1	VALY-2023-0002		
2	BILL NO. G-23-02-45		
3			
4	GENERAL ORDINANCE NO. G		
5	AN ORDINANCE amending the Thoroughfare Plan of the City Comprehensive ("Master") Plan by vacating public right-of-way.		
6	rian by vacating public right-or-way.		
7	WHEREAS, a petition to vacate public right-of-way within the City of Fort Wayne, Indiana, (as		
8	more specifically described below) was duly filed with the City Clerk of the City of Fort Wayne,		
9	Indiana; and		
10	WHEREAS, Common Council of the City of Fort Wayne, Indiana, duly held a public hearing		
11	and approved said petition, as provided in I.C. 36-7-3-12.		
12	NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY O		
13	FORT WAYNE, INDIANA:		
14	SECTION 1. That the petition filed herein to vacate a public right-of-way within the City of		
15	Fort Wayne, Indiana, more specifically described as follows, to-wit:		
16 17	The North 73 feet of the alley between Lots 66 and 67 in Bond's 3 rd Addition to the City if Fort Wayne, as recorded in Deed Record 58, Page 441 in the Office of the Recorder of Allen County, Indiana.		
18	and which vacating amonds the Thoroughfore Diag of the Oil O		
19	and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan and is hereby approved in all respects.		
20	and is hereby approved in all respects.		
21	SECTION 2. That this Ordinance shall be in full force and offer the force and offer the same and offer the s		
22	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.		
23	y man am recovery approval by the integral.		
24	COUNCILMEMBER		
25	O O O I CIVILLIVIDEIX		
26	APPROVED AS TO FORM AND LEGALITY:		
27			
28	Malak Heiny, City Attorney		
29			

City of Fort Wayne Common Council **DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Right of Way Vacation
Case Number: VALY-2023-0002

Bill Number: G-23-02-45

Council District: 5 – Geoff Paddock

Introduction Date: February 28, 2023

Public Hearing Date: March 14, 2023 to be heard by Council

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

agencies.

Synopsis of Ordinance: To vacate a portion of the alley lying west of 1510 Fairfield Avenue

Location: West of 1510 Fairfield Avenue, south of Hendricks Street.

Reason for Request: To accommodate construction of a new parking lot and building access.

Applicant: Vision Property Group, LLC

Property Owner: Vision Property Group, LLC

Related Petitions: SITE-2023-0019

Effect of Passage: The vacation of the alley will allow the property owner to create a new

parking lot along Hendricks Street and create a new ADA access for

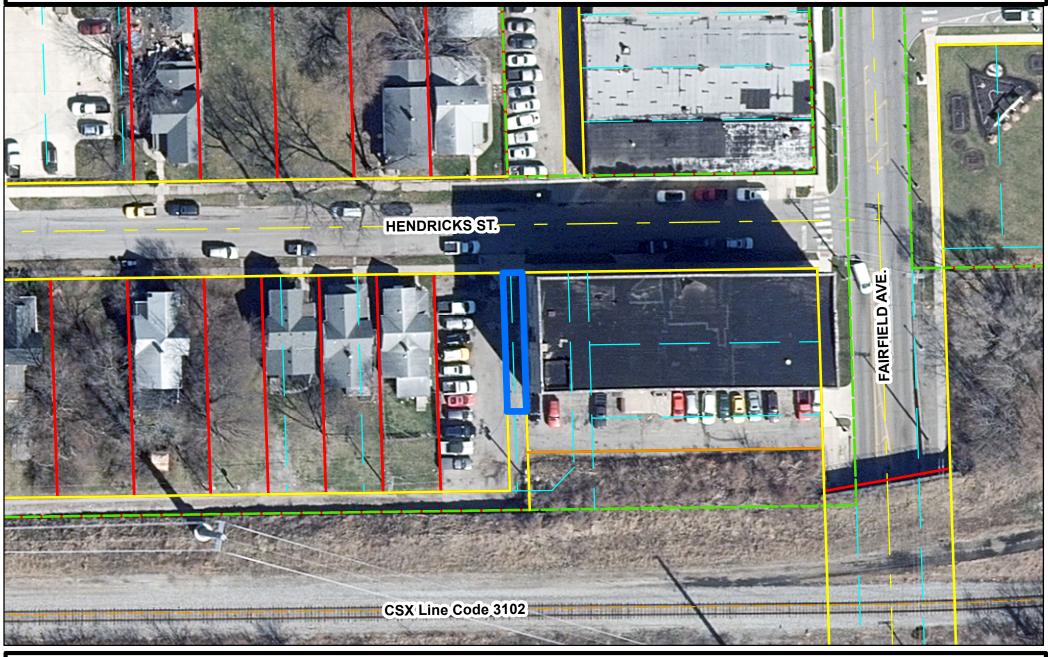
the building at 1510 Fairfield Avenue.

Effect of Non-Passage: The right of way will remain as platted. Redevelopment of the property

may be hindered by retention of the 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: 2/23/2023



CITY OF FORT WAYNE

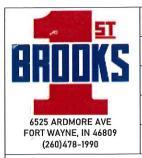
FORT WAYNE, INDIANA FILED JAN 3) 2023 LANA R. KEESLING CITY CLERK

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 X Public Right of Way (street or alley)					
More particularly described as follows:					
The North 73 feet of the alley between Lots 66 and 67 in Bond's 3rd Addition, South of Hendricks Street and West of Fairfield Avenue.					
(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: 58 PAGE(S) NUMBER(S): 441 (This information can be obtained from the Allen County Recorder's Office on the 2 nd Floor, City-County Building, One Main Street, Fort Wayne, IN)					
The reasons for the proposed vacation are as follows: The owner of Lots 66 and 67 is planning on constructing a new entrance (Abiv(variation) and the Wood side of the existing by violating (Lot 67) which allows the					
(stair/ramp) on the West side of the existing building (Lot 67) which abuts the alley.					
aney.					
(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: Vision Property Group, LLC c/o David Beer					
Street Address: 2115 Calais Road					
City: Fort Wayne State: IN Zip: 46814 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.

NSVS	Nathan Newport	1/12/22
Signature	Printed Name	Date
2115 Calais Road	Fort Wayne, IN 46	814
Address	City/State/Zip	V
DBell	David Beer	1/12/22
Signature	Printed Name	Date
7702 Popcorn Dr.	Roanoke, IN 46783	3
Address	City/State/Zip	
If additional space is needed for s	ignatures please attach a separate page.	(20)
NOTICE: • Legal Description is	State: N Zip: 46809 Phone: 26	
 Applicant is hereby easement, the applic 	surveyor's legal description may be required informed that in the case of a utility being locatent may be required to bear the cost of relocatent or easement's as needed.	ated in a public way or
For Office Use Only:		
Receipt #:	Date Filed:	
Map #:	Reference #:	



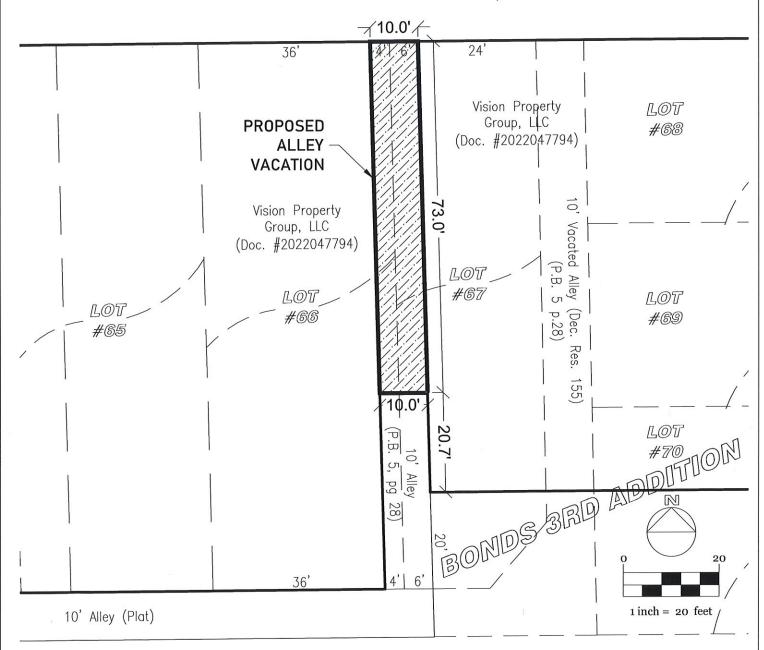
OWNER:	Vision Property Group, LLC
PROJECT:	Parking Lot Expansion
ADDRESS:	521 Hendricks Street, Fort Wayne
DATE:	01/25/2023
SHEET:	1 of 1

EXHIBIT

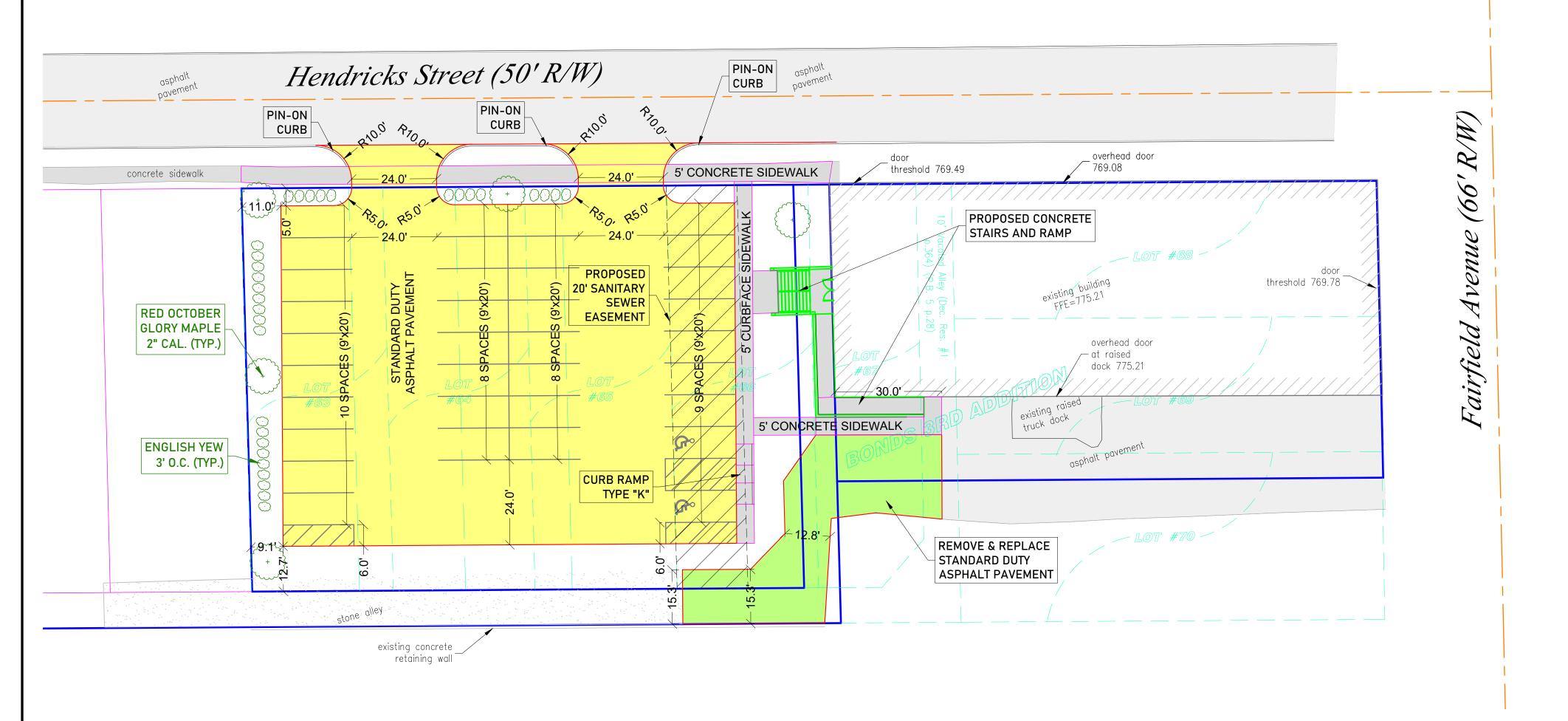
Description:

The North 73 feet of the alley between Lots 66 and 67 in Bond's 3rd Addition to the City of Fort Wayne, as recorded in Deed Record 58, Page 441 in the Office of the Recorder of Allen County, Indiana.

Hendricks Street (50' R/W)



This drawing is not intended to be represented as a retracement or original survey, a route survey or a Surveyor Location Report.



Legal Description:
Per Document Number 2022047794:

The West 36 feet of Lot 66, and the East 24 feet of Lot 67, EXCEPT the South 20 feet thereof, and all of Lots 68 and 69 and the North 17.33 feet of Lot 70, all in Bond's Third Addition to the City of Fort Wayne, according to the recorded plat thereof, and all that part of the vacated alley between Lot 67 and Lots 68, 69 and 70 which abuts on the aforesaid Lots and parts of Lots, said alley having been vacated under Declaration Resolution 155, appearing in Declaratory Resolution Record 1, page 324 of the records in the Departments of public works of the City of Fort Wayne, as set out in Plat Book 5, page 28, in the Office of the Recorder of Allen County, Indiana.

Per Document Number 2021038685: The Fast 30 feet of Lot 65 in Bond's

The East 30 feet of Lot 65 in Bond's Third Addition to the City of Fort Wayne, as recorded in Deed Record 58, Page 441 in the Office of the Recorder of Allen County, Indiana. Commonly known as: 521 Hendricks St., Fort Wayne, IN 46802
Tax ID Number: 02-12-11-134-011.000-074

The West 30 feet of Lot 63 in Bond's Third Addition to the City of Fort Wayne, as described in Deed Record 58, Page 441 in the Office of the Recorder of Allen County, Indiana. Commonly known as: 603 Hendricks St., Fort Wayne, IN 46802

Tax ID Number: 02-12-11-134-008.000-074

Per Document Number 2021047613: Property 1:

of Allen County, Indiana.

The East 20 feet of Lot 64 and the West 10 feet of Lot 65 in the Bond's Third Addition to the City of Fort Wayne, as recorded in the Deed Record 58, Page 441 in the Office of the Recorder of Allen County, Indiana.

The East 10 feet of Lot 63 and the West 20 feet of Lot 64 in the Bond's Third Addition to the City of Fort Wayne, as recorded in the Deed Record 58, Page 441 in the Office of the Recorder

EXISTING CONTOUR

PROPOSED SANITARY

PROPOSED FLOW LINE

PROPOSED CONTOUR

SYMBOLS LEGEND STORM SEWER MANHOLE SIGN (AS NOTED) PIV POST INDICATOR VALVE STORM SEWER INLET FIRE HYDRANT BOLLARD WARNING MARKER ⟨W⟩ WATER METER DS DOWNSPOUT M ELECTRIC METER POWER/UTILITY POLE 000.0 SPOT ELEVATION ELECTRIC CONTROL PANEL \leftarrow GUY ANCHOR AC AIR CONDITIONING UNIT -UP- LIGHT POLE ASPHALT AREA □→□ 및 PARKING LOT LIGHT/POLE FID FIBEROPTIC PEDESTAL CONCRETE AREA عِيْدُ EVERGREEN TREE G GAS METER DECIDUOUS TREE STONE AREA DECIDUOUS SHRUB SANITARY SEWER MANHOLE © CLEANOUT LINES LEGEND

EXISTING FIBEROPTIC

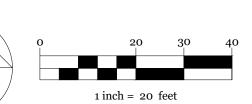
EXISTING SANITARY

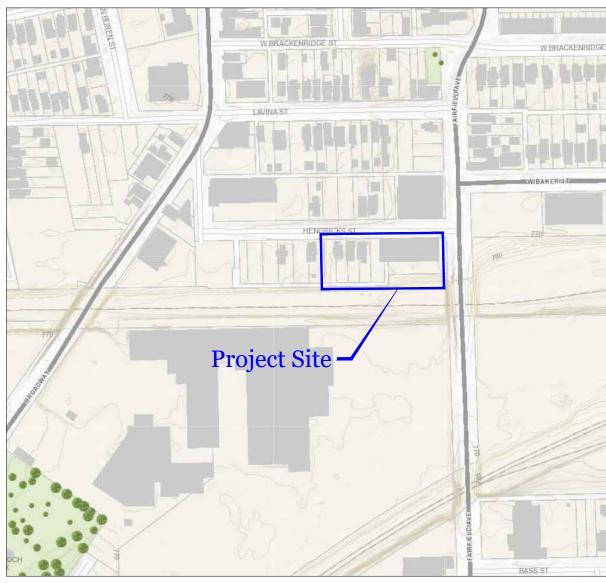
EXISTING STORM

—— OH —— EXISTING OVERHEAD

G — EXISTING GAS







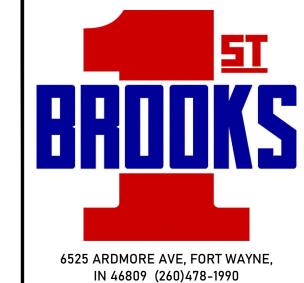
Vicinity Map (n.t.s.)



Location Map (n.t.s.)

Drawing Index: 01/19/2023

Framing findex. 01/19/2023				
Sheet	Title	Last Revised		
C-1.0	Site Plan			
C-2.0	Existing Conditions & Demolition Plan			
C -3.0	Storm & Sanitary Sewer Plan			
C -3.0	Grading & Erosion Control Plan			
C -3. 1	Storm & Sanitary Sewer Profiles & Details			



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Hendricks Street Parking Lot
521 Hendricks Street, Fort Wayne, Indiana
Michael Kinder & Sons Inc.

repared for:

JOB NUMBER: 722015

DRAWN BY: DLM

CHECKED BY: JWH

SCALE: As Shown

DATE: 01/19/2023

Site Plan

C-1.0

No.

10707511

STATE OF

WDIANA

WOLL

WOL

RECEIPT

Violations Bureau

City of Fort Wayne 200 East Berry St, Suite 110 Ft Wayne, IN 46802 Phone (260) 427-1208

Receipt # 249501

Issued By Toni Date Issued January 30, 2023

Alley Vacation

Qty: 1

\$200.00

Subtotal

\$200.00

Total Payments Payment Description \$200.00 Check

Change Due

\$0.00

Approved by St Board of Acct for the

City of Ft Wayne