

#REZ-2022-0030

BILL NO. Z-22-07-09

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O-19 (Sec. 24 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 C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

TRACT 2 – 1.778 ACRES

THE EASTERLY HALF OF SOUTH PARK DRIVE (ALSO KNOWN AS JOHN STREET)
LYING SOUTH OF ELMROW DRIVE AND NORTH OF FAIRFAX AVENUE ALONG
WITH LOTS NUMBERED 228 THROUGH 234, LOTS NUMBERED 247 THROUGH 253,
AND A PORTION OF LOTS NUMBERED 235 AND 246 IN SOUTHERN HEIGHTS
ADDITION TO THE CITY OF FORT WAYNE RECORDED IN PLAT BOOK 11A, PAGE 26
ON JULY 8, 1924 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA,
AS SHOWN ON THE ORIGINAL SURVEY COMPLETED BY BERTSCH FRANK &
ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P.S.#20200087) ON MAY
25, 2022 UNDER PROJECT NUMBER 22029.100; BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 240, ALSO BEING THE
INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FAIRFAX AVENUE AND
THE WEST RIGHT-OF-WAY LINE OF GAYWOOD DRIVE; THENCE SOUTH 89
DEGREES 00 MINUTES 28 SECONDS WEST (NAD83 INDIANA STATE PLANE, ZONE
EAST GRID AND BASIS OF BEARINGS TO FOLLOW), 227.00 FEET ALONG SAID
NORTH RIGHT-OF-WAY LINE TO A 5/8" REBAR WITH A "BERTSCH-FRANK"
IDENTIFICATION CAP SET AT THE **POINT OF BEGINNING** OF THE HEREIN
DESCRIBED TRACT; THENCE CONTINUING SOUTH 89 DEGREES 00 MINUTES 28
SECONDS WEST, 318.61 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A
SURVEY MARKER NAIL WITH A "BERTSCH-FRANK" IDENTIFICATION RING SET ON
THE CENTERLINE OF SOUTH PARK DRIVE; THENCE NORTH 01 DEGREES 45
MINUTES 47 SECONDS WEST, 243.89 FEET ALONG SAID CENTERLINE TO A SURVEY
MARKER NAIL WITH A "BERTSCH-FRANK" IDENTIFICATION RING SET ON THE
SOUTH RIGHT-OF-WAY LINE OF ELMROW DRIVE; THENCE NORTH 89 DEGREES 20
MINUTES 53 SECONDS EAST, 318.25 FEET ALONG SAID SOUTH RIGHT-OF-WAY
LINE TO A SURVEY MARKER NAIL WITH A "BERTSCH-FRANK" IDENTIFICATION
RING SET AT A POINT LOCATED 227.00 FEET WEST OF THE NORTHEAST CORNER
OF LOT NUMBERED 241 IN SOUTHERN HEIGHTS ADDITION; THENCE SOUTH 01
DEGREES 51 MINUTES 20 SECONDS EAST, 242.01 FEET TO THE POINT OF
BEGINNING, CONTAINING 1.778 ACRES MORE OR LESS. SUBJECT TO EASEMENTS
OF RECORD.

1
2 and the symbols of the City of Fort Wayne Zoning Map No. O-19 (Sec. 24 of Wayne
3 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
4 Wayne, Indiana is hereby changed accordingly.
5

6 SECTION 2. If a written commitment is a condition of the Plan Commission's
7 recommendation for the adoption of the rezoning, or if a written commitment is modified and
8 approved by the Common Council as part of the zone map amendment, that written
9 commitment is hereby approved and is hereby incorporated by reference.
10

11 SECTION 3. That this Ordinance shall be in full force and effect from and after its
12 passage and approval by the Mayor.
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14 _____
Council Member

15 APPROVED AS TO FORM AND LEGALITY:

16 _____
17 Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0030
Bill Number: Z-22-07-09
Council District: 6-Sharon Tucker

Introduction Date: July 12, 2022

Plan Commission
Public Hearing Date: July 11, 2022 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.78 acres from R1/Single Family Residential to C1/Professional Office and Personal Services.

Location: 900 block of E Fairfax, 300 feet west of its intersection with Gaywood Drive

Reason for Request: To allow an early childhood learning center.

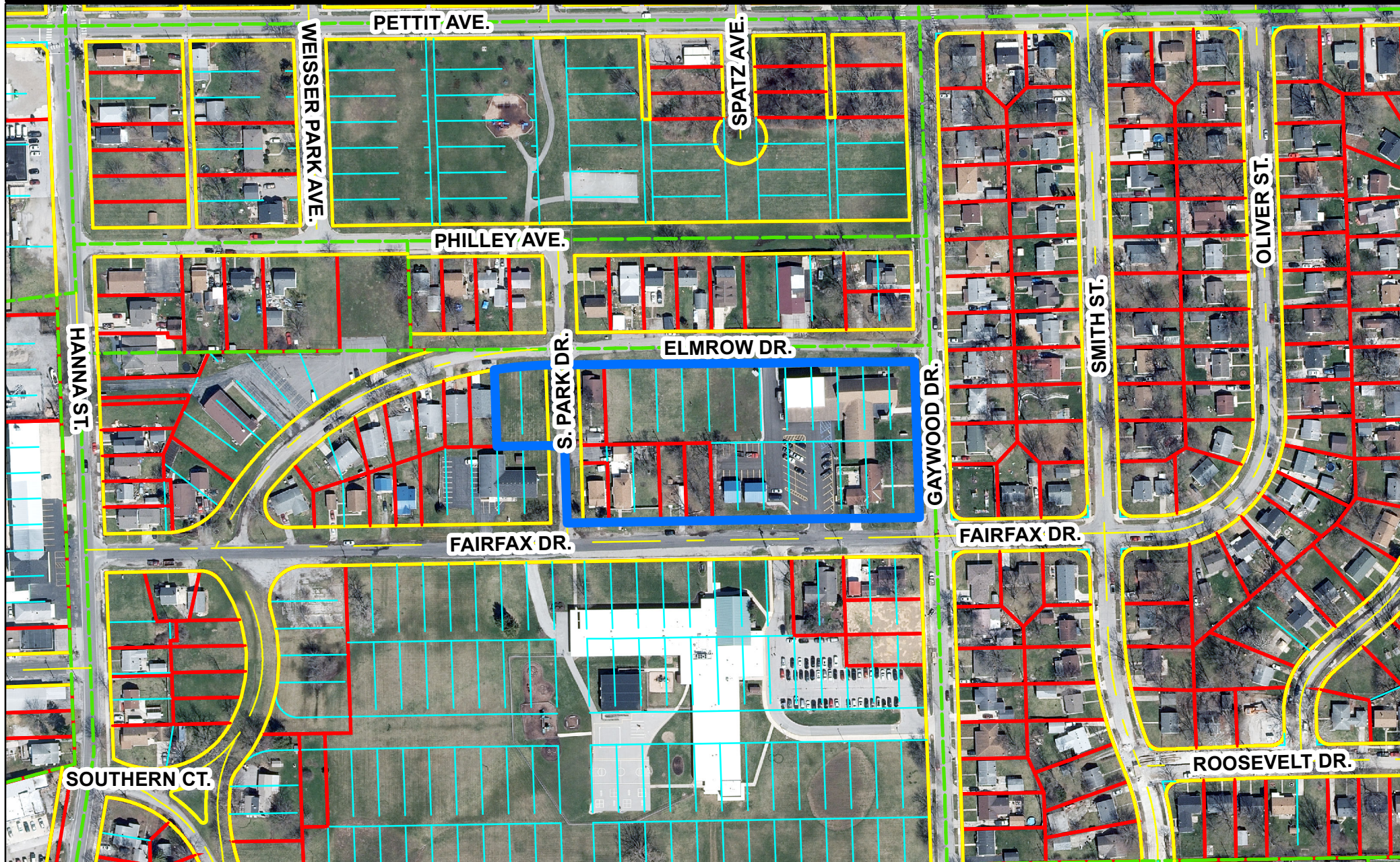
Applicant: Bridge of Grace

Property Owner: Bridge of Grace

Related Petitions: Primary Development Plan, Bridge of Grace - Early Learning Center

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services district, which will allow construction of a new early childhood learning center.

Effect of Non-Passage: The property will remain zoned R1, which allows for single family uses.



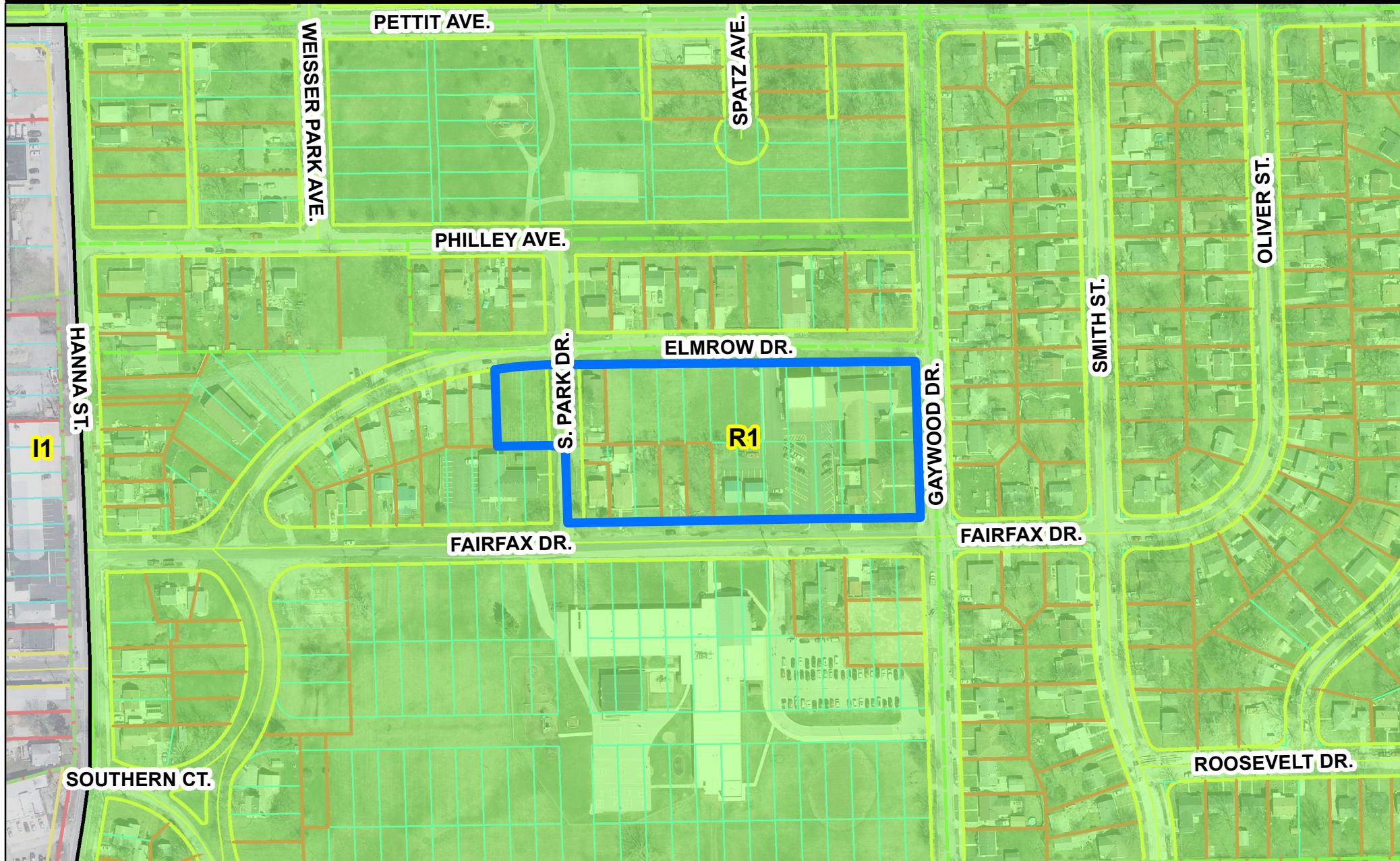
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 6/28/2022

0 50 100 Feet



1 inch = 200 feet



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0 50 100 Feet



1 inch = 200 feet

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Bridge of Grace, Inc.
Address 5100 Gaywood Drive
City Fort Wayne State Indiana Zip 46806
Telephone (260) 744-4446 E-mail jmondragon@bridgeofgracemc.com

Contact Person
Contact Person Tom Trent, Rothberg Law Firm
Address 505 E. Washington Blvd.
City Fort Wayne State Indiana Zip 46802
Telephone (260) 422-9454 E-mail ttrent@rothberg.com

All staff correspondence will be sent only to the designated contact person.

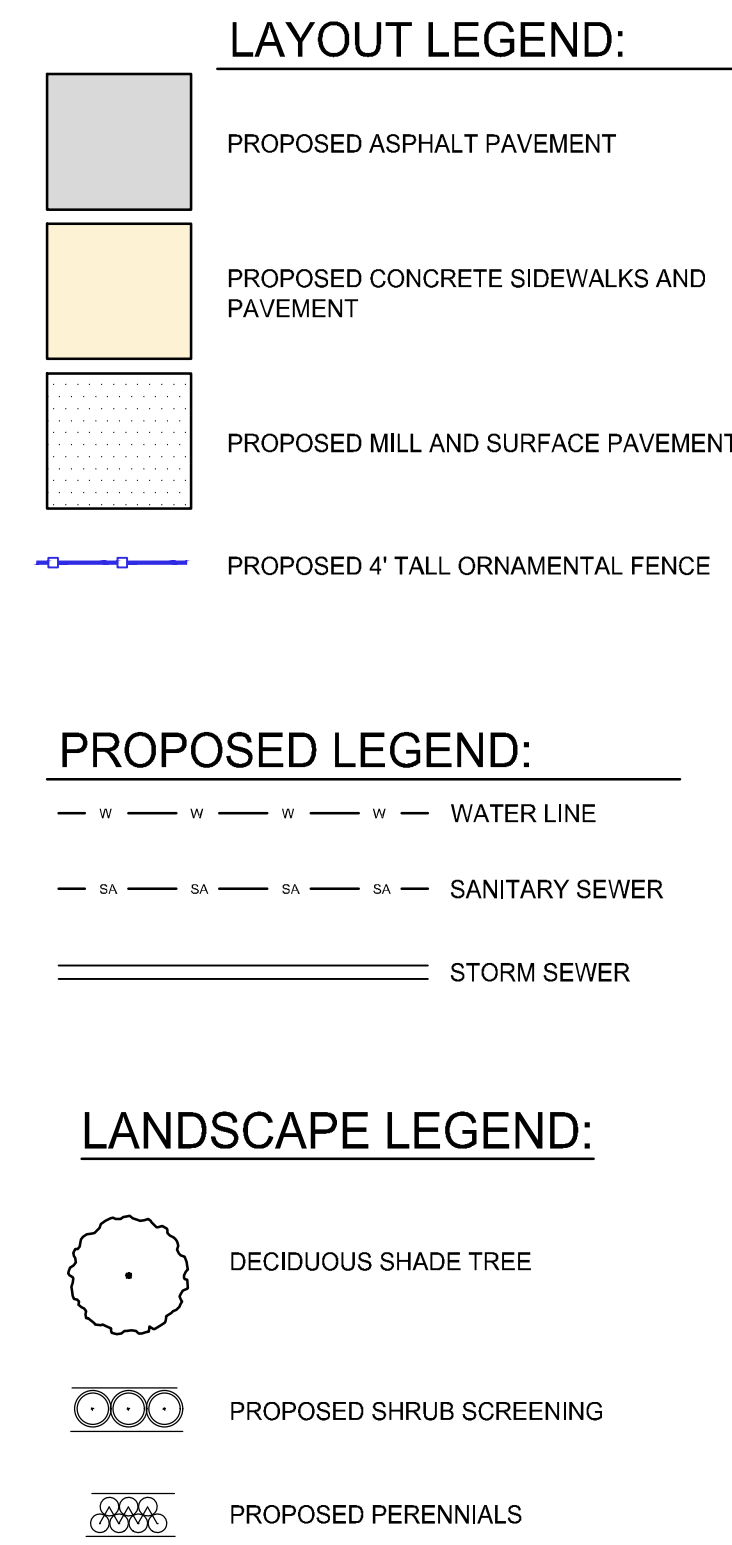
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property See Exhibit A, attached hereto
Present Zoning R1 Proposed Zoning C1 Acreage to be rezoned 1.778
Proposed density 0.56 units per acre
Township name Wayne Township section # 24
Purpose of rezoning (attach additional page if necessary) _____
Applicant seeks to construct and operate an Early Learning Center and Neighborhood Health Clinic
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 Rezonings 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.

Bridge of Grace, Inc.
(printed name of applicant) [Signature] 5/31/22
(signature of applicant) (date)
See Exhibit A, attached hereto
(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 <u>June 7</u>	Receipt No. <u>140492</u>	Hearing Date <u>7/11/22</u>	Petition No. <u>REF-2022-0031</u>
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OWNER
BRIDGE OF GRACE 5100 GAYWOOD DRIVE FORT WAYNE, IN 46806 PH: (260) 744-4446 CONTACT: JAVIER MONDRAGON EMAIL: jmondragon@bridgeofgrace.org
ARCHITECT
DESIGN COLLABORATIVE 200 E. MAIN ST., STE 600 FORT WAYNE, IN 46802 PH: (260) 422-4241 CONTACT: CHRIS STINE EMAIL: cstine@designcollaborative.com

CIVIL ENGINEER & LANDSCAPE ARCHITECT
ENGINEERING RESOURCES, INC. 4175 NEW VISION DR. FORT WAYNE, IN 46845 PH: (260) 490-1025 CONTACT: MARK REINHARD EMAIL: mark@erlconsulting.com
SURVEYOR
BERTSCH-FRANK & ASSOCIATES 811 LAWRENCE DR. FORT WAYNE, IN 46804 PH: (260) 459-8398 CONTACT: MATT BERTSCH EMAIL: mbertsch@bertschfrank.com

FLOOD INSURANCE RATE MAP (FIRM):
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 18003C0315G
PANEL 315 OF 495
DATED AUGUST 3, 2009
ZONE "X"

BUILDING INFORMATION	
PROPOSED BUILDING SQUARE FOOTAGE	31,000 SF
PROPOSED BUILDING HEIGHT	26' HT.

LOT INFORMATION	
EXISTING ZONING	R1 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING	C1 PROFESSIONAL OFFICE AND PERSONAL SERVICES
CURRENT USE	RESIDENTIAL, OPEN LAND, AND PARKING
PROPOSED USE	CHILD CARE CENTER AND MEDICAL CLINIC

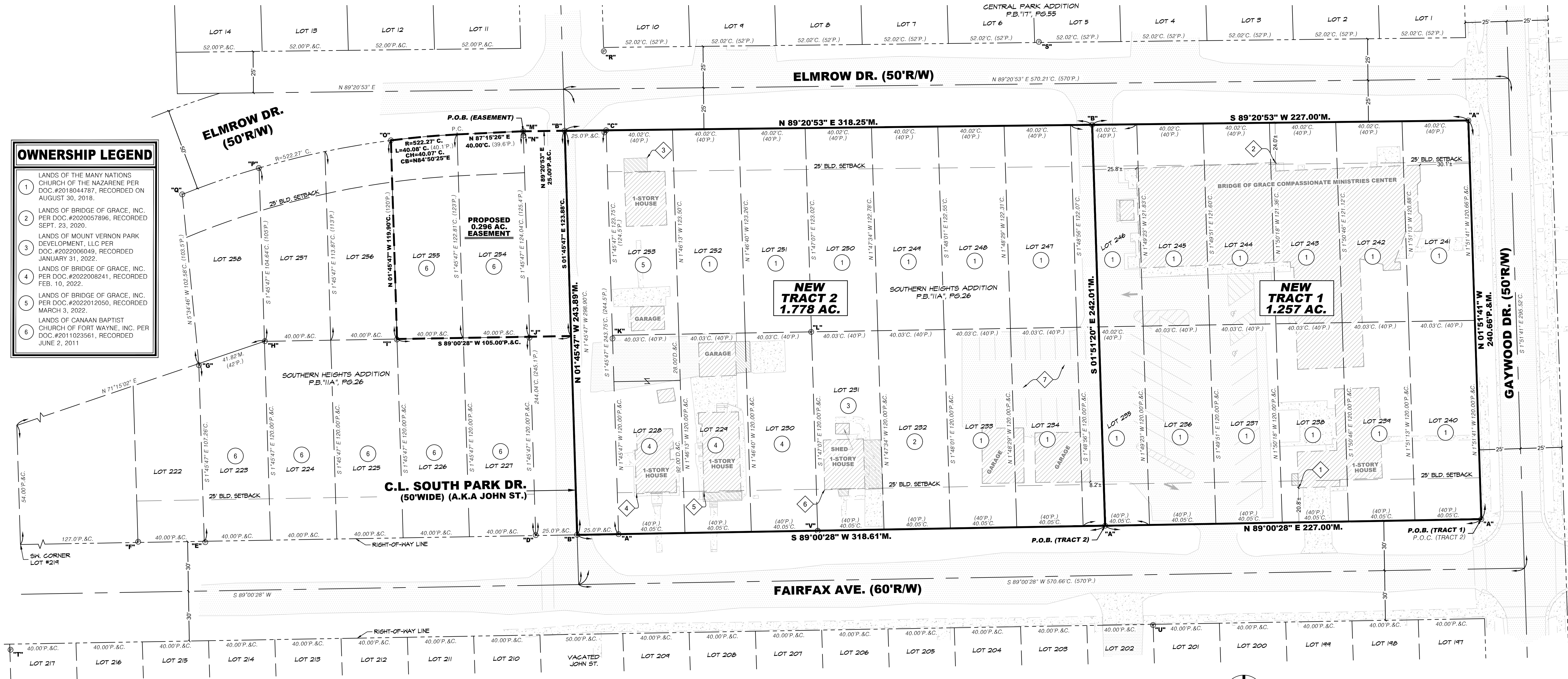
PARKING SUMMARY		
1 SPACE PER 400 SQ. FT.	TOTAL PARKING REQUIRED	PROPOSED PARKING
31,000 SQ. FT.	80 SPACES	56 SPACES**
**WAIVER APPLIED TO USE OFF-SITE PARKING.		



 **LOCATION MAP**
SCALE: NOT TO SCALE

OWNERSHIP LEGEND

- LANDS OF THE MANY NATIONS CHURCH OF THE NAZARENE PER DOC.#2018044787, RECORDED ON AUGUST 30, 2018.
- LANDS OF BRIDGE OF GRACE, INC. PER DOC.#2020057896, RECORDED SEPT. 23, 2020.
- LANDS OF MOUNT VERNON PARK DEVELOPMENT, LLC PER DOC.#2022006049, RECORDED JANUARY 31, 2022.
- LANDS OF BRIDGE OF GRACE, INC. PER DOC.#2022008241, RECORDED FEB. 10, 2022.
- LANDS OF BRIDGE OF GRACE, INC. PER DOC.#2022012050, RECORDED MARCH 3, 2022.
- LANDS OF CANAAN BAPTIST CHURCH OF FORT WAYNE, INC. PER DOC.#2011023561, RECORDED JUNE 2, 2011



NEW LEGAL DESCRIPTION - TRACT 1 (1.257 ACRES)

LOTS NUMBERED 236 THROUGH 245 ALONG WITH A PORTION OF LOTS NUMBERED 235 AND 246 IN SOUTHERN HEIGHTS ADDITION TO THE CITY OF FORT WAYNE RECORDED IN PLAT BOOK 11A, PAGE 26 ON JULY 8, 1924 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, AS SHOWN ON THE ORIGINAL SURVEY COMPLETED BY BERTSCH FRANK & ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P.S.#20200087) ON MAY 25, 2022 UNDER PROJECT NUMBER 22029.100; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 240, ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FAIRFAX AVENUE AND THE WEST RIGHT-OF-WAY LINE OF GAYWOOD DRIVE; THENCE NORTH 01 DEGREES 51 MINUTES 41 SECONDS WEST (NAD83 INDIANA STATE PLANE, ZONE EAST GRID AND BASIS OF BEARINGS TO FOLLOW), 240.66 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP SET AT THE NORTHEAST CORNER OF LOT 241; THENCE SOUTH 89 DEGREES 20 MINUTES 53 SECONDS WEST, 227.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELMROW DRIVE TO A 5/8" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP SET; THENCE SOUTH 01 DEGREES 51 MINUTES 20 SECONDS EAST, 242.01 FEET TO A 5/8" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP SET ON THE NORTH RIGHT-OF-WAY LINE OF FAIRFAX AVENUE; THENCE NORTH 89 DEGREES 00 MINUTES 28 SECONDS EAST, 227.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 1.257 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD.

NEW LEGAL DESCRIPTION - TRACT 2 (1.778 ACRES)

THE EASTERLY HALF OF SOUTH PARK DRIVE (ALSO KNOWN AS JOHN STREET) LYING SOUTH OF ELMROW DRIVE AND NORTH OF FAIRFAX AVENUE ALONG WITH LOTS NUMBERED 228 THROUGH 234, LOTS NUMBERED 247 THROUGH 253, AND A PORTION OF LOTS NUMBERED 235 AND 246 IN SOUTHERN HEIGHTS ADDITION TO THE CITY OF FORT WAYNE RECORDED IN PLAT BOOK 11A, PAGE 26 ON JULY 8, 1924 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, AS SHOWN ON THE ORIGINAL SURVEY COMPLETED BY BERTSCH FRANK & ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P.S.#20200087) ON MAY 25, 2022 UNDER PROJECT NUMBER 22029.100; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 240, ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FAIRFAX AVENUE AND THE WEST RIGHT-OF-WAY LINE OF GAYWOOD DRIVE; THENCE SOUTH 89 DEGREES 00 MINUTES 28 SECONDS WEST (NAD83 INDIANA STATE PLANE, ZONE EAST GRID AND BASIS OF BEARINGS TO FOLLOW), 227.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A 5/8" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP SET AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTH 89 DEGREES 00 MINUTES 28 SECONDS WEST, 318.61 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A SURVEY MARKER NAIL WITH A "BERTSCH-FRANK" IDENTIFICATION RING SET ON THE CENTERLINE OF SOUTH PARK DRIVE; THENCE NORTH 01 DEGREES 45 MINUTES 47 SECONDS WEST, 243.89 FEET ALONG SAID CENTERLINE TO A SURVEY MARKER NAIL WITH A "BERTSCH-FRANK" IDENTIFICATION RING SET ON THE SOUTH RIGHT-OF-WAY LINE OF ELMROW DRIVE; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST, 318.25 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A SURVEY MARKER NAIL WITH A "BERTSCH-FRANK" IDENTIFICATION RING SET AT A POINT LOCATED 227.00 FEET WEST OF THE NORTHEAST CORNER OF LOT NUMBERED 241 IN SOUTHERN HEIGHTS ADDITION; THENCE SOUTH 01 DEGREES 51 MINUTES 20 SECONDS EAST, 242.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1.778 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD.

PROPOSED EASEMENT (0.296 ACRES)

A PERMANENT EASEMENT OVER, UNDER, AND ACROSS THE LANDS OF CANAAN BAPTIST CHURCH OF FORT WAYNE, INC. PER DOCUMENT NUMBER 2011023561 RECORDED JUNE 2, 2011 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, AND BEING A PART THE WESTERLY HALF OF SOUTH PARK DRIVE (ALSO KNOWN AS JOHN STREET) LYING SOUTH OF ELMROW DRIVE AND NORTH OF FAIRFAX AVENUE ALONG WITH LOTS NUMBERED 254 AND 255 IN SOUTHERN HEIGHTS ADDITION TO THE CITY OF FORT WAYNE RECORDED IN PLAT BOOK 11A, PAGE 26 ON JULY 8, 1924 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, AS SHOWN ON A SURVEY COMPLETED BY BERTSCH FRANK & ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P.S.#20200087) ON MAY 25, 2022 UNDER PROJECT NUMBER 22029.100; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 254; THENCE NORTH 89 DEGREES 20 MINUTES 53 SECONDS EAST, 25.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELMROW DRIVE; THENCE SOUTH 01 DEGREES 45 MINUTES 47 SECONDS EAST, 123.88 FEET ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 254 AND 255 OF SOUTHERN HEIGHTS ADDITION; THENCE SOUTH 89 DEGREES 00 MINUTES 28 SECONDS WEST, 105.00 FEET ALONG THE SOUTH LINE OF SAID LOTS 254 AND 255 TO THE WEST LINE OF LOT 255; THENCE NORTH 01 DEGREES 45 MINUTES 47 SECONDS WEST, 119.90 FEET (120 FEET PLAT) ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY OF ELMROW DRIVE; THENCE EASTERLY 40.08 FEET (40.1 FEET PLAT) ALONG SAID RIGHT-OF-WAY AND ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 522.27 FEET THROUGH A CHORD BEARING NORTH 84 DEGREES 50 MINUTES 25 SECONDS EAST, 40.07 FEET TO THE NORTHWEST CORNER OF LOT 254; THENCE NORTH 87 DEGREES 15 MINUTES 26 SECONDS EAST, 40.00 FEET (39.6 FEET PLAT) ALONG SAID SOUTH RIGHT-OF-WAY OF ELMROW DRIVE TO THE POINT OF BEGINNING, CONTAINING 0.296 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD.

LAND SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, 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:

- VARIANCES IN REFERENCE MONUMENTS;
- DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS;
- INCONSISTENCIES IN LINES OF OCCUPATION AND/OR POSSESSION;
- RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY);

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO CREATE AN ORIGINAL SURVEY OF TWO TRACTS FROM EXISTING LOTS 228 THROUGH 253 AND THE EASTERLY HALF OF SOUTH PARK DRIVE PER THE PLAT OF SOUTHERN HEIGHTS ADDITION RECORDED IN PLAT BOOK "11A", PAGE 26 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. IT IS OUR UNDERSTANDING THAT SOUTH PARK DRIVE WILL BE VACATED IN THE NEAR FUTURE.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY IS NAD83 INDIANA STATE PLANE, ZONE EAST GRID.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

NO PUBLIC LAND SURVEY CORNER WERE UTILIZED DURING THE COMPLETION OF THIS SURVEY. THE STREET RIGHTS-OF-WAY OF FAIRFAX AVENUE, GAYWOOD DRIVE, ELMROW DRIVE, AND SOUTH PARK DRIVE WERE RECREATED AND HELD TO ESTABLISH THE LINES OF THE SUBJECT TRACTS. SAID STREETS WERE ESTABLISHED AS DESCRIBED BELOW.

- THE NORTH RIGHT-OF-WAY OF FAIRFAX AVENUE WAS ESTABLISHED BY A LINE OF LEAST LINEAR REGRESSION BETWEEN FOUND MONUMENTS LISTED AS "F", "E", "D", AND "V".
- THE SOUTH RIGHT-OF-WAY OF ELMROW DRIVE WAS ESTABLISHED BY MONUMENT "M" AND A PLAT DISTANCE OF 240.66 FEET MEASURED FROM THE SOUTHEAST CORNER OF LOT 240, WHEN OFFSET NORTHERLY, THIS LINE AGREED WELL WITH THE IMPROVEMENTS OF CENTRAL PARK ADDITION.
- THE WEST LINE OF SOUTH PARK DRIVE WAS ESTABLISHED BY FOUND MONUMENTS LISTED AS "D", "J", "N", AND "M". THE CENTERLINE OF SOUTH PARK DRIVE WAS ESTABLISHED PARALLEL WITH AND 25 FEET EASTERLY OF SAID WEST LINE PER THE PLAT OF SOUTHERN HEIGHTS ADDITION.
- THE CENTERLINE AND RIGHT-OF-WAY OF GAYWOOD DRIVE WAS ESTABLISHED PER THE PHYSICAL STREET IMPROVEMENTS. THE OVERALL DIMENSION BETWEEN GAYWOOD DRIVE AND SOUTH PARK DRIVE MATCHED CLOSELY TO THE OVERALL PLAT DISTANCE.

DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS

DISCREPANCIES WERE FOUND IN THE DOCUMENTS USED DURING THE COMPLETION OF THIS SURVEY; DOCUMENTS USED INCLUDE:

- DOCUMENT NUMBERS 2018044787, 2020057896, 2022006049, 20222008241, 2022012050, AND 2011023561.
- PLAT OF SOUTHERN HEIGHTS ADDITION RECORDED IN PLAT BOOK "11A", PAGE 26 ON JULY 8, 1924.
- PLAT OF CENTRAL PARK ADDITION RECORDED IN PLAT RECORD 17, PAGE 55 ON JUNE 13, 1947.
- THERE IS NO RADIUS DIMENSION PROVIDED ON THE PLAT OF SOUTHERN HEIGHTS FOR THE SOUTHERLY RIGHT-OF-WAY OF ELMROW DRIVE ALONG LOTS 255 AND 258. THE 522.27 FOOT RADIUS SHOWN AND DESCRIBED IN THE LEGAL DESCRIPTION FOR THE PROPOSED EASEMENT IS BASED OFF OF FOUND MONUMENTS "O", "P", AND "Q" AND AGREED WELL WITH PLAT DISTANCES. NO DOCUMENTATION WAS FOUND OR PROVIDED SUPPORTING THE CALCULATED RADIAL DIMENSION.

DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION

DISCREPANCIES IN LINES OF OCCUPATION OR POSSESSION ARE AS LISTED UNDER THE "POSSESSION LEGEND".

THEORY OF LOCATION

THE NORTH, EAST, AND SOUTH LINES OF TRACT 1 WERE ESTABLISHED BY THE RIGHTS-OF-WAY OF ELMROW DRIVE, GAYWOOD DRIVE, AND FAIRFAX AVENUE. THE WEST LINE WAS ESTABLISHED PER THE OWNER'S REQUEST.

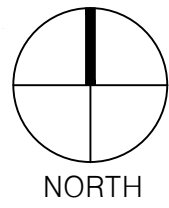
THE NORTH AND SOUTH LINE OF TRACT 2 WERE ESTABLISHED BY THE RIGHTS-OF-WAY OF ELMROW DRIVE AND FAIRFAX AVENUE. THE WEST LINE WAS ESTABLISHED BY THE CENTERLINE OF SOUTH PARK DRIVE. THE EAST LINE IS COMMON WITH THE WEST LINE OF TRACT 1.

RELATIVE POSITIONAL ACCURACY

THE RELATIVE POSITIONAL ACCURACY, DUE TO RANDOM ERRORS IN MEASUREMENT, OF THE CORNERS OF THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN URBAN SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION) AS DEFINED BY TITLE 865, ARTICLE 1, RULE 12, SECTION 7 OF THE INDIANA ADMINISTRATIVE CODE.

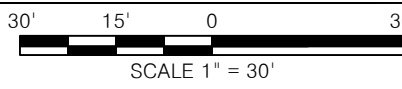
MONUMENT LEGEND

- 5/8" X24" REBAR W/"BERTSCH-FRANK FIRM #0081" ID. CAP SET, FLUSH
- SURVEY MARKER NAIL W/"BERTSCH-FRANK FIRM #0081" ID. RING SET, FLUSH
- 5/8" X24" REBAR W/"BERTSCH-FRANK FIRM #0081" ID. CAP SET, FLUSH, AND A 1/2" BAR FOUND 1.0' ± W. & 1.3' ± SOUTH OF ESTABLISHED CORNER, -0.2' BELOW GRADE
- 1/2" BAR FOUND 0.3' ± NORTH OF ESTABLISHED CORNER, -0.1' BELOW GRADE
- 1/2" BAR FOUND 0.6' ± E. & 0.5' ± SOUTH OF ESTABLISHED CORNER, FLUSH
- 1/2" BAR FOUND 0.1' ± E. & 0.4' ± NORTH OF ESTABLISHED CORNER, -0.3' BELOW GRADE
- 5/8" BAR FOUND ON LINE 1.0' ± SOUTH OF ESTABLISHED CORNER, -0.1' ABOVE GRADE
- 5/8" BAR FOUND 0.2' ± EAST OF ESTABLISHED CORNER, -0.1' BELOW GRADE
- 1/2" BAR FOUND 0.3' ± SOUTH OF ESTABLISHED CORNER, -0.1' BELOW GRADE
- 1/2" BAR FOUND ON LINE 0.6' ± SOUTH OF ESTABLISHED CORNER, -0.2' BELOW GRADE
- 1/2" BAR FOUND ON LINE 2.0' ± SOUTH OF ESTABLISHED CORNER, FLUSH
- 1/2" BAR FOUND ON LINE 0.1' ± WEST OF ESTABLISHED CORNER, -0.1' ABOVE GRADE
- 1/2" BAR FOUND, -0.2' BELOW GRADE
- 1/2" BAR FOUND ON LINE 2.6' ± SOUTH OF ESTABLISHED CORNER, -0.2' BELOW GRADE
- 1/2" BAR FOUND, -0.1' BELOW GRADE
- 5/8" BAR FOUND 0.1' ± WEST OF ESTABLISHED CORNER, -0.5' BELOW GRADE
- 5/8" BAR FOUND, -0.1' BELOW GRADE
- 1/2" BAR FOUND 2.3' ± SOUTH OF ESTABLISHED CORNER, -0.4' BELOW GRADE
- 1/2" BAR FOUND 0.4' ± NORTH OF ESTABLISHED RIGHT-OF-WAY, -0.3' BELOW GRADE
- 5/8" BAR FOUND 2.3' ± SOUTH OF ESTABLISHED RIGHT-OF-WAY, -0.1' BELOW GRADE
- 3" PIPE FOUND 0.4' ± SOUTH OF ESTABLISHED RIGHT-OF-WAY, +0.4' ABOVE GRADE
- 1" PIPE FOUND, FLUSH.



Original Boundary Survey

SCALE: 1" = 30'



POSSESSION LEGEND

- THE EXISTING BUILDING LIES APPROXIMATELY 4.2' ± SOUTH OF THE 25 FOOT SETBACK LINE.
- THE EXISTING BUILDING LIES APPROXIMATELY 1.0' ± NORTH OF THE 25 FOOT SETBACK LINE.
- THE EXISTING PORCH OVERHANG LIES APPROXIMATELY 8.1' ± NORTH OF THE 25 FOOT SETBACK LINE.
- THE EXISTING BUILDING LIES APPROXIMATELY 0.8' ± SOUTH OF THE 25 FOOT SETBACK LINE.
- THE EXISTING BUILDING LIES APPROXIMATELY 0.8' ± SOUTH OF THE 25 FOOT SETBACK LINE.
- THE EXISTING BUILDING LIES APPROXIMATELY 0.3' ± SOUTH OF THE 25 FOOT SETBACK LINE.
- TRACTS 1 AND 2 SHARE A PORTION OF THE PARKING LOT AS SHOWN.

GENERAL NOTES:

- A FULL AND COMPLETE COMMITMENT OF TITLE FOR THE SUBJECT PARCEL MAY PROCURE ADDITIONAL EASEMENT AND/OR RIGHT-OF-WAY DOCUMENTATION NOT PRESENTED TO BERTSCH-FRANK & ASSOCIATES, LLC AT THE TIME OF THIS SURVEY.
- THE DELINEATION OF WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED AS A PART OF THIS SURVEY.

LAND SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS MADE A SURVEY OF THE REAL ESTATE DEPICTED AND DESCRIBED THEREON. MEASUREMENTS WERE MADE AND MONUMENTS WERE PERPETUATED AS SHOWN, IN CONFORMITY WITH THE RECORD THEREOF IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE.

COMMISSION NO.: 22029.100

PREPARED FOR: ENGINEERING RESOURCES, INC.

DATES OF FIELDWORK: APRIL 25, 2022
MAY 5 & 17, 2022

IN WITNESS THEREOF, I HERETOIN PLACE MY HAND AND SEAL THIS 25TH DAY OF MAY 2022.



Matthew G. Bertsch

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
FORT WAYNE, IN 46804
TELEPHONE: (260) 459-9393
FACSIMILE: (260) 459-9303

ENGINEERING
RESOURCES, INC.

Original Boundary Survey
Bridge of Grace
Southern Heights Add. - Sec.24, T30N, R12E
5100 Gaywood Dr, Fort Wayne, Indiana

REVISIONS		
MARK	DATE	DESCRIPTION

CAD FILE: 22029_Bndry.dwg
DRAWN BY: ZLS
CHECKED BY: MGB
DATE: 05/25/2022
PRJCT. NO.: 22029.100

C.O.B