

1 VALY-2022-0002

2 BILL NO. G-22-05-22

3
4 GENERAL ORDINANCE NO. G-_____

5 AN ORDINANCE amending the Thoroughfare
6 Plan of the City Comprehensive ("Master")
7 Plan by vacating public right-of-way.

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

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

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

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

17 All of the 10-foot wide east-west alley located between Lots 2 and 3 of Sordelet's
18 Addition, according to the plat thereof, as recorded in Plat Book 9A, page 47 in the
19 Office of the Recorder of Allen County, Indiana.

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

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

24 _____
25 COUNCILMEMBER

26 APPROVED AS TO FORM AND LEGALITY:

27 _____
28 Malak Heiny, City Attorney
29
30

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Right of Way Vacation
Case Number: VALY-2022-0002
Bill Number: G-22-05-22
Council District: 5 – Geoff Paddock

Introduction Date: May 24, 2022

Public Hearing Date: June 14, 2022 to be heard by Council

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

Synopsis of Ordinance: To vacate the 10-foot wide alley between Lots 2 and 3 of Sordelet's Addition.

Location: Between 2022 and 2030 Bevel Avenue

Reason for Request: To allow for use as a private driveway.

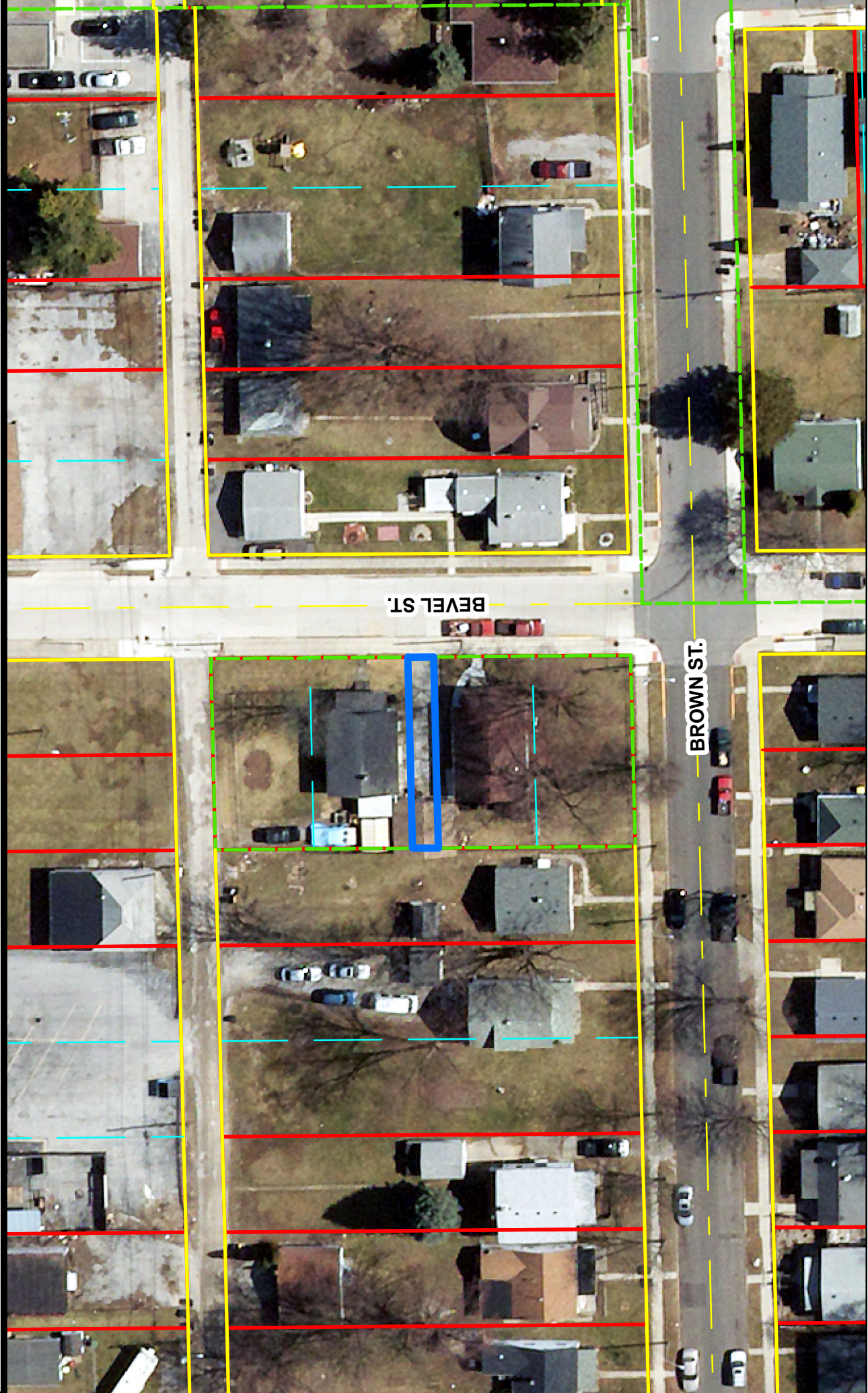
Applicant: AG Rentals and Management, LLC

Property Owners: Brenda and Thomas Woodard

Related Petitions: none

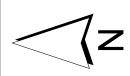
Effect of Passage: The vacation of the unimproved alley will allow for the existing private driveway and garage built over the alley.

Effect of Non-Passage: The right of way will remain as platted. Any new development will need to conform to setbacks from the existing right-of-way.



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: 5/13/2022



1 inch = 50 feet

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:

 Easement



Public Right of Way (street or alley)

More particularly described as follows:

(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: PAGE(S) NUMBER(S): (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:

We would like to combine 2080 and 2022 Bevel Ave
Properties together.

(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: AG Rentals & Management LLC

Street Address: 4915 Illinois Rd.

City: Ft. Wayne State: In Zip: 46804 Phone: 260-206-6948

FORT WAYNE, INDIANA
FILED

APR 15 2022

LANA R. KEESLING
CITY CLERK

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 Fort 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.

Brendal Woodard Brendal Woodard 04-16-2022
Signature Printed Name Date
2030 Bevel Ave FT Wayne, In. 46802
Address City/State/Zip

Thomas Woodard THOMAS WOODARD 04-16-2022
Signature Printed Name Date

2030 Bevel Ave FT WAYNE IN 46802
Address City/State/Zip

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

Agent's Name (Print Legibly): _____

Street Address: _____

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

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 #: _____

Doc. No.	201041345
Receipt No.	17417
DCFD	3.00
DEED	6.00
SCSF	5.00
Total	14.00

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. SELECTING A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

MAIL TAX BILLS TO:

2030 Bevel Avenue
Fort Wayne, IN 46802

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that Donna Bieber

RECORDED
06/18/2001 12:04:37
RECORDER
PATRICIA J CRICK
ALLEN COUNTY, IN

GRANTOR(S) of Tyler County in the State of West Virginia
QUITCLAIM(S) to Brenda Woodard

GRANTEE(S) of Allen County in the State of Indiana
in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

Lot 3 in Sordelet's Addition to the City of Fort Wayne, according to the recorded plat thereof, together with an easement for a private driveway over and along a strip of ground 10 feet in width adjoining said Lot 3 on the South.

AND

Lot 4 in Sordelet's Sub Addition to the City of Fort Wayne.

Dated this 26 day of March, 2001.

(Signature)

(Signature)

Donna Bieber

(Printed Name)

(Printed Name)

(Signature)

(Signature)

(Printed Name)

(Printed Name)

STATE OF INDIANA, COUNTY OF Tyler SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 26 day of March, 2001, personally appeared: DONNA BIEBER

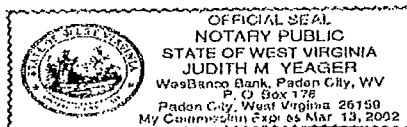
and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: March 18, 2002 Signature: Judith M YeagerResident of West Virginia, Tyler County Printed: Judith M Yeager Notary PublicThis instrument prepared by Rick L. Sprunger, Attorney at LawAttorney No. 2269-84

MAIL TO: Rick L. Sprunger, 1218 W. Water St., Berne, IN 46711

AUDITOR'S NUMBER 5353

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AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

JUN 18 2001

AUDITOR OF ALLEN COUNTY

FILED

JUN 18 2001

SALES DISCLOSURE
FORM

Doc. No.	201041346
Receipt No.	17417
DCFD	3.00
DEED	6.00
SCSF	5.00
Total	14.00

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MAIL TAX BILLS TO:

2030 Bevel Avenue
Fort Wayne, IN 46802

QUITCLAIM DEED

RECORDED
06/18/2001 12:04:38
RECORDER
PATRICIA J CRICK
ALLEN COUNTY, IN

THIS INDENTURE WITNESSETH, that Nancy VeatchGRANTOR(S) of Dubois County in the State of IndianaQUITCLAIM(S) to Brenda WoodardGRANTEE(S) of Allen County in the State of Indiana

in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

Lot 3 in Sordelet's Addition to the City of Fort Wayne, according to the recorded plat thereof, together with an easement for a private driveway over and along a strip of ground 10 feet in width adjoining said Lot 3 on the South.

AND

Lot 4 in Sordelet's Sub Addition to the City of Fort Wayne.

Dated this 04 day of April, 2001.

(Signature)

(Signature)

(Printed Name)

Nancy Veatch

(Printed Name)

(Signature)

(Signature)

(Printed Name)

(Printed Name)

STATE OF INDIANA, COUNTY OF DuboisSS: [REDACTED]

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of April 2001, personally appeared: Nancy Veatch

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: January 26, 2008Signature Eileen M. FoltzResident of SpencerCounty Printed Eileen M. Foltz

Notary Public

This instrument prepared by Rick L. Sprunger

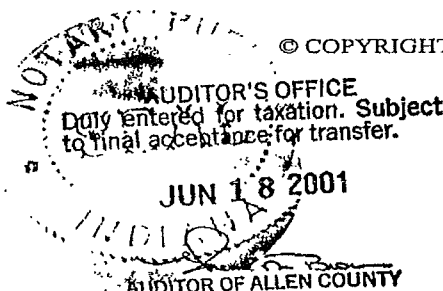
Attorney at Law

Attorney No. 2269-84

MAIL TO: Rick L. Sprunger, 1218 W. Water St., Berne, IN 46711



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FILED

JUN 18 2001

SALES DISCLOSURE
FORM01 5353
AUDITORS NUMBER

16