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#REZ-2022-0037

BILL NO. Z-22-07-25

ZONING MAP ORDINANCE NO. Z-

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P-15 (Sec. 19 of Adams Township)

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

SECTION 1. That the area described as follows is hereby designated a C2 (Limited Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

DESCRIPTION OF TRACT II, remainder Parcel C

Part of Block 4 and Block 18 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar found marking the northeasterly corner of Lot 24 in said Anthony Wayne Village Subdivision; thence South 48 degrees 02 minutes 59 seconds West, on the northwesterly line of said Lot 24, a distance of 135.00 feet to a 5/8 inch rebar capped "OPOKU" marking the northwesterly corner of said Lot 24, said point being on the Easterly right of way line of Plaza Drive (formerly Allerton Boulevard); thence on said Easterly right of way by the following 4 courses: North 39 degrees 38 minutes 57 seconds West (bearing based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone), 67.00 feet to a found 5/8 inch rebar capped "STRUCTUREPOINT #0094"; thence North 37 degrees 38 minutes 57 seconds West 90.00 feet to a found 5/8 inch rebar capped "STRUCTUREPOINT #0094"; thence North 35 degrees 38 minutes 57 seconds West, 66.50 feet to a found 5/8 inch rebar capped "STRUCTUREPOINT #0094"; thence on a curve to the right, having a radius of 100.00 feet, a length of 209.80 feet and a chord of 173.38 feet bearing North 29 degrees 53 minutes 53 seconds East to the south right of way line of McKinnie Avenue; thence North 87 degrees 21 minutes 03 seconds East, on said south right of way line, a distance of 146.63 feet to a found 5/8 inch rebar capped "STRUCTUREPOINT #0094" marking the northwest corner of a 2.013 acre parcel of land described in Document 2017043544 in said Recorder's Office; thence South 02 degrees 33 minutes 10 seconds East on the west line of said parcel of land, a distance of 247.80 feet to the point of beginning, containing 1.410 acres, more or less.

1	and the symbols of the City of Fort Wayne Zoning Map No. P-15 (Sec. 19 of Adams
2	Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
3	Wayne, Indiana is hereby changed accordingly.
4	
5	SECTION 2. If a written commitment is a condition of the Plan Commission's
6	recommendation for the adoption of the rezoning, or if a written commitment is modified and
7	approved by the Common Council as part of the zone map amendment, that written
8	commitment is hereby approved and is hereby incorporated by reference.
9	
10	SECTION 3. That this Ordinance shall be in full force and effect from and after its
11	passage and approval by the Mayor.
12	
13	Council Member
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-2022-0037
Bill Number: Z-22-07-25

Council District: 6-Sharon Tucker

Introduction Date: July 26, 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 1.4 acres from R3/Multiple Family Residential

to C2/Limited Commercial.

Location: Southeast corner of McKinnie Avenue and Plaza Drive

Reason for Request: For approval of a new mixed-use residential and commercial building.

Applicant: House Investments

Property Owner: House Investments

Related Petitions: Primary Development Plan, Village Premier

Effect of Passage: Property will be rezoned to the C2/Limited Commercial district, which

will allow the currently vacant parcel to be developed with a mixed-use building that can include a senior living facility and retail services as part

of a new mixed-use development.

Effect of Non-Passage: The property will remain zoned R3, and may develop as such. The

proposed development includes a mixture of residential and retail uses,

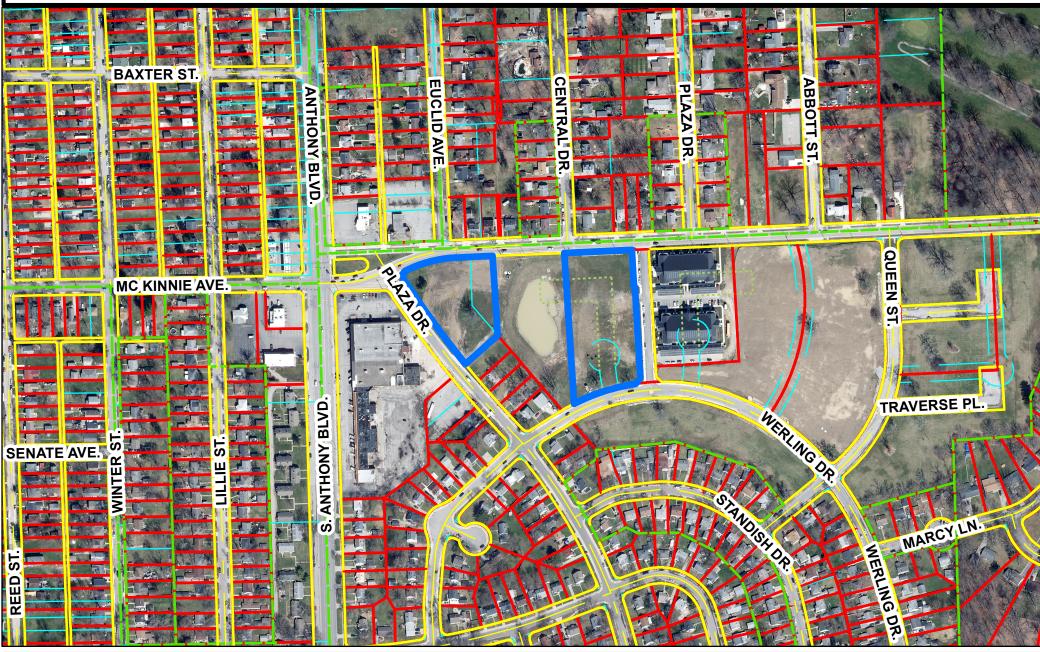
which requires the C2 zoning.

Department of Planning Services Rezoning Petition Application

	Applicant Ho	use Investme	ents (Village Prem	ier Project)		
cant	Address 115	90 N. Meridia	n St. Ste 550			
Applicant	_{City} Indian	apolis	State IN	Zip 4603	2	
₹	Telephone (3	17) 413-943	0 _{E-mail} mgadus(@houseinvestm	ents.com	
					1	
		A I	1.			
	Contact Person Andrew Boxberger Address 301 W. Jefferson Ste. 200					
Contact Person	1200 C TO 101 C					
Contac Person	City Fort Wayne State IN Zip 46802 Telephone (260) 423-9411 E-mail aboxberger@carsonllp.com					
	Telephone (2	60) 423-941	<u>1 _{E-mail} aboxberg</u>	er@carsonllp.c	om	
		All staff correspon	ndence will be sent only to	the designated contact pe	rson.	
	☐ Allen Cou	nty Planning Juris	sdiction City of Fo	ort Wayne Planning J	urisdiction	
	Address of the	property Plaza	Dr. (See Survey	")		
	Present Zoning	C1 & R3 Propo	sed Zoning C1 & C2	Acreage to be rezon	ed_See Attached	
iest			ed Developmen	t Plan	units per acre	
Request	Township nam			_ Township section #_	13	
1	Purpose of rezoning (attach additional page if necessary) See Attached					
	0.1.					
Sewer provider City of Fort Wayne Water provider City of Fort Wayne				ort Wayne		
Applications will not be accepted unless the following filing requirements are submitted with this						
nts	Please refer to ch	ecklist for applicable	ss the following fitting require filling fees and plan/survey	rements are submitted wi submittal requirements.	th this application.	
Filing Requirements	■ Applicable					
Hirin I	Applicable number of surveys showing area to be rezoned (plans must be folded)					
Reg	 ■ Legal Description of parcel to be rezoned □ Rezoning Questionnaire (original and 10 copies) County Rezonings Only 					
I/We under						
property de	scribed in this abbit	Callon: mai i/we aoree	sion of this application, that I to abide by all provisions of	of the Allen County 7-	1011:	
to the handl	ing and disposition of	f this application: that	the above information is true	on as those provisions, proce	edures and policies related	
Dwc agree t	o pay Allen County Indiana code.	the cost of notifying the	e required interested persons a	t the rate of \$0.85 per notice	and a public notice fee of	
Matthew S. Gadus			Matthew S. Gadus	y signed by Matthew S. Galdus «Matthew S. Galdus, c. ox, mpddis gift nuss time stiments com, c=US 022 C8 607 08 23.0 - 4-007	6//2022	
(printed name of applicant)			/: / C !!		(date)	
JOHNTHAN CEIST			(Joseph)	en	6/7/22	
(printed name of property owner) (signature of property owner) (date)				(date)		
(printed name of property owner)			(signature of property owne	r)	(date)	
(printed name of property owner) (signature of property owner) (date)				(date)		
Rece	The second secon	Receipt No.	Hearing Date	Peti	ition No.	
6-7-	4	0516	7-11-22	REZ-2022-	0034	

Rezoning Petition REZ-2022-0034 and Primary Development Plan PDP-2022-0022 - Village Premier





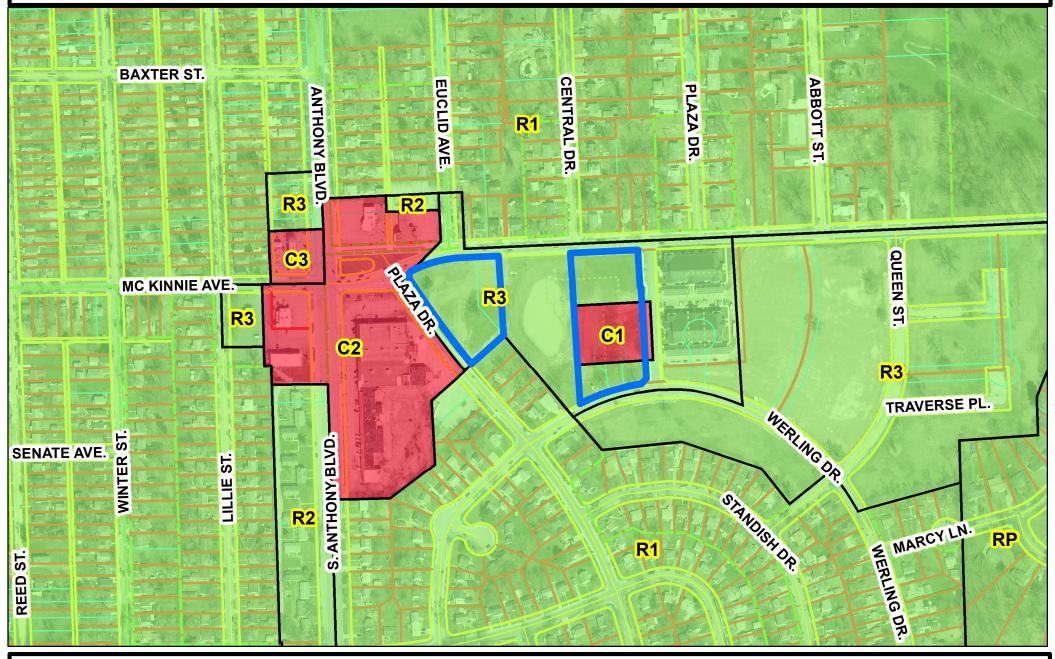
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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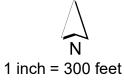




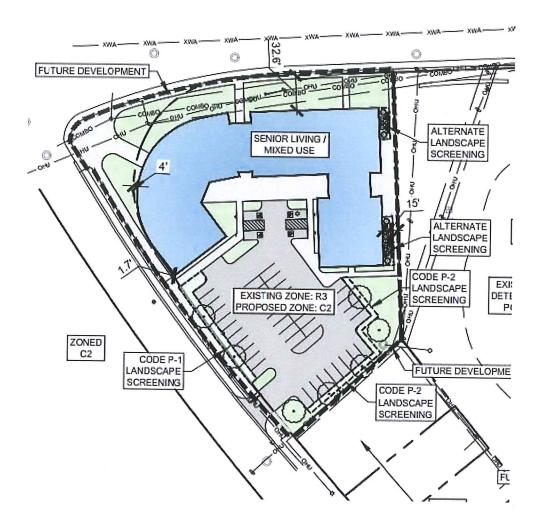
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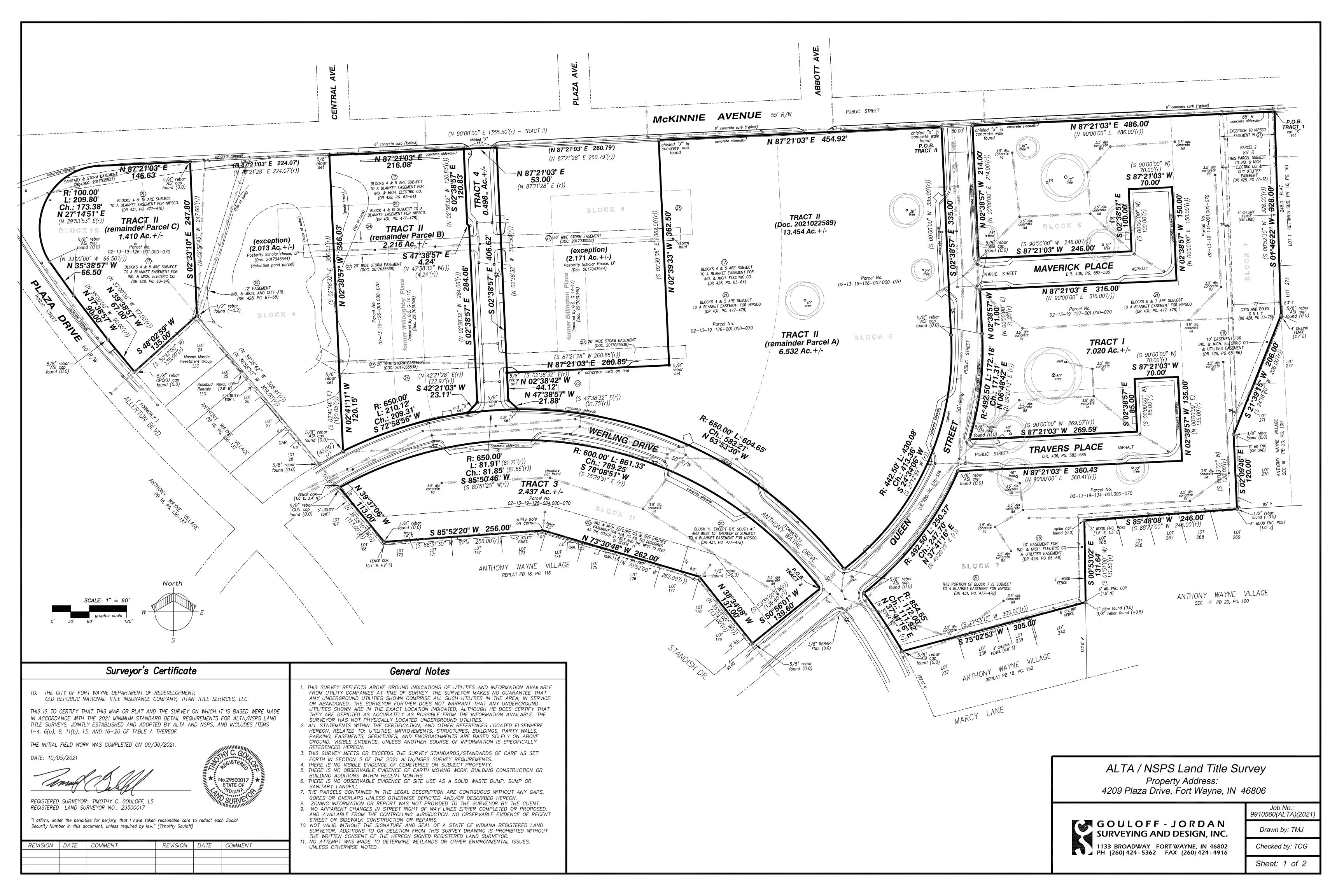
© 2004 Board of Commissioners of the County of Allen North American Datum 1983 State Plane Coordinate System, Indiana East Photos and Contours: Spring 2009 Date: 6/28/2022





 Rezoning 1.410 acres (Tract II Remainder Parcel C on Survey) currently zoned R3 to entirely C2 zoning for the development of a mixed-use building on the site as shown on the Development Plan.





Surveyor's Report

This report and the accompanying survey plat have been prepared in accordance with Title 865, 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.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface, unless otherwise noted. Monuments found are flush with the ground surface or noted with an above (x,x) or below (-x,x) ground

The purpose of this survey is to re-trace the boundary of parcels of land described in Document 2021022589 in the Office of the Recorder of Allen County, Indiana, that was previously surveyed by Gouloff-Jordan in 1999 and undated on September 15, 2010

CONTROLLING MONUMENTS: Controlling monuments are as depicted on the survey drawing as found and held as the corner monuments of subject parcel of land. The original 1/2" rebar marking the NE corner of Tract I (and the POC of Tracts II and 3) was not found this survey and a cut "X" in concrete sidewalk was set.

REFERENCE DOCUMENTS:

Survey by American Structurepoint Inc. (ASI) as Project Number 2016.00987 and recorded as Document 2016060819 in the Allen County Recorder's Office. Plats of Anthony Wayne Village (P.R. 16, pg. 136-137), a replat of a portion thereof in P.R. 18, page 145,

Anthony Wayne Village Section III (P.R. 20, pg. 100), and Oetings Subdivision (P.R. 16, pg. 161).

The lines and corners for this survey were established on and between the above described controlling monuments as depicted on the survey drawing. Corner monuments depicted as set were established by calculating the position utilizing deed and/or platted distance information from controlling monuments. Multiple American Structurepoint survey monuments and cut "X" marks in concrete sidewalks identified on the ASI survey were found and held as corner monuments.

The uncertainty in the lines and corners found or established by this survey are as follows:

- (A) Availability and condition of reference monuments:
- Monuments found are described and depicted on the survey drawing. Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is 0.50 feet +/-.
- (B) Occupation or possession lines: No uncertainty was created by visible occupation or possession lines. See survey drawing for fence types and locations relative to the surveyed lines. Fence ownership is unknown.
- (C) Clarity or ambiguity of the record description and or adjoiner's descriptions:
- The description of Tract I, Tract II and Tract 3 were created as part of the original Gouloff-Jordan survey of 1999 and updated in 2010. These descriptions assign a bearing of "South 90 degrees 00 minutes 00 seconds West" to the north line of Anthony Wayne Village, said north line being also the south line of McKinnie Avenue.
- The description of Tract 4 (and the exception descriptions in Tract II) appear to have been created by American Structurepoint Inc. utilizing the survey in Document 2016060819 that assigns a bearing of "South 87 degrees 21 minutes 28 seconds West" on said north line of Anthony Wayne Village. This survey assigns a bearing of "South 87 degrees 21 minutes 03 seconds West" to said north line based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone derived from GPS observations with RTK network rovers on the INDOT InCors network. No uncertainty is attributed to
- The description of Tract 3 in Document 2021022589 contains an apparent scrivener's error in the next to the last bearing call therein that results in a misclosure of 3.95 feet. The bearing call that reads "North 38 degrees 58 minutes 10 seconds West" should read "North 36 degrees 58 minutes 06 seconds West".
- (D) This survey falls under the classification of an "Urban" survey. The acceptable relative positional accuracy (random errors in measurements) = 0.07 feet (19 millimeters) plus 50 parts per million as specified in Section 7 of said Rule 12.

Title Commitment Information

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (TITAN TITLE SERVICES, LLC) FILE NO.: 2137511 REVISION NUMBER: COMMITMENT DATE: AUGUST 20, 2021

Schedule B, Part II Exceptions

- Items 1. 15.
- SURVEYOR'S COMMENT: NOT A MATTER OF SURVEY.
- 16. Plat, restrictions, covenants, building lines and easements recorded in Plat Record 16, pages 136–137, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin. Violation thereof will not result in forfeiture or reversion of title. (Tracts 1, 2, 3 and 4) SURVEYOR'S COMMENT: DEPICTED ON SURVEY DRAWING, IF ANY.
- (17.) Utility Easement granted to Indiana & Michigan Electric Company, The Home Telephone and Telegraph Company, their successors and asssigns over a portion of insured real estate by instrument recorded May 24, 1950 as Deed Record 428, pages 63-64. (Tract 2) SURVEYOR'S COMMENT: SEE SURVEY DRAWING.
- (18.) Utility Easement granted to Indiana & Michigan Electric Company, The Home Telephone and Telegraph Company and to the City Utilities of Fort Wayne, their successors and assigns over a portion of insured real estate by instrument recorded May 24, 1950 as Deed Record 428, pages 65-66. (Tract 1)
- SURVEYOR'S COMMENT: SEE SURVEY DRAWING. (19.) Utility Easement granted to Indiana & Michigan Electric Company, The Home Telephone and Telegraph Company and to the City Utilities of Fort Wayne, their successors and assigns over a portion of insured real estate by instrument recorded May 24, 1950 as Deed Record 428, pages 67-68. (Tract 2)
- SURVEYOR'S COMMENT: SEE SURVEY DRAWING. (20) Utility Easement granted to Indiana & Michigan Electric Company, The Home Telephone and Telegraph Company and to the City Utilites of Fort Wayne, their successors and assigns over a portion of insured real estate by instrument recorded May 24,1950 as Deed Record 428, pages 69-70. (Tract 3)
- SURVEYOR'S COMMENT: SEE SURVEY DRAWING. Utility Easement granted to Northern Indiana Public Service Company its successors and assigns over a portion of insured real estate by instrument recorded August 16, 1950 as Deed Record 431, pages 477-478.
- Tracts 1, 2, 3 and 4) SURVEYOR'S COMMENT: SEE SURVEY DRAWING. 22. Terms and Provisions of Lease by and between McMillen Park Apartments, Lessor and Crown Coin Meter Company I Commercial Coin Laundry Systems I American Coin Laundry, Lessee, as evidenced by Lease
- Memorandum dated February 23.1994 and recorded March 1, 1994 as Document Number 94-12451. SURVEYOR'S COMMENT: NOT A MATTER OF SURVEY.
- 23. Stormwater and sanitary sewer pipes over portions of insured real estate and the terms and provisions of Release of Utility Facilities City of Fort Wayne Sewers dated October 19, 2016 and recorded October 28, 2016 as Document Number 2016058250. (Tracts 1, 2, 3 and 4) SURVEYOR'S COMMENT: NOT A MATTER OF SURVEY
- (24) Easements, if any, for public utilities or facilities installed in any portion of the vacated Willoughby Place as vacated by General Ordinance No. G-13-17 and recorded June 21,2017 as Document Number 2017031348 described herein, prior to the vacation thereof, together with the right of ingress and egress to repair, maintain, replace and remove the same. (Tract 2) SURVEYOR'S COMMENT: SEE SURVEY DRAWING.
- (25) Easements, if any, for public utilities or facilities installed in any portion of the vacated Billington Place as vacated by General Ordinance No. G-14-17 and recorded June 21, 2017 as Document Number 2017031349 described herein, prior to the vacation thereof, together with the right of ingress and egress to repair, maintain, replace and remove the same. (Tract 2)
- SURVEYOR'S COMMENT: SEE SURVEY DRAWING. 6) Easement over a portion of insured real estate and terms and provisions of Declaration of Sanitary Sewer and Stormwater Drainage Easement dated July 6, 2017 and recorded July 6,2017 as Document Number 2017035537.
- SURVEYOR'S COMMENT: SEE SURVEY DRAWING. (27) Easement over a portion of insured real estate and terms and provision of Declaration of Storm Drainage
- Easement dated July 6, 2017 and recorded July 6, 2017 as Document Number 2017035538. (Tract 2) SURVEYOR'S COMMENT: SEE SURVEY DRAWING.
- 28. Terms and Provisions of Written Commitment by Black and White Investments, LLC and the City of Fort Wayne dated May 25,2018 and recorded May 25, 2018 as Document Number 2018025426. (Tracts 1, 2, 3 and 4) SURVEYOR'S COMMENT: NOT A MATTER OF SURVEY.
- 29. Resolution 2017-43. dated October 16,2017. Fort Wayne Redevelopment Commission confirming Declaratory Resolution 2017-32, adopted September 18, 2017 establishing the Posterity Heights Redevelopment Project area and urban renewal area as recorded December 15,2017 as Document Number 2017065304. (Tracts 1, 2, 3 and 4)
- SURVEYOR'S COMMENT: NOT A MATTER OF SURVEY.
- 30. Rights of tenants under unrecorded leases. SURVEYOR'S COMMENT. NOT A MATTER OF SURVEY
- Subject to legal ditches and tile drains. SURVEYOR'S COMMENT: NONE KNOWN AT THIS TIME.
- 32. The acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land. SURVEYOR'S COMMENT: NOT A MATTER OF SURVEY.
- 3. Auditor's Notification of Scrivener's Error dated June 8, 2021 and recorded June 8, 2021 as Document Number 2021037537 stating no future deeds will be accepted for Tract 3 due to the tract not closing by the present

Part of Block 6, Block 7, Radcliff Drive and Nash Drive in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, pages 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, described as follows:

Description

Beginning at a 1/2 inch rebar at the intersection of the South right of way line of McKinnie Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 00 degree 52 minutes 30 seconds West of the Northeast corner of said Block 7; thence South 00 degrees 52 minutes 30 seconds West, on said East line, 328.00 feet to a 1/2 inch rebar at the Northwest corner of Lot 272 in Anthony Wayne Village, Section III, recorded in Plat Record 20, page 100; thence South 24 degrees 18 minutes 20 seconds West, on the Westerly line of Lots 272 and 271 in said Anthony Wayne Village, Section III, a distance of 206.00 feet to a 3/8 inch rebar at the Northwest corner of Lot 270 in said Anthony Wayne Village, Section III; thence South 00 degrees 03 minutes 00 seconds West, on the West line of Lots 270 and 269 in said Anthony Wayne Village, Section III, a distance of 120.00 feet to a 1/2 inch rebar; thence South 88 degrees 27 minutes 00 seconds West, on the North line of Lots 269 through 265 in said Anthony Wayne Village, Section III, a distance of 246.00 feet to a spike nail at the Northwest corner of said Lot 265; thence South 01 degree 51 minutes 00 seconds West, on the West line of said Lot 265, a distance of 131.82 feet (136 feet recorded), to a 3/8 inch rebar at the Northeast corner of Lot 240 in the replat of Anthony Wayne Village, recorded in Plat Record 18, page 150; thence South 77 degrees 43 minutes 15 seconds West, on the Northerly line of Lots 240 through 237 in said replat of Anthony Wayne Village, 305.00 feet to a 1/2 inch rebar at the Northwest corner of said Lot 237. said point being on the Northeasterly right of way line of Werling Drive (formerly Anthony Wayne Drive): thence on said Northeasterly right of way line. being a curve to the left having a radius of 854.55 feet, a chord bearing North 30 degrees 44 minutes 45 seconds West, 111.92 feet, and an arc distance of 112.00 feet to a 5/8 inch rebar capped "GOU" on the Southeasterly right of way line of Queen Street, recorded in Deed Record 420, page 575 and 576; thence on said Southeasterly right of way line, being a curve to the left having a radius of 492.5 feet, a chord bearing North 40 degrees 20 minutes 19 seconds East, 247.70 feet, and an arc distance of 250.38 feet to the South right of way line of Travers Place, recorded in Deed Record 436, pages 582 through 585; thence on the right of way line of Travers Place by the following 5 courses: North 90 degrees 00 minutes 00 seconds East, parallel with the South right of way line of aforesaid McKinnie Avenue, 360.41 feet (360 feet recorded); thence North 00 degrees 00 minutes 00 seconds East, 135.00 feet; thence South 90 degrees 00 minutes 00 seconds West, parallel with said McKinnie Avenue, 70.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 85.00 feet; thence South 90 degrees 00 minutes 00 seconds West, parallel with said McKinnie Avenue, 269.57 feet (270 feet recorded) to the East right of way line of aforesaid said Queen Street; thence on said East right of way line, being a curve to the left having a radius of 492.5 feet, a chord bearing North 09 degrees 27 minutes 13 seconds East, 171.31 feet, and an arc length of172.18 feet; thence continuing on said East right of way line, North 00 degrees 00 minutes 00 seconds East, 71.00 feet to the South right of way line of Maverick Place, recorded in Deed Record 436, pages 582 through 585; thence on the right of way line of Maverick Place by the following 5 courses: North 90 degrees 00 minutes 00 seconds East, parallel with aforesaid McKinnie Avenue, 316.00 feet (315 feet recorded); thence North 00 degrees 00 minutes 00 seconds East, 150.00 feet thence South 90 degrees 00 minutes 00 seconds West, parallel wth said McKinnie Avenue, 70.00 feet; thence South 00 degrees 00 minutes 00 seconds West. 100.00 feet: thence South 90 degrees 00 minutes 00 seconds West, parallel with said McKinnie Avenue, 246.00 feet (245 feet recorded) to the East right of way line of aforesaid Queen Street; thence North 00 degrees 00 minutes 00 seconds East, on said East right of way line, 214.00 feet to a 5/8 inch rebar capped "GOU" on the South right of way line of McKinnie Avenue; thence North 90 degrees 00 minutes 00 seconds East, on said South right of way line, 486.00 feet to the Point of Beginning, containing 7.020 acres, more or less.

Part of Block 4, Block 5, Block 18, two cui de sacs lying within said Block 4, and that portion of Abbott Street lying between McKinnie Avenue and Werling Drive (formerly Anthony Wayne Drive) in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, pages 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnie Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 00 degree 52 minutes 30 seconds West of the Northeast corner of said Block 7; thence South 90 degrees 00 minutes 00 seconds West, on said South right of way line, 536.00 feet to a 5/8 inch rebar capped "GOU" on the West right of way line of Queen Street, recorded in Deed Record 420, page 575 and 576, said point being the Point of Beginning; thence South 00 degrees 00 minutes 00 seconds West, on said West right of way line, 335.00 feet to a point of curve to the right, said curve having a radius of 442.5 feet and a chord bearing South 27 degrees 12 minutes 59 seconds West, 413.36 feet; thence on said curve to the right an arc distance of 430.08 feet (431.29 feet recorded) to a 5/8 inch rebar capped "GOU" at the Southeasterly corner of said Block 5, said corner being on the Northerly right of way line of Werling Drive (formerly Anthony Wayne Drive); thence on said Northerly right of way line, being a curve to the left having a radius of 650.00 feet, a chord bearing North 56 degrees 23 minutes 08 seconds West, 482.57 feet, and an arc length of 494.40 feet to the East right of way line of Billington Place, recorded in Deed Record 436, pages 582 through 585; thence on the right of way line of Billington Place by the following 7 courses: thence on a curve to the left having a radius of 330.00 feet, a chord bearing North 06 degrees 24 minutes 03 seconds East, 73.58 feet, and an arc length of 73.73 feet (68.5 feet recorded); thence North 00 degrees 00 minutes 00 seconds East, 208.00 feet; thence North 90 degrees 00 minutes 00 seconds East, parallel with the South right of way line of aforesaid McKinnie Avenue, 175.00 feet; thence North 00 degrees 00 minutes 00 seconds East, 72.00 feet; thence South 90 degrees 00 minutes 00 seconds West, parallel with said McKinnie Avenue, 225.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 280.00 feet to a point of curve to the right having a radius of 280.00 feet and a chord bearing South 06 degrees 41 minutes 08 seconds West, 65.20 feet; thence on said curve to the right an arc distance of 65.34 feet (60 feet recorded) to the North right of way line of said Werling Drive; thence on said North right of way line, being a curve to the left having a radius of 650.00 feet, a chord bearing South 88 degrees 38 minutes 47 seconds West, 198.01 feet, and an arc length of 198.78 feet to the East right of way line of Willoughby Place, recorded in Deed Record 436, pages 582 through 585; thence on the right of way line of Willoughby Place by the following 7 courses: thence on a curve to the right having a radius of 280.00 feet, a chord bearing North 07 degrees 10 minutes 42 seconds West, 69.98 feet, an arc length of 70.16 feet (62 feet recorded); thence North 00 degrees 00 minutes 00 seconds East, 280.00 feet; thence South 90 degrees 00 minutes 00 seconds West, parallel with the South right of way line of aforesaid McKinnie Avenue, 225.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 72.00 feet; thence North 90 degrees 00 minutes 00 seconds East, parallel with said McKinnie Avenue, 175.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 208.00 feet to a point of curve to the left having a radius of 330_00 feet and a chord bearing South 07 degrees 01 minutes 27 seconds East, 80.71 feet; thence on said curve to the right an arc distance of 80.91 feet (75.2 feet recorded) to the North right of way line of said Werling Drive; thence on said North right of way line, being a curve to the left having a radius of 650.00 feet; a chord bearing South 69 degrees 01 minutes 38 seconds West, 145.99 feet, and an arc length of 146.30 feet (142 feet recorded) to a 5/8 inch rebar capped "GOU" at the Southwest corner of Block 4 also being the Southeast corner of Lot 28 in said Anthony Wayne Village; thence North 36 degrees 58 minutes 10 seconds West, on the West line of said Block 4, also being the Easterly line of Lots 28 through 24 in said Anthony Wayne Village, 309.00 feet to a 1/2 inch rebar at the Northeast corner of said Lot 24; thence South 50 degrees 42 minutes 00 seconds West, on the North line of said Lot 24, a distance of 135.00 feet to a 1/2 inch rebar capped "EMBURY" at the Northwest corner of said Lot 24, said point being on the Easterly right of way line of Plaza Drive (formerly Allerton Boulevard); thence on said Easterly right of way by the following 4 courses: North 37 degrees 00 minutes 00 seconds West, 67.00 feet; thence North 35 degrees 00 minutes 00 seconds West 90.00 feet; thence North 33 degrees 00 minutes 00 seconds West, 66.50 feet to a point of curve to the right, having a radius of 100.00 feet and a chord bearing North 29 degrees 53 minutes 53 seconds East, 173.38 feet; thence on said curve an arc length of 209.80 feet to the South right of way line of McKinnie Avenue; thence North 90 degrees 00 minutes 00 seconds East, on said South right of way line, 1,355.50 feet to the Point of Beginning, containing 13.454 acres, more or less.

All of the right-of-way of Willoughby Place, as recorded in Deed Record 436, pages 582-585, in the Office of the Recorder of Allen County, Indiana, as vacated by General Ordinance No. G-13-17 and recorded as Document Number 2017031348.

All of the right-of-way of Billington Place, as recorded in Deed Record 436, pages 582-585, in the Office of the Recorder of Allen County, Indiana, as vacated by General Ordinance No. G-14-17 and recorded as Document Number 2017031349.

Part of Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnie Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 01 degrees 50 minutes 01 seconds East of the Northeast corner of said Block 7; thence South 87 degrees 21 minutes 28 seconds West (bearing and description based upon a boundary survey recorded as Instrument Number 2016060819 in said recorder's office) along said South right of way line, 1,251.71 feet to the POINT OF BEGINNING; thence South 02 degrees 38 minutes 32 seconds East 406.62 feet; thence South 47 degrees 38 minutes 32 seconds East 21.75 feet to the north line of Werling Drive; thence southwesterly along said north line 81.71 feet along a curve to the left, having a radius of 650.00 feet and subtended by a long chord having a bearing of South 85 degrees 51 minutes 25 seconds West and a length of 81.66 feet; thence North 42 degrees 21 minutes 28 seconds East 22.97 feet; thence North 02 degrees 38 minutes 32 seconds West 284.06 feet; thence North 47 degrees 38 minutes 32 seconds West 4.24 feet; thence North 02 degrees 38 minutes 32 seconds West 120.83 feet to said South right of way line; thence North 87 degrees 21 minutes 28 seconds East along said south line 53.00 feet to the POINT OF BEGINNING, containing 0.498 acres of land, more or less.

ALSO EXCEPTING THEREFROM:

Part of Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnie Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 01 degrees 50 minutes 01 seconds East of the Northeast corner of said Block 7; thence South 87 degrees 21 minutes 28 seconds West (bearing and description based upon a boundary survey recorded as Instrument Number 2016060819 in said recorder's office), on said South right of way line, 1,520.80 feet to the POINT OF BEGINNING, marked by a 5/8" rebar with cap stamped "Structurepoint #0094" (hereafter referred to as Structurepoint rebar); thence South 02 degrees 38 minutes 32 seconds East 356.03 feet to a Structurepoint rebar; thence South 02 degrees 40 minutes 46 seconds East 120.05 feet to the North right of way line of Werling Drive, marked by a Structurepoint rebar; thence along said right of way southwesterly 43.00 feet along a curve to the left, having a radius of 650.00 feet and subtended by a long chord having a bearing of South 61 degrees 49 minutes 44 seconds West and a length of 42.99 feet to the easternmost corner of Block 3 in said subdivision; thence North 39 degrees 36 minutes 42 seconds West along the easternmost line of said Block 3 a distance of 308.91 feet to the northernmost corner of said Block 3, marked by a 5/8" diameter rebar; thence North 02 degrees 32 minutes 45 seconds West 247.60 feet to the South right of way line of McKinnie Avenue, marked by a Structurepoint rebar; thence North 87 degrees 21 minutes 28 seconds East along said right of way 224.07 feet to the POINT OF BEGINNING, containing 2.013 acres of land, more or less.

ALSO EXCEPTING THEREFROM:

Part of Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnie Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 01 degrees 50 minutes 01 seconds East of the Northeast corner of said Block 7; thence South 87 degrees 21 minutes 28 seconds West (bearing and description based upon a boundary survey recorded as Instrument Number 2016060819 in said recorder's office), on said South right of way line, 990.92 feet to the POINT OF BEGINNING, marked by a 5/8" rebar with cap stamped "Structurepoint" #0094" (hereafter referred to as Structurepoint rebar); thence South 02 degrees 39 minutes 08 seconds East 362.50 feet to a Structurepoint rebar; thence South 87 degrees 21 minutes 28 seconds West 260.85 feet to a Structurepoint rebar marking the east right of way of a proposed road (0.498) acres to be dedicated); thence North 02 degrees 38 minutes 32 seconds West along said proposed right of way 362.50 feet to the South right of way of McKinnie Avenue, marked by a Structurepoint rebar; thence North 87 degrees 21 minutes 28 seconds East along said right of way 260.79 feet to the POINT OF BEGINNING, containing 2.171 acres of land, more or less.

Tract 3:

Block 11 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana. more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnie Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 00 degree 52 minutes 30 seconds West of the Northeast corner of said Block 7; thence South 90 degrees 00 minutes 00 seconds West, on said South right of way line, 536.00 feet to a 5/8 inch rebar capped "GOU" on the West right of way line of Queen Street, recorded in Deed Record 420, page 575 and 576; thence South 00 degrees 00 minutes 00 seconds West, on said West right of way line, 335.00 feet to a point of curve to the right, said curve having a radius of 442.5 feet and a chord bearing South 27 degrees 12 minutes 59 seconds West, 413.36 feet; thence on said curve to the right an arc distance of 430.08 feet (431.29 feet recorded) to a 5/8 inch rebar capped "GOU" at the Southeasterly corner of said Block 5, said corner being on the Northerly right of way line of Werling Drive (formerly Anthony Wayne Drive); thence continuing on said West right of way line, South 53 degrees 35 minutes 00 seconds West, 50.00 feet to a 5/8 inch rebar capped "GOU" at the Northeast corner of said Block 11, said point being on the South right of way line of Werling Drive and being the Point of Beginning; thence continuing on said West right of way line, also being the Easterly line of said Block 11, South 53 degrees 35 minutes 00 seconds West, 139.60 feet to a 5/8 inch rebar capped "GOU" at the Southeasterly corner of said Block 11, said point also being the Northeasterly corner of Lot 179 in the replat of Anthony Wayne Village, recorded in Plat Record 18, page 116; thence on the Southerly line of said Block 11 by the following 3 courses: thence North 35 degrees 55 minutes 00 seconds West, on the Northerly line of Lots 179 and 178 in said replat of Anthony Wayne Village, 137.00 feet to a 1/2 inch rebar at the Northwest corner of said Lot 178; thence North 70 degrees 52 minutes 00 seconds West, on the Northerly line of Lots 177 through 173 in said replat of Anthony Wayne Village, 262.00 feet; thence South 88 degrees 31 minutes 30 seconds West, on the Northerly line of Lots 173 through 170 in said replat of Anthony Wayne Village, 256.00 feet to a 1/2 inch rebar at the Northwest corner of said Lot 170; thence North 38 degrees 58 minutes 10 seconds West, on the West line of said Block 11, also being the East line of Lots 168 and 167 in replat of Anthony Wayne Village, 113.00 feet to a 5/8 inch rebar capped "GOU" at the Northwest corner of said Block 11, also being the Northeast corner of said Lot 167, being on the South right of way line of Werling Drive; thence on said South right of way line, being a curve to the right having a radius of 600.00 feet, a chord bearing of South 75 degrees 29 minutes 51 seconds East, 789.25 feet and an arc length of 861.33 feet to the Point of Beginning, containing 2.437 acres, more or less.

Part of Block 4 in Anthony Wayne Village Subdivision in the City of Fort Wayne, Indiana, recorded in Plat Record 16, page 136 and 137 and found in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch rebar at the intersection of the South right of way line of McKinnie Avenue with the East line of Block 7 in said Anthony Wayne Village, said point being located 5.00 feet South 01 degrees 50 minutes 01 seconds East of the Northeast corner of said Block 7; thence South 87 degrees 21 minutes 28 seconds West (bearing and description based upon a boundary survey recorded as Instrument Number 2016060819 in said recorder's office) along said South right of way line, 1,251.71 feet to the POINT OF BEGINNING; thence South 02 degrees 38 minutes 32 seconds East 406.62 feet: thence South 47 degrees 38 minutes 32 seconds East 21.75 feet to the north line of Werling Drive: thence southwesterly glong said north line 81.71 feet along a curve to the left, having a radius of 650.00 feet and subtended by a long chord having a begring of South 85 degrees 51 minutes 25 seconds West and a length of 81.66 feet; thence North 42 degrees 21 minutes 28 seconds East 22.97 feet; thence North 02 degrees 38 minutes 32 seconds West 284.06 feet; thence North 47 degrees 38 minutes 32 seconds West 4.24 feet; thence North 02 degrees 38 minutes 32 seconds West 120.83 feet to said South right of way line; thence North 87 degrees 21 minutes 28 seconds East along said south line 53.00 feet to the POINT OF BEGINNING, containing 0.498 acres of land, more or less.

> ALTA / NSPS Land Title Survey Property Address: 4209 Plaza Drive, Fort Wayne, IN 46806



9910560(ALTA)(2021) Drawn by: TMJ

Job No.:

Checked by: TCG

Sheet: 2 of 2

ARC LENGTH RADIUS CHORD BEARING CHORD LENGTH MEASURED RECORDED CALCULATED PLATTED

Flood Statement

INDIANA, EFFECTIVE 8/3/2009, THE REAL ESTATE DEPICTED AND DESCRIBED HEREON

Bearing Basis

STATE PLANE COORDINATE SYSTEM (NAD83)(2011), INDIANA EAST ZONE

Legend

APPEARS TO LIE IN ZONE "X" (NOT A SPECIAL FLOOD HAZARD AREA).

AS SCALED ON THE NFIP FIRM MAP NUMBER 18003C0315G FOR THE CITY OF FORT WAYNE,

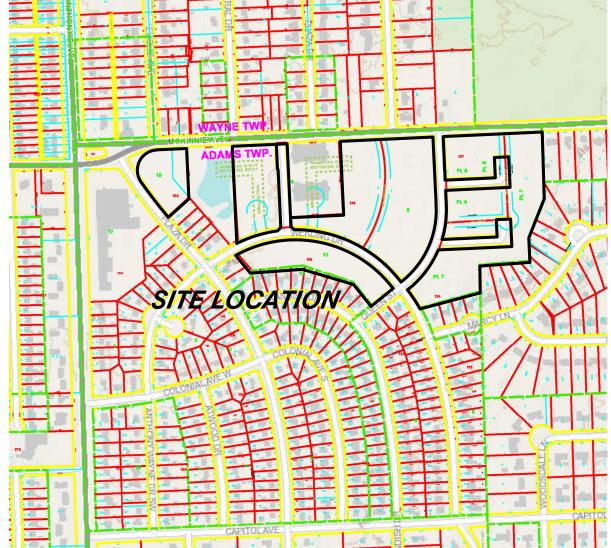
PARKING SPACE(S) TRANSFORMER AIR CONDITIONER WATER METER ELECTRIC METER GAS METER TELEPHONE RISER CENTRAL ANGLE

SQUARE FEET CONCRETE SURFACE NO PARKING AREA HANDICAP PARKING SPACE

WOOD PANEL FENCE POST & WIRE FENCE PLASTIC PRIVACY FENCE DRAINAGE INLET GAS VALVE WATER VALVE STORM MANHOLE/CATCH BASIN SANITARY MANHOLE UTILITY POLE GUY ANCHOR LIGHT POLE FIRE HYDRANT SIGN BOLLARD

> ----- SANITARY SEWER

IRRIGATION CONTROL LID MONITORING WELL OVERHEAD UTILITY LINE ----- UNDERGROUND ELECTRIC LINE UNDERGROUND WATER LINE ----- UNDERGROUND GAS LINE ---- UNDERGROUND COMMUNICATIONS Vicinity Map





LOT INFORMATION			
ZONING	R3		
CURRENT USE	VACANT		
PROPOSED USE	MULTI-FAMILY RESIDENTIAL		

FUTURE LOT INFORMATION					
EXISTING ZONING	R3 & C1				
PROPOSED ZONING	C1				
CURRENT USE	VACANT				
PROPOSED USE	PRIMARY CARE & DAYCARE				

FUTURE LOT INFORMATION		
EXISTING ZONING	R3	
PROPOSED ZONING	C2	
CURRENT USE	VACANT	
PROPOSED USE	SENIOR LIVING & MIXED USE	

PARKING SUMMARY			
BUILDING / USE	TOTAL PARKING REQUIRED	PROPOSED PARKING COUNT	
MULTI-FAMILY 1 SPACE PER 1 & 2 BEDROOM UNITS 2 SPACES PER 3+ BEDROOM UNITS	262 SPACES	ON-STREET - 45 SPACES ONSITE - 259 SPACES	
PRIMARY CARE & DAYCARE 1 SPACE PER 400SF	78 SPACES	70 SPACES	
SENIOR LIVING & MIXED USE 1 SPACE PER 3 SLEEPING ROOMS	24 SPACES	45 SPACES	

FLOOD INSURANCE RATE MAP (FIRM):

ALLEN COUNTY, INDIANA AND INCORPORATED AREAS FIRM MAP NUMBER: 18003C0315G PANELS 315 OF 495 DATED AUGUST 3, 2009 ZONE: X

	DEVELOPER
1 C P	HOUSE INVESTMENTS 11590 N. MERIDIAN ST, SUITE 550 CARMEL, IN 46032 PH: (317) 580-2541 CONTACT: MATTHEW GADUS EMAIL: mgadus@houseinvestments.com
	ARCHITECT

/ ((C)
MKM ARCHITECTURE + DESIGN
119 W. WAYNE ST.
FORT WAYNE, IN 46802
PH: (260) 422-0783
CONTACT: ZACH BENEDICT
EMAIL: zbenedict@mkmdesign.com
1

PARKIN	G SUMMARY		ENGINEER
DING / USE TOTAL PARKING PROPOSED PARKING COUNT			ENGINEERING RESOURCES, INC. 4175 NEW VISION DR. FORT WAYNE, IN 46845 PH: (260) 490-1025
_TI-FAMILY & 2 BEDROOM UNITS R 3+ BEDROOM UNITS	OM UNITS 262 SPACES ONSITE - 259 SPACES M UNITS		CONTACT: MARK REINHARD EMAIL: mark@eri.consulting
CARE & DAYCARE CE PER 400SF	78 SPACES	70 SPACES	GOULOFF - JORDAN SURVEYING AND DESIGN, INC. 1133 BROADWAY FORT WAYNE, IN 46802
/ING & MIXED USE 3 SLEEPING ROOMS	24 SPACES	45 SPACES	PH: (260) 424-5362 CONTACT: TODD JORDAN EMAIL: todd@gouloffjordan.com





— st — st — st — STORM SEWER — SA —— SA —— SA — SANITARY SEWER — w — w — w — WATER LINE

LAYOUT LEGEND:

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED RESURFACING

PRIMARY DEVELOPMENT PLAN

The concepts, ideas, designs, plans and details as shown on this document are the sole property

Engineering Resources, Inc. and were created, developed, and presented for use on this specific project. None of the concepts, ideas, designs, plans, or details shall be used or dissemination of any data heron may be made without the written permission of Engineering Resources, Inc.

CAD FILE 5570—Primary Development Pl

REVISIONS

DESCRIPTION

DRAWN BY

PLOT SCALE