

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0070
Bill Number: Z-19-11-15
Council District: 4-Jason Arp

Introduction Date: November 26, 2019

Plan Commission
Public Hearing Date: December 9, 2019 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 3.47 acres from AR/Low Intensity Residential to C2/Limited Commercial.

Location: 7621 Illinois Road

Reason for Request: To allow for three commercial/retail lots as part of a larger mixed-use development.

Applicant: The Homestead Wilson, LLC

Property Owner: The Homestead Wilson, LLC

Related Petitions: Primary Development Plan, Inverness Park

Effect of Passage: Property will be rezoned to the C2/Limited Commercial district which will allow a variety of commercial and retail uses.

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

#REZ-2019-0070

BILL NO. Z-19-11-15

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. B-02 (Sec. 12 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 C2 (Limited
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH,
RANGE 11 EAST, ALLEN COUNTY, INDIANA AND BEING FURTHER A PART OF THE
LANDS OF THE HOMESTEAD WILSON, LLC AS DESCRIBED IN DOCUMENT NUMBER
2015060910 IN THE RECORDS OF THE RECORDER OF ALLEN COUNTY, INDIANA AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST
CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH,
RANGE 11 EAST, ALLEN COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 43
MINUTES 06 SECONDS WEST (BASIS OF BEARINGS IS INDIANA STATE PLANE
COORDINATE SYSTEM, EAST ZONE, GRID) ALONG THE NORTH LINE OF SAID
NORTHWEST QUARTER, A DISTANCE OF 1346.67 FEET (1346.3 FEET, 1346.43 FEET,
1346.79 FEET RECORDED) TO THE NORTHEAST CORNER OF THE WEST HALF OF
SAID NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 04 MINUTES 23
SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST
QUARTER, A DISTANCE OF 65.63 FEET TO THE SOUTH RIGHT OF WAY OF A PUBLIC
ROAD KNOWN AS ILLINOIS ROAD (STATE ROAD NO. 14) AS DESCRIBED IN
DOCUMENT NUMBER 207019601 IN THE RECORDS OF THE RECORDER OF ALLEN
COUNTY, INDIANA; THENCE ALONG SAID RIGHT OF WAY, SOUTH 88 DEGREES 43
MINUTES 06 SECONDS WEST, A DISTANCE OF 261.94 FEET; THENCE NORTH 88
DEGREES 25 MINUTES 09 SECONDS WEST AND CONTINUING ALONG SAID RIGHT
OF WAY, A DISTANCE OF 9.54 FEET TO THE NORTHEAST CORNER OF THE LANDS
OF MEV ILLINOIS LLC AS DESCRIBED IN DOCUMENT NUMBER 2019013205; THENCE
SOUTH 0 DEGREES 05 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF THE
LANDS OF SAID MEV ILLINOIS LLC, A DISTANCE OF 229.08 FEET TO THE
SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING INITIALLY
REFERRED TO; THENCE NORTH 89 DEGREES 57 MINUTES 55 SECONDS WEST
ALONG THE SOUTH LINE OF THE LANDS OF SAID MEV ILLINOIS LLC, A DISTANCE
OF 134.96 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0
DEGREES 08 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF THE LANDS
OF SAID MEV ILLINOIS LLC, A DISTANCE OF 13.90 FEET TO THE SOUTHEAST
CORNER OF THE LANDS OF RODGERS AS DESCRIBED IN DOCUMENT NUMBER
2014017806; THENCE SOUTH 88 DEGREES 35 MINUTES 08 SECONDS WEST ALONG

1 THE SOUTH LINE OF THE LANDS OF SAID RODGERS, A DISTANCE OF 263.61 FEET
2 (263.00 FEET, DEED) TO THE SOUTHWEST CORNER THEREOF, AS SITUATED ON
3 THE EAST LINE OF THE LANDS OF 1ST SOURCE BANK AS RECORDED IN
4 DOCUMENT NUMBER 2014035798 AND FURTHER BEING A PART OF THE INVERNESS
5 CENTRE DEVELOPMENT AS DESCRIBED IN DEED RECORDED AS DOCUMENT
6 NUMBER 201080763; THENCE SOUTH 0 DEGREES 05 MINUTES 05 SECONDS EAST
7 ALONG THE LINES AFORESAID AND THE EAST LINE OF THE LANDS OF ORAL AND
8 MAXILLOFACIAL SURGERY ASSOCIATES HOLDINGS, LLP AS RECORDED IN
9 DOCUMENT NUMBER 2015046679, A DISTANCE OF 356.00 FEET; THENCE SOUTH 63
10 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 219.80 FEET; THENCE
11 NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 212.0
12 FEET, A DISTANCE OF 40.88 FEET, THE CHORD OF WHICH BEARS NORTH 26
13 DEGREES 55 MINUTES 39 SECONDS EAST, 40.82 FEET; THENCE NORTH 32
14 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 3.82 FEET; THENCE
15 NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF
16 188.0 FEET, A DISTANCE OF 75.12 FEET, THE CHORD OF WHICH BEARS NORTH 43
17 DEGREES 53 MINUTES 57 SECONDS EAST, 74.62 FEET TO A POINT OF REVERSE
18 CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT
19 HAVING A RADIUS OF 512.0 FEET, A DISTANCE OF 105.52 FEET THE CHORD OF
20 WHICH BEARS NORTH 49 DEGREES 26 MINUTES 31 SECONDS EAST, 105.33 FEET;
21 THENCE NORTH 42 DEGREES 23 MINUTES 28 SECONDS EAST, A DISTANCE OF
22 32.27 FEET; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT
23 HAVING A RADIUS OF 212.0 FEET, A DISTANCE OF 140.61 FEET, THE CHORD OF
24 WHICH BEARS NORTH 19 DEGREES 03 MINUTES 18 SECONDS EAST, 138.05 FEET;
25 THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF
26 131.64 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 55 SECONDS WEST, A
27 DISTANCE OF 17.33 FEET TO THE POINT OF BEGINNING, CONTAINING 3.47 ACRES
28 OF LAND, MORE OR LESS.

15 and the symbols of the City of Fort Wayne Zoning Map No. B-02 (Sec. 12 of Aboite
16 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
17 Wayne, Indiana is hereby changed accordingly.

20 SECTION 2. If a written commitment is a condition of the Plan Commission's
21 recommendation for the adoption of the rezoning, or if a written commitment is modified and
22 approved by the Common Council as part of the zone map amendment, that written
23 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.

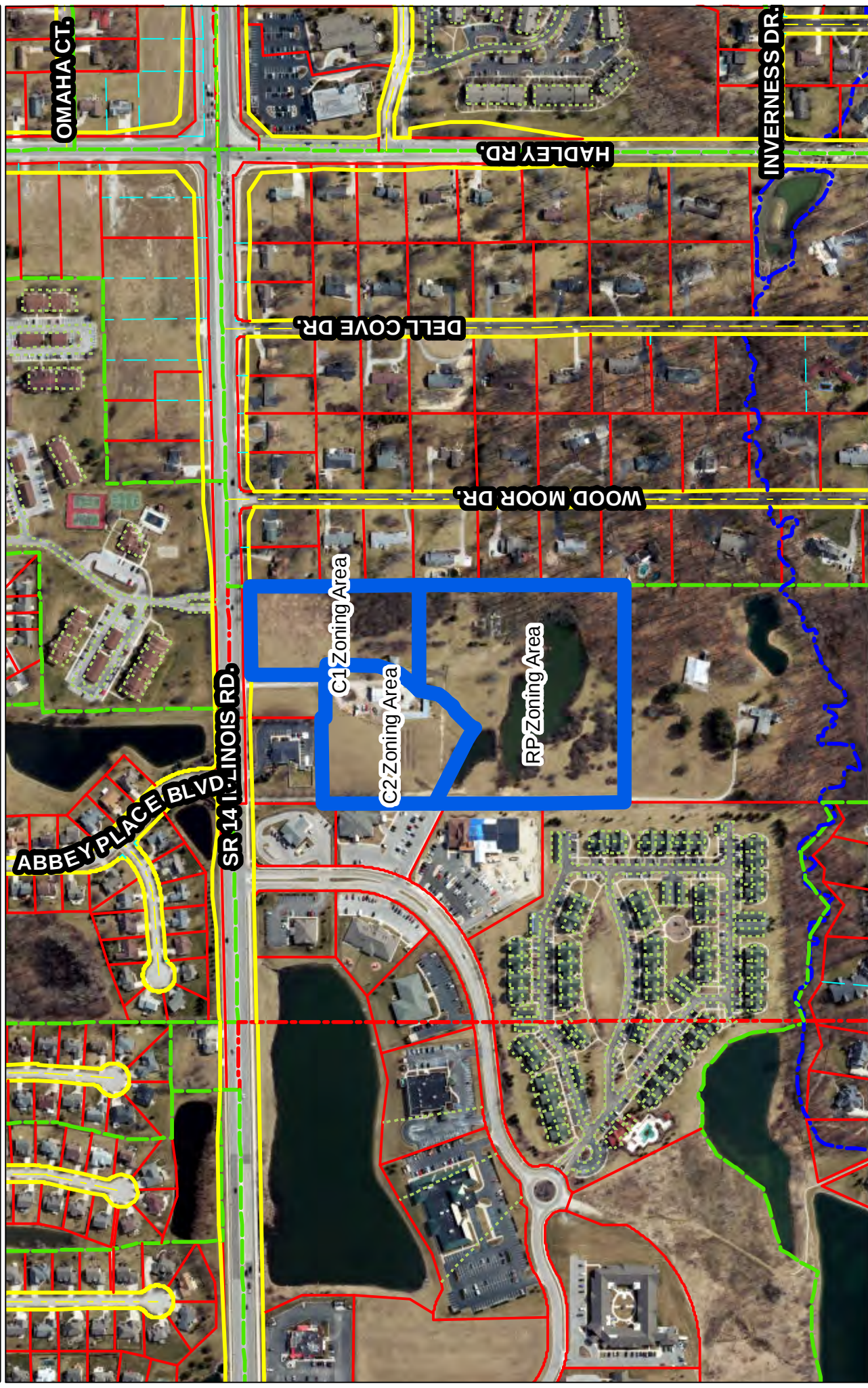
Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

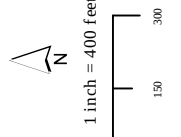


Rezoning Petitions REZ-2019-0070, 0072, 0073 and Primary Development Plan PDP-2019-0056 - Inverness Park



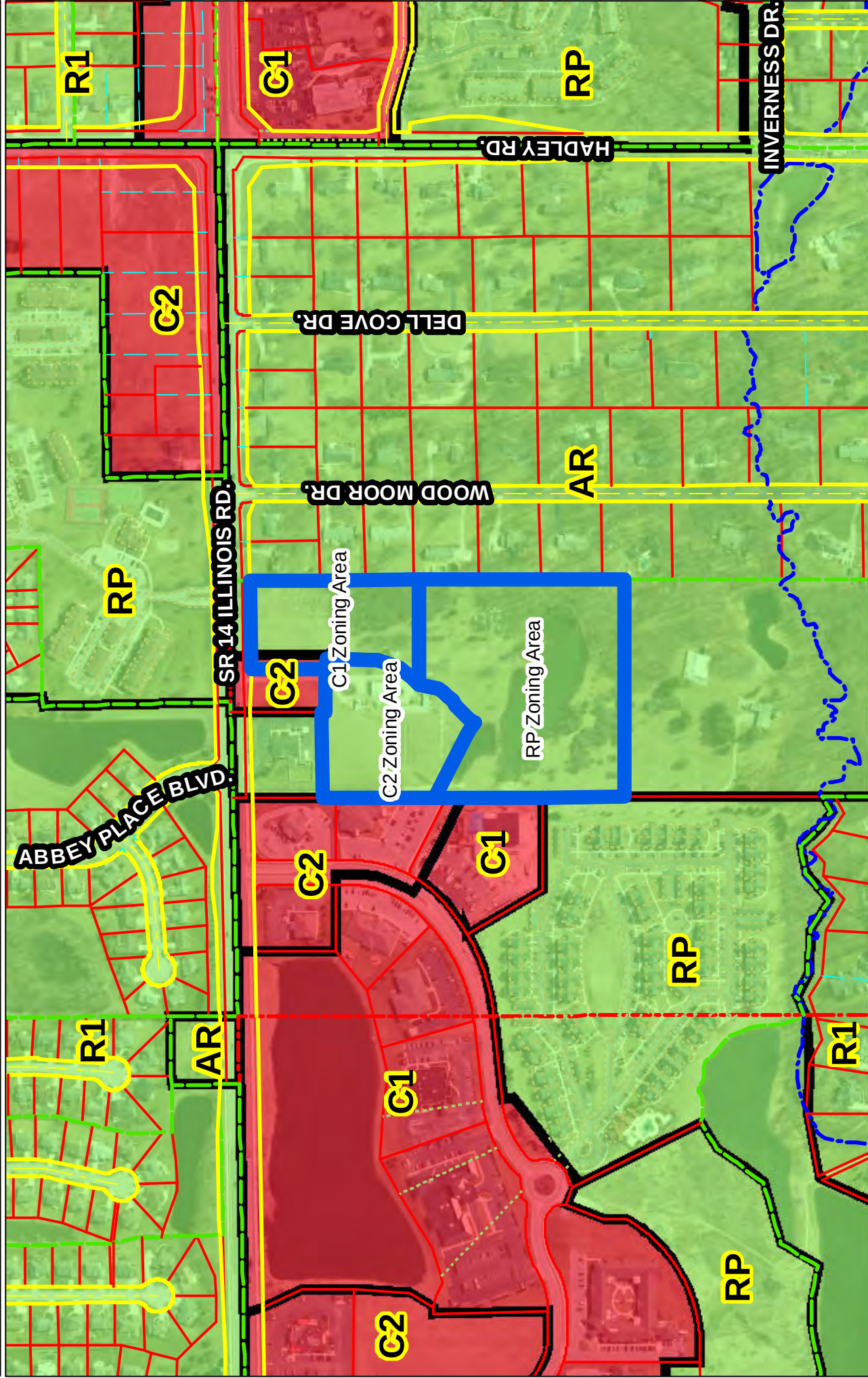
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/13/2019





Rezoning Petitions REZ-2019-0070, 0072, 0073 and Primary Development Plan PDP-2019-0056 - Inverness Park

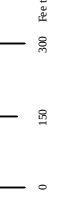


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/13/2019



1 inch = 400 feet



Department of Planning Services
Rezoning Petition Application

Applicant
Applicant THE HOMESTEAD WILSON, LLC
Address 6435 WEST JEFFERSON BOULEVARD #136
City FORT WAYNE State INDIANA Zip 46804
Telephone 941-928-9440 E-mail apreality@live.com

Contact Person
Contact Person PETER G. MALLERS, ESQ. OF BEERS MALLERS BACKS & SALIN, LLP
Address 110 WEST BERRY STREET, SUITE 1100
City FORT WAYNE State INDIANA Zip 46802
Telephone 260-426-9706 E-mail pgmallers@beersmallers.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 7621 ILLINOIS ROAD, FORT WAYNE, INDIANA
Present Zoning AR Proposed Zoning C1, C2, RP Acreage to be rezoned APPROX 15.5 DIVIDED AS SET FORTH ON ATTACHED EXHIBIT "A" 3.47 Ac
Proposed density units per acre
Township name ABOITE Township section # 30
Purpose of rezoning (attach additional page if necessary) TO DEVELOP THIS 15.5 ACRE SITE FOR LOW INTENSITY COMMERCIAL AND MULTI-FAMILY PURPOSES.
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
- ☐ 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.

THE HOMESTEAD WILSON, LLC By: [Signature] 11/11/19
(printed name of applicant) (signature of applicant) (date)
THE HOMESTEAD WILSON, LLC By: [Signature] 11/11/19
(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)

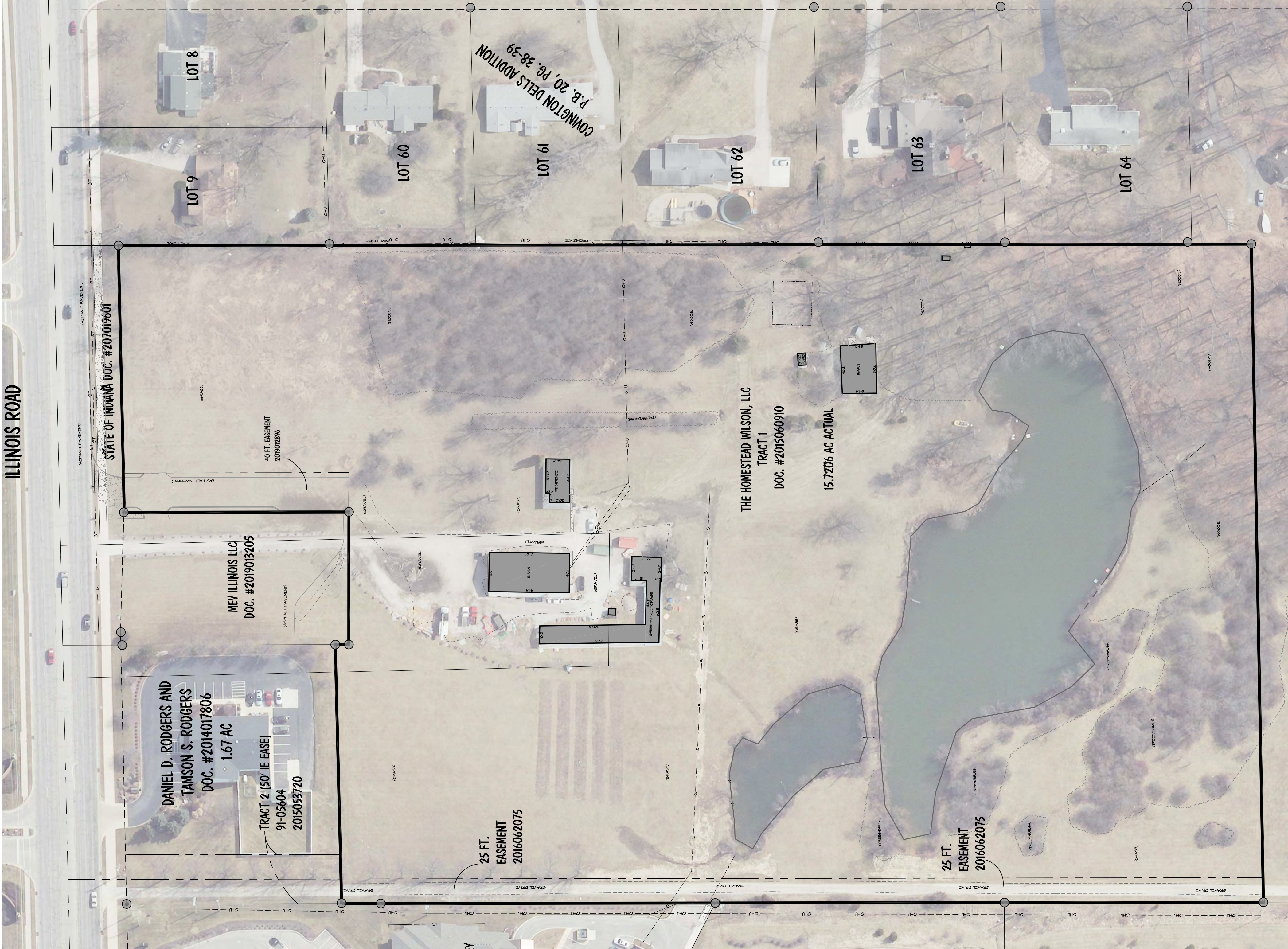
Received	Receipt No.	Hearing Date	Petition No.
Nov 5 2019	132511	12/9/19	REZ-2019-0070

PROPOSED ZONE LEGEND:

DEVELOPER	JAMES J. WILSON 6535 W. JEFFERSON BLVD., 136 FORT WAYNE, IN 46824 PH: (641) 929-5440 agresh@jwv.com	CHARLES A. WILSON III 6017 ALTIMONT PLACE BALTIMORE, MD 21212-1001 PH: (410) 440-6755 cawilson3@hotmail.com
	ENGINEER	
SURVEYOR	ENGINEERING RESOURCES, INC. 11202 DIEBOLD ROAD FORT WAYNE, IN 46825 PH: (260) 490-1025 FAX: (260) 490-1028 CONTACT: MARK KEINHAARD EMAIL: mark@keinsaid.com	
	FORESIGHT CONSULTING, LLC 1910 ST JOE CENTER RD #11 FORT WAYNE, IN 46825 PH: (219) 734-2222 MICHAEL DAVIS EMAIL: mda@fsa.biz	

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER:18003C0280G
PANELS 280 OF 495
DATED AUGUST 3, 2009

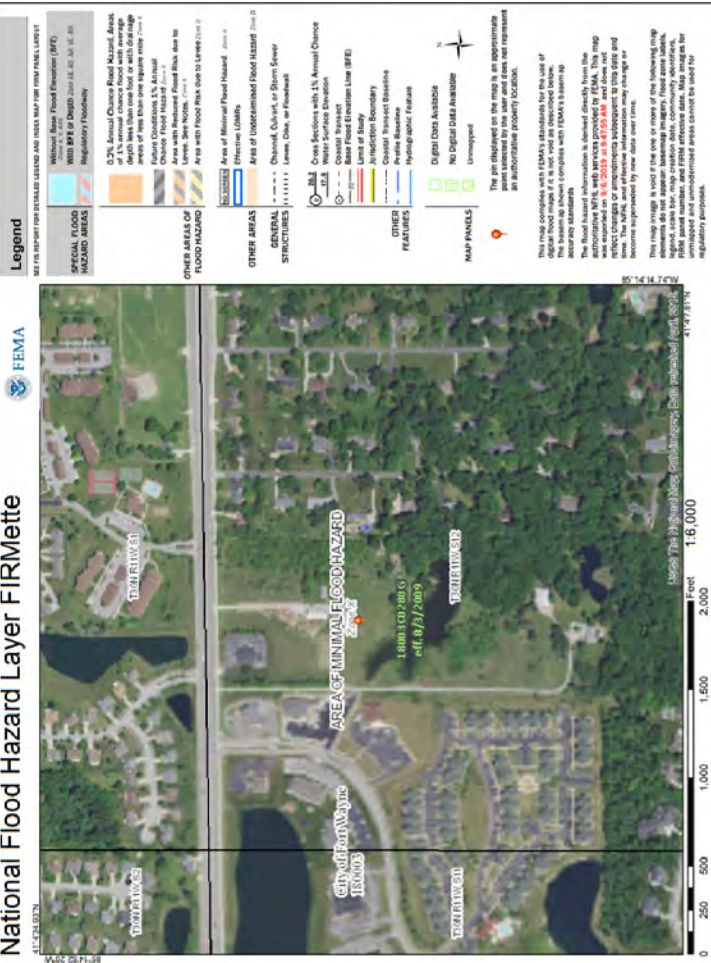
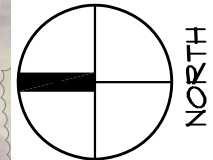




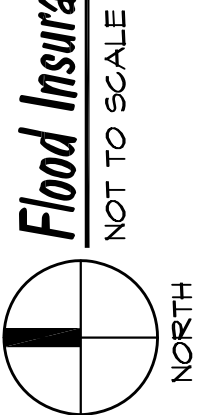
Easements & Improvements Detail



SCALE: 1" = 80'



Flood Insurance Rate Map



NOT TO SCALE

Professional Surveyor's Report

IN ACCORDANCE WITH TITLE 845, ARTICLE I, RULE 12, SECTIONS 1 THROUGH 24 OF THE INDIANA ADMINISTRATIVE CODES, THE FOLLOWING REPORT IS SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS PARCEL AS A RESULT OF:

- (A) VARIANCES IN REFERENCE MONUMENTS.
- (B) DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS.
- (C) VARIANCES IN THE MEASUREMENTS OF THE LINES AND CORNERS.
- (D) RELATIVE POSITIONAL ACCURACY (RPA) OF THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY FOR THE VARIOUS SURVEY CLASSIFICATIONS ARE AS FOLLOWS:
- (1) FIRST-CLASS SURVEY: 0.01 INCHES PER 100 FEET.
- (2) SECOND-CLASS SURVEY: 0.02 INCHES PER 100 FEET.
- (3) RURAL SURVEYS: 0.20 FEET PLUS 2000 PARTS PER MILLION.

VARIANCES IN DEED VS. MEASURED DIMENSIONS
THERE MAY BE VARIANCES BETWEEN THE DEED DIMENSIONS AND THE MEASURED DIMENSIONS ALONG THE ESTABLISHED BOUNDARY LINES SHOWN ON THIS PLAT OF SURVEY. LIKEWISE, THERE MAY BE FOUND SURVEY VARIANCES IN THE MEASUREMENTS OF THE LINES AND CORNERS. THESE VARIANCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY STATED BELOW AND ARE LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION. THE DIFFERENCES HAVE BEEN CONSIDERED IN THE PREPARATION OF THIS PLAT OF SURVEY. THE VARIANCES ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTS. THESE VARIANCES ARE NOTY OF DISCUSSION AND ARE ADDRESSED IN THIS REPORT.

BOUNDARY RESOLUTION - BASIS OF THE ESTABLISHED BOUNDARY OF THE SUBJECT PARCEL
WITH SURVEYING AND LAND SURVEYING'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH THE INDIANA SURVEYING ACT (845 IAC 1-2-11.5) RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS, SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A BASIS FOR A BOUNDARY RESOLUTION.

HORIZONTAL POSITIONING METHODOLOGY
THE HORIZONTAL POSITIONING OF ALL POINTS AND ESTABLISHED MONUMENTS ARE BASED UPON STANDARD SURVEYING MEASUREMENT TECHNIQUES USING A POSITIONAL SOLUTION DERIVED BY USING RTK GLOBAL POSITIONING SYSTEM (GPS) DATA. THE DATA WAS COLLECTED USING A SURVEYING NETWORK OF TRANSPORTATION, HIGHWAYS, RAILROADS, AND SURVEYING NETWORK.

PURPOSE OF SURVEY
THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARIES OF THE LANDS OF THE HOMESTEAD WILSON LLC, AS RECORDED IN DOCUMENT NUMBER 2015053720 WITHIN THE OFFICE OF RECORDER OF ALLEN COUNTY, INDIANA FOR THE PURPOSE OF A REAL ESTATE TRANSACTION.

BASIS OF BEARING
THE BEARING VALUES FOR THIS SURVEY IS BASED UPON INDIANA STATE PLANE COORDINATE ZONE EAST GEODETIC GRID BEARING VALUES AS SHOWN AND REPRESENTED ON THE PLAT OF THIS SURVEY.

TITLE COMMITMENT
THERE WAS NO TITLE COMMITMENT PROVIDED OR REVIEWED FOR THIS SURVEY AND REPORT. MATTERS DISCLOSED WITHIN A COMPLETE AND ACCURATE TITLE COMMITMENT MAY ALTER THE BOUNDARY RESOLUTION FOR THE SUBJECT PARCEL. THE SURVEYOR'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE REPRESENTATION OF THE SUBJECT PARCEL. FORESIGHT CONSULTING, LLC SHOULD BE NOTIFIED IMMEDIATELY IN ORDER TO REVIEW AND CONSIDER THE INFORMATION CONTAINED THEREIN.

REFERENCE INFORMATION UTILIZED THIS SURVEY
THE REFERENCE INFORMATION UTILIZED FOR THIS SUBJECT PARCEL AND THE ADJOINING PARCELS WERE UTILIZED DURING THE COURSE OF THIS BOUNDARY SURVEY.

THE PLAT OF CONINGTON DELLS PREPARED BY HK GOTTSCHEK AND RECORDED IN PLAT BOOK 30, PAGES 38-39 IN THE RECORDS OF THE RECORDER OF ALLEN COUNTY, INDIANA, ALSO A CERTIFICATE DESCRIBING AN ERROR IN THE PLATTED DIMENSIONS OF LOT 65 AND RECORDED IN MISCELLANEOUS RECORD 180, PAGE 240.

THE PLAT OF INVERNESS HILLS SECTION II AS PREPARED BY ROCK AND ASSOCIATES AND RECORDED IN PLAT CABINET 'B', PAGE 195.

SURVEY OF THE INVERNESS CENTRE DEVELOPMENT PRIOR TO ANY SALE OFF'S BY RK KARST DATED OCTOBER 17, 2001.

SURVEY OF SHERWIN WILLIAMS OF FT. WAYNE BY MOOLFERT, INC. DATED APRIL 25, 2019.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
THE BOUNDARY LINES OF THE LANDS OF THE HOMESTEAD WILSON LLC AS RECORDED IN DOCUMENT NUMBER 2015053720 WITHIN THE OFFICE OF RECORDER OF ALLEN COUNTY, INDIANA ARE DEPENDENT UPON THE CONTROLLING LINES OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA.

SET SURVEY FOR THE ORIGINAL MONUMENTS BELIEVED UPON FOR THE RELOCATION OF THE BOUNDARIES OF THE LANDS OF THE HOMESTEAD WILSON LLC. THE SURVEYOR'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE REPRESENTATION OF THE SUBJECT PARCEL. FORESIGHT CONSULTING, LLC SHOULD BE NOTIFIED IMMEDIATELY IN ORDER TO REVIEW AND CONSIDER THE INFORMATION CONTAINED THEREIN.

DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS
MINOR DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS WERE ENCOUNTERED DURING THIS BOUNDARY SURVEY. THE DISCREPANCIES WERE FOUND IN THE RECORDS OF THE HOMESTEAD WILSON LLC. THE DISCREPANCIES WERE FOUND IN THE RECORDS OF THE HOMESTEAD WILSON LLC. THE DISCREPANCIES WERE FOUND IN THE RECORDS OF THE HOMESTEAD WILSON LLC.

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DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION
THERE IS A SUBSTANTIAL FILE OF DIRT FROM A CONSTRUCTION SITE ON LOT 65 IN CONINGTON DELLS THAT COVERS THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY WHICH EXTENDS SLIGHTLY ONTO THE SUBJECT PROPERTY. NO OTHER SIGNIFICANT DISCREPANCIES WERE FOUND IN LINES OF OCCUPATION DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS.

THEORY OF LOCATION
THE THEORY OF LOCATION IS THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS. SECTION OF THIS REPORT, THE BOUNDARY LINES OF THE LANDS OF THE HOMESTEAD WILSON LLC AS RECORDED IN DOCUMENT NUMBER 2015053720 WITHIN THE OFFICE OF RECORDER OF ALLEN COUNTY, INDIANA ARE DEPENDENT UPON THE CONTROLLING LINES OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA.

THE NORTH LINE OF THE NORTHWEST QUARTER IS ESTABLISHED BY THE ALLEN COUNTY REFERENCED MONUMENTS AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER. THE NORTH LINE OF THE NORTHWEST QUARTER IS ESTABLISHED BY THE ALLEN COUNTY REFERENCED MONUMENTS AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER. THE NORTH LINE OF THE NORTHWEST QUARTER IS ESTABLISHED BY THE ALLEN COUNTY REFERENCED MONUMENTS AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER.

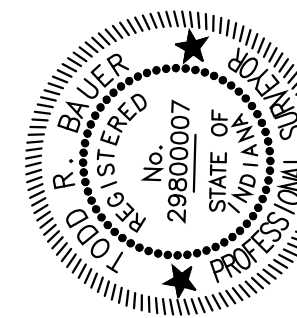
Professional Surveyor's Certification

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS MADE A REFRAGMENT SURVEY OF THE REAL ESTATE DERIVED AND DESCRIBED THEREON. MEASUREMENTS WERE MADE AND MONUMENTS WERE PLACED AND THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED.

THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED. THE SURVEY WAS COMPLETED.

COMMISSION NUMBER: 192600
CLIENT: THE HOMESTEAD WILSON LLC
DATES OF FIELD WORK: OCTOBER 15-16, 2019
FIELD WORK COMPLETED: OCTOBER 16TH, 2019
IN THESE MEASUREMENTS, THE SURVEYOR HAS USED THE FOLLOWING INSTRUMENTS AND METHODS TO OBTAIN THE DATA FOR THIS SURVEY.

AFTER THE SURVEY, THE SURVEYOR HAS TAKEN THE FOLLOWING STEPS TO ENSURE THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS TAKEN THE FOLLOWING STEPS TO ENSURE THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS TAKEN THE FOLLOWING STEPS TO ENSURE THE ACCURACY OF THE SURVEY.



Todd R. Baker, ES No. 29800007
1022484416161

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

ForeSight

Certification:

ALTA/NSPS LAND TITLE SURVEY FOR:

The Wilson Homestead

Part of the Northwest 1/4 of Section 12,
Township 30 North, Range 11 East,
7621 Illinois Rd, Fort Wayne, IN 46804

Drawing Revisions

Commission Number
192600

Date
November 4th, 2019

Title

Sheet Number
S1.2
SHEET 2 OF 2

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Performed for: