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#REZ-2023-0005

BILL NO. Z-23-02-37

ZONING MAP ORDINANCE NO. Z-_

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. I-30 (Sec. 21 of Washington 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 an I1 (Limited Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Document Number 2018063987

Part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 31 North, Range 12 East, more particularly described as follows, to wit: Beginning at the intersection of the West line of said Southwest Quarter of said Southeast Quarter of said Section and the centerline of U.S. Routes Numbered 30 and 33 (Goshen Road) as now established; thence North on the West line of said Southwest Quarter of said Southeast Quarter of said Section, a distance of 259.5 feet; thence East a distance of 410.92 feet; thence South a distance of 253 feet; thence West making an interior angle of 90 degrees, a distance of 192 feet; thence to the left with a deflection angle of 74 degrees 37 minutes, a distance of 213.5 feet to the center line of said U.S. Routes Numbered 30 and 33; thence Northwesterly along the center line of said highway a distance of 262.5 feet to the place of beginning.

ALSO

Part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 31 North, Range 12 East, more particularly described as follows:

Commencing at the intersection of the West line of the said Southwest Quarter of the Southeast Quarter with the centerline of U.S. Highway 30; thence North on the West line of said Southwest Quarter of the Southeast Quarter 259.5 feet to the place of beginning; thence East 410.92 feet; thence North 150.0 feet; thence West 410.92 feet; thence South with the West line of said Southwest Quarter of the Southeast Quarter 150.0 feet to the place of beginning.

ALSO, the South 120 feet of Lots Numbered 149 and 150 in Lincolndale a Subdivision of Lots 1 to 44 inclusive in Elmer E. Gandy's Subdivision, an Addition to the city of Fort Wayne, according to the plat thereof, recorded in Plat Record 12, page 32, in the Office of the Recorder of Allen County, Indiana.

EXCEPTING therefrom that part acquired for road rights-of-way purposes. More commonly described as follows:

Part of the Northwest Quarter of Section 21, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, together with Part of Lots Numbered 149 and 150 of Lincolndale Subdivision of Lots 1 to 44 inclusive in Elmer E. Gandy's Subdivision to the City of Fort Wayne, Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 23016770, dated January 19, 2023, and being more particularly described as follows: Commencing at the Northeast corner of Lot Number 150 in Lincolndale Subdivision, said point being referenced by a 5/8" steel rebar with a "D+A" identification cap; thence South 02 degrees 02 minutes 44 seconds East (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 260.10 feet (260.24 feet deed) along the East line of said Lot Number 150, and the West line of an existing 10.56 acre tract as described in Document Number 2017009350 in the Office of the Recorder of Allen County, Indiana to a 5/8" steel rebar with a "Miller Firm #0095" identification cap at the POINT OF BEGINNING of the herein described tract; thence South 02 degrees 02 minutes 44 seconds East, a distance of 119.93 feet (120.00 feet deed), along the East line of said Lot Number 150 and the West line of said 10.56 acre tract to a 5/8" steel rebar with a "Sauer" identification cap on the South line of said 10.56 acre tract; thence North 88 degrees 07 minutes 58 seconds East, a distance of 2.03 feet (deed) along said South line to a 5/8" steel rebar with a "Sauer" identification cap on the West line of said 10.56 acre tract; thence South 01 degrees 17 minutes 46 seconds East, a distance of 144.86 feet (deed) continuing along said West line to a 5/8" steel rebar with a "Sauer" identification cap; thence South 02 degrees 05 minutes 54 seconds East, a distance of 259.85 feet (deed), continuing along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the North line of an existing 0.573 acre tract as described in Document Number 2018045249 in the Office of said Recorder; thence South 88 degrees 46 minutes 50 seconds West, a distance of 192.00 feet (deed) along said North line to the West line of said 0.573 acre tract, said point being referenced by a 1/2" steel rebar 0.24 feet West; thence South 14 degrees 27 minutes 58 seconds West, a distance of 22.11 feet (deed), along said West line to a 1/2" steel rebar on the Easterly right-of-way line of Hatfield Road; thence North 43 degrees 45 minutes 25 seconds West, a distance of 201.50 feet, along said Easterly right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 23 degrees 38 minutes 05 seconds West, a distance of 124.40 feet, continuing along said Easterly right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 04 degrees 11 minutes 14 seconds West, a distance of 158.11 feet, continuing along said Easterly right-of-way line to a 2" angle iron post on the South line of Lot Number 148 in said plat of Lincolndale Subdivision; thence North 88 degrees 36 minutes 00 seconds East, a distance of 178.92 feet (plat), along said South line to a 2" angle iron post on the East line of said Lot Number 148; thence North 01 degrees 26 minutes 59 seconds West, a distance of 119.79 feet (120.00 feet deed), along said East line to a 5/8" steel rebar with a "Miller Firm

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1	#0095" identification cap on the South line of an existing tract described in
2	Document Number 2019027211 in the Office of said Recorder; thence North 87 degrees 37 minutes 00 seconds East, a distance of 203.49 feet (200.00 feet deed),
3	along said South line to the Point of Beginning. Containing 3.705 acres, more or less. Subject to easements of record.
4	Subject to easements of fecord.
5	and the symbols of the City of Fort Mayne Zaning May No. 1 20 (Co. 24 of Machineter
6	and the symbols of the City of Fort Wayne Zoning Map No. I-30 (Sec. 21 of Washington
7	Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
8	Wayne, Indiana is hereby changed accordingly.
9	SECTION 2. If a written commitment is a condition of the Plan Commission's
10	recommendation for the adoption of the rezoning, or if a written commitment is modified and
11	approved by the Common Council as part of the zone map amendment, that written
12	commitment is hereby approved and is hereby incorporated by reference.
13	communicate is hereby approved and is hereby incorporated by reference.
14	SECTION 3. That this Ordinance shall be in full force and effect from and after its
15	passage and approval by the Mayor.
16	paceage and approval by the major.
17	Council Member
18	APPROVED AS TO FORM AND LEGALITY:
19	
20	Malak Heiny, City Attorney
20 21	Malak Heiny, City Attorney
	Malak Heiny, City Attorney
21	Malak Heiny, City Attorney
21 22	Malak Heiny, City Attorney
21 22 23	Malak Heiny, City Attorney
21 22 23 24	Malak Heiny, City Attorney
21 22 23 24 25	Malak Heiny, City Attorney
21 22 23 24 25 26	Malak Heiny, City Attorney

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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment

Case Number: REZ-2023-0005
Bill Number: Z-23-02-37
Council District: 3 – Tom Didier

Introduction Date: February 28, 2023

Plan Commission

Public Hearing Date: March 13, 2023 (not heard by Council)

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

Plan Commission

Synopsis of Ordinance: To rezone approximately 3.70 acres from C4/Intensive Commercial and

R1/Single Family Residential to I1/Limited Industrial

Location: East side of the 4600-4700 blocks of Hatfield Road

Reason for Request: To develop the parcel with a three-unit warehouse building.

Applicant: Razz Logistics and Wholesale, LLC

Property Owners: VRC Properties, LLC

Related Petitions: PDP-2023-0005 – Hatfield Road Warehouse

Effect of Passage: Property will be rezoned to the I1/Limited Industrial zoning district,

which will allow the development of a warehouse, and stormwater

detention (on the current R1 portion).

Effect of Non-Passage: The property will remain zoned C4/Intensive Commercial and R1/Single

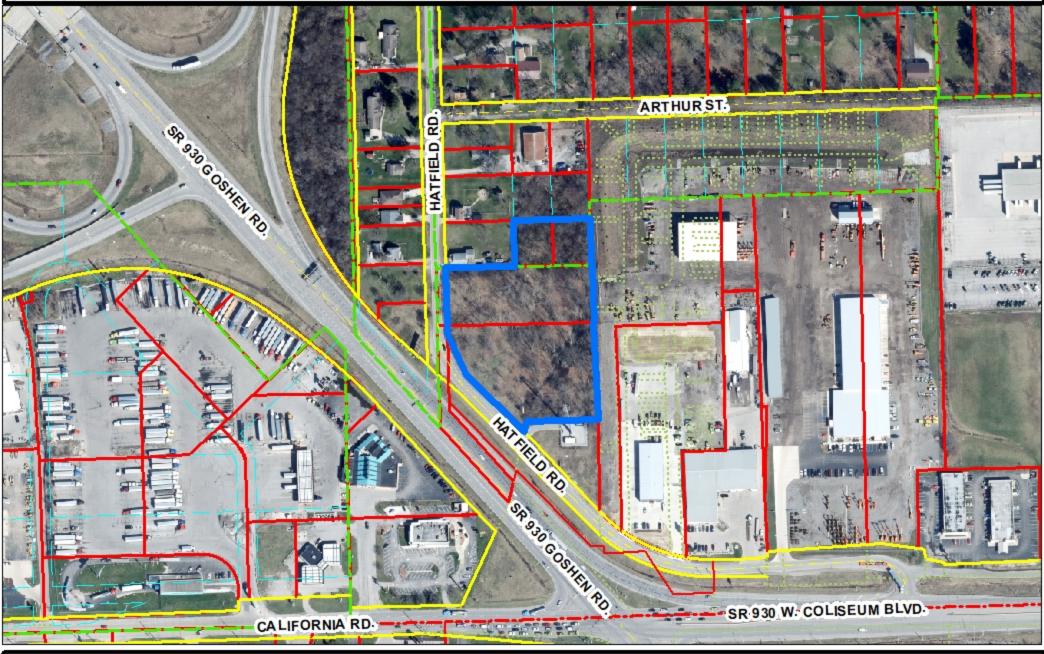
Family Residential. The C4 zoning would support the warehouse, but

also allows use more intensive than those permitted in I1/limited

industrial.







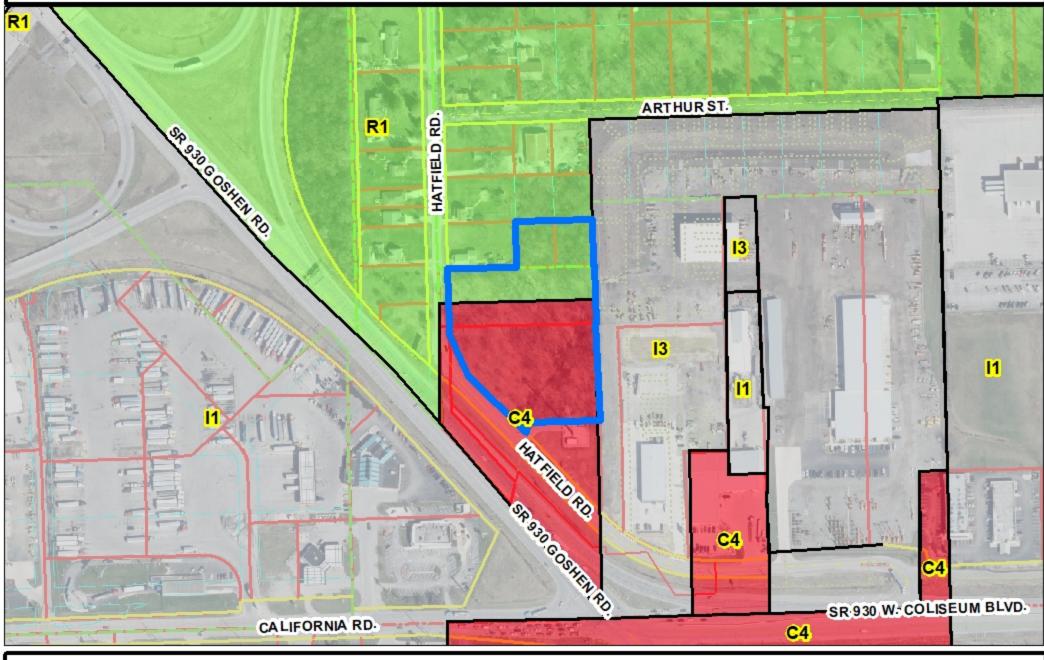
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or ornission in this map.

© 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: 2/22/2023



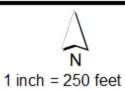




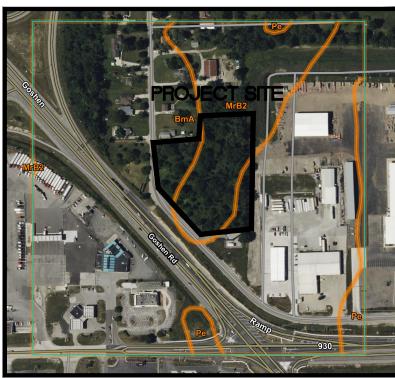


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© 2004 Board of Commissioners of the County of Allen North American Datum 1983 State Plane Coordinate System, Indiana East Photos and Contours: Spring 2009 Date: 2/22/2023



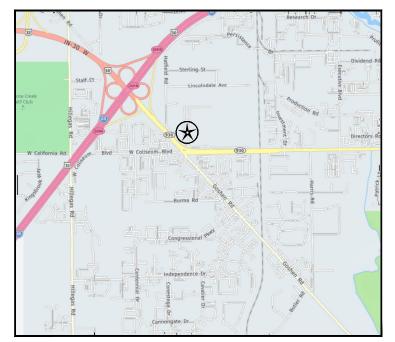




ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



★ = PROJECT SITE FLOOD INSURANCE RATE MAP (FIRM) AUGUST 3, 2009 / MAP# 18003C0187G

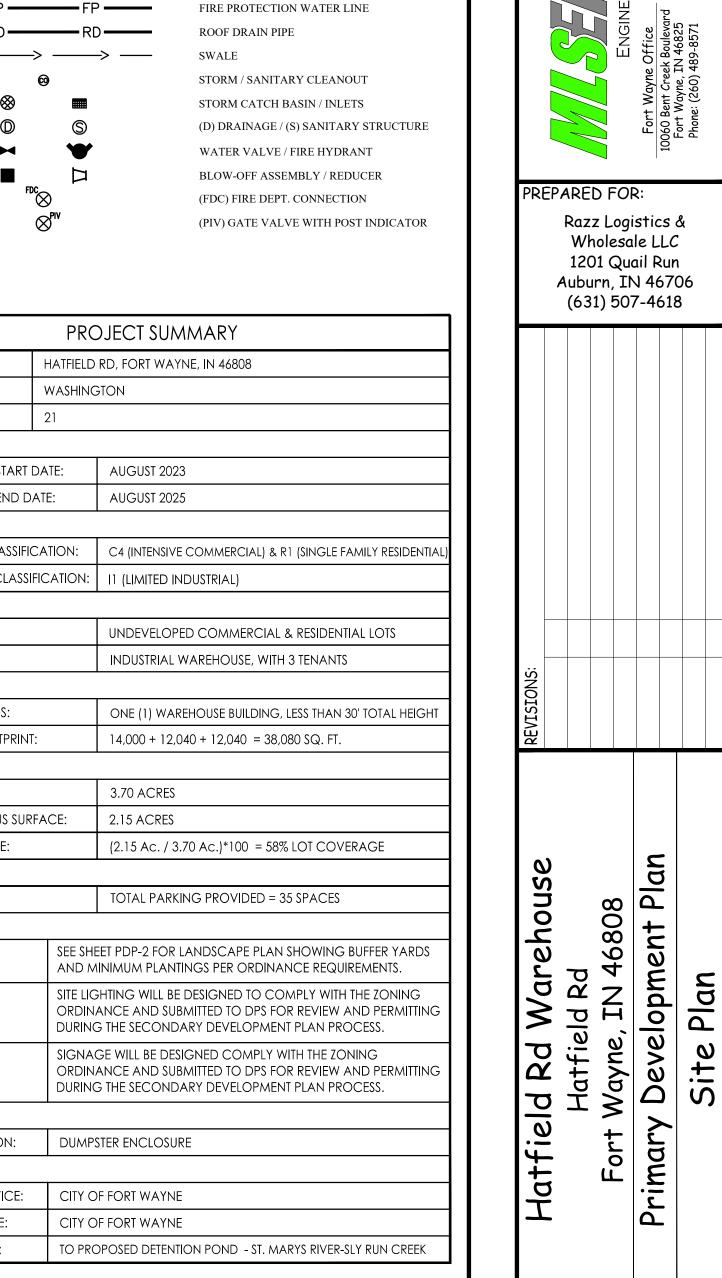


★ = PROJECT SITE **PROJECT SITE VICINITY MAP** NOT TO SCALE

	PROPOSED FEATU	IRES LEGEND	
· ·	TROFOSEDTEATO	= PROPOSED BUIL	DING
		= ASPHALT PAVEN	MENT
		= CONCRETE SIDE	WALK / PAVEMENT
<u> </u>	+ + + + + + + + + + + +	= DRY DETENTION	N POND
		= GRASS	
		= STONE FIRE LAN	IIE
1		= EXISTING WOOD	OS TO REMAIN
6			EXISTING PROPERTY / RIGHT-OF-WAY LINE
			EXISTING UTILITY EASEMENT
107			BUILDING SETBACK LINE
v.	ST	— ST — ■	STORM PIPE AND PIPE END SECTION
	—— SS ——	— SS ——	SANITARY PIPE
	—— w ——	— w ——	WATER PIPE
C.P.	—— FP ——	— FP ——	FIRE PROTECTION WATER LINE
<u>\$</u> 		— RD ——	ROOF DRAIN PIPE
	<i>→ → →</i>	>	SWALE
8	199		STORM / SANITARY CLEANOUT
	\otimes		STORM CATCH BASIN / INLETS

33	IN-30 W	309 B	Persugak	Research Dr.	Maria Dividend. Rd
te Creek If Club -E	Statf_Ct	a Ra	erling-St	Anoduction ad	Directors Re
W Californ	a Rd Blvd MM Hilleggs Rd	Burn	na Rd	Harris Ad	-Patrick, to-
	Hillegas Rd	Congre	Cavaller	Color II	

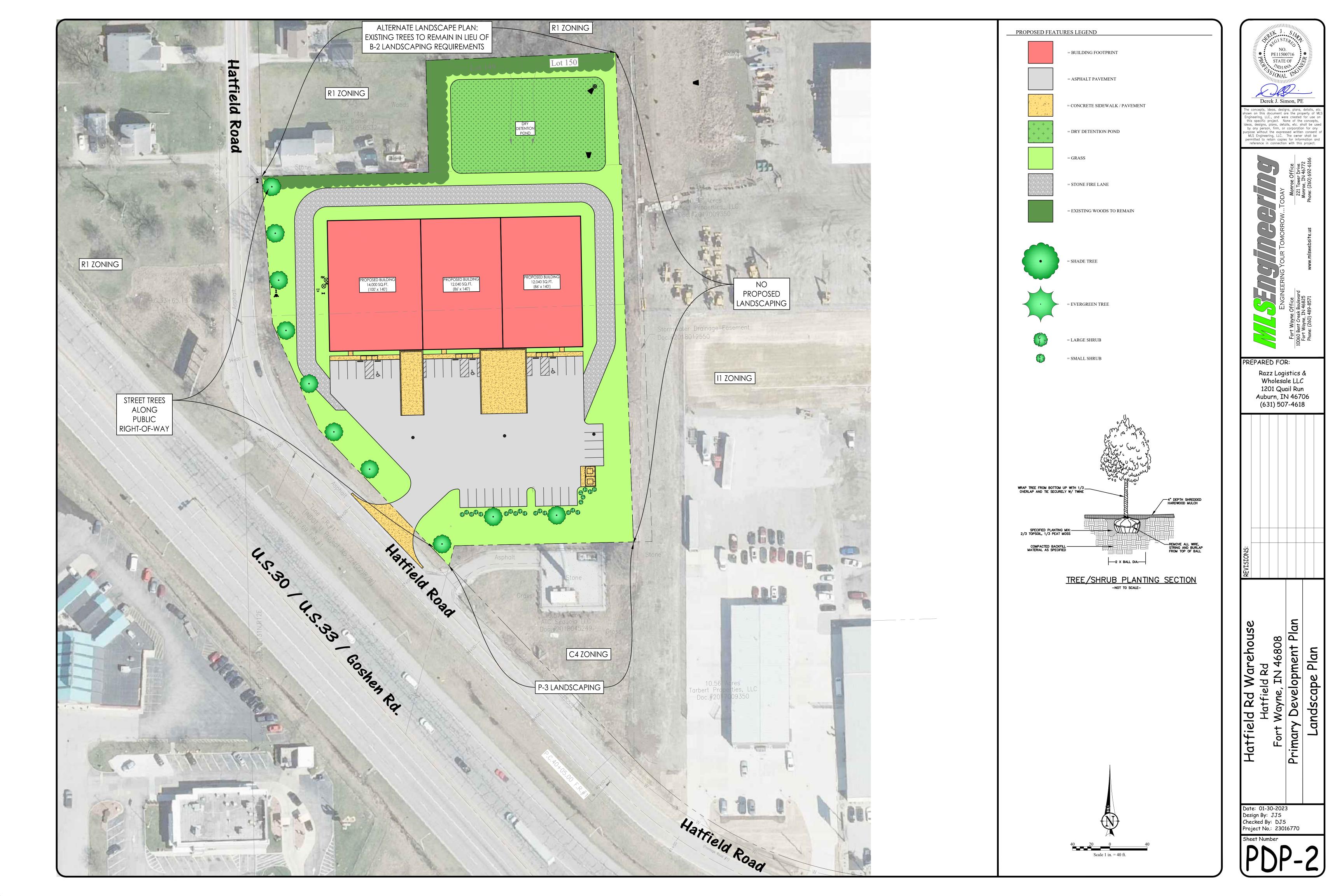
	PRC	DJECT SUMMARY		
PARCEL ADDRESS:	HATFIELD	HATFIELD RD, FORT WAYNE, IN 46808		
TOWNSHIP NAME:	WASHING	GTON		
TOWNSHIP SECTION:	21			
EST. CONSTRUCTION START	DATF ¹	AUGUST 2023		
EST. CONSTRUCTION END [AUGUST 2025		
CURRENT 70 MIN C OLASSIE	IO A TION I			
CURRENT ZONING CLASSIF		C4 (INTENSIVE COMMERCIAL) & R1 (SINGLE FAMILY RESIDENTI		
PROPOSED ZONING CLASS	OFFICATION:	I1 (LIMITED INDUSTRIAL)		
CURRENT USE:		undeveloped commercial & residential lots		
PROPOSED USE:		INDUSTRIAL WAREHOUSE, WITH 3 TENANTS		
NUMBER OF BUILDINGS:		ONE (1) WAREHOUSE BUILDING, LESS THAN 30' TOTAL HEIGH		
TOTAL BUILDING FOOTPRIN	IT:	14,000 + 12,040 + 12,040 = 38,080 SQ. FT.		
		7 17,000 4 12,010 4 12,010 00,000 00,111.		
TOTAL LOT ACREAGE:		3.70 ACRES		
TOTAL LOT IMPERVIOUS SURFACE:		2.15 ACRES		
TOTAL LOT COVERAGE:		(2.15 Ac. / 3.70 Ac.)*100 = 58% LOT COVERAGE		
PARKING PROVIDED :		TOTAL PARKING PROVIDED = 35 SPACES		
LANDSCAPING:	SEE SH	EET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS		
	AND M	NINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.		
SITE LIGHTING:	ORDIN	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITT DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.		
SIGNAGE:	ORDIN	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTII DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.		
GARBAGE COLLECTION:	DUMP	DUMPSTER ENCLOSURE		
SANITARY UTILITY SERVICE:	CITY C	CITY OF FORT WAYNE		
WATER UTILITY SERVICE:	CITY	DF FORT WAYNE		
STORMWATER OUTLET:	TO PRO	TO PROPOSED DETENTION POND - ST. MARYS RIVER-SLY RUN CREEK		



PE11500716 STATE OF

Engineering, LLC., and were created for use of this specific project. None of the concepts, ideas, designs, plans, details, etc. shall be use by any person, firm, or corporation for any purpose without the expressed written consent MLS Engineering, LLC. The owner shall be permitted to retain copies for information and reference in connection with this project.

Date: 01-30-2023 Design By: JJS Checked By: DJS Project No.: 23016770



LEGAL DESCRIPTION

NW. Cor. SE.1/4,

— Sect.21,T31N,R12E

No Mon. Found

Manhole

Rim:831.55'

I.E.:814.95'N.

I.E.:814.95'S.

CATV Line (Typ.)

Rim:831.93'-

I.E.:829.33'E.

P.C.33+65.13 F.R.#1

TBM#7781

Fiber Line (Typ.) —

Chain Link Fence

Rim:834.48'-

Bottom Elev.:816.48'

CATV Pedestal (Typ.) —

Tele. Panel (Typ.) -

Elec. Meter (Typ.)

Perfect, Adam M.

Doc.#201902721

178.92'P. 178.69'C,

Doc.#92-056532

Beehive Inlet

I.E.:828.97'SE.

 $N23^{\circ}38'05"W \sim 124.40'M$.

(Per C.+D. & Donovan Surveys)

I.E.:828.47'W.

Sect.21,T31N,R12E No Mon. Found

Rim:831.07'

Arthur Street (Unimproved)

Middleton, Donna J. (Bell)

Doc.#92+026283

Perfect, Adam N

Doc.#2019027211

(200.00'D.)

N87°37'00"E ~ 203.49'C

410.92'D.

3.705 Acres

(Unimproved)

I.E.:830.94

2.06'D. ~ 22.11'D.&C. (Doc.#2018045249)

\$88°46'50"W ~ 192.00'D.&C

Doc.#2018045249

Sian-McMahon's

Tire & Auto Care

Fiber Line (Typ.)

NE. Cor. Lot 150 —

P.O.B.

2.03'D.&M.

(Doc.2017009350

& Per Sauer Survey)

Lot 151

----826---

10.56 Acres Tarbert Properties, LLC Doc.#2017009350

-8'Chain Link Fence 14.8'±E.

Stormwater Drainage Easement

Doc.#2018012550

◆→ | CP#502

Rim:827.62

Doc.#2017009350

Document Number 2018063987

Part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 31 North, Range 12 East, more particularly described as follows, to wit: Beginning at the intersection of the West line of said Southwest Quarter of said Southeast Quarter of said Section and the centerline of U.S. Routes Numbered 30 and 33 (Goshen Road) as now established; thence North on the West line of said Southwest Quarter of said Southeast Quarter of said Section, a distance of 259.5 feet; thence East a distance of 410.92 feet; thence South a distance of 253 feet; thence West making an interior angle of 90 degrees, a distance of 192 feet; thence to the left with a deflection angle of 74 degrees 37 minutes, a distance of 213.5 feet to the center line of said U.S. Routes Numbered 30 and 33; thence Northwesterly along the center line of said highway a distance of 262.5 feet to the place of beginning.

Part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 31 North, Range 12 East, more particularly described as follows:

Commencing at the intersection of the West line of the said Southwest Quarter of the Southeast Quarter with the centerline of U.S. Highway 30; thence North on the West line of said Southwest Quarter of the Southeast Quarter 259.5 feet to the place of beginning; thence East 410.92 feet; thence North 150.0 feet; thence West 410.92 feet; thence South with the West line of said Southwest Quarter of the Southeast Quarter 150.0 feet to the place of beginning.

ALSO, the South 120 feet of Lots Numbered 149 and 150 in Lincolndale a Subdivision of Lots 1 to 44 inclusive in Elmer E. Gandy's Subdivision, an Addition to the city of Fort Wayne, according to the plat thereof, recorded in Plat Record 12, page 32, in the Office of the Recorder of Allen County, Indiana.

EXCEPTING therefrom that part acquired for road rights-of-way purposes.

More commonly described as follows:

Part of the Northwest Quarter of Section 21, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, together with Part of Lots Numbered 149 and 150 of Lincolndale Subdivision of Lots 1 to 44 inclusive in Elmer E. Gandy's Subdivision to the City of Fort Wayne, Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 23016770, dated January 19, 2023, and being more particularly described as follows:

Commencing at the Northeast corner of Lot Number 150 in Lincolndale Subdivision, said point being referenced by a 5/8" steel rebar with a "D+A" identification cap; thence South 02 degrees 02 minutes 44 seconds East (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 260.10 feet (260.24 feet deed) along the East line of said Lot Number 150, and the West line of an existing 10.56 acre tract as described in Document Number 2017009350 in the Office of the Recorder of Allen County, Indiana to a 5/8" steel rebar with a "Miller Firm #0095" identification cap at the POINT OF BEGINNING of the herein described tract; thence South 02 degrees 02 minutes 44 seconds East, a distance of 119.93 feet (120.00 feet deed), along the East line of said Lot Number 150 and the West line of said 10.56 acre tract to a 5/8" steel rebar with a "Sauer" identification cap on the South line of said 10.56 acre tract; thence North 88 degrees 07 minutes 58 seconds East, a distance of 2.03 feet (deed) along said South line to a 5/8" steel rebar with a "Sauer" identification cap on the West line of said 10.56 acre tract; thence South 01 degrees 17 minutes 46 seconds East, a distance of 144.86 feet (deed) continuing along said West line to a 5/8" steel rebar with a "Sauer" identification cap; thence South 02 degrees 05 minutes 54 seconds East, a distance of 259.85 feet (deed), continuing along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the North line of an existing 0.573 acre tract as described in Document Number 2018045249 in the Office of said Recorder; thence South 88 degrees 46 minutes 50 seconds West, a distance of 192.00 feet (deed) along said North line to the West line of said 0.573 acre tract, said point being referenced by a 1/2" steel rebar 0.24 feet West; thence South 14 degrees 27 minutes 58 seconds West, a distance of 22.11 feet (deed), along said West line to a 1/2" steel rebar on the Easterly right-of-way line of Hatfield Road; thence North 43 degrees 45 minutes 25 seconds West, a distance of 201.50 feet, along said Easterly right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 23 degrees 38 minutes 05 seconds West, a distance of 124.40 feet, continuing along said Easterly right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 04 degrees 11 minutes 14 seconds West, a distance of 158.11 feet, continuing along said Easterly right-of-way line to a 2" angle iron post on the South line of Lot Number 148 in said plat of Lincolndale Subdivision; thence North 88 degrees 36 minutes 00 seconds East, a distance of 178.92 feet (plat), along said South line to a 2" angle iron post on the East line of said Lot Number 148; thence North 01 degrees 26 minutes 59 seconds West, a distance of 119.79 feet (120.00 feet deed), along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the South line of an existing tract described in Document Number 2019027211 in the Office of said Recorder; thence North 87 degrees 37 minutes 00 seconds East, a distance of 203.49 feet (200.00 feet deed), along said South line to the Point of Beginning. Containing 3.705 acres, more or less. Subject to easements of record.

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for City of Fort Wayne, Community No.18003, Panel No.0281G, dated August 03,

Notes

Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-382-5544 for field marked location of utilities prior to any excavation.

- Indiana Underground Plant Protection Services (IUPPS) Locate Number For This Project: 2301042652

Elevations are based upon a INCORS (Indiana Continuously Operating Reference Station Network) Indiana East. Datum = North American Vertical Datum (NAVD88).

MONUMENT LEGEND

- A = 5/8"Steel Rebar w/"D+A" id. Cap Found (-0.4')
- and 2"Angle Iron Post Found 0.3'S. & 0.2'E. of Actual (+1.5') B = 3/4"Pipe Found (-0.2'/No History)
- C = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush) and 2"Angle Iron Post Found 0.4'E. of Actual (+4.0'/Per C+D & Donovan Surveys) and 1/2"Rebar Found Bent 0.78'S. & 0.79'E. of Actual (+0.5')
- D = 1/2"Steel Rebar Found (-0.3'/No History)
- E = 2"Angle Iron Post Found (+4.5'/Per C+D & Donovan Surveys) F = 2"Angle Iron Post Found (+4.5'/Per C+D & Donovan Surveys)
- G = 5/8"Steel Rebar w/"Sauer" id. Cap Found (+0.3'/Per Sauer Survey)
- H = 5/8"Steel Rebar w/"Sauer" id. Cap Found (+0.3'/Per Sauer Survey) I = 5/8"Steel Rebar w/"Sauer" id. Cap Found (+0.3'/Per Sauer Survey)

J = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)

- and Right-of-Way Monument Found Broken and Disturbed 0.26'N. & 0.95'W. of Actual K = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
- and Right-of-Way Monument Found Broken and Disturbed 0.55'N. of Actual L = 1/2"Steel Rebar Found 0.24'W. of Actual (Flush/Per Sauer Survey)
- M = 4"Angle Iron Found 0.3'W. of Actual (-0.5'/Per Sauer, C+D, & Donovan Surveys)
- N = 1/2"Steel Rebar Found (-0.3'/Per Sauer & Donovan Surveys) O = 5/8"Steel Rebar w/"Karst" id. Cap Found (+0.5'/Per Sauer Survey)
- P = Right-of-Way Monument Found (Per Sauer Survey)
- Q = 5/8"Steel Rebar w/"Karst" id. Cap Found 0.34'N. of Actual (Flush/Per Sauer Survey) R = 5/8"x24"Steel Rebar w/"Miller Firm #0095" id. Cap Set (Flush)
- and 2"Angle Iron Post Found 4.0'W. & 4.0'S. of Actual (+4.0)

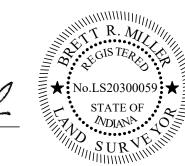
CERTIFICATION

For: VRC Properties LLC

IN WITNESS WHEREOF, I hereunto place my hand and

seal this 19th day of January, 2023.

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30.



SURVEY COMPLETED BY:

Corporate Office 221 Tower Drive Monroe, IN 46772

Phone: (260) 692-6166

SURVEYOR'S REPORT

The purpose of this survey was to retrace the remainder of the record boundaries of three existing tracts described in Document

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the above theory of

-Due to a lack of found monuments at the Public Land Survey Corners the lines and corners of subject tract were all established

location was based up the following opinions and observations a result of uncertainties in lines and corners because of the

LE.:821.45' as stated in the "Theory of Location" as stated below, and using survey geometry as stated in the below referenced surveys.

Number 2018063987 in the Office of the Recorder of Allen County, Indiana

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

There were no uncertainties based on visual inspection of occupation or possession lines.

B) OCCUPATION OR POSSESSION LINES

1) Document Number 2018063987

2) Document Number 2017009350

3) Document Number 2018045249

5) Document Number 2019027211 6) Document Number 92-026283

4) Document Number 92-056532.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS

7) Plat of Lincolndale Subdivision, Plat Book 12A, page 32

is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

without liability or legal exposure to the land surveyor.

unless required by law, Brett R. Miller.

have altered the validity and circumstances shown or noted hereon.

abstract or title search may reveal additional information affecting the property.

10)Survey completed by Donovan Engineering, dated June 2nd, 1987

D) THEORETICAL UNCERTAINTY OF THE MEASUREMENTS

11)INDOT Right-of-Way plans U Project No. 724(22) dated 1971

The monuments found are shown on the survey and listed on the survey under monument legend.

There were ambiguities found within the descriptions used for the survey. Documents used include:

8) Survey completed by Sauer Land Surveying, Inc., as Survey Number 093-142, dated February 7th, 2011

Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit

developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy

The East (119.93 feet, 144.86 feet, 259.85 feet, and 22.11 feet), North (2.03 feet), and South (192.00 feet) lines of the subject tract

were all established along their respective lines of the East adjoining 10.56 acre tract described in Document Number 2017009350

and the South adjoining 0.573 acre tract described in Document Number 2018045249, using survey geometry as stated in the above

referenced Sauer Land Surveying, Inc. survey and verified by found monuments labeled "A", "G", "H", "I", "L", "M", "N", "O",

"P", and "Q". The Westerly (201.50 feet, 124.40 feet, and 158.11 feet) lines of the subject tract were established per the Easterly

Engineering, Inc., surveys and verified by found monuments labeled "D", "E", "P", and "N". The North (178.92 feet) line of the

subject tract was established along the South line of Lot Number 148, between found monuments labeled "E" and "F". The West

(119.79 feet) line was established along the West line of Lot Number 149, between found monuments labeled "B" and "F". The

This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The

information shown on the survey documents is intended for this transaction only as dated on said survey documents. Any reuse

without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and

remaining North (203.49 feet) line of the subject tract was established using a proration method of the plat distance along the West

line of Lot Number 148 at its West end and by using a proration method of the plat distance along the East line of Lot Number 150

right-of-way line of Hatfield Road using survey geometry as stated in the above referenced Coil & Dickmeyer and Donovan

9) Survey completed by Coil & Dickmeyer, Inc., as Survey Number 891847, dated May 4th, 1989

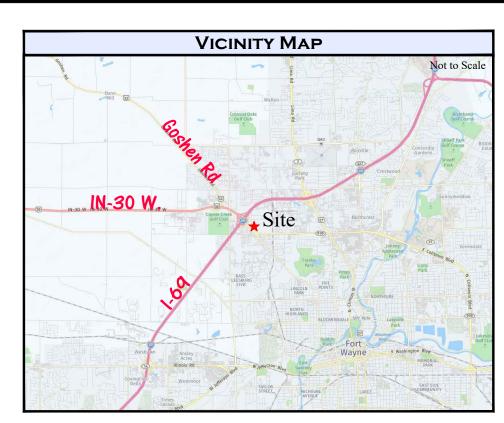
PURPOSE OF SURVEY:

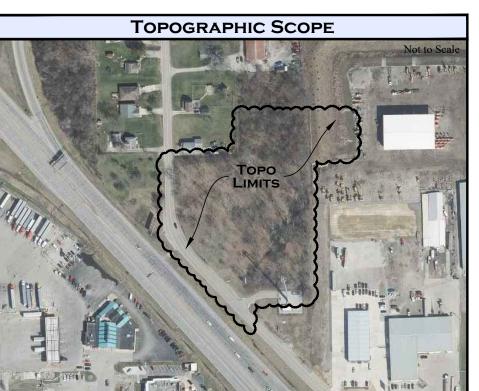
Miller Land Surveying, Inc.

Brett R. Miller, P.S. No.LS20300059 Robert J. Marucci, P.S. No.LS20400028

www.mlswebsite.us Precision and Professionalism is where we draw the line.

Fort Wayne Office 10060 Bent Creek Blvd. Fort Wayne, IN 46825 Phone: (260) 489-8571







Reference Surveys Sauer Land Surveying, Inc.

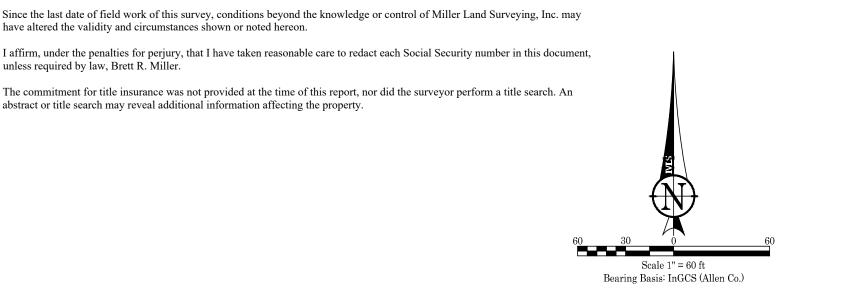
Survey No. 093-142

Date: February 7, 2011 Coil & Dickmeyer, Inc. Survey No. 891847

Date: May 4, 1989

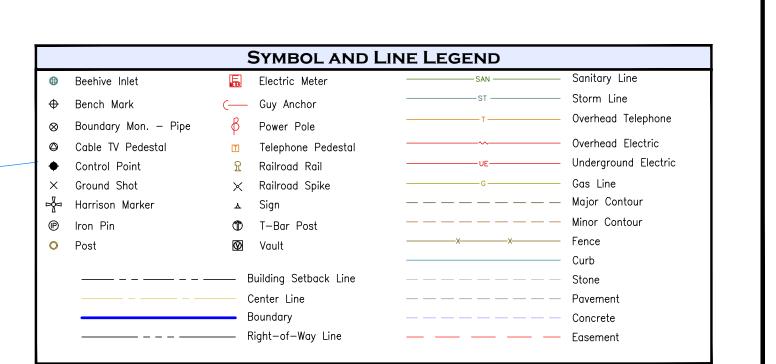
Donovan Engineering

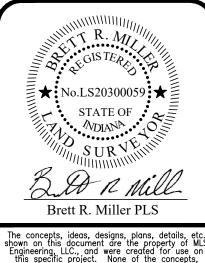
Date: June 2, 1987



CONTROL TABLE			
Northing	Easting	Elevation	Description
197961.303	751192.066	829.829	CP *MLS - 5/8"Steel Rebar w/"Miller" Control Cap id.
197604.537	751220.535	833.052'	CP *MLS - 5/8"Steel Rebar w/"Miller" Control Cap id.
197520.843	751505.130	831.950'	CP *MLS — 5/8"Steel Rebar w/"Miller" Control Cap id.
197758.936	751162.706	831.954	5/8"Steel Rebar w/"Miller Firm #0095 Control" id. Cap
198061.066	750767.152	834.479'	5/8"Steel Rebar w/"Miller Firm #0095 Control" id. Cap
197575.867	751421.999	832.366'	Northeast Bonnet Bolt on Fire Hydrant
197749.405	751130.560	833.203'	Railroad Spike on South side of Power Pole
198167.798	750729.691	834.941'	Benchtie on East side of Power Pole

The Above Elevations are Based on North American Vertical Datum (NAVD88)





PREPARED FOR: Maher Al Alaw, Razz ogistics & Wholesale LLC (631) 507-4618

 $\boldsymbol{\alpha}$ field

Date: 1-19-2023 Drawn By: JRM/JJB Chk'd By: BRM Project No.: 23016770

Sheet Number