

VROW-2022-0002

BILL NO. G-22-03-25

GENERAL ORDINANCE NO. G-_____

**AN ORDINANCE amending the Thoroughfare
Plan of the City Comprehensive ("Master")
Plan by vacating platted easements and public right-of-way**

WHEREAS, a petition to vacate platted easements and public right-of-way within the City of Fort Wayne, Indiana, (as more specifically described below) was duly filed with the City Clerk of the City of Fort Wayne, Indiana; and

WHEREAS, Common Council of the City of Fort Wayne, Indiana, duly held a public hearing and approved said petition, as provided in I.C. 36-7-3-12.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the petition filed herein to vacate a platted easement and a public right-of-way within the City of Fort Wayne, Indiana, more specifically described as follows, to-wit:

Utility Easements:

The North 15 feet of Lots 36, 37, and 38, the North 15 feet of Lots 39, 40, and 41, and the East 7 feet of Lots 41, 43, and 45 in Poplar Ridge Second Addition, according to the plat thereof, recorded in Plat Record 22, Page 140, in the Office of the Recorder of Allen County.

Public Right of Way:

A PORTION OF RIGHT-OF-WAY OF REWILL DRIVE AS SHOWN ON THE PLAT OF POPLAR RIDGE ADDITION, SECOND SECTION, RECORDED DECEMBER 14, 1955 IN PLAT RECORD 22, PAGE 140 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 12 EAST, WAYNE TOWNSHIP OF THE SECOND PRINCIPAL MERIDIAN, ALLEN COUNTY, INDIANA AND DEPICTED ON AN EXHIBIT COMPLETED BY BERTSCH FRANK & ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P.S.#20200087) ON DECEMBER 22, 2021 UNDER PROJECT NUMBER 20298.100; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 43 OF SAID POPLAR RIDGE ADDITION, SECOND SECTION; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST (NAD83 INDIANA STATE PLANE, ZONE EAST GRID AND BASIS OF BEARINGS TO FOLLOW), 330.14 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF REWILL DRIVE TO THE WESTERLY EXTENSION OF THE NORTH 70 FOOT RIGHT-OF-WAY LINE OF ILLINOIS ROAD AS DESCRIBED TO THE CITY OF FORT WAYNE PER

DOCUMENT NUMBER 2015053638, RECORDED ON OCTOBER 16, 2015 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89 DEGREES 41 MINUTES 23 SECONDS WEST, 25.00 FEET ALONG SAID WESTERLY EXTENSION TO THE CENTERLINE OF REWILL DRIVE; THENCE NORTH 00 DEGREES 07 MINUTES 53 SECONDS WEST, 5.00 FEET ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH 75 FOOT RIGHT-OF-WAY LINE OF ILLINOIS ROAD AS SHOWN ON THE STATE HIGHWAY PLANS FOR INTERSTATE 69, PROJECT NO.69-4(13)105, DATED 1959 AND GRANTED IN DEED BOOK 568, PAGE 140 ON MAY 31, 1960 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89 DEGREES 41 MINUTES 23 SECONDS WEST, 25.00 FEET ALONG SAID EASTERLY EXTENSION TO THE WEST RIGHT-OF-WAY LINE OF REWILL DRIVE PER THE PLAT OF POPLAR RIDGE ADDITION, SECOND SECTION; THENCE NORTH 00 DEGREES 07 MINUTES 53 SECONDS WEST, 337.89 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF REWILL DRIVE TO A POINT 12.69 FEET NORTH OF THE NORTHEAST CORNER OF LOT 42; THENCE NORTH 89 DEGREES 46 MINUTES 16 SECONDS EAST, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF REWILL DRIVE AT A POINT 12.69 FEET NORTH OF THE NORTHWEST CORNER OF LOT 43; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST, 12.69 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.391 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD.

and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan and is hereby approved in all respects.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage, any and all necessary approval by the Mayor.

COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:



Carol T. Helton, City Attorney

CITY OF FORT WAYNE

Vacation Petition

City Clerk / Suite 110 / Citizens Square Building / 200 East Berry Street / Fort Wayne IN 46802 / 260.427.1221

I/We do hereby petition to vacate the following:

 X Easement X Public Right of Way (street or alley)

More particularly described as follows:

Those certain platted utility easements in the Poplar Ridge Addition, Second Section, Lots 36-45
_____ and a portion of Rewill Drive legally described in Exhibit A.

(Please Attach a Legal Description of the property requested to be vacated, along with a survey or other acceptable drawing showing the property.)

DEED BOOK NUMBER: 22 PAGE(S) NUMBER(S): 140 (This information can be
obtained from the Allen County Recorder's Office on the 2nd Floor, City-County Building, One Main
Street, Fort Wayne, IN)

The reasons for the proposed vacation are as follows:

See attached Exhibit B.

(If additional space is needed please attach separate page.)

The applicant on an attached sheet must also provide the names and addresses of all adjacent property owner(s). The information on that sheet must be as follows:

Property owner(s) Name(s); Street Address; City; State; Zip Code; Phone Number with Area Code.

Applicant's name(s) if different from property owner(s):

Name: See attached Exhibit C.

Street Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

I/We, your petitioners, file this petition pursuant to the authority granted in Indiana Code, and provisions of local ordinance. I/We agree to abide by all provisions of the For Wayne Zoning Ordinance and/or Subdivision Control Ordinance, as well as all procedures and policies of the Fort Wayne City Plan Commission as those provisions, and policies relate to the handling and disposition of this petition. I/We also certify that this information is true and accurate to the best of my/our knowledge.

See Exhibit D.

Signature _____ Printed Name _____ Date _____

Address _____ City/State/Zip _____

Signature _____ Printed Name _____ Date _____

Address _____ City/State/Zip _____

If additional space is needed for signatures please attach a separate page.

Agent's Name (Print Legibly): Mark H. Bains, Barrett McNagny, LLP _____

Street Address: 215 E. Berry Street _____

City: Fort Wayne State: IN Zip: 46802 Phone: (260) 423-9551 _____

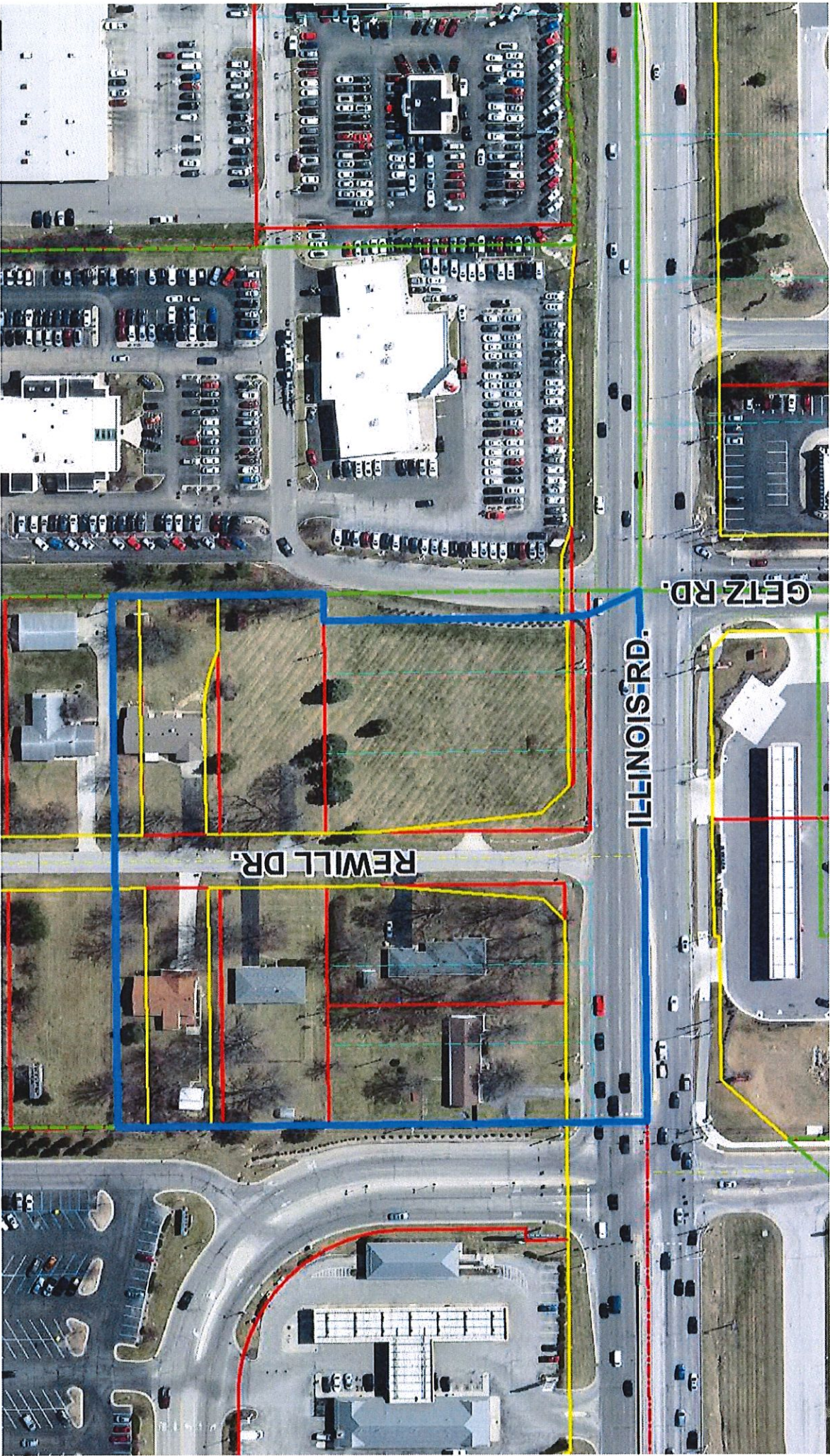
NOTICE:

- Legal Description is to be the area to be vacated and must be complete and accurate. If necessary a licensed surveyor's legal description may be required.
- Applicant is hereby informed that in the case of a utility being located in a public way or easement, the applicant may be required to bear the cost of relocation, or of providing a replacement easement or easement's as needed.

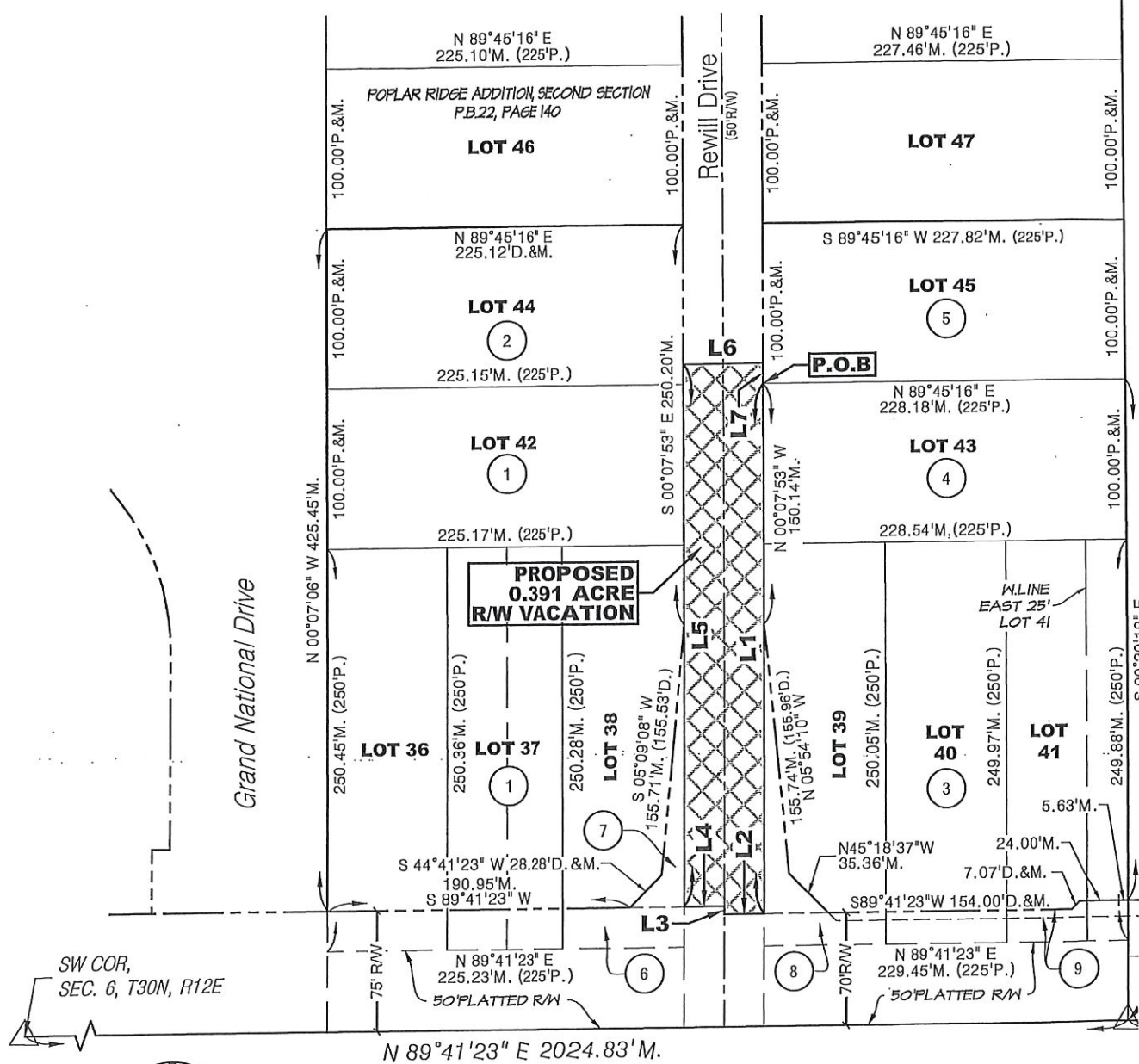
For Office Use Only:

Receipt #: _____ Date Filed: _____

Map #: _____ Reference #: _____



N/4 COR,
SEC. 6, T30N, R12E

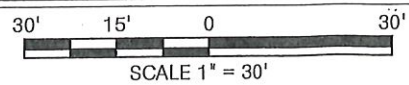


SW COR,
SEC. 6, T30N, R12E



Right-of-way Vacation Exhibit

SCALE: 1" = 30'



Line Table		
Line #	Length	Direction
L1	330.14'	S00°07'53"E
L2	25.00'	S89°41'23"W
L3	5.00'	N00°07'53"W
L4	25.00'	S89°41'23"W

Line Table		
Line #	Length	Direction
L5	337.89'	N00°07'53"W
L6	50.00'	N89°46'16"E
L7	12.69'	S00°07'53"E

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EXHIBIT A
VACATION PETITION
DESCRIPTION OF REAL ESTATE

Utility Easements:

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EXHIBIT B
VACATION PETITION
PURPOSE FOR PROPOSED VACATION

The vacation of the platted easements within Poplar Ridge Addition, Section 2, Lots 36-45 and the vacation of a portion of Rewill Drive is being done in connection with a project whereby the City of Fort Wayne, through its Board of Public Works, will be constructing a new roadway running east and west connecting Grand National Drive to another newly constructed roadway that is believed to be named Getz Road Extended. This project will result in the portion of Rewill Drive being unnecessary, as anyone going to and from Poplar Ridge (the only users of the portion of Rewill Drive previously), will be able to get to safer intersections controlled by traffic signals at Grand National Drive or Getz Road Extended. The vacation will also allow for commercial development on the property owned by Rohrman Family Realty, L.P. and Menard, Inc. The vacation of the platted easements are being done to allow for the commercial development. Any utility improvements located within the same will be addressed by private easements or located within the new right-of-way.

EXHIBIT C
VACATION APPLICATION
ADJACENT PROPERTY OWNERS

Mark Meyers

Eckert Enterprises, Inc.

EXHIBIT D
VACATION APPLICATION
PROPERTY OWNER SIGNATURE PAGE

ROHRMAN FAMILY REALTY, LP

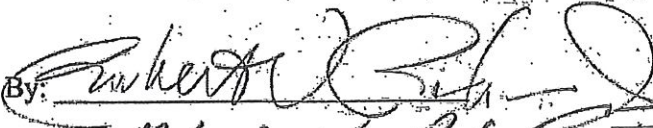
By: 
Name: Robert V Rohrman, Jr
Its: Member

EXHIBIT D
VACATION APPLICATION
PROPERTY OWNER SIGNATURE PAGE

MENARD, INC.

By: 

Name: Theron J. Berg

Its: Real Estate Manager

EXHIBIT C
VACATION APPLICATION
PROPERTY OWNER SIGNATURE PAGE

CITY OF FORT WAYNE
REDEVELOPMENT COMMISSION

By: 
Jonathan Leist, Director

EXHIBIT D
VACATION APPLICATION
PROPERTY OWNER SIGNATURE PAGE

THE CITY OF FORT WAYNE
BY AND THROUGH ITS
BOARD OF PUBLIC WORKS

By: _____

Name: _____

Its: _____





City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Right of Way and Platted Easement Vacation
Case Number: VROW-2022-0002
Bill Number: G-22-03-25
Council District: 4 – Jason Arp

Introduction Date: March 22, 2022

Public Hearing Date: April 12, 2022 to be heard by Council

Next Council Action: Ordinance will return to Council after recommendation by reviewing agencies.

Synopsis of Ordinance: To vacate Rewill Drive from the south line of Lots 44 and 45 in Poplar Ridge Addition to the north line of Illinois Road. Also to vacate platted easements on Lots 36-45 in Poplar Ridge Addition.

Location: From 1028 Rewill Drive south to Illinois Road.

Reason for Request: To redirect residential traffic to signalized intersections at Getz Road and Grand National Drive, and to allow for new commercial development along Illinois Road.

Applicant: Rohrman Family Realty LP, Menard Inc., the City of Fort Wayne Redevelopment Commission and the City of Fort Wayne Board of Works

Property Owners: same as above

Related Petitions: REZ-2022-0010, PDP-2022-0003, and VPLT-2022-0001

Effect of Passage: The vacation of the southern portion of Rewill Drive will allow for improved access for the residents of Poplar Ridge Addition, as well as create a tract of land sufficient in size for reinvestment by Bob Rohrman Toyota and a future retail tenant.

Effect of Non-Passage: The right of way and easements will remain as platted. Access from Rewill Drive will continue to be limited at Illinois Road. The right of way and platted easements prevent the remaining vacant lots along Illinois Road from being redeveloped.

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL**

ORDINANCE NO. G-22-03-25

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON APRIL 12, 2022 AT 5:30 P.M., IN ROOM 035 – COUNCIL CHAMBERS COURTROOM – GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802; A REQUEST TO VACATE AN AREA KNOWN AS:

**LOCATION: Poplar Ridge Addition: Second Section, Lots 36 – 45
and part of Rewill Dr**

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, APRIL 12, 2022.

ADDITIONAL INFORMATION CAN BE VIEWED AT THE DEPARTMENT OF PLANNING SERVICES OFFICE IN CITIZEN'S SQUARE: 200 E. BERRY ST, SUITE 150.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

REASONABLE ACCOMMODATIONS FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A REASONABLE ACCOMMODATION SHOULD NOTIFY PUBLIC INFORMATION OFFICE (260) 427-1120, TTY (260) 427-1200, AT LEAST SEVENTY-TWO HOURS PRIOR TO THE MEETING.

*LANA R. KEESLING
CITY CLERK*



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Journal Gazette**.

Notice ID: IMyFk06nWrcqJEUM0r1C | **Proof Updated: Mar. 23, 2022 at 08:05am EDT**
Notice Name: G-22-03-25

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Shirrell Richardson
shirrell.richardson@cityoffortwayne.org
(260) 427-1221

FILING FOR

Journal Gazette

Columns Wide: 1

Ad Class: Legals

03/25/2022: Other

27.45

Subtotal	\$27.45
Tax %	0.00
Total	\$27.45

See Proof on Next Page

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL**

ORDINANCE NO. G-22-03-25

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LANA R. KEESLING
CITY CLERK
3--25 hspaxlp

The Journal Gazette

Allen County, Indiana

Account Name

Gov: Fort Wayne City Clerk's Office

Notice ID: IMyFk06nWrcqJEUM0r1C

PUBLISHER'S CLAIM**LINE COUNT**

Display Master (Must not exceed two actual lines, neither of which shall
total more than four solid lines of the type in which the body of the
advertisement is set) -- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

55

COMPUTATION OF CHARGES

55 lines, 1 column(s) wide equal:

55 equivalent lines at \$ 0.4990 cents per line

\$ 27.45

Additional charges for notices containing rule or tabular work
(50 percent of above amount)

\$

Electronic processing fee

\$ 0.00

TOTAL AMOUNT OF CLAIM

\$ 27.45

DATA FOR COMPUTING COST

Width of single column in picas 9.8 Size of type 7point.

Number of Insertions 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing
account is just and correct, that the amount claimed is legally due, after allowing all just credits,
and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width
and type size, which was duly published in said paper.

The dates of publication being as follows:

3/25/22

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it
was published in The Journal Gazette.

Date:

03/25/2022



Legal Clerk

ATTACH COPY OF ADVERTISEMENT



NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL

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LANA R. KEESLING
CITY CLERK
3--25 hspaxlp



ALLEY VACATION – PUBLIC HEARING

DISCUSSION AND PASSAGE

Department of Planning Services

VROW 2022 0002	Bill #G-22-03-25	Project Start: March 2022
BILL NO:	G-22-03-25	
APPLICANTS:	Bob Rohrman Family Realty LP, Menard, Inc., City of Fort Wayne Redevelopment Commission and Board of Works	
REQUEST:	To vacate a portion of Rewill Drive and platted easements.	
LOCATION:	The southern portion of Rewill Drive from the south line of Lots 44 and 45 (approx.) in Poplar Ridge Addition to Illinois Road, including the platted easements therein.	
COUNCIL DISTRICT:	4-Jason Arp	
PUBLIC HEARING DATE:	April 12, 2022	

PROJECT SUMMARY

The petitioners are the property owners of Lots 36-45 in Poplar Ridge Addition, at the southern end near Illinois Road and Rewill Drive. As a joint venture, the applicants petitioned the Plan Commission to vacate said lots and rezone ground for a new retail/auto sales development. The plat vacation is complete and the rezoning will be considered by Council on April 12, 2022. The last piece of the project is to vacate the right-of-way of Rewill Drive from the south line of Lot 44 and 45. Rewill Drive will then exit to Illinois Road by way of a new east-west public street, built by the City of Fort Wayne. The new street will be located between the neighborhood of Poplar Ridge and the new retail development. The west end will join Grand National Drive, and the east end will join Getz Road extended. Both directions will access a traffic signal for more convenient and safe access for the neighborhood. Staff has sent requests for comment from all affected utility agencies. Responses received to-date are below. Staff plans to seek approval on April 12, 2022, following the public hearing.

City Plan:	Indiana Code (36-7-3-16 (b)) states that any public utility occupying a public way or easement shall not be deprived of the use of the public way for the location and operation of existing facilities. The petitioner shall provide all necessary easements (as approved) at the time the vacation petition is recorded.
Traffic Engineering:	Approved
Stormwater Engineering:	Approved with easement
Water Engineering:	Approved
WPC Engineering – Sanitary:	Approved with easement
City Parks Department:	N/A
Fire Department:	Approved
Land Acquisition Agent:	Approved
Frontier:	Approved with easement
Comcast Cable:	Approved
AEP:	Awaiting comment – easement can be provided if needed
NIPSCO:	Approved with easement

Grounds for Remonstrance for Vacation Requests (I.C. 36-7-3-13):

- (1) The vacation would hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
- (2) The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
- (3) The vacation would hinder the public's access to a church, school, or other public building or place.
- (4) The vacation would hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

VROW-2022-0002

Bill No. G-22-03-25

Right-of-Way and Easement Vacation – Notifications

**The Clerk's Office placed legal notification in the Fort Wayne Newspapers.
DPS Staff notified the following by Certified Mail or Hand Delivery:**

PIN/Property Address:

Property Owner of Record:

021206380007000074
6210 Illinois Road

Menard Inc.
4777 Menard Drive
Eau Claire, WI 54703

021206380008000074
6204 Illinois Road

Menard Inc.
4777 Menard Drive
Eau Claire, WI 54703

021206381007000074
6130 Illinois Road

Rohrman Family Realty LP
5900 Illinois Road
Fort Wayne, IN 46804

021206380006000074
1028 Rewill Drive

Menard Inc.
4777 Menard Drive
Eau Claire, WI 54703

021206381006000074
1027 Rewill Drive

Rohrman Family Realty LP
5900 Illinois Road
Fort Wayne, IN 46804

021206353001001074
1020 Rewill Drive

City of Fort Wayne
200 East Berry Suite 210
Fort Wayne, IN 46802

021206381005002074
1019 Rewill Drive

City of Fort Wayne, Property Manager
200 E Berry
Fort Wayne, IN 46802

021206380004000074
1004 Rewill Drive (south of)

Eckert Enterprises
10723 Jenn Ridge Drive
Fort Wayne, IN 46804

021206381004000074
1011 Rewill Drive

Mark Myers
1011 Rewill Drive
Fort Wayne, IN 46804

DPS Staff notified the following by Regular Mail:

021206380003000074
1004 Rewill Drive

Eckert Enterprises
10723 Jenn Ridge Drive
Fort Wayne, IN 46804

021206380002000074
922 Rewill Drive

Rodney Howard
922 Rewill Drive
Fort Wayne, IN 46804

021206380001000074
916 Rewill Drive

William Murray
810 Rewill Drive
Fort Wayne, IN 46804

021206377005000074
834 Rewill Drive

Caitlin Smith
834 Rewill Drive
Fort Wayne, IN 46804

021206377004000074
826 Rewill Drive

Samuel Stein
826 Rewill Drive
Fort Wayne, IN 46804

021206377002000074
810 Rewill Drive

William Murray
810 Rewill Drive
Fort Wayne, IN 46804

021206377001000074
802 Rewill Drive

William Murray
810 Rewill Drive
Fort Wayne, IN 46804

021206328007000074
726 Rewill Drive

Dustin Ellenwood
726 Rewill Drive
Fort Wayne, IN 46804

021206328006000074
716 Rewill Drive

Jonathan Knight
716 Rewill Drive
Fort Wayne, IN 46804

021206328005000074 706 Rewill Drive	Larry Gifford 1636 Melrose Avenue Fort Wayne, IN 46808
021206328004000074 628 Rewill Drive	Alyssa Bailey 1011 Rewill Drive Fort Wayne, IN 46804
021206328003000074 618 Rewill Drive	Joanne Martin 618 Rewill Drive Fort Wayne, IN 46804
021206328002000074 608 Rewill Drive	David Hitchcock 608 Rewill Drive Fort Wayne, IN 46804
021206328001000074 526 Rewill Drive	Larry Gill 526 Rewill Drive Fort Wayne, IN 46804
021206329001000074 505 Rewill Drive	Bruce Senters 505 Rewill Drive Fort Wayne, IN 46804
021206329002000071 505 Rewill Drive (south of)	Martin Eckert 10723 Jenn Ridge Drive Fort Wayne, IN 46804
021206329003000074 525 Rewill Drive	Kimberley DeVore 525 Rewill Drive Fort Wayne, IN 46804
021206329004000074 607 Rewill Drive	Corbin Guenin 607 Rewill Drive Fort Wayne, IN 46804
021206329005000074 617 Rewill Drive	Jeffrey Locicero 617 Rewill Drive Fort Wayne, IN 46804
021206329007000074 705 Rewill Drive	Andrew Eckert 705 Rewill Drive Fort Wayne, IN 46804
021206329008000074 715 Rewill Drive	Brian Boxwell 4730 Bridgetown Court Fort Wayne, IN 46804

021206329009000074 725 Rewill Drive	Stephen Cady 725 Rewill Drive Fort Wayne, IN 46804
0212060378001000074 801 Rewill Drive	John Lindeman 801 Rewill Drive Fort Wayne, IN 46804
021206378002000074 809 Rewill Drive	Abigaile Sheedy 809 Rewill Drive Fort Wayne, IN 46804
021206378003000074 817 Rewill Drive	Taylor Garton 817 Rewill Drive Fort Wayne, IN 46804
021206378004000074 825 Rewill Drive	Ronald Ramsey II 825 Rewill Drive Fort Wayne, IN 46804
021206378005000074 833 Rewill Drive	Lavon Maier 833 Rewill Drive Fort Wayne, IN 46804
021206381001000074 915 Rewill Drive	Zachery Rider 915 Rewill Drive Fort Wayne, IN 46804
021206381002000074 921 Rewill Drive	Maria Veloso 921 Rewill Drive Fort Wayne, IN 46804
021206381003000074 1003 Rewill Drive	Charles McCoy 1003 Rewill Drive Fort Wayne, IN 46804

DPS Staff notified the following by Email as a courtesy:

SWAP

Dan Baisden, Neighborhood Activation

DEPARTMENT OF PLANNING SERVICES

SUITE 150, CITIZENS SQUARE
200 EAST BERRY
FORT WAYNE, IN 46802

260-449-7607
260-449-7682
WWW.ALLENCOUNTY.US

TO: Applicants/Adjacent Property Owners
FROM: Michelle Wood, RLA
Senior Land Use Planner
RE: Public Hearing Notice
DATE: March 24, 2022

We are sending this courtesy notice to let you know the Common Council of Fort Wayne, Indiana will hold a public hearing **Tuesday April 12, 2022 at 5:30 p.m.** The Council will hold the hearing in **Room 035 of the Citizens Square Building at 200 East Berry Street.** Room 035 is on the Garden Level (basement) of the building. The agenda for the hearing includes the following request.

PROPOSAL: VROW-2022-0002
BILL NO: G-22-03-25
APPLICANTS: Bob Rohrman Family Realty LP, Menard, Inc., City of Fort Wayne
Redevelopment Commission and Board of Works
REQUEST: To vacate a portion of Rewill Drive and platted easements.
LOCATION: The southern portion of Rewill Drive from the south line of Lots
44 and 45 (approx.) in Poplar Ridge Addition to Illinois Road,
including the platted easements therein.
COUNCIL DISTRICT: 4-Jason Arp

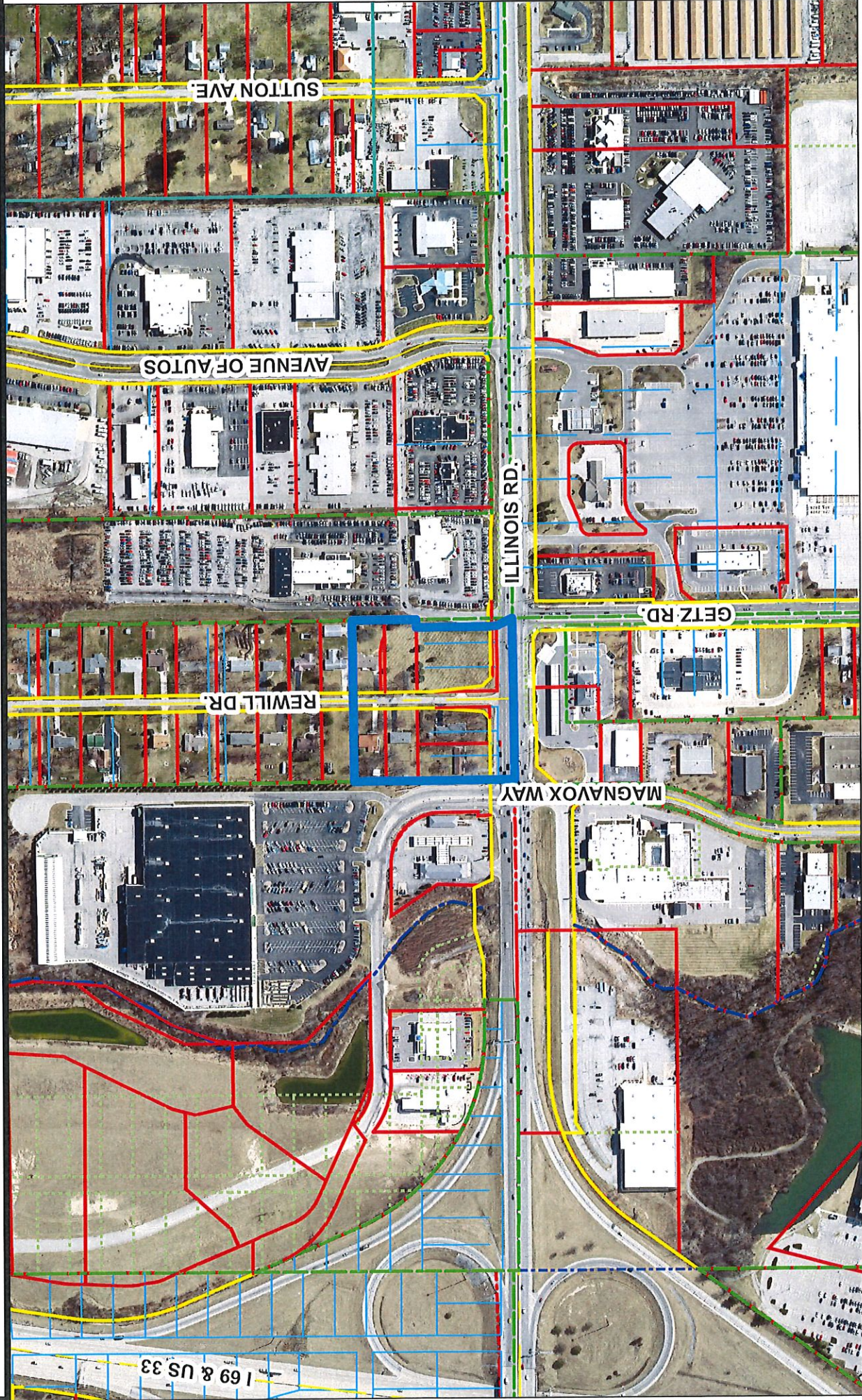
We have additional information regarding this application at our office at Suite 150, Citizens Square, 200 East Berry Street. We are sending you this notice because you own property that is adjacent to the above request. This public hearing is your chance to offer input you may have regarding the request.

Thank you for your attention to this matter. Please call this office if you have any questions.

**Department of Planning Services
200 East Berry, Suite 150
Fort Wayne, IN 46802
260-449-7607**



REZ-2022-0010 and PDP-2022-0003 - Bob Rohrman and Plat Vacation VPLT-2022-0001



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: 2/28/2022



1 inch = 400 feet

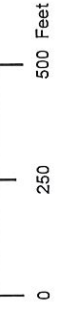
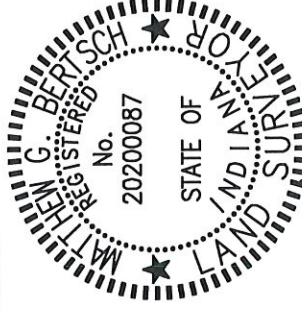


Exhibit "A"

Right-of-way Vacation Description

A PORTION OF RIGHT-OF-WAY OF REWILL DRIVE AS SHOWN ON THE PLAT OF POPLAR RIDGE ADDITION, SECOND SECTION, RECORDED DECEMBER 14, 1955 IN PLAT RECORD 22, PAGE 140 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 12 EAST, WAYNE TOWNSHIP OF THE SECOND PRINCIPAL MERIDIAN, ALLEN COUNTY, INDIANA AND DEPICTED ON AN EXHIBIT COMPLETED BY BERTSCH FRANK & ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P.S.#20200087) ON DECEMBER 22, 2021 UNDER PROJECT NUMBER 20298.100; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 43 OF SAID POPLAR RIDGE ADDITION, SECOND SECTION; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST (NAD83 INDIANA STATE PLANE, ZONE EAST GRID AND BASIS OF BEARINGS TO FOLLOW), 330.14 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF REWILL DRIVE TO THE WESTERLY EXTENSION OF THE NORTH 70 FOOT RIGHT-OF-WAY LINE OF ILLINOIS ROAD AS DESCRIBED TO THE CITY OF FORT WAYNE PER DOCUMENT NUMBER 2015053638, RECORDED ON OCTOBER 16, 2015 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89 DEGREES 41 MINUTES 23 SECONDS WEST, 25.00 FEET ALONG SAID WESTERLY EXTENSION TO THE CENTERLINE OF REWILL DRIVE; THENCE NORTH 00 DEGREES 07 MINUTES 53 SECONDS WEST, 5.00 FEET ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH 75 FOOT RIGHT-OF-WAY LINE OF ILLINOIS ROAD AS SHOWN ON THE STATE HIGHWAY PLANS FOR INTERSTATE 69, PROJECT NO.69-4(13)105, DATED 1959 AND GRANTED IN DEED BOOK 568, PAGE 140 ON MAY 31, 1960 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89 DEGREES 41 MINUTES 23 SECONDS WEST, 25.00 FEET ALONG SAID EASTERLY EXTENSION TO THE WEST RIGHT-OF-WAY LINE OF REWILL DRIVE PER THE PLAT OF POPLAR RIDGE ADDITION, SECOND SECTION; THENCE NORTH 00 DEGREES 07 MINUTES 53 SECONDS WEST, 337.89 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF REWILL DRIVE TO A POINT 12.69 FEET NORTH OF THE NORTHEAST CORNER OF LOT 42; THENCE NORTH 89 DEGREES 46 MINUTES 16 SECONDS EAST, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF REWILL DRIVE AT A POINT 12.69 FEET NORTH OF THE NORTHWEST CORNER OF LOT 43; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST, 12.69 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.391 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD.



Matthew G. Bertsch

THIS DESCRIPTION WAS PREPARED FOR ROBERT V. ROHRMAN BY BERTSCH-FRANK & ASSOCIATES, LLC.
AND CERTIFIED BY MATTHEW G. BERTSCH, P.L.S. INDIANA REGISTERED LAND SURVEYOR NO. 20200087

MATTHEW G. BERTSCH, P.L.S.
INDIANA REGISTERED LAND SURVEYOR NO. 20200087

BFA | **BERTSCH-FRANK & ASSOCIATES**
LAND SURVEYING & CONSULTING

LAND PLANNING | LAND SURVEYING
811 LAWRENCE DRIVE PHONE: (260) 459-9393
FORT WAYNE, IN 46804 FAX: (260) 459-9303

ROBERT V. ROHRMAN
R/W Vacation Ex. "A"
REWILL DRIVE
Fort Wayne, Allen County, IN

REVISIONS	
MARK	DATE DESCRIPTION

CAD FILE:	20298_RW VAC.dwg
DRAWN BY:	ZLS
CHECKED BY:	MBB
DATE:	12/22/2021
PRJCT. NO.:	20298.100

REVISIONS

MARK	DATE	DESCRIPTION

CAD FILE: 20298_RW_VAC.dwg

DRAWN BY: ZLS

CHECKED BY: MGB

DATE: 12/22/2021

PRCT. NO.: 20298.100

LAND SURVEYING & CONSULTING

BERTSCH-FRANK & ASSOCIATES

LAND SURVEYING

811 LAWRENCE DRIVE

FORT WAYNE, IN 46804

TELEPHONE: (260) 459-9393

FACSIMILE: (260) 459-9303

LAND PLANNING

BFA

ROBERT V. ROHRMAN

R/W Vacation Ex. "B"

REWILL DRIVE

Fort Wayne, Allen County, IN

Exhibit "B"

Right-of-way Vacation Limits

PROPOSED R/W VACATION LIMITS

OWNERSHIP LEGEND

1

LANDS OF MEWARD, INC. PER DOCUMENT NUMBER 2019018759, RECORDED APRIL 24, 2019.

2

LANDS OF MEWARD, INC. PER DOCUMENT NUMBER 201006380, REC. FEBRUARY 1, 2001.

3

LANDS OF ROBERT V. ROHRMAN PER DOCUMENT NUMBER 99036354, RECORDED MAY 19, 1999.

4

LANDS OF ROBERT V. ROHRMAN PER DOCUMENT NUMBER 97050194, RECORDED SEPTEMBER 10, 1997.

5

LANDS OF NEI RENTALS, LLC PER DOCUMENT NUMBER 201603247, RECORDED OCTOBER 11, 2018.

6

LANDS OF THE STATE OF INDIANA PER DEED BOOK 588, PAGE 140, RECORDED MAY 31, 1960.

7

LANDS OF THE STATE OF INDIANA PER DEED BOOK 684, PAGE 102, RECORDED DEC. 15, 1985.

8

LANDS OF THE STATE OF INDIANA PER DEED BOOK 679, PAGE 382, RECORDED OCTOBER 13, 1966.

9

LANDS OF THE CITY OF FORT WAYNE PER DOCUMENT NUMBER 201503638, RECORDED OCTOBER 16, 2015

Right-of-way Vacation Notes:

1. BEING A PART OF THE EXISTING RIGHT-OF-WAY OF REWILL DRIVE PER THE PLAT OF POPLAR RIDGE ADDITION, SECTION 16, RECORDED IN PLAT BOOK 22, PAGE 140 ON DECEMBER 14, 1955 IN THE OFFICE OF ALLEN COUNTY RECORDER.

2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RE-TRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

3. SEE ALTA/NSPS LAND TITLE SURVEY COMPLETED ON JANUARY 29, 2021 AND BOUNDARY RETRACEMENT SURVEY COMPLETED ON DECEMBER 16, 2021 BY BERTSCH-FRANK & ASSOCIATES, CERTIFIED BY MATTHEW G. BERTSCH (L.S. NO. 20200087) UNDER PROJECT NO. 20298.1.

I HEREBY CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AND I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Matthew G. Bertsch

MATTHEW G. BERTSCH, P.L.S.

INDIANA REGISTERED LAND SURVEYOR NO. 20200087

Right-of-way Vacation Exhibit

SCALE: 1" = 30'

30' 15' 0 30'

SCALE 1" = 30'

Line Table

Line #	Length	Direction
L1	330.14'	S00°07'53"E
L2	25.00'	S89°41'23"W
L3	5.00'	N00°07'53"W
L4	25.00'	S89°41'23"W

Line Table

Line #	Length	Direction
L5	337.89'	N00°07'53"W
L6	50.00'	N89°46'16"E
L7	12.69'	S00°07'53"E

Right-of-way Vacation Exhibit

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L7	12.69'	S00°07'53"E

EXHIBIT A
VACATION PETITION
DESCRIPTION OF REAL ESTATE

Utility Easements:

The North 15 feet of Lots 36, 37, and 38, the North 15 feet of Lots 39, 40, and 41, and the East 7 feet of Lots 41, 43, and 45 in Poplar Ridge Second Addition, according to the plat thereof, recorded in Plat Record 22, Page 140, in the Office of the Recorder of Allen County.

Public Right of Way:

A PORTION OF RIGHT-OF-WAY OF REWILL DRIVE AS SHOWN ON THE PLAT OF POPLAR RIDGE ADDITION, SECOND SECTION, RECORDED DECEMBER 14, 1955 IN PLAT RECORD 22, PAGE 140 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 12 EAST, WAYNE TOWNSHIP OF THE SECOND PRINCIPAL MERIDIAN, ALLEN COUNTY, INDIANA AND DEPICTED ON AN EXHIBIT COMPLETED BY BERTSCH FRANK & ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P.S.#20200087) ON DECEMBER 22, 2021 UNDER PROJECT NUMBER 20298.100; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT B
VACATION PETITION
PURPOSE FOR PROPOSED VACATION

The vacation of the platted easements within Poplar Ridge Addition, Section 2, Lots 36-45 and the vacation of a portion of Rewill Drive is being done in connection with a project whereby the City of Fort Wayne, through its Board of Public Works, will be constructing a new roadway running east and west connecting Grand National Drive to another newly constructed roadway that is believed to be named Getz Road Extended. This project will result in the portion of Rewill Drive being unnecessary, as anyone going to and from Poplar Ridge (the only users of the portion of Rewill Drive previously), will be able to get to safer intersections controlled by traffic signals at Grand National Drive or Getz Road Extended. The vacation will also allow for commercial development on the property owned by Rohrman Family Realty, L.P. and Menard, Inc. The vacation of the platted easements are being done to allow for the commercial development. Any utility improvements located within the same will be addressed by private easements or located within the new right-of-way.