeside Golf Course, more fully described in Exhibit "I" attached hereto, incorporated herein by this reference (the "Real Estate");

WHEREAS, the purchase of the Real Estate is in the best interest of the public health, safety, and welfare, and will facilitate the Pierson Drain Improvements project to increase storm drainage capacity and reduce flooding upstream of the Real Estate, and other stormwater management purposes; and

WHEREAS, the owner of the Real Estate, Riverview Inc., wishes to voluntarily sell the Real Estate to the City for an agreed-upon purchase price of Three Hundred Ninety-One Thousand Seventy-Five dollars and Thirty-Five cents (\$391,075.35).

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FORT WAYNE, INDIANA, BOARD OF PUBLIC WORKS AS FOLLOWS:

The purchase of the Real Estate by the City of Fort Wayne, Indiana, for the purchase price of Three Hundred Ninety-One Thousand Seventy-Five dollars and Thirty-Five cents (\$391,075.35) is hereby approved.

(Remainder of the page intentionally left blank—signature page to follow.)

APPROVED this 2nd day of October, 2018.

BOARD OF PUBLIC WORKS

BY:

Shan Gunawardena
Shan Gunawardena, Chair

BY:

Kumar Menon
Kumar Menon, Member

BY:

Abstain
Mike Avila, Member

ATTEST:

Michelle Fulk
Michelle Fulk, Clerk

Prepared by: Seth Weinglass, City of Fort Wayne, Program Manager, Capital Project Services

ACKNOWLEDGEMENT

STATE OF INDIANA)

)

SS

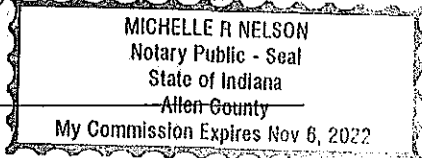
COUNTY OF ALLEN)

)

Before me, a Notary Public, in and for said County and State personally appeared Shan Gunawardena, Kumar Menon, and Mike Avila, as Members of the Board of Public Works of the City of Fort Wayne, and Michelle Fulk, Clerk of the Board of Works, and acknowledged the execution of the foregoing contract as and for their voluntary act and deed for the uses and purposes therein contained.

WITNESS my hand and notarial seal this 2nd day of October, 2018.

My Commission Expires:

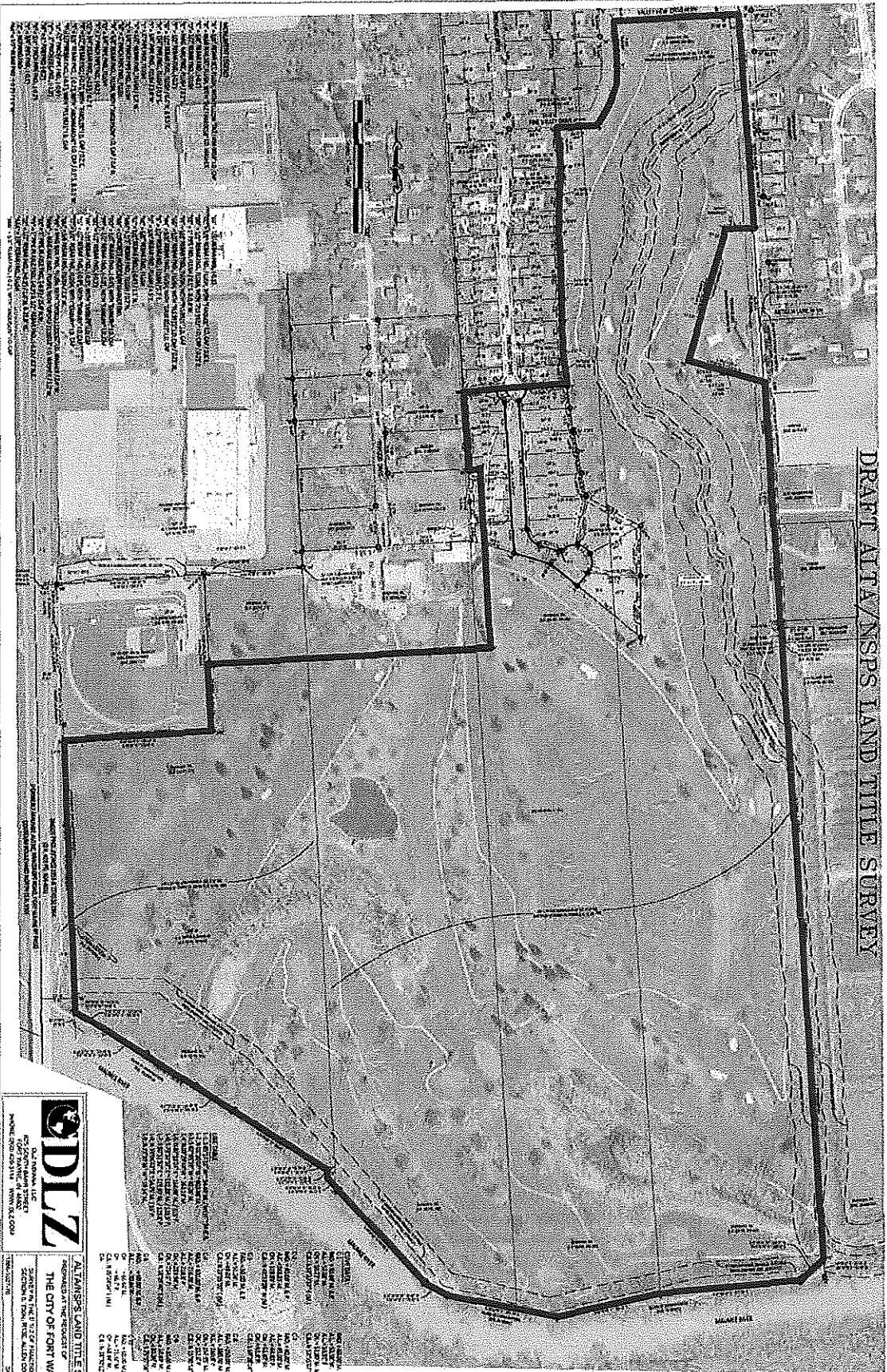


Michelle R. Nelson
Notary Public

Resident of Allen County

Michelle R. Nelson
Printed Name of Notary

DRAFT ATLAS/NSPS LAND TITLE SURVEY





DLZ
DRAFTING & LAND ZONING
INCORPORATED
10000 N. 10TH AVE., SUITE 100
DENVER, CO 80231

ATLAS/NSPS LAND TITLE SURVEY
APPROVED BY THE BOARD OF
THE CITY OF FORT WYNE
SECTION 1, TOWN OF ALDEN COUNTY, IN
SECTION 1, TOWN OF ALDEN COUNTY, IN
SECTION 1, TOWN OF ALDEN COUNTY, IN

EXHIBIT 1

PROPERTY OWNER NAME AND MAILING ADDRESS:

Landowner: Riverview, Inc.
Mailing Address: c/o Lakeside Golf Course
746 US Highway 30 Bypass N
Fort Wayne, IN 46805

AFFECTED PROPERTY:

Address: 746 Coliseum Boulevard North

Parcel ID Numbers	Deed Numbers
02-13-05-401-003.000-070 02-13-05-401-004.000-070	DB 522 P 273
02-13-05-401-004.000-070	DB 482 P 590
02-13-05-426-003.000-070 02-13-05-426-004.000-070 02-13-05-276-022.000-070 02-13-05-277-011.000-070 02-13-05-276-023.000-070 02-13-05-277-012.000-070 02-13-05-276-024.000-070 02-13-05-277-013.000-070 02-13-05-276-025.000-070 02-13-05-277-014.000-070 02-13-05-276-026.000-070 02-13-05-277-015.000-070 02-13-05-276-027.000-070 02-13-05-277-016.000-070 02-13-05-276-028.000-070 02-13-05-277-017.000-070 02-13-05-277-018.000-070 02-13-05-426-001.000-070 02-13-05-426-002.000-070 02-13-05-426-004.000-070	DB 693 P344-345

INTEREST TO BE ACQUIRED: Fee simple in a new parcel comprising 142.110 surveyed acres of land (legal description and rough aerial drawing attached).

LEGAL DESCRIPTION OF REAL ESTATE:

PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF FRACTIONAL SECTION 5, TOWNSHIP 30 NORTH, RANGE 13 EAST, SECOND PRINCIPAL MERIDIAN, ADAMS CIVIL TOWNSHIP, ALLEN COUNTY, INDIANA, AS LAID OUT ON THE SURVEY OF SAID SECTION IN THE PARTITION PROCEEDINGS OF EWING VS. EWING, AS RECORDED IN DEED RECORD 31, PAGE 436, PART OF LOT 19 IN THE SUBDIVISION OF W.A. EWING, EXECUTOR AND TRUSTEE OF THE ESTATE OF G.W. EWING, DECEASED, OF LOT 2 OR MIDDLE PART OF SAID SECTION 5, ALL AS RECORDED IN DEED RECORD 61, PAGES 433-435, AND A PART OF LOTS 48 – 64 IN GREENVALE ADDITION, SECTION "B", AS RECORDED IN PLAT BOOK 39, PAGES 98-99 AND DOCUMENT 77-20423, ALL, AS RECORDED IN THE ALLEN COUNTY RECORDER'S OFFICE AND BEING THAT 142.110-ACRE PARCEL SURVEYED BY DLZ INDIANA, LLC, CERTIFIED BY AARON E. SPRINGER, INDIANA PROFESSIONAL SURVEYOR LS20000228 AND AS SHOW ON AN ALTA/NSPS LAND TITLE SURVEY, DATED SEPTEMBER __, 2018 (ALL MONUMENTS REFERENCED HEREIN ARE AS SET OR FOUND ON THE AFOREMENTIONED SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, PROJECT NUMBER 1866-1027-70:

COMMENCING AT A MAG NAIL WITH A "DLZ FIRM 0058" I.D. WASHER AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 5; THENCE SOUTH 03 DEGREES 54 MINUTES 58 SECONDS EAST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE) 835.00 FEET TO A MAG NAIL WITH A "DLZ FIRM 0058" I.D. WASHER AT THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 03 DEGREES 54 MINUTES 58 SECONDS EAST 725.00 FEET ALONG THE EAST LINE OF SAID SECTION 5 TO A MAG NAIL WITH A "DLZ FIRM 0058" WASHER AT THE NORTHEAST CORNER OF 2.0-ACRE PARCEL DESCRIBED IN QUIT-CLAIM DEED FROM HERBERT HINSENKAMP, ET AL TO 601 REED ROAD CORPORATION, DATED NOVEMBER 10, 1992, RECORDED NOVEMBER 17, 1992, AS DOCUMENT 92-064555, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 85 DEGREES 17 MINUTES 11 SECONDS WEST 94.60 FEET ALONG THE NORTHERLY LINE OF SAID "601 REED ROAD CORPORATION" PARCEL TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP AT THE NORTHWEST CORNER OF SAID "601 REED ROAD CORPORATION" PARCEL; THENCE SOUTH 15 DEGREES 50 MINUTES 30 SECONDS WEST 465.80 FEET ALONG THE WESTERLY LINE OF SAID "601 REED ROAD CORPORATION" PARCEL TO A 1-INCH DIAMETER PIPE IN AN AXLE AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 73 DEGREES 49 MINUTES 10 SECONDS EAST 268.39 FEET (RECORDED AS 270 FEET) ALONG THE SOUTHERLY LINE OF SAID "601 REED ROAD CORPORATION" PARCEL TO A MAG NAIL WITH A "DLZ FIRM 0058" WASHER ON THE EAST LINE OF SAID FRACTIONAL SECTION; THENCE SOUTH 03 DEGREES 54 MINUTES 58 SECONDS EAST 2989.92 FEET ALONG SAID EAST LINE TO A 1/2-INCH DIAMETER REBAR WITH A "EMBURY" I.D. CAP AT THE NORTHEAST CORNER OF A 4-ACRE PARCEL DESCRIBED IN A CORPORATE DEED FROM RIVERVIEW, INC. TO THE BOARD OF COMMISSIONERS OF ALLEN COUNTY, DATED MAY 20, 1991, RECORDED MAY 23, 1991, AS DOCUMENT 91-020421, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE THE FOLLOWING 14 COURSE ALONG THE NORTHERLY LINES OF SAID "BOARD OF COMMISSIONERS OF ALLEN COUNTY" PARCEL: (1) SOUTH 49 DEGREES 09 MINUTES 24 SECONDS WEST 109.17 FEET (RECORDED AS 109.14 FEET) TO A 1/2-INCH DIAMETER REBAR WITH A "EMBURY" I.D. CAP; (2) THENCE SOUTH 84 DEGREES 54 MINUTES 39 SECONDS WEST 476.18 FEET (RECORDED AS 477.06 FEET) TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP; (3) THENCE SOUTH 78 DEGREES 22 MINUTES 07 SECONDS WEST 366.35 FEET TO A MAG NAIL WITH A "DLZ FIRM 0058" WASHER; (4) THENCE NORTH 78 DEGREES 31 MINUTES 27 SECONDS WEST 381.54 FEET TO A MAG NAIL WITH A "DLZ FIRM 0058" WASHER; (5) THENCE NORTH 58 DEGREES 34 MINUTES 55 SECONDS WEST 85.87 FEET TO A MAG NAIL WITH A "DLZ FIRM 0058" WASHER; (6) THENCE NORTH 42 DEGREES 55 MINUTES 04 SECONDS WEST 430.92 FEET TO A 1/2-INCH DIAMETER REBAR; (7) THENCE NORTH 39 DEGREES 02 MINUTES 39 SECONDS WEST 66.23 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP; (8) THENCE NORTH 20 DEGREES 13 MINUTES 05 SECONDS WEST 12.45 FEET TO A 1/2-INCH DIAMETER REBAR WITH A

"EMBURY" I.D. CAP; (9) THENCE NORTH 56 DEGREES 28 MINUTES 33 SECONDS WEST 50.79 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP; (10) THENCE NORTH 55 DEGREES 57 MINUTES 41 SECONDS WEST 328.03 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP; (11) THENCE NORTH 57 DEGREES 33 MINUTES 20 SECONDS WEST 155.44 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP; (12) THENCE NORTH 56 DEGREES 25 MINUTES 55 SECONDS WEST 201.98 FEET TO A MAG NAIL WITH A "DLZ FIRM 0058" WASHER; (13) THENCE NORTH 60 DEGREES 02 MINUTES 55 SECONDS WEST 154.89 FEET TO A 1/2-INCH DIAMETER REBAR WITH A "EMBURY" I.D. CAP; (14) THENCE NORTH 58 DEGREES 37 MINUTES 33 SECONDS WEST 131.66 FEET (RECORDED AS 126.58 FEET) TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP ON THE EAST RIGHT-OF-WAY LINE OF COLISEUM BOULEVARD NORTH (STATE ROAD 930); THENCE NORTH 00 DEGREES 58 MINUTES 08 SECONDS WEST 43.32 FEET (RECORDED AS 44.41 FEET) ALONG SAID EAST RIGHT-OF-WAY LINE TO A CONCRETE INDOT RIGHT-OF-WAY MARKER; THENCE NORTH 02 DEGREES 30 MINUTES 34 SECONDS WEST 877.35 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COLISEUM BOULEVARD NORTH (STATE ROAD 930) TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP AT THE SOUTHWEST CORNER OF A 6.18-ACRE PARCEL DESCRIBED IN A TRUSTEE'S DEED FROM LAKE COUNTY TRUST COMPANY, AS TRUSTEE OF THE LAKESIDE LAND TRUST, TO THE CITY OF FORT WAYNE BOARD OF PARK COMMISSIONERS, DATED NOVEMBER 17, 2006, RECORDED NOVEMBER 27, 2006, AS DOCUMENT 206071522, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE NORTH 86 DEGREES 33 MINUTES 28 SECONDS EAST 509.54 FEET (510.45 FEET RECORDED) TO THE SOUTHEAST CORNER OF SAID "CITY OF FORT WAYNE BOARD OF PARK COMMISSIONERS" PARCEL; THENCE NORTH 02 DEGREES 57 MINUTES 58 SECONDS WEST 229.05 FEET ALONG THE EAST LINE OF SAID PARCEL TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP; THENCE NORTH 86 DEGREES 49 MINUTES 53 SECONDS EAST 962.37 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP; THENCE NORTH 03 DEGREES 10 MINUTES 07 SECONDS WEST 603.88 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP; THENCE SOUTH 87 DEGREES 05 MINUTES 39 SECONDS WEST 40.26 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP ON THE WEST LINE OF LOT 61 IN GREENVALE ADDITION, SECTION "B", AS RECORDED IN PLAT BOOK 39, PAGES 98-99 AND DOCUMENT 77-20423, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE NORTH 03 DEGREES 29 MINUTES 49 SECONDS WEST 263.14 FEET ALONG THE WEST LINE OF SAID GREENVALE ADDITION, SECTION "B" TO A 1/2-INCH DIAMETER REBAR AT THE NORTHWEST CORNER OF LOT 64 IN SAID GREENVALE ADDITION, SECTION "B"; THENCE NORTH 87 DEGREES 33 MINUTES 24 SECONDS EAST 114.98 FEET (RECORDED AS 115 FEET) ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY 52.68 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT AND BEING AN ARC TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 33 DEGREES 22 MINUTES 17 SECONDS EAST AND A LENGTH OF 50.27 FEET TO AN EAST CORNER OF SAID LOT; THENCE SOUTH 03 DEGREES 29 MINUTES 49 SECONDS EAST 515.27 FEET ALONG THE EAST LINE OF LOTS 64 THROUGH 58 TO A 1" DIAMETER PIPE AT THE SOUTHEAST CORNER OF LOT 58 IN SAID GREENVALE ADDITION, SECTION "B"; THENCE SOUTH 73 DEGREES 32 MINUTES 57 SECONDS EAST 132.28 FEET (PLATTED AS 132.5 FEET) ALONG A SOUTHWESTERLY LINE OF SAID ADDITION TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP AT A SOUTHERLY CORNER OF SAID GREENVALE ADDITION, SECTION "B"; THENCE SOUTH 50 DEGREES 51 MINUTES 52 SECONDS EAST 119.90 FEET (PLATTED AS 119.8 FEET) ALONG A SOUTHWESTERLY LINE OF SAID ADDITION TO A 3/4-INCH PINCH PIPE AT THE WESTERLY MOST CORNER OF LOT 57 IN SAID GREENVALE ADDITION, SECTION "B"; THENCE NORTH 39 DEGREES 06 MINUTES 47 SECONDS EAST 54.75 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 57 TO A 1-INCH PINCH PIPE AT THE POINT OF CURVATURE OF AN ARC TO THE LEFT HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, NORTHWESTERLY, AND SOUTHWESTERLY 183.33 FEET ALONG THE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY LINES OF LOTS 56 THROUGH 54 IN SAID ADDITION AND BEING AN ARC TO THE LEFT AND SUBTENDED BY A LONG

CHORD HAVING A BEARING OF NORTH 48 DEGREES 23 MINUTES 09 SECONDS WEST AND A LENGTH OF 119.89 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP AT A POINT OF REVERSE CURVATURE OF AN ARC TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY 10.89 FEET ALONG SAID ARC TO THE RIGHT AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 75 DEGREES 17 MINUTES 08 SECONDS WEST AND A LENGTH OF 10.36 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP; THENCE NORTH 73 DEGREES 30 MINUTES 36 SECONDS WEST 69.54 FEET ALONG THE SOUTHWESTERLY LINE OF LOT 54 IN SAID GREENVALE ADDITION, SECTION "B" TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP AT THE POINT OF CURVATURE OF AN ARC TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY 73.32 FEET ALONG SAID ARC TO THE RIGHT AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 38 DEGREES 30 MINUTES 12 SECONDS WEST AND A LENGTH OF 68.84 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP AT THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03 DEGREES 29 MINUTES 49 SECONDS WEST 438.28 FEET ALONG THE WEST LINE OF LOTS 53 THROUGH 48 IN SAID GREENVALE ADDITION, SECTION "B" TO THE SOUTHWEST CORNER OF LOT 48 IN SAID GREENVALE ADDITION, SECTION "B"; THENCE NORTHEASTERLY 51.24 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 27 DEGREES 05 MINUTES 20 SECONDS EAST AND A LENGTH OF 49.03 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP AT THE NORTHWEST CORNER OF SAID LOT 48; THENCE NORTH 87 DEGREES 28 MINUTES 04 SECONDS EAST 142.30 FEET ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 07 DEGREES 58 MINUTES 43 SECONDS WEST 119.01 FEET ALONG A EASTERLY LINE OF SAID GREENVALE ADDITION, SECTION "B" TO A 3/4-INCH PINCH PIPE AT A EAST CORNER OF LOT 46 IN SAID ADDITION; THENCE NORTH 01 DEGREE 44 MINUTES 01 SECOND WEST 443.34 FEET ALONG A EASTERLY LINE OF SAID GREENVALE ADDITION, SECTION "B" TO A 3/4-INCH PIPE AT A EAST CORNER OF LOT 40 IN SAID ADDITION; THENCE NORTH 01 DEGREES 58 MINUTES 45 SECONDS EAST 188.23 FEET ALONG A EASTERLY LINE OF SAID GREENVALE ADDITION, SECTION "B" TO A 1-INCH PINCH PIPE AT THE NORTHEAST CORNER OF LOT 38 IN GREENVALE ADDITION, SECTION "B", ALSO BEING THE SOUTHEAST CORNER OF LOT 26 IN GREENVALE ADDITION, SECTION "A", AS RECORDED IN PLAT BOOK 21, PAGE 131-132, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE NORTH 03 DEGREES 31 MINUTES 46 SECONDS WEST 134.61 FEET (PLATTED AS 135 FEET) ALONG THE EAST LINE OF SAID LOT 26 TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE NORTH 87 DEGREES 33 MINUTES 13 SECONDS EAST 133.22 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF PINE VALLEY DRIVE, TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP AT A POINT OF NON-TANGENCY OF AN ARC TO THE LEFT HAVING A RADIUS OF 300.00 FEET; THENCE NORTHERLY 218.78 FEET ALONG SAID ARC TO THE LEFT, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID PINE VALLEY DRIVE, AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 18 DEGREES 19 MINUTES 40 SECONDS EAST AND A LENGTH OF 213.98 FEET TO A 5/8-INCH DIAMETER REBAR WITH A YELLOW "DLZ FIRM 0058" I.D. CAP AT THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 02 DEGREES 33 MINUTES 56 SECONDS WEST 149.91 FEET (PLATTED AS 150 FEET) ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PINE VALLEY DRIVE TO A 3/4-INCH PINCH PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE; THENCE NORTH 87 DEGREES 30 MINUTES 12 SECONDS EAST 425.23 FEET (PLATTED AS 410 FEET) ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 142.110 ACRES, MORE OR LESS.