1 #REZ-2023-0035 2 BILL NO. Z-23-08-02 3 ZONING MAP ORDINANCE NO. Z-\_\_\_\_ 4 AN ORDINANCE amending the City of Fort Wayne 5 Zoning Map No. N-34 (Sec. 24 of Washington Township) 6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA: 7 SECTION 1. That the area described as follows is hereby designated a C3 (General 8 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort 9 Wayne, Indiana: 10 11 PARCEL 1: 12 LOTS NUMBERED 12, 13 AND 14 IN WASHINGTON CENTER PLACE ADDITION, SECTION "A" AS RECORDED IN PLAT RECORD 15, PAGES 97-13 98 AND RE-RECORDED IN PLAT RECORD 15, PAGE 145, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. 14 PARCEL 2 (EASEMENT): 15 16 AN EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT OF INGRESS-EGRESS EASEMENT, 17 DATED NOVEMBER 21, 2011, RECORDED NOVEMBER 29, 2011, AS INSTRUMENT NUMBER 2011054975, OVER AND ACROSS THE 18 FOLLOWING DESCRIBED REAL ESTATE: 19 PART OF LOT 15 IN WASHINGTON CENTER PLACE ADDITION, SECTION 20 A, AS RECORDED IN PLAT RECORD 15, PAGES 97-98 AND RECORDED IN PLAT BOOK 15, PAGE 145 IN THE OFFICE OF THE RECORDER OF ALLEN 21 COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 22 COMMENCING AT THE SOUTHWEST CORNER OF LOT NUMBER 15 IN 23 WASHINGTON CENTER PLACE ADDITION, SECTION A, AS RECORDED IN PLAT RECORD 15, PAGES 97-98 AND RE-RECORDED IN PLAT RECORD 15. 24 PAGE 145 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE EAST, ALONG THE SOUTH LINE OF LOT NUMBER 15 25 AND THE NORTH RIGHT OF WAY LINE OF STRATTON ROAD A DISTANCE OF 70.0 FEET TO THE POINT OF BEGINNING, SAID POINT 26 BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 27 STRATTON ROAD AND THE EAST RIGHT OF WAY LINE OF COLDWATER ROAD; THENCE NORTH WITH A DEFLECTION ANGLE TO THE LEFT OF 89 28 29

30

1 2 3 4 5 6 7 8	DEGREES 55 MINUTES 24 SECONDS ALONG THE EAST RIGHT OF WAY LINE OF COLDWATER ROAD A DISTANCE OF 100.0 FEET TO A POINT ON THE NORTH LINE OF LOT NUMBER 15; THENCE EAST WITH A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREE 55 MINUTES 24 SECONDS ALONG THE NORTH LINE OF LOT NUMBER 15, A DISTANCE OF 55.0 FEET; THENCE SOUTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 04 MINUTES 36 SECONDS A DISTANCE OF 100.0 FEET TO A POINT ON THE SOUTH LINE OF LOT NUMBER 15 AND THE NORTH RIGHT OF WAY LINE OF STRATTON ROAD; THENCE WEST WITH A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 55 MINUTES 24 SECONDS ALONG THE SOUTH LINE OF LOT NUMBER 15 AND THE NORTH RIGHT OF WAY LINE OF STRATTON ROAD, A DISTANCE OF 55.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.126 ACRES.
9	
10	
11	and the symbols of the City of Fort Wayne Zoning Map No. N-34 (Sec. 24 of Washington
12	Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
13	Wayne, Indiana is hereby changed accordingly.
14	
15	SECTION 2. If a written commitment is a condition of the Plan Commission's
16	recommendation for the adoption of the rezoning, or if a written commitment is modified and
17	approved by the Common Council as part of the zone map amendment, that written
18	commitment is hereby approved and is hereby incorporated by reference.
19	
20	SECTION 3. That this Ordinance shall be in full force and effect from and after its
21	passage and approval by the Mayor.
22	Council Member
23	APPROVED AS TO FORM AND LEGALITY:
24	
25	Malak Heiny, City Attorney
26	
27	
28	
29	

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

#### **Department of Planning Services**

Title of Ordinance: Zoning Map Amendment

Case Number: REZ-2023-0035
Bill Number: Z-23-08-02
Council District: 3-Tom Didier

Introduction Date: August 8, 2023

Plan Commission

Public Hearing Date: August 14, 2023 (not heard by Council)

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

Plan Commission

Synopsis of Ordinance: To rezone property from C2/Limited Commercial to C3/General

Commercial for a car wash.

Location: 5820 Coldwater Road

Reason for Request: To allow for car wash.

Applicant: Drive and Shine (Haji Tehrani)

Property Owner: Tokens-N-Tickets Property LLC (Rob Clevenger)

Related Petitions: Primary Development Plan – Drive and Shine - Coldwater Road

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district,

which allows for car washes.

Effect of Non-Passage: The property will remain zoned C2/Limited Commercial and may

redevelop with a variety of commercial and office uses.

### Department of Planning Services Rezoning Petition Application

	Applicant Drive & Shine (Ha	il Tehrani)		
23 T	Address 16915 Cleveland Ro	oad		
Applicant	City Granger	State IN	Zip 465	30
Ap	Telephone 574-277-8877		najl@driveandshine.com	
~	Property Owner Tokens-N-Ti	ckets Property, LLC (Ro	b Clevenger)	
Property Ownership	Address 1219 Oak Bay Run			P
	City Fort Wayne	State IN	Zip 4682	5
A O	Telephone 317-985-4256	E-mail <u>re</u>	icingrob4@gmail.com	
	Contact Person Cody Ward (I	MLS Engineering, LLC)		
act on	Address 10060 Bent Creek B			
Contact Person	City Fort Wayne	State IN	Zip 4682	25
ت م	Telephone 260-489-8571	E-mail Co	ody@mlswebsite.us	
			to the designated contac	t person
Personal Property Land	☐ Allen County Planning Juri	sdiction Z City of Fort	Wayne Planning Jurisdict	tion
	Address of the property 5820 C	oldwaler Rd, Fort Wayne, IN 4	6825 Township and Se	ction Washington / Sec. 24
iest	Present Zoning C2 P	oposed Zoning C3	Acreage to be rez	oned 1.84
Request	Purpose of rezoning (attach add			
œ	Rezone C2 property to C3 for a new	Automobile Washing Facility	/ Automobile Maintenance (qui	ck service)
		***************************************		
	Sewer provider City of Fort Wa	yne y	ater provider City of For	t Wayne
Filing Checklist	Applications will not be accepted application.  Filing fee \$1000.00  Surveys showing area to be Legal Description of parcel Rezoning Criteria (see attactions)	rezoned to be rezoned	ing requirements are subn	nitted with this
Control O	erstand and agree, upon execution and si ity described in this application; that I rdinance as well as all procedures and is and policies related to the handling an four knowledge; and that	we agree to abide by all propolicies of the Fort Wayne as	ovisions of the Allen County	y Zoning and Subdivision
Drive &	Shine (Haji Tehrani)	HA! LES	in-from	14.29.23
	ime of applicant)	(signature of applican	W/	(date)
Tokens-N	-Tickets Property, LLC (Rob Clevenger)		The state of	06-29-23 (date)
(printed na	me of property owner)	(Signature of property	owner)	(date)
	Received 7-5-23 Department of Planning Phone (260) 449-7607 • F	143554 8-14 Services • 200 East Berry Suite	ng Date Petition No.   -73   ZEZ -    150 • Fort Wayne, Indiana • 468	102 20 10 10 10 10 10 10 10 10 10 10 10 10 10

2023-0035

## 1. Approval of the rezoning request will be in substantial compliance with the All in Allen Comprehensive Plan and should not establish an undesirable precedent in the area.

The proposed rezoning is consistent with the *All in Allen Plan* in that it clearly fits within Goal 1; namely, it encourages compatible infill development within areas that are primarily built out (pg. 60). The project promotes Goal 2 (pg. 61) in as much as it promotes development in areas that are contiguous with existing development, encourages rezoning for properties in targeted growth areas, redevelopment in areas that are already served by adequate water, sanitary sewer and transportation structure.

## 2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area.

5820 Coldwater Road is the former location of Token-n-Tickets. The subject property is one property south of the intersection of Coldwater and East Washington. It is directly south of a Marathon gas station and north of a Subway franchise. Coldwater is approximately eight (8) lanes across (including turn lanes) in front of the subject property. Immediately across the street is a gas station, Don Hall's Factory and Wendy's fast food. The area is decidedly commercial with consistent, heavy traffic and signalized intersections. Recent aesthetic and logistical improvements are evident in this portion of Coldwater Road. Notably there are also several large shopping complexes, which include a Walmart, Hobby Lobby, Aldi, Pet Supplies Plus among many other commercial businesses and restaurants. In addition to Token-n-Tickets, the property was formerly operated as a restaurant. To the rear of the building, is additional parking, screening and a couple of existing residences.

#### 3. Approval is consistent with the preservation of property values in the area.

The conservation of property values throughout the jurisdiction is accomplished by granting this rezoning request in as much as this is an established commercial corridor along Coldwater Road and the use proposed is consistent and complementary to existing uses. Residential or heavy industrial use is wholly inappropriate for this property. Significant traffic volumes and existing automotive services along Coldwater Road make the existence of an automobile washing facility desirable and convenient for the area.

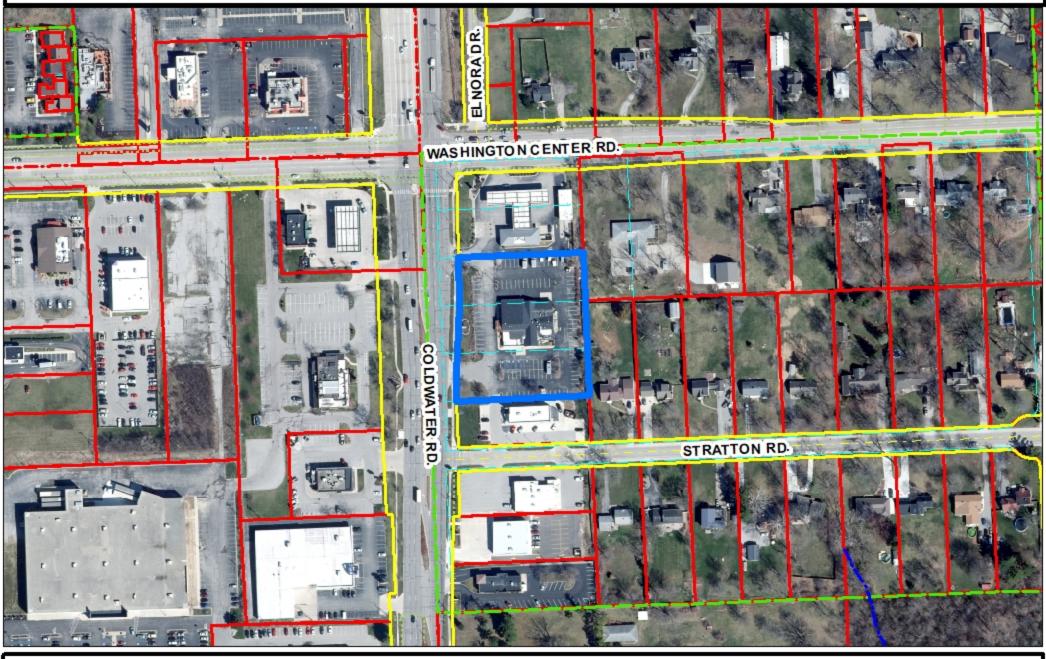
## 4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area.

The automobile washing facility will not seek to impose a use that is immoral or otherwise offensive to the community as a whole, to customers of other local businesses along this corridor, or to the couple of residential homes to the east/rear of the subject property. There is ample parking, traffic signalization and curb cuts already in place. In addition, the project will reutilize and reinvigorate decidedly commercial real estate that has not been in commercial use for a period of time. In addition, a car wash further south on Coldwater has been previously approved by the Plan Commission.

The most desirable use for which the land in the district is adapted is very clearly commercial/retail. Mixed use is predominant in light of the residential neighborhood to the rear of the majority of the buildings along this section of Coldwater. Commercial and retail uses are entrenched along this span of Coldwater Road. Adequate utilities are already available on site.







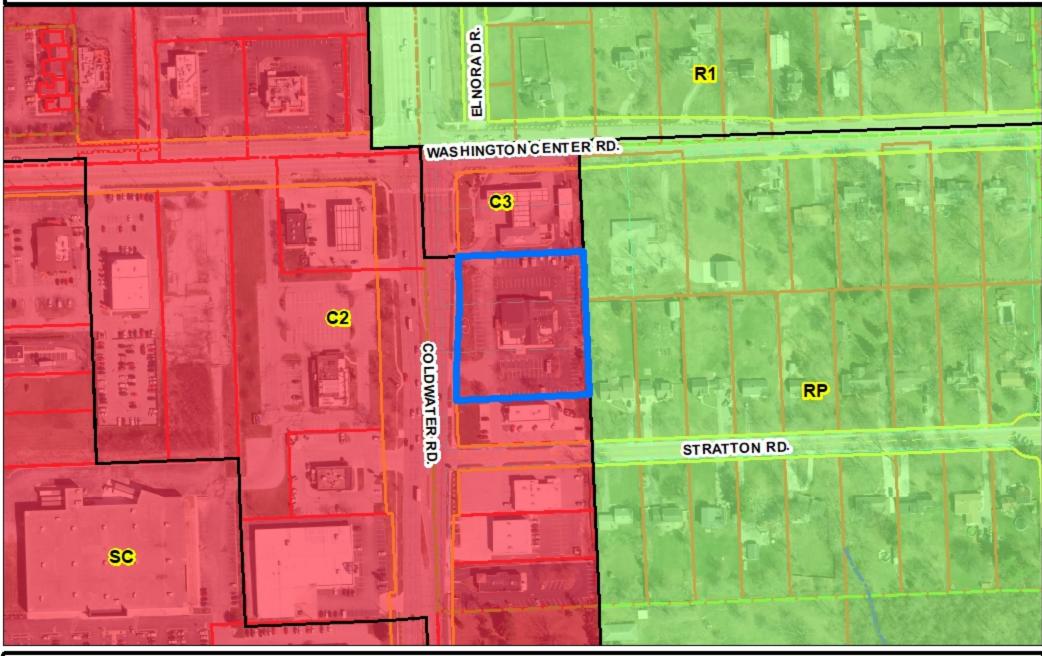
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all highlity resulting from any error or omission in this map.

© 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: 7/17/2023



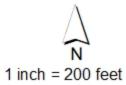


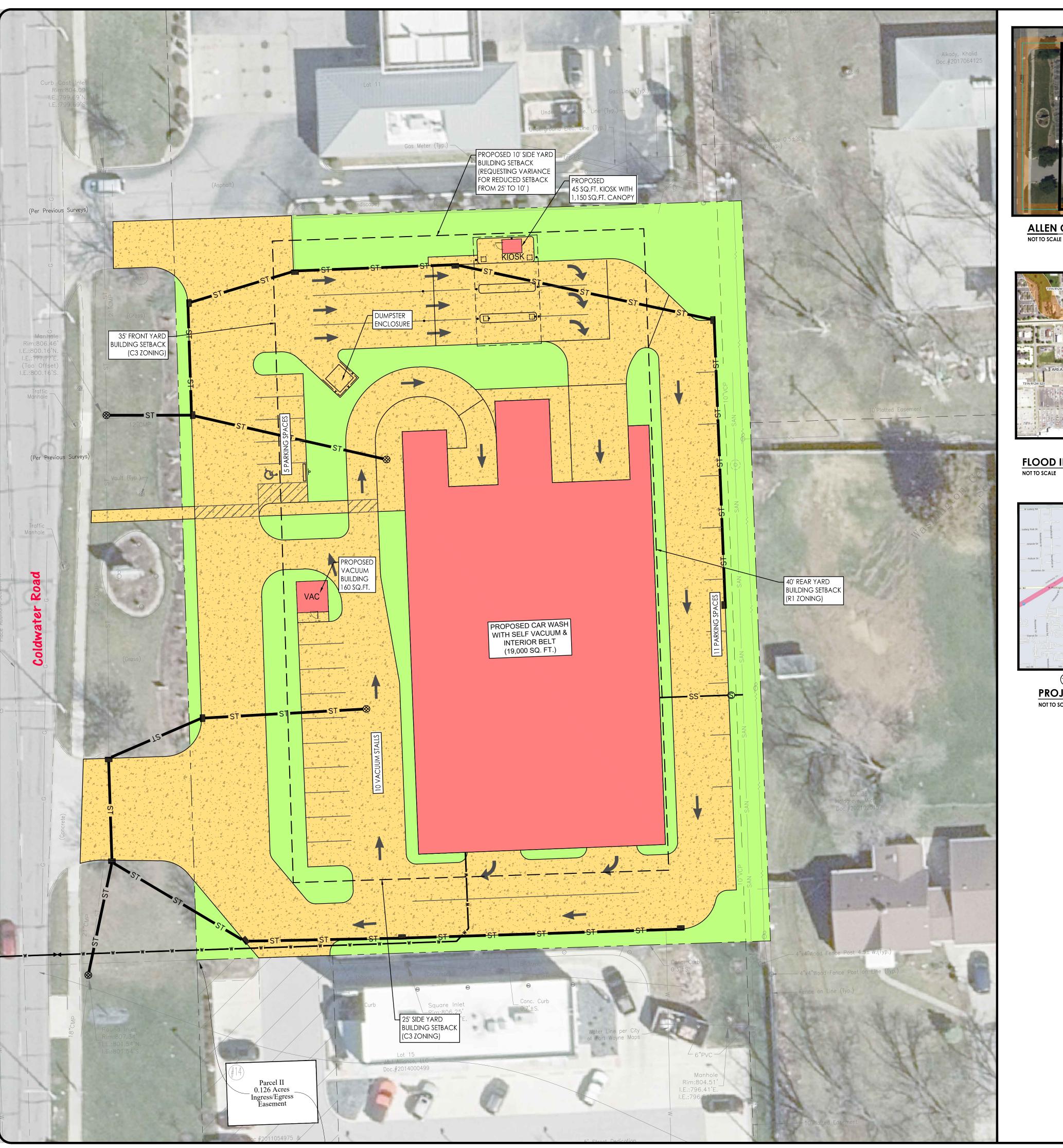




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ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



FLOOD INSURANCE RATE MAP (FIRM)

NOT TO SCALE

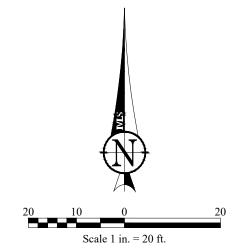
AUGUST 3, 2009 / MAP# 18003C0187G



PROJECT SITE

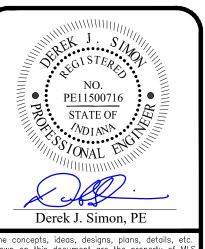
PROJECT SITE VICINITY MAP

NOT TO SCALE



RES LEGEND	
= CONCRETE SIDEWA	LK / PAVEMENT
= BUILDING FOOTPRII	NT
= GRASS	
	EXISTING PROPERTY / RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
<b>-</b> ST	STORM PIPE AND PIPE END SECTION
<b>-</b> ss	SANITARY PIPE
— w ——	WATER PIPE
	STORM / SANITARY CLEANOUT
	STORM CATCH BASIN / INLETS
<b>S</b>	(D) DRAINAGE / (S) SANITARY STRUCTURE
₩	WATER VALVE / FIRE HYDRANT
	= BUILDING FOOTPRII  = GRASS

	PRC	DJECT SUMMARY		
PARCEL ADDRESS: 5820 COLDWATER ROAD, FORT WAYNE, IN 46825				
TOWNSHIP NAME:	WASHING	WASHINGTON		
TOWNSHIP SECTION:	24			
ESTIMATED CONSTRUCTION	START DATE:	NOVEMBER 2023		
ESTIMATED CONSTRUCTION	END DATE:	NOVEMBER 2025		
CURRENT ZONING CLASSIF	ICATION:	C2 - LIMITED COMMERCIAL		
PROPOSED ZONING CLASS	SIFICATION:	C3 - GENERAL COMMERCIAL		
CURRENT USE:		ENTERTAINMENT CENTER / ARCADE / RESTAURANT		
PROPOSED USE:		AUTOMOBILE WASHING FACILITY / AUTOMOBILE MAINTENANCE (QUICK SERVICE)		
TOTAL LOT ACREAGE:		1.59 ACRES		
TOTAL LOT IMPERVIOUS SU	RFACE:	1.33 ACRES		
TOTAL LOT COVERAGE:		(1.33 Ac. / 1.59 Ac.)*100 = 83.6% LOT COVERAGE		
TOTAL BUILDING FOOTPRIN	IT:	19,000 SQ.FT.		
TOTAL BUILDING HEIGHT A	LOWED:	40 FEET		
TOTAL BUILDING HEIGHT:		29 FEET		
PARKING REQUIREMENTS:		1 SPACE PER EMPLOYEE AT LARGEST SHIFT 16 EMPLOYEES / 1 = 16 PARKING SPACES		
PARKING PROVIDED :		TOTAL PARKING PROVIDED = 16 SPACES VACUUM STALLS PROVIDED = 10 SPACES		
LANDSCAPING:		EET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS IINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.		
ORDIN.		CHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTIN G THE SECONDARY DEVELOPMENT PLAN PROCESS.		
SIGNAGE:	ORDIN	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.		
SANITARY UTILITY SERVICE:	CITY O	F FORT WAYNE		
WATER UTILITY SERVICE: CITY OF		F FORT WAYNE		
		STING 21" CMP STORM SEWER PIPE (CITY OF FORT WAYNE)		



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

Monroe Office

221 Tower Drive
Monroe, IN 46772
Monroe, IN 46772
Monroe, IN 46772
Phone: (260) 692-6166

Fort Wayne Office

6060 Bent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571

Monumum Iswebsite.us

Phone: Phone

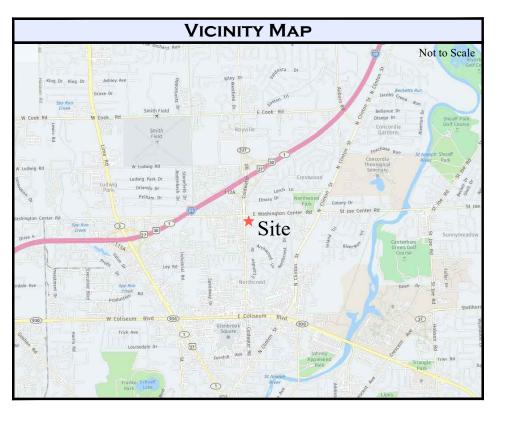
PREPARED FOR:

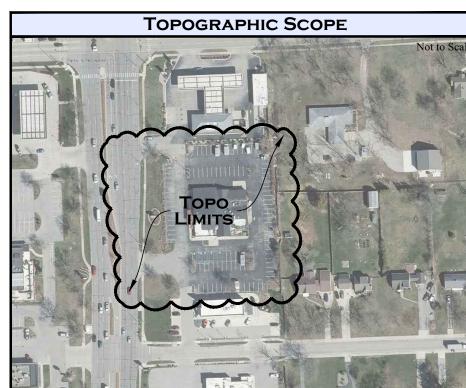
Drive & Shine, Inc.
16915 Cleveland Rd
Granger, IN 46530
(574) 277-8877

Car Wash and Auto Detailing Facility (H26)
5820 Coldwater Rd, Fort Wayne, IN 46825
Primary Development Plan
Site Plan

Date: 07-18-2023 Design By: CAW/JJS Checked By: DJS Project No.: 23056953

Sheet Number
PDP-1





#### COMMITMENT DESCRIPTION

Rim:806.46' I.E.:800.16'N. I.E.:???.??'E.

(Too Offset)

I.E.:800.16'S.

CP#6502 →

동 | Manhole

(Per Previous Surveys)

70.00°C.

(Per Previous Surveys).

Curb Cast Inlet

Rim:805.75'

I.E.:801.25'N.

I.E.:801.30'S.

70.00°C.

(Per Previous Surveys)

Round Inlet

Rim:807.34'

I.E.:801.54'N.

I.E.:801.54'S.

Water Line per City

of Fort Wayne Maps

30.75°C.

SW. Cor. NW. 1/4 — Sect.24,T31N,R12E

Corner Per County Witnesses

| (Per Previous Surveys)

Rim:803.63'

Rim:805.18'

∕−I.E.:800.88'N.

I.E.:801.73'E.

I.E.:800.88'S.

– Rim:804.90'

I.E.:802.10'W.

Parcel II

0.126 Acres

Ingress/Egress

Easement

Doc.#2011054975 &

I.E.:800.43'E.

I.E.:800.43'W

LOTS NUMBERED 12, 13 AND 14 IN WASHINGTON CENTER PLACE ADDITION, SECTION "A" AS RECORDED IN PLAT RECORD 15, PAGES 97-98 AND RE-RECORDED IN PLAT RECORD 15, PAGE 145, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY,

#### PARCEL 2 (EASEMENT):

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT OF INGRESS-EGRESS EASEMENT, DATED NOVEMBER 21, 2011, RECORDED NOVEMBER 29, 2011, AS INSTRUMENT NUMBER 2011054975, OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 15 IN WASHINGTON CENTER PLACE ADDITION, SECTION A, AS RECORDED IN PLAT RECORD 15, PAGES 97-98 AND RECORDED IN PLAT BOOK 15, PAGE 145 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, MORE

COMMENCING AT THE SOUTHWEST CORNER OF LOT NUMBER 15 IN WASHINGTON CENTER PLACE ADDITION, SECTION A, AS RECORDED IN PLAT RECORD 15, PAGES 97-98 AND RE-RECORDED IN PLAT RECORD 15. PAGE 145 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE EAST, ALONG THE SOUTH LINE OF LOT NUMBER 15 AND THE NORTH INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STRATTON ROAD AND THE EAST RIGHT OF WAY LINE OF COLDWATER ROAD; THENCE NORTH WITH A DEFLECTION ANGLE TO THE LEFT OF 89 DEGREES 55 MINUTES 24 SECONDS ALONG THE EAST RIGHT OF WAY LINE OF COLDWATER ROAD A DISTANCE OF 100.0 FEET TO A POINT ON THE NORTH LINE OF LOT NUMBER 15: THENCE EAST WITH A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREE 55 MINUTES 24 SECONDS ALONG THE NORTH LINE OF LOT NUMBER 15. A DISTANCE OF 55.0 FEET: THENCE SOUTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 04 MINUTES 36 SECONDS A DISTANCE OF 100.0 FEET TO A POINT ON THE SOUTH LINE OF LOT NUMBER 15 AND THE NORTH RIGHT OF WAY LINE OF STRATTON ROAD; THENCE WEST WITH A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 55 MINUTES 24 SECONDS ALONG THE SOUTH LINE OF LOT NUMBER 15 AND THE NORTH RIGHT OF WAY LINE OF STRATTON ROAD, A DISTANCE OF 55.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.126 ACRES.

### **SURVEYOR'S REPORT**

### PURPOSE OF SURVEY:

The purpose of this survey was to retrace the tracts described in Document Number 2011054976 in the Office of the Recorder of Allen County, Indiana. Located at 5820 Coldwater Road, Fort Wayne, Allen County, Indiana 46825.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based up the following opinions and observations a result of uncertainties in lines and corners because of the following:

## A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

uments found are shown on the survey and listed on the survey under monument legend. It is not known if these are original monuments set during the original subdivision layout, but due to the age of the addition and the dissimilarity in the type of monuments it is likely that some or all of the monuments were set during earlier retracement surveys of this or surrounding lots.

#### B) OCCUPATION OR POSSESSION LINES There were uncertainties based on visual inspection of occupation or possession lines.

-A 6-foot wood fence lies 4.0 feet, more or less, West of the East line of the subject tract at its North end and 4.5 feet, more or less, West of the East line of the subject tract at its South end.

## -Concrete curbs extend a maximum of 0.7 feet, more or less, South of the South line of the subject tract

- C) CLARITY OR AMBIGUITY OF DESCRIPTIONS There were no ambiguities found within the descriptions used for the survey. Documents used include: Document Number 2011054976
- Document Number 2014000499
- Document Number 2021020152
- Document Number 2017064125 Document Number 2019059993
- Plat of Washington Center Place Addition, Section "A" (Plat Book 15, Page 145)
- Survey Completed by Miller Land Surveying, Inc., Survey No. 22096650, Dated November 2, 2022
- Survey Completed by Donovan Engineering, Inc., Survey No. 12-5188, Dated May 16, 2012 Survey Completed by Anderson Surveying, Inc., Survey No. 12-09-133, Dated December 24, 2013

-The platted East right-of-way line of Coldwater Road as shown on the plat of Washington Center Place Addition, Section "A" stated in Plat Book 15, Page 145 is shown to be 30.00 feet East of the West Line of the Northwest Quarter of Section 24,T31N,R13E. The right-of-way for Coldwater Road is shown on City of Fort Wayne Street Engineering Map No. N34 as being 200 feet in total width, and the documents for the subject tract and the North and South adjoining tracts do not mention any additional right-of-way take, and this surveyor could not locate any additional documents verifying any additional right-of-way taking. The Ingress-Egress Easement described in Documents Numbered 2011054975 & 2011054976, Title Commitment File No. 792300140, and the above referenced surveys by Donovan Engineering, Inc., and Anderson Surveying, Inc., all show an additional 70.00 feet for right-of-way, and therefor this surveyor believes said 70.00 feet is the intended additional right-of-way taking from the West portions of Lots Numbered 11 thru 15.

### D) RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS

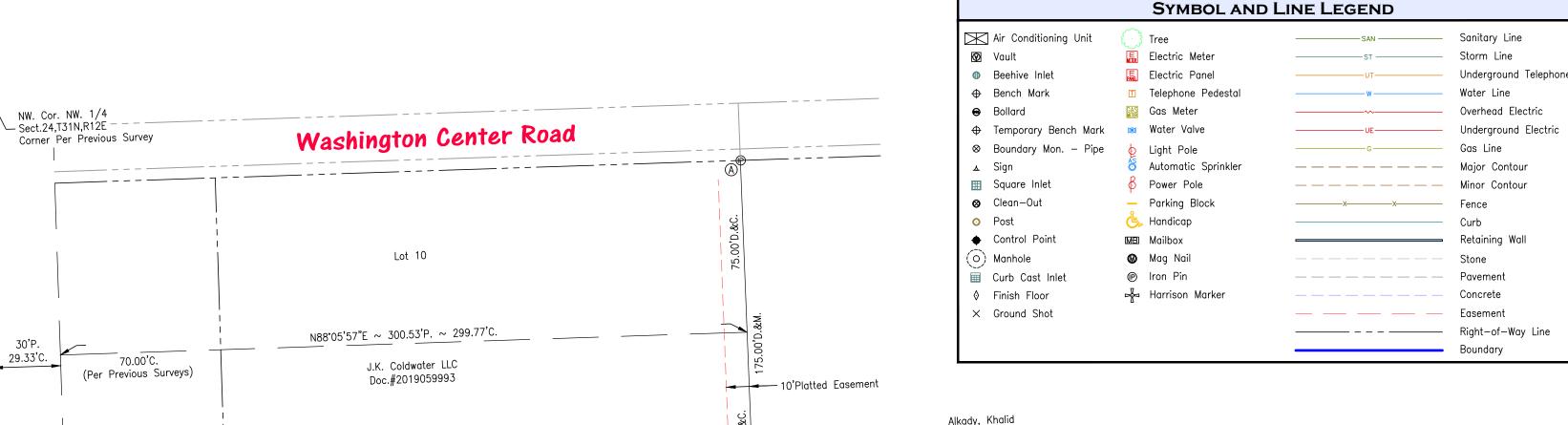
Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is urban survey 0.07 feet (21 millimeters) plus 50 ppm.

# The West (300.00 feet) line was established per the East right-of-way line of Coldwater Road, which was established per survey geometry as shown

in the above referenced Donovan Engineering, Inc., and Anderson Surveying, Inc., surveys, between found monuments labeled "B" and "H". The North (230.42 feet) line of the subject tract was established between found monuments labeled "B" and "C", as shown in the above referenced surveys. The South (232.34 feet) line of the subject tract was established between found monuments labeled "H" and "I", as shown in the above referenced surveys. The East (300.00 feet) line of the subject tract was established along a line of found monuments labeled "A", "C", "I", and "J".

Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted hereon.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by



Round Inlet

I.E.:801.20'W.

└─Rim:803.80'

1-Story Building Rim:806.64'

—Grease Trap? I.E.:802.69'W.

Rim:806.50'

Conc. Curb Square Inlet Conc. Curb

0.7'±S.

Water Line per City

6"PVC -

I.E.:796.41'E.

I.E.:796.51'W

of Fort Wayne Maps

5' Street Dedication

City of Fort Wayne —

Doc.#77-9264

└─Rim:806.25'

Lot 15

Doc.#2014000499

\$88.05.50.W ~ 303.6.P. ~ 302.98.C.

MONUMENT LEGEND

K = 5/8"Steel Rebar w/"Sauer" id. Cap Found 0.33'W. & 1.15'N. of Actual (Flush)

A = 3/8"Steel Rebar Found (Flush/No History)

C = 1"Pipe Found (-0.1'/No History)

= MagNail w/"DEI #0021" id. Ring Found (Flush)

D = 1-1/4"Pipe Found 1.14'N. of Actual (-0.1'/No History)

F = 1/2"Bar Found Bent 0.50'N. of Actual (Flush/No History)

G = 5/8"Steel Rebar Found 3.14'S. of Actual (+0.1'/No History)

L = 1"Pipe Found 0.38'W. & 0.18'N. of Actual (Flush/No History)

E = 1-1/4"Pipe Found 0.56'N. of Actual (-0.1'/No History

H = 5/8"Steel Rebar w/"0027" id. Cap Found (-0.1')

I = 5/8"Steel Rebar w/"0027" id. Cap Found (Flush)

J = 5/8"Steel Rebar w/"Anderson" id. Cap Found (-0.3')

J&J Alliance, LLC -

I.E.:801.65'E.

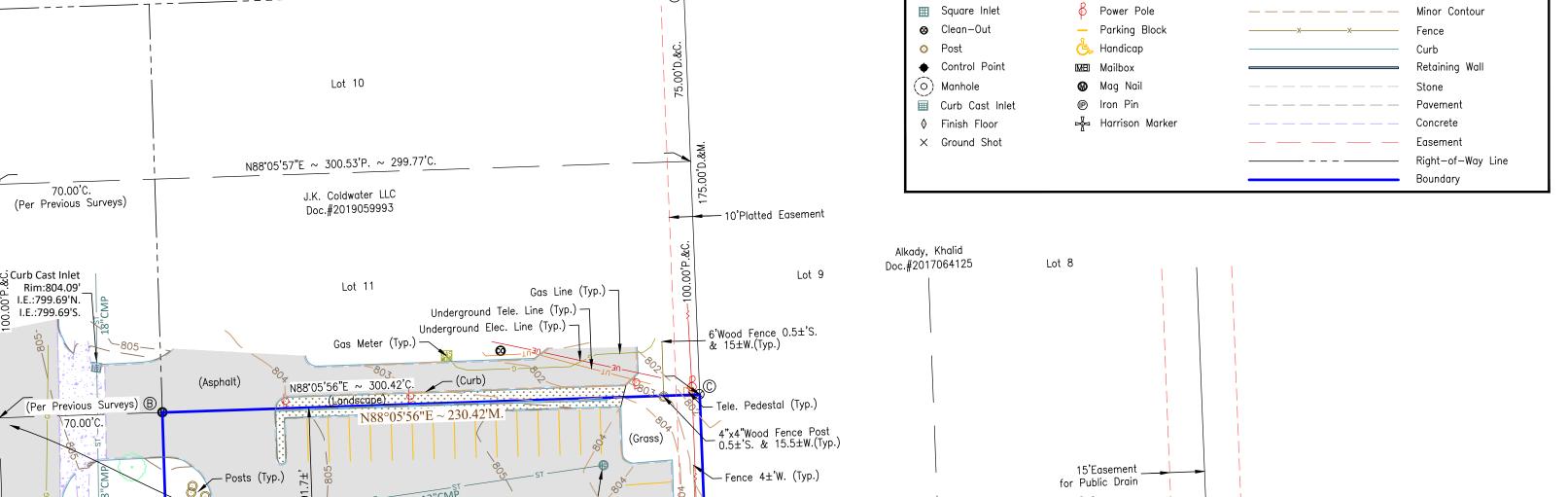
Water Line per City of Fort Wayne Maps

Top of Water &

Clean-Out (Typ.) -

Retaining Wall:803.50'

Manhole I.E.:802.69'E.



- Overhead Elec. Lines (Typ.)

4"x4"Wood Fence Post

4"x4"Wood Fence Post

4"x4"Wood Fence Post

4"x4"Wood Fence Post

Fence on Line (Typ.)

**→** 10'Platted Easement

Rim:801.98'

\_I.E.:787.33'N.

I.E.:787.33'E.

I.E.:787.23'S. I.E.:787.33'W.

Fort Wayne Office

Holdgreve, Michael

Doc.#2021020152

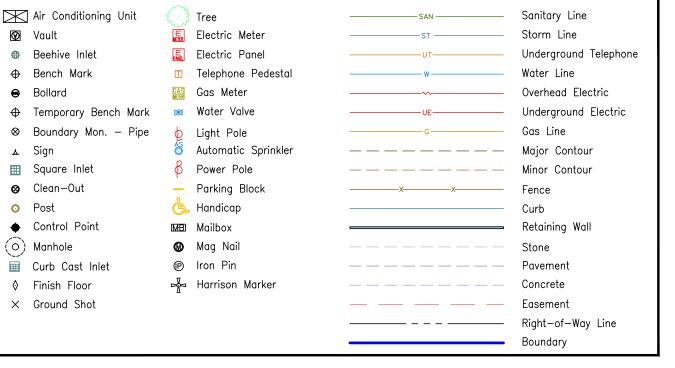
'\_ 4"x4"Wood Fence Post 4.5±'W.(Typ.)

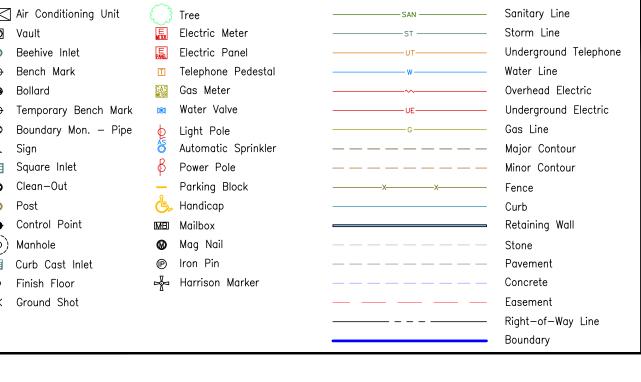
4"x4"Wood Fence Post on Line (Typ.)

— 6'Wood Fence(Typ.)

<sup>–</sup> 1±'W.(Typ.)

Rim:804.92' I.E.:788.62'N.







Reference Survey ZK Tazian Document No. 91-006068 Date: July 10, 1990

### TITLE COMMITMENT - SCH. B - #792300140

Bearing Basis: InGCS (Allen Co.)

Items #1-#11 — Not Survey Items

Item #12 - Covenants, conditions, and restrictions easements, and building lines as shown in the plat of Washington Center Place Addition, Section A, a Subdivision recorded in Plat Book 15, Page 97—98, Re—recorded in Plat Book 15, Page 145, excepting those restrictions removed by the release recorded in Miscellaneous Record 310, pages 187-192.

Item #13 - Not Survey Item Item #14 - Terms and conditions of Grant of Ingress and Egress Easement, dated November 21, 2011 and recorded November 29, 2011 as Instrument Number 2011054975. (Depicted on Survey) Item #15-#22 - Not Survey Item

#### 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.180003, Panel No.0169G, dated August 03,

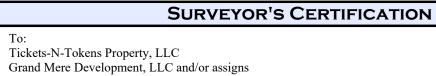
#### Notes

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: 2306065465

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

- No evidence of earth moving work - No observed evidence of site used as soild waste dump, sump or sanitary land fill



Fidelity National Title Company, LLC File No: 792300140

Effective Date: May 12, 2023 @ 8:00 am

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 16, 17 and 19 of Table A thereof. The fieldwork was completed on 6/19/2023.

Date: June 21st, 2023 By: Brett R. Miller, P.S. Registration No. 20300059

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 1-12-1 thru 30.

Brett R. Miller, P.S. Registration No. 2030005

ZONING NOTES No zoning report or letter provided to the surveyor by the client **PARKING NOTES** 106 Regular Marked Parking Spaces 5 Handicap Marked Parking Spaces

111 Total Parking Spaces

POB - Point of Beginning M. - Measured Record Calculated \_\_\_\_\_ - \_ - \_ \_\_\_ - Right of Way (R/W) - - Building Setback Lin \_\_\_\_\_ —— – —— - Center Line

Tokens-N-Tickets Property, LLC 5820 Coldwater Road, Fort Wayne, IN 46825 Washington Center Place Addition - Lots 12-14, Allen Co., IN

CONTROL TABLE

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

CP#6501 | 202438.29 | 763908.53 | 807.82' | MagNail w/"Miller Firm #0095" id. Cap

CP#6502 | 202428.69 | 763759.32 | 807.78' | MagNail w/"Miller Firm #0095" id. Cap

CP#6503 | 202721.41 | 763734.27 | 806.44' | MagNail w/"Miller Firm #0095" id. Cap

TBM#7777 | 202328.14 | 763865.10 | 808.42' | Bonnet Bolt on Fire Hydrant

Lot 34

wn By: JRM Fieldwork Completed: 06/19/2023 Corporate Office 221 Tower Drive June 21st, 2023 orawing Name: 23056953.dwg Monroe, IN 46772 <u>urvey Number: 23</u>056953 For: Tokens-N-Tickets Property, LLC Phone: (260) 692-6166

Miller Land Surveying, Inc. www.mlswebsite.us

Precision and Professionalism is where we draw the line

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

North East Elevation

Lot 35

ALTA/NSPS Land Title Survey

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