

#REZ-2021-0022

BILL NO. Z-21-05-10

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. L-02 (Sec. 11 of Wayne 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 UC (Urban
Corridor) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

Part of Ayres Addition to Fort Wayne (Deed Record Q, page 215), Chipman's
Addition to the City of Fort Wayne (Deed Record N, page 475), and proposed
vacated alleys and streets in the City of Fort Wayne, Allen County, Indiana, more
particularly described as follows:

BEGINNING at the southwest corner of Lot 8 in Ayres Addition to Fort Wayne,
being also the intersection of the east line of Union Street and the north right-of-way
line of the CSX Railroad; thence North 01 degree 44 minutes 09 seconds West
(bearing based on the State Plane Coordinate System (NAD82)(2011), Indiana East
zone) on the east line of Union Street and the west line of Ayres Addition, a distance
of 306.53 feet to a 5/8" rebar found marking the northwest corner of a parcel of land
described in Document 2011009084 in the Office of the Recorder of Allen County;
thence North 89 degrees 08 minutes 09 seconds East on the north line thereof, a
distance of 85.15 feet to a 1/2" rebar found marking the northeast corner of said
parcel of land; thence North 01 degree 04 minutes 39 seconds West 3.72 feet to a
5/8" rebar with Miller cap found marking the southwest corner of a parcel of land
described in Document 2018003536 in said Recorder's Office; thence North 88
degrees 40 minutes 12 seconds East on the south line thereof, a distance of 87.12 feet
to a 5/8" rebar with Miller cap found marking the southeast corner of said parcel of
land and the west line of Jackson Street; thence North 11 degrees 59 minutes 03
seconds West on the east line of said parcel of land and the west line of Jackson
Street, a distance of 91.03 feet to the northeast corner of said parcel of land and the
northeast corner of Lot 1 in Ayres Addition; thence North 89 degrees 10 minutes 48
seconds East 50.04 feet to the east line of Jackson Street and the west line of Lot 10
in Chipman's Addition; thence North 12 degrees 20 minutes 39 seconds West on
said east line of Jackson Street and the west line of said Lot 10, a distance of 26.04
feet to the Northwest corner of said Lot 10 and the south line of Lavina Street;
thence North 89 degrees 24 minutes 18 seconds East on the north line of Chipman's

1 Addition, being also the south line of Lavina Street, a distance of 166.35 feet to the
2 northwest corner of Lot 11 in Chipman's Addition; thence South 11 degrees 41
3 minutes 46 seconds East on the westerly line of said Lot 11, a distance of 190.43 feet
4 to the easterly extension of the south line of a parcel of land described in Document
5 2016061973 in said Recorder's Office; thence South 89 degrees 19 minutes 32
6 seconds West on said extension and the south line thereof, a distance of 164.11 to the
7 southwest corner of said parcel of land and the east line of Jackson Street; thence
8 South 12 degrees 20 minutes 39 seconds East on the east line of Jackson Street, a
9 distance of 194.37 feet to the southwest corner of Lot 3 in Chipman's Addition;
10 thence North 89 degrees 49 minutes 00 seconds West on the westerly extension of
11 the south line of said Lot 3, a distance of 25.61 feet to the center line of Jackson
12 Street; thence South 12 degrees 20 minutes 39 seconds East 50.20 feet to the north
13 right-of-way line of the CSX Railroad; thence South 89 degrees 18 minutes 22
14 seconds West on said north right-of-way line of the CSX Railroad, a distance of
15 255.98 feet to the point of beginning, containing 2.58 acres, more or less.

16 and the symbols of the City of Fort Wayne Zoning Map No. L-02 (Sec. 11 of Wayne
17 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
18 Wayne, Indiana is hereby changed accordingly.

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

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

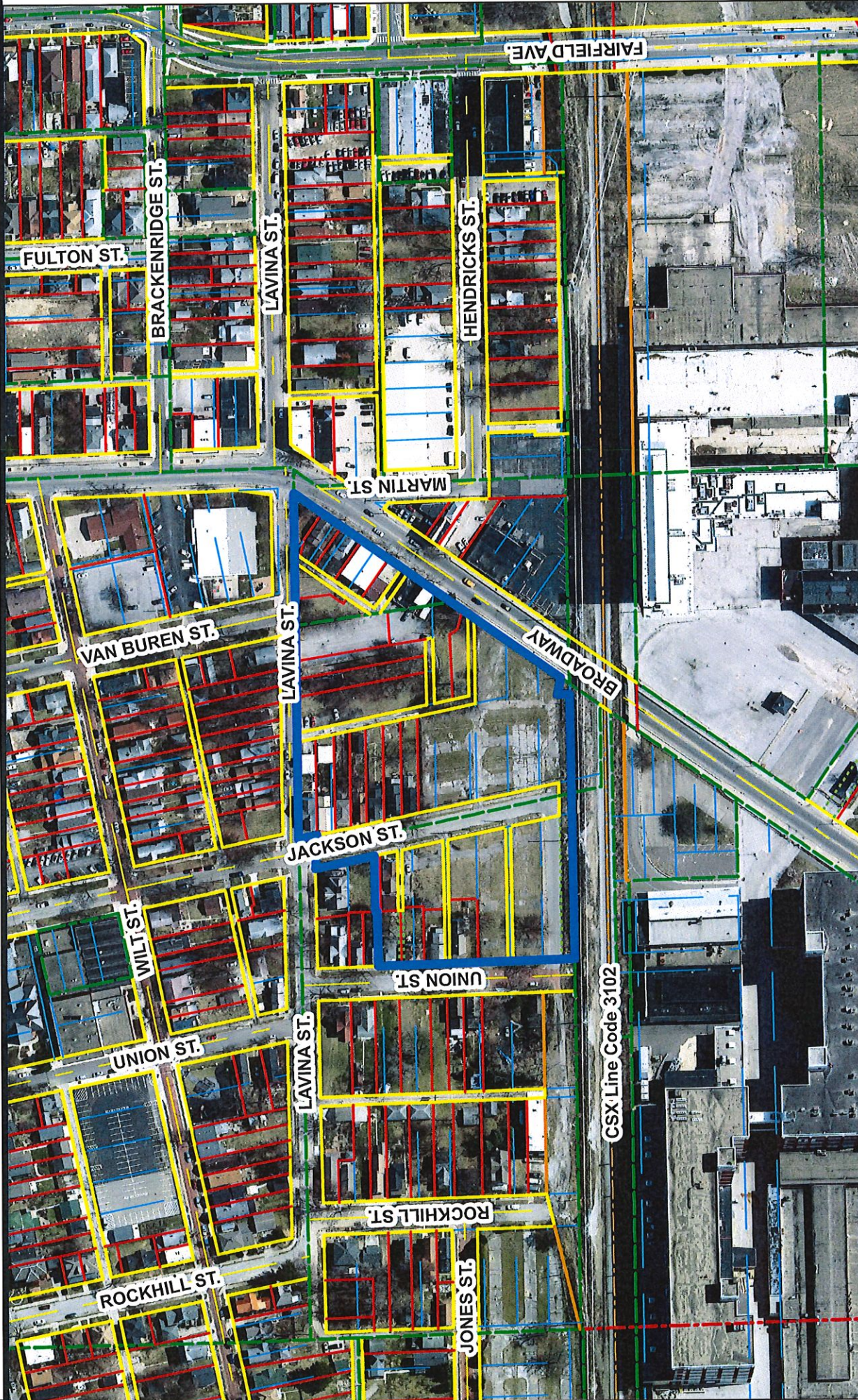
25 _____
26 Council Member

27 APPROVED AS TO FORM AND LEGALITY:

28 _____
29 Carol T. Helton, City Attorney
30



REZ-2021-0022 and PDP-2021-0018 Electric Works Phase II



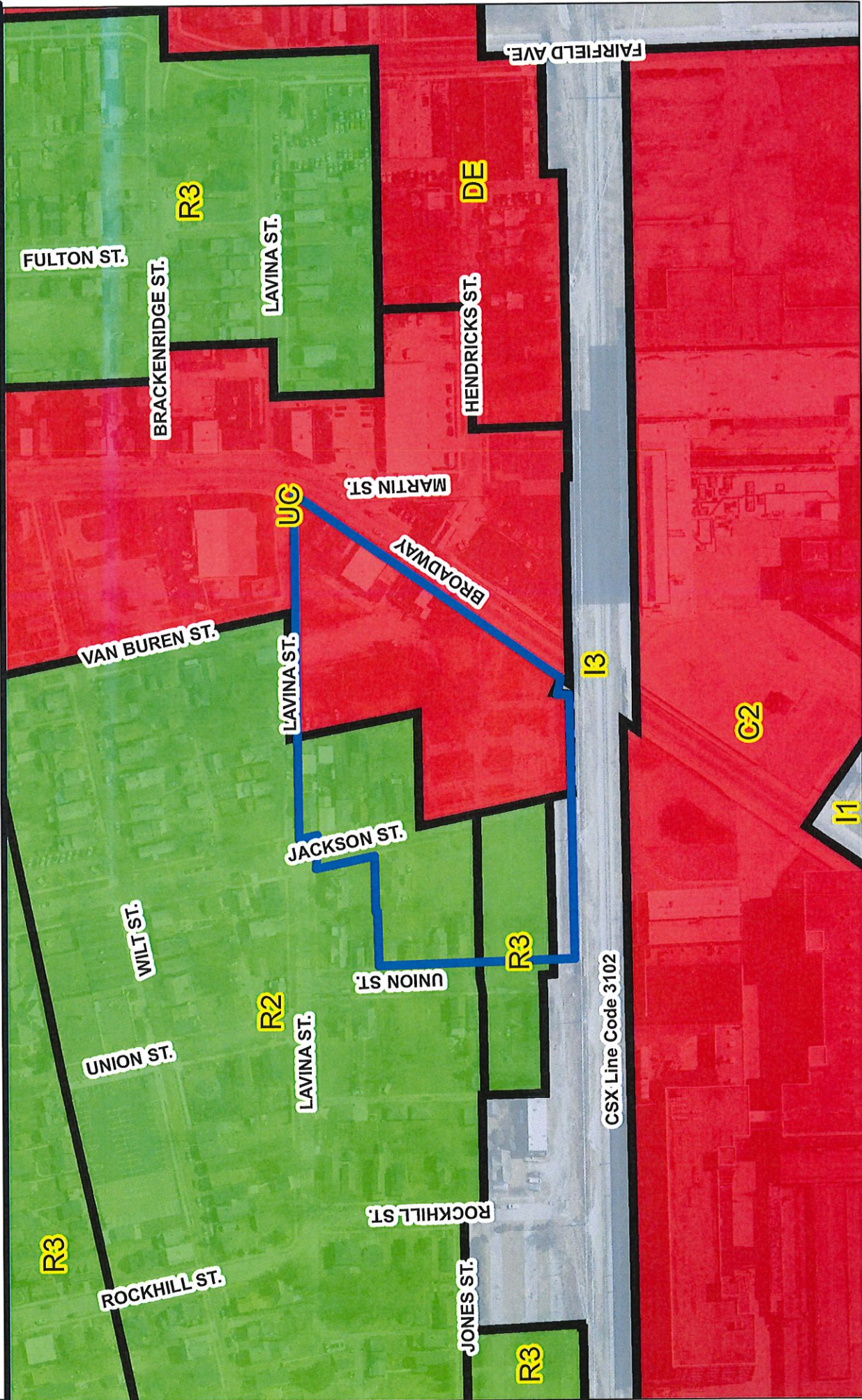
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Photos and Contours: Spring 2009
Date: 5/18/2021





REZ-2021-0022 and PDP-2021-0018 Electric Works Phase II



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1 inch = 200 feet



**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant RTM VENTURES, LLC
Address c/o ANCORA, 701 WEST MAIN STREET #200
City DURHAM State NORTH CAROLINA Zip 27701
Telephone 919-201-2360 E-mail jparker@ancora.re

Contact Person
Contact Person MICHAEL J. HOFFMAN, 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 mjhoffman@beersmallers.com
AND NICOLE BROGNANO MORRILL, SENIOR VICE PRESIDENT, DEVELOPMENT & CONSTRUCTION OF ANCORA; TELEPHONE: 202-658-8865; E-MAIL: nmorrill@ancora.re

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property WEST OF BROADWAY, SOUTH OF LAVINA STREET, EAST OF UNION STREET AND NORTH OF THE RAILROAD TRACKS
Present Zoning R2 / R3 Proposed Zoning UC Acreage to be rezoned 2.58
Proposed density N/A
Township name WAYNE Township section # 11
Purpose of rezoning (attach additional page if necessary) TO PROVIDE FOR DEVELOPMENT OF A PARKING GARAGE, INTEGRATED WITH AN APARTMENT COMPLEX, TO ALSO INCLUDE A FITNESS CENTER, RETAIL, CHILDCARE CENTER AND PLAYGROUND
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.

RTM VENTURES, LLC by: [Signature] 5-3-21
(printed name of applicant) (signature of applicant) (date)
SEE ATTACHED LIST
(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.
5-4-21	136983	6/7/21	REZ-2021-0022

REZONING PETITION APPLICATION cont.

PROPERTY OWNERS

BROADWAY REDEVELOPMENT PARTNERS, LLC

Date: 4/29/2021

By: K. Biggs

Printed Name: Kevan Biggs

Title: MEMBER

UNION PARKING COMPANY, LLC

Date: 4/29/2021

By: K. Biggs

Printed Name: Kevan Biggs

Title: MEMBER

Date: _____

Scott Greider

Date: 4-30-21

Hallie Greider
Hallie Greider

THISTLETHWAITE PROPERTIES LLC

Date: 4/30/2021

By: 

Printed Name: John Thistlethwaite

Title: member

Date: 4/3/2021

William P. Murray
William Murray

Date: May 3, 2021

Roxana S Murray
Roxana Murray

Date: 4/29/21

Gordon Osborne
Gordon Osborne

Date: 4/29/2021

Deborah Lopresti
Deborah Lopresti

Date: 4/29/2021

Kay Jones
Kay Jones

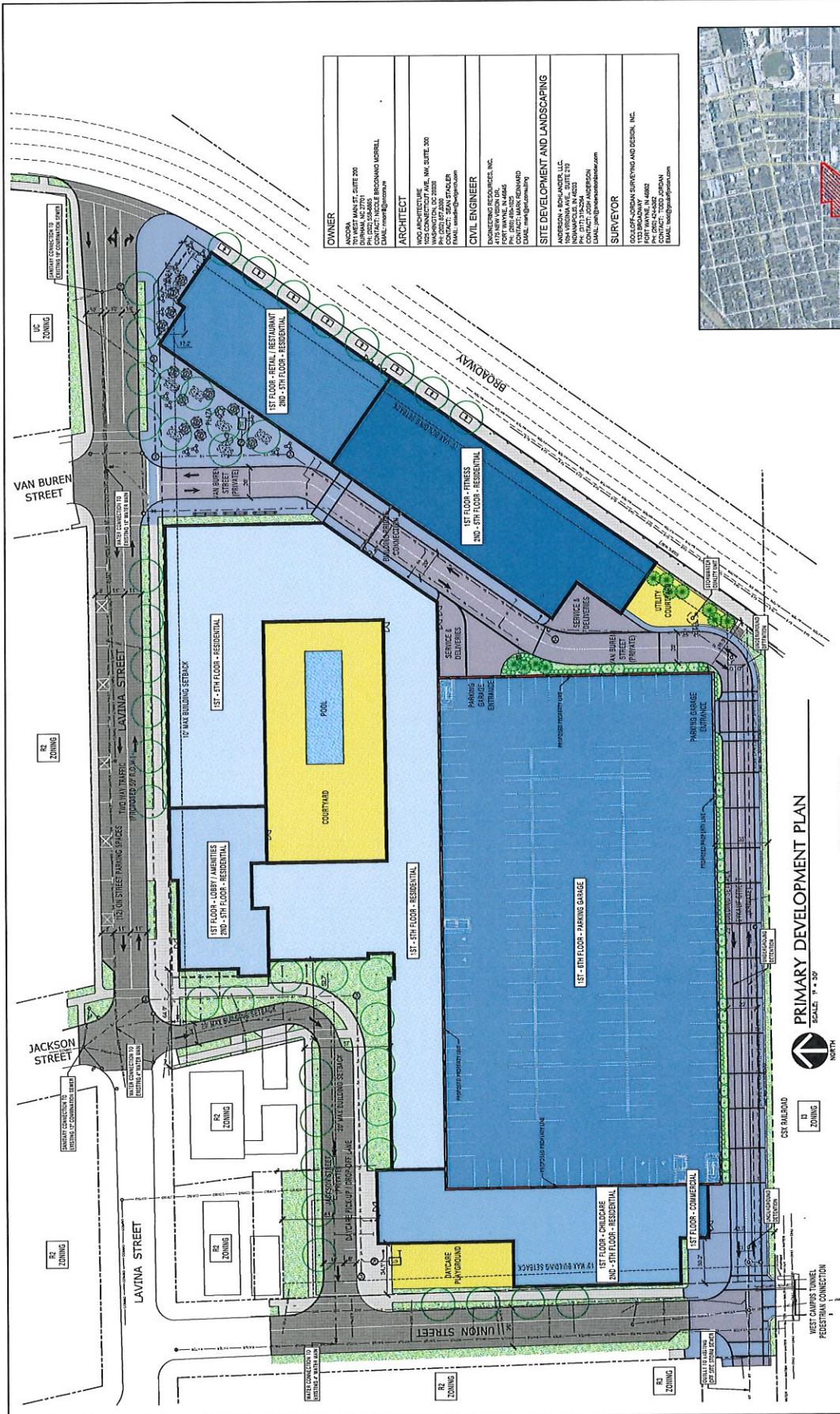
Date: 4/29/2021

Stephen Vallely
Stephen Vallely



MASTER PLAN

5



BUILDING INFORMATION			
BUILDING	TOTAL SF	NET	FLOORING
RESIDENTIAL	203,232	87' Min	137'-4 1/2" IN
CHILD CARE	11,697	87' Min	137'
LOBBY/AMENITIES	5,843	87' Min	137'
FITNESS	13,200	87' Min	137'
RESTAURANT / RETAIL	9,850	87' Min	137'
COMMERCIAL	348,758	87' Min	137'
PARKING GARAGE	268,738	87' Min	137'-4 1/2" IN

PARKING SUMMARY	
1 SPACE PER DWELLING UNIT REQUIRED	281 UNITS
PROPOSED PARKING COUNT	104 SPACES

FLOOD INSURANCE RATE MAP (FIRM):	
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS	
FIRM MAP NUMBER: 1900222MAG	
PAGE(S) 24 OF 45	
DATED AUGUST 3, 2008	
FLOODWAY AREAS IN ZONE X	

LANDSCAPE LEGEND:

 SHADE TREE

 ORNAMENTAL TREE

PROPOSED LEGEND:

SURFACE LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED AMENITY / PROGRAMMED SPACE
	PROPOSED PARKING / SPECIALTY PAVEMENT
	PROPOSED LAWN / LANDSCAPING



LOCATION MAP
SCALE: NOT TO SCALE

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2021-0022
Bill Number: Z-21-05-10
Council District: 5 – Geoff Paddock

Introduction Date: May 25, 2021

Plan Commission
Public Hearing Date: June 7, 2021 (not heard by Council)

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

Synopsis of Ordinance: To rezone 2.58 acres from R2/Two Family Residential, R3/Multiple Family Residential, and I3/Intensive Industrial to UC/Urban Corridor

Location: West of Broadway, south of Lavina, east of Union, and north of the railroad tracks and the Electric Works West property.

Reason for Request: To allow for a mixed-use development to support Electric Works, including a parking garage, residential units, childcare, fitness center and playground.

Applicant: RTM Ventures, LLC

Property Owners: Broadway Redevelopment Partners LLC, Union Parking Company LLC, Scott and Hallie Greider, Thistlewaite Properties LLC

Related Petitions: Primary Development Plan, Electric Works, Phase II

Effect of Passage: Property will be rezoned to the UC/Urban Corridor zoning district, which will support a mixture of uses, compatible with the historic pattern of the area.

Effect of Non-Passage: The property will remain zoned for residential uses and may redevelop as such. The industrial zoning is over road and railroad right-of-way and not large enough to develop.

FACT SHEET

Case #REZ-2021-0022		Bill # Z-21-05-10	Project Start: May 2021
APPLICANT:	RTM Ventures, LLC c/o Ancora		
REQUEST:	To rezone a portion of property from R2/Two Family Residential, R3/Multiple Family Residential, and I3/Intensive Industrial to UC/Urban Corridor for a mixed-use development with a parking garage.		
LOCATION:	The site is generally along the west side of Broadway, north of the railroad tracks, south of Lavina Street, and east of Union Street (see file for area) (Section 11 of Wayne Township).		
LAND AREA:	Approximately 2.6 acres for rezoning Approximately 5.2 acres for total development		
PRESENT ZONING:	R2/Two Family Residential, R3/Multiple Family Residential, I3/Intensive Industrial and UC/Urban Corridor		
PROPOSED ZONING:	UC/Urban Corridor		
COUNCIL DISTRICT:	5-Geoff Paddock		
ASSOCIATED PROJECT:	Primary Development Plan, Electric Works, Phase II		
SPONSOR:	City of Fort Wayne Plan Commission		

June 14, 2021 Public Hearing

- Three residents spoke in favor at the hearing.
- Three residents spoke at the hearing with concerns/questions.
- Ryan Neumeister and Justin Shurley were absent.

June 21, 2021 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Tom Freistroffer and seconded by Patrick Zaharako to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

6-1-0 MOTION PASSED

- Ryan Neumeister and Justin Shurley were absent. Connie Haas Zuber recused herself.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
July 2, 2021

PROJECT SUMMARY

SITE HISTORY

- Site has historically been vacant and unplatted.
- A Primary Development Plan was submitted and approved for an eight-unit residential development for CASS Housing, Inc. (PDP-2020-0017). This amended petition will consider amending the southern portion from residential to a light industrial use for CASS Housing's workforce.

The petitioner requests a rezoning of approximately 2.6 acres of residential land to UC/Urban Corridor, as part of a 5.2 acre mixed use development. Called Electric Works, Phase II, this proposal will take place on the north side of the railroad tracks and the west side of Broadway, immediately north of the main Electric Works West campus. The development will occur within two separate buildings: the main building will house a parking garage, wrapped by residential units and a daycare; the secondary building, facing Broadway, will also have residential units, plus a fitness facility, retail and restaurant uses. Currently the property is the site of a bar and commercial buildings on Broadway, with about 15 to 20 houses between Broadway and Union, and vacant ground closer to the railroad tracks.

A portion of the site is zoned UC/Urban Corridor, resulting from a large-scale 2013 rezoning along the Broadway business corridor. The remainder is zoned R2/Two Family, R3/Multiple Family, and a sliver of I3/Intensive Industrial along the tracks. The UC zoning district will be compatible with adjacent zoning, as well as more appropriate as a transition from the more intensive commercial nature of Electric Works, and the surrounding residential neighborhood. The UC zoning district allows a variety of residential densities and housing types, along with commercial and retail uses that support a neighborhood. The residential portion will help serve the Do-It-Best headquarters relocation to the Electric Works campus, which is currently underway, in the form of remodeling and site improvements.

The proposal can be supported by the following goals and policies of the Plan:

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU5.B Encourage development proposals that enhance area connectivity.

LU5.C Encourage development proposals that provide neighborhood commercial, civic, institutional and other similar uses, designed to allow adequate access for pedestrians and bicycles, in close proximity to housing.

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

LU10.C Encourage infill or redevelopment of existing nonresidential single-use developments with compatible housing and retail uses where appropriate.

LU10.E Encourage infill development and redevelopment which is compatible with the character of existing development, including historic features.

As stated above, there are two new, mixed-use buildings proposed for this development. The 6-story parking garage is wrapped on three sides with residential units, and includes a roof courtyard and pool, and attached daycare center. This building is located centrally on the property, with main pedestrian access facing Union Street, and Jackson Street. The southern portion of Jackson Street is proposed to be vacated, for placement of the parking garage, but will turn west and continue as a private drive to connect to Union Street. Entrances to the parking garage will be located along a private extension of Van Buren Street, and along the railroad right-

of way. As part of this proposal, an abandoned tunnel under the railroad will be salvaged and redesigned as a welcoming pedestrian connection between the new mixed-use development and the Electric Works West campus.

One of the benefits of the UC/Urban Corridor districts is that the setbacks mimic more historic development patterns of placing buildings tight to the street, eliminating or hiding parking to the interior of the property, and allowing a mixture of commercial and residential uses. It is sometimes not feasible, however, to meet every reduced setback with new development. With the proposed vacation of Jackson street, and the creation of a new private street, the northwest corner of the main building will be further from the new property line than allowed in the district, but if the street remained public, the resulting setback from the road would effectively meet the ordinance, so the impact is negligible. On the northeast corner, there is a notch in the building that would create a small triangle greater than 20 feet from the property line. On the southwest corner, there is also a notch in the building to allow for utilities and a more effective entrance location. On the southeast corner, the parking garage is set back an extra 8 feet because of the location of the new private drive. The southern face of the parking garage is 35 feet from the property line along the railroad right-of-way, which meets the ordinance requirement. Staff feels that the overall layout of the buildings and the development pattern makes the best use of the property and effectively addresses the adjacent streetscapes.

PUBLIC HEARING SUMMARY:

Presenter: Michael Hoffman, attorney representing the applicants, presented the proposal as outlined above.

Public Comments:

Branon Steffan, President of West Central Neighborhood – Supports the development and rezoning. Expressed concerns regarding traffic, parking and the scale of the buildings shading the homes across the street.

Janet Bell, owner of 1305, 1307 and 1309 Broadway – Supports the development but also has concerns over traffic on Broadway and Lavina.

Tom Smothers, 908 Lavina – Supports the development but also has concerns over traffic and parking. Suggests the City use a parking permit system on the streets around the development to ensure that residents have a dedicated parking spot.

Diane Groenert, West Central – Concerns include parking and loss of homes. Would like to see better Citi-Link service, a pedestrian bridge, expansion of Moody Park, and local hiring practices.

Jason Henkle, 1201 Wall Street – Concerned about on-street parking.

Ted Kucinsky, 1302 Jackson Street – Concerned about building height.

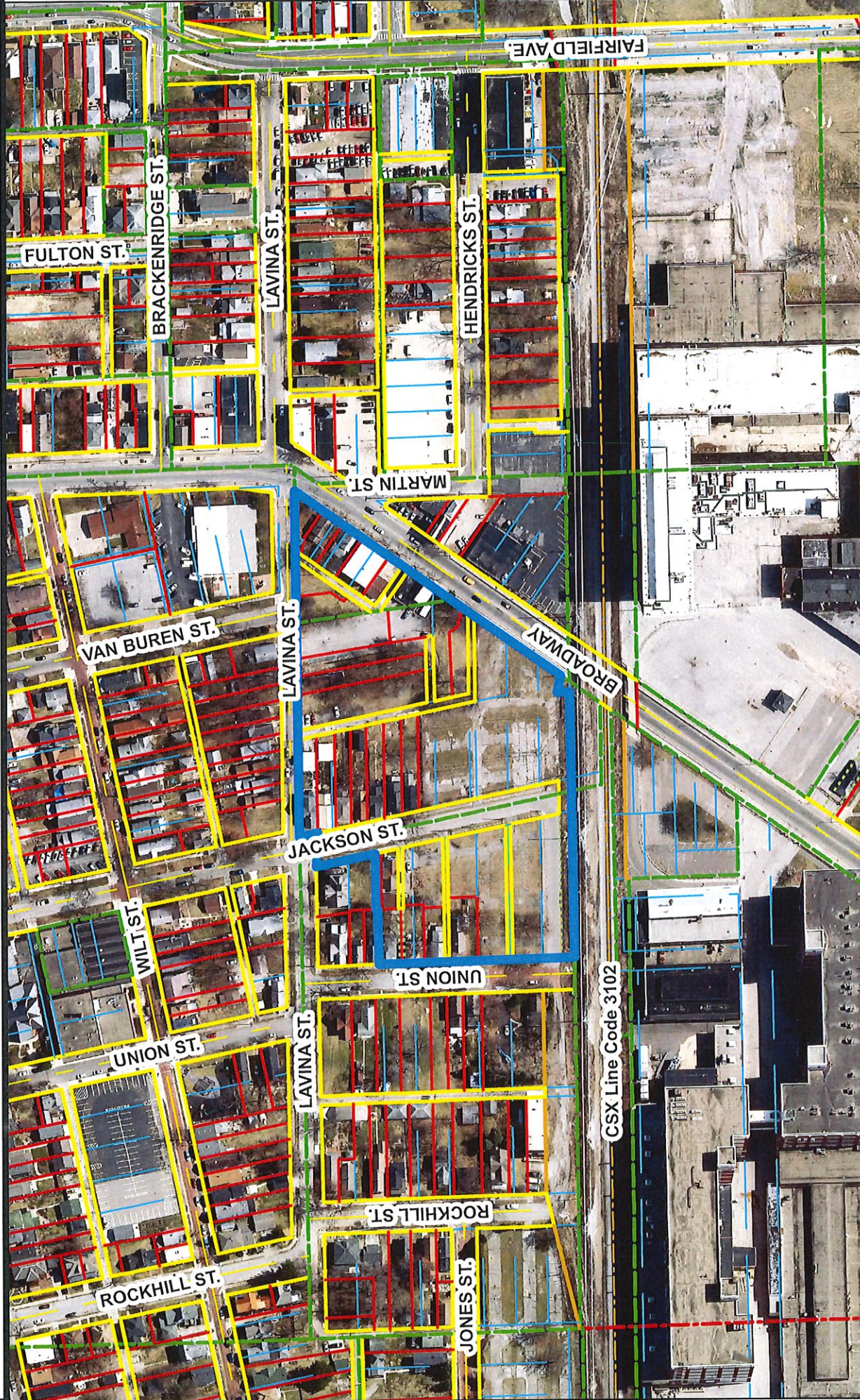
Rebuttal:

A traffic study was performed with direction from the City of Fort Wayne. Recommendations were made for widening, lane improvements and a signal at Lavina and Broadway.

Extra parking spaces are being provided in the parking garage for public parking.

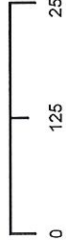


REZ-2021-0022 and PDP-2021-0018 Electric Works Phase II



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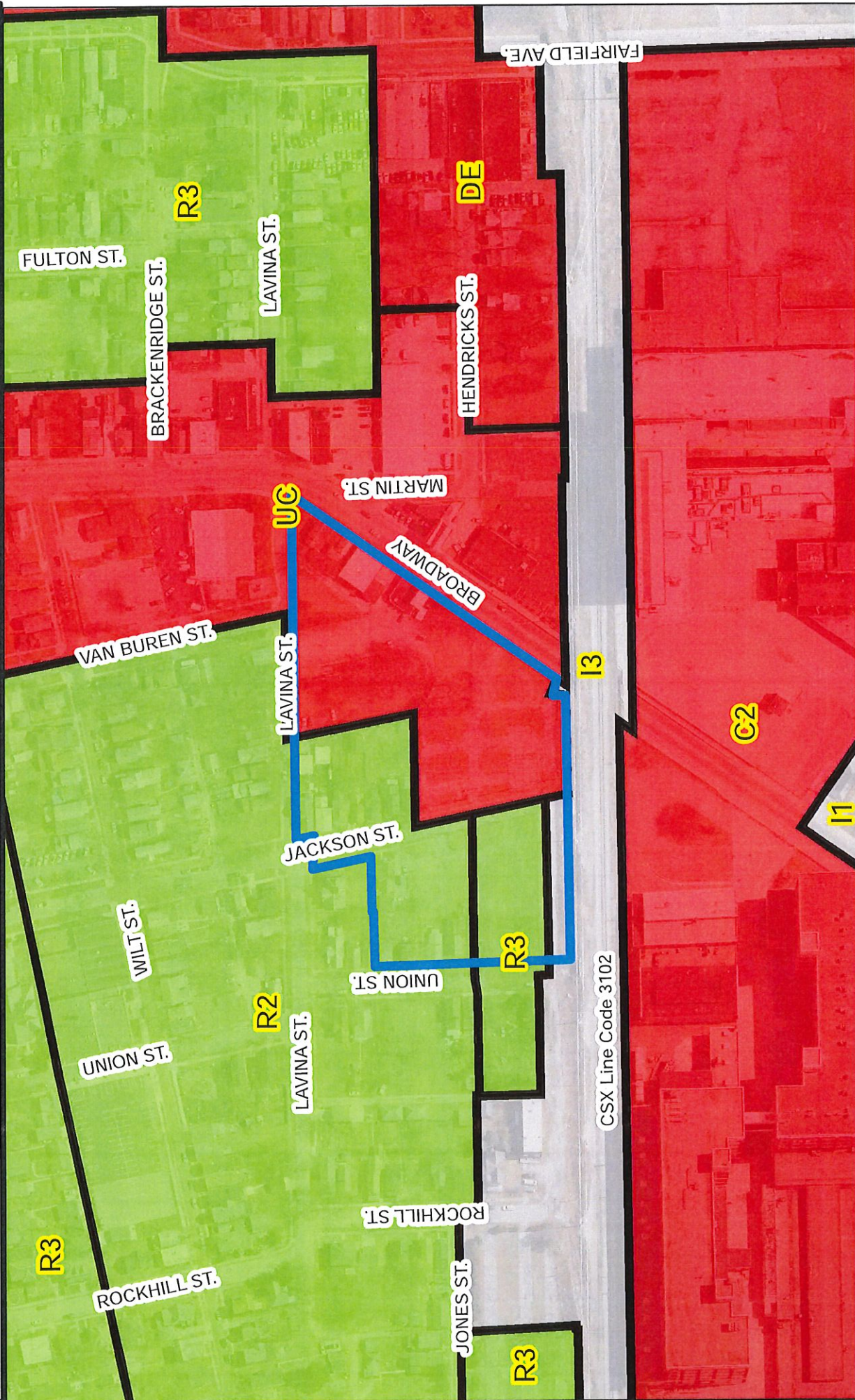
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**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant RTM VENTURES, LLC
Address c/o ANCORA, 701 WEST MAIN STREET #200
City DURHAM State NORTH CAROLINA Zip 27701
Telephone 919-201-2360 E-mail jparker@ancora.re

Contact Person
Contact Person MICHAEL J. HOFFMAN, 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 mjhoffman@beersmallers.com
AND NICOLE BROGNANO MORRILL, SENIOR VICE PRESIDENT, DEVELOPMENT & CONSTRUCTION OF ANCORA; TELEPHONE: 202-558-8865; E-MAIL: nmorrill@ancora.re

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
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Proposed density N/A
Township name WAYNE Township section # 11
Purpose of rezoning (attach additional page if necessary) TO PROVIDE FOR DEVELOPMENT OF A PARKING GARAGE, INTEGRATED WITH AN APARTMENT COMPLEX, TO ALSO INCLUDE A FITNESS CENTER, RETAIL, CHILDCARE CENTER AND PLAYGROUND
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.

RTM VENTURES, LLC by: [Signature] 5-3-21
(printed name of applicant) (signature of applicant) (date)
SEE ATTACHED LIST
(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.
5-4-21	136483	6/7/21	REZ-2021-0022

REZONING PETITION APPLICATION cont.

PROPERTY OWNERS

BROADWAY REDEVELOPMENT PARTNERS, LLC

Date: 4/29/2021

By: K. Biggs

Printed Name: Kevan Biggs

Title: MEMBER

UNION PARKING COMPANY, LLC

Date: 4/29/2021

By: K. Biggs

Printed Name: Kevan Biggs

Title: MEMBER

Date: _____

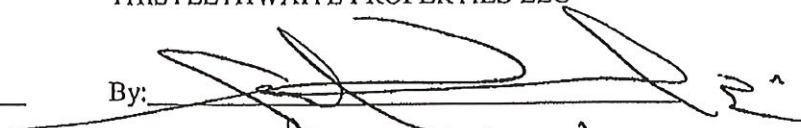
Scott Greider

Date: 4-30-21

Hallie Greider
Hallie Greider

THISTLETHWAITE PROPERTIES LLC

Date: 4/30/2021

By: 

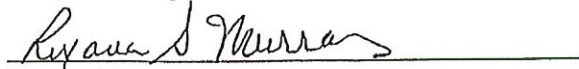
Printed Name: John Thistlethwaite

Title: member

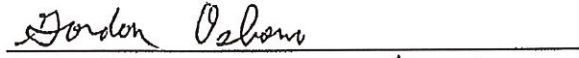
Date: 4/3/2021


William Murray

Date: May 3, 2021


Roxana Murray

Date: 4/29/21


Gordon Osborne

Date: 4/29/2021


Deborah Lopresti

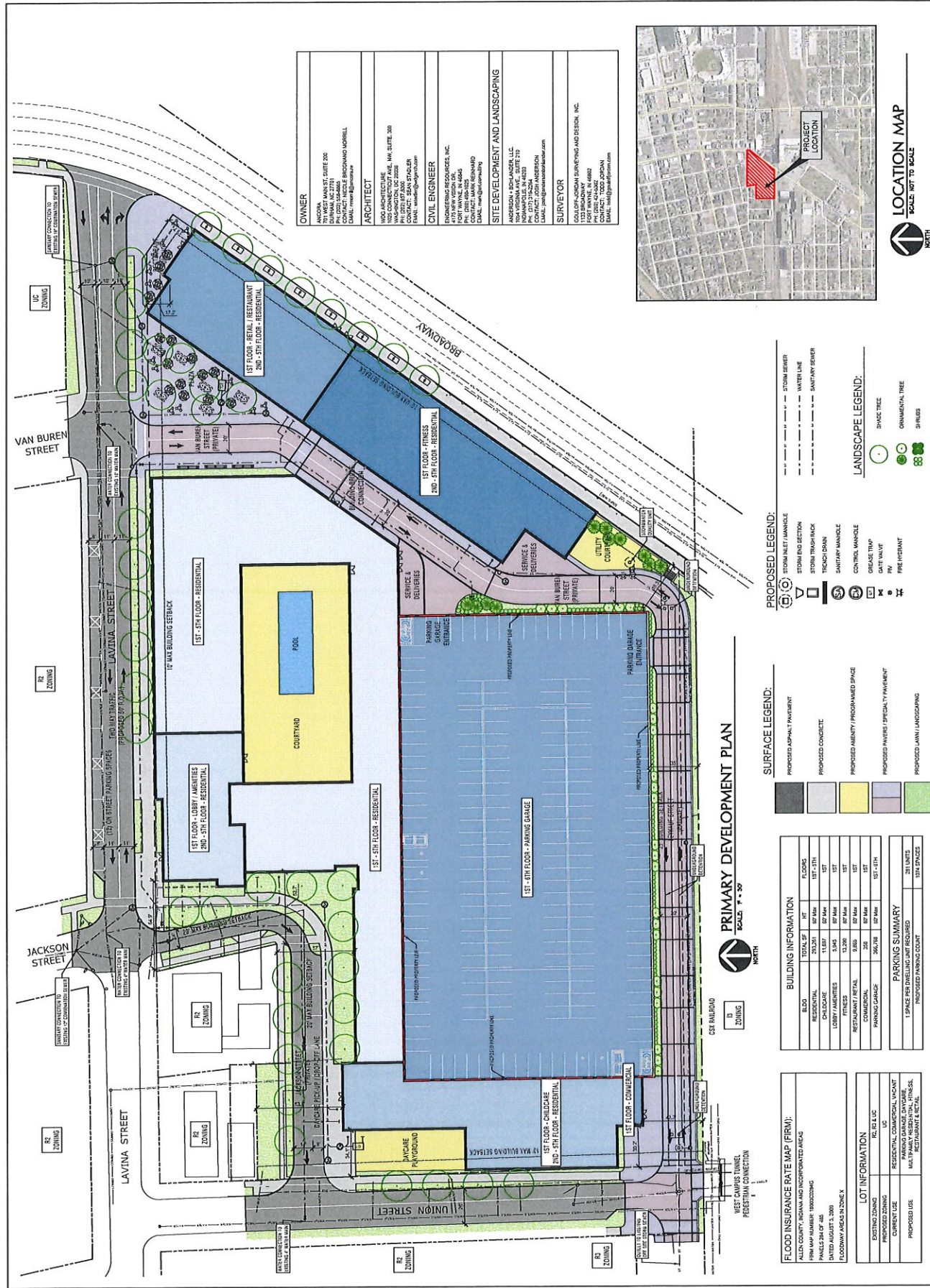
Date: 4/29/2021


Kay Jones

Date: 4/29/2021


Stephen Vallely





Part of Ayras Addition to Fort Wayne (Deed Record Q, page 215), Chipman's Addition to the City of Fort Wayne (Deed Record N, page 475), McAllen's Addition to Fort Wayne (Plat Record Q, page 72) and proposed vacated alleys and streets in the City of Fort Wayne, Allen County, Indiana, more particularly described as follows:

Part of Ayras Addition to Fort Wayne (Deed Record Q, page 215), Chipman's Addition to the City of Fort Wayne (Deed Record N, page 475), and proposed vacated alleys and streets in the City of Fort Wayne, Allen County, Indiana, more particularly described as follows:

This report and the accompanying survey plat have been prepared in accordance with Title 855, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

This survey is not intended for use in the transfer of property.

The lines and corners for this survey were established as depicted on the survey drawing.

Field work performed in April, 2021.

Secretary of Agriculture
January 19, 2007



STATE OF INDIANA
DEPARTMENT OF AGRICULTURE
OFFICE OF THE SECRETARY
NATL 29500017



DIGITAL NOTES

ALL SURVEY RESULTS AND/OR DRAWING INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM THE SURVEYOR'S RECORDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION. ALL EXISTING UTILITIES IN THE AREA, IN SERVICE OR ABANDONED, SHALL BE SHOWN CORRECTLY. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE COMPLETELY ACCURATE. THE SURVEYOR HAS BEEN ADVISED THAT THEY ARE LOCATED AS IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE PHYSICALLY LOCATED AS SHOWN ON THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

HE OBTAIN FOR VERTICAL ELEVATIONS INFORMATION EXCEPTED HEREIN IS ALSO TRUE.

THE WORK FOR THIS SURVEY WAS PERFORMED IN JUNE, 2011.

Boundary Survey
Development Parcel and Rezoning Parcel
Electric Works - Phase II
Wayne Township, Allen County, IN


GOULLOFF - JORDAN
 SURVEYING AND DESIGN, INC.
 1175 BROADWAY FORT WORTH, TX 76102
 PH (214) 424-5527 FAX (214) 424-9516

 **GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.**
1133 BROADWAY, FORT WAYNE, IN 46802
PH (260) 424-5367 FAX (260) 424-4916

Performed for
**Broadway Redevelopment
Partners LLC**

DATE	MAY 3, 2021
DRAWING NUMBER	20170123(NORTH)(BOUNDARY)
Scale	1" = 40'