

1 **#REZ-2023-0068**

2 **BILL NO. Z-24-01-16**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. I-02 (Sec. 09 of Wayne Township)**

7
8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C1
10 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
11 of the Code of the City of Fort Wayne, Indiana:

12 The parent tract is described as follows:

13 Lots Numbered 426 through 433 and the South 50 feet of Lots Numbered 448 through 455
14 in Third Commercial Addition to the City of Fort Wayne, as recorded in Plat Record 4, Page
15 48, together with the vacated alley lying North of Lots Numbered 426 through 433 and
16 South Lots Numbered 448 through 455 as vacated by General Ordinance No. G-11-79.

17 Parcel ID: 02-12-09-277-002.000-074

18 This being a portion of the property conveyed to PEK Holdings, LLC, an Indiana limited
19 liability company from ND30 Holdings, LLC, an Indiana limited liability company in a deed
20 dated January 13, 2021 and recorded January 15, 2021 as Instrument No. 2021003597

21 and the symbols of the City of Fort Wayne Zoning Map No. I-02 (Sec. 09 of Wayne
22 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
23 Wayne, Indiana is hereby changed accordingly.

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

1 SECTION 3. That this Ordinance shall be in full force and effect from and after its
2 passage and approval by the Mayor.

3 _____
4 Council Member

5
6 APPROVED AS TO FORM AND LEGALITY:

7
8 _____
9 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-2023-0068
Bill Number: Z-24-01-16
Council District: 5-Geoff Paddock

Introduction Date: January 23, 2024

Plan Commission
Public Hearing Date: February 12, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.48 acres from R3/Multiple Family Residential to C1/Professional Office and Personal Services

Location: 2720 Culbertson Street, northwest corner of its intersection with Bright Street (Section 9 of Wayne Township)

Reason for Request: To allow existing and future professional office and personal service uses.

Applicant: PEK Holdings, LLC

Property Owner: PEK Holdings, LLC

Related Petitions: None

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which will allow existing and future professional office and personal service uses.

Effect of Non-Passage: The property will remain zoned R3/Multiple Family Residential, which does not permit professional office and personal services. The site may be redeveloped with multiple family housing and similar uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant PEK Holdings, LLC - Paul Keebler
Address 2410 W. Jefferson Blvd
City Fort Wayne State IN Zip 46802
Telephone 260-609-7392 E-mail Paul.Keebler@comcast.net

Property Ownership

Property Owner PEK Holdings, LLC - Paul Keebler
Address 2410 W. Jefferson Blvd
City Fort Wayne State IN Zip 46802
Telephone 260-609-7392 E-mail _____

Contact Person

Contact Person Christopher Coughlin
Address 1037 Turnpike Rd
City Norwich State VT Zip 05055
Telephone 602-220-6470 E-mail christophercoughlin15@gmail.com

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

Request

☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction
Address of the property 2720 Culbertson St. Ft Wayne Township and Section WAYNE SEC 009
Present Zoning R3 Proposed Zoning C-1 Acreage to be rezoned 1.48
Purpose of rezoning (attach additional page if necessary) See attachment

Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☒ Filing fee \$1000.00
- ☒ Surveys showing area to be rezoned
- ☒ Legal Description of parcel to be rezoned
- ☒ Rezoning Criteria (see attached checklist)

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that

Paul Keebler

(printed name of applicant)

Paul Keebler

(signature of applicant)

12-22-23

(date)

Paul Keebler

(printed name of property owner)

Paul Keebler

(signature of property owner)

12-22-23

(date)



Received	Receipt No.	Hearing Date	Petition No.
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Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



December 21, 2023

Department of Planning Services
Attn: Nathan Schall
200 E Berry Street – Suite 150
Fort Wayne, IN 466802

RE: Rezoning application 2720 Culbertson Street, Fort Wayne

Mr. Schall,

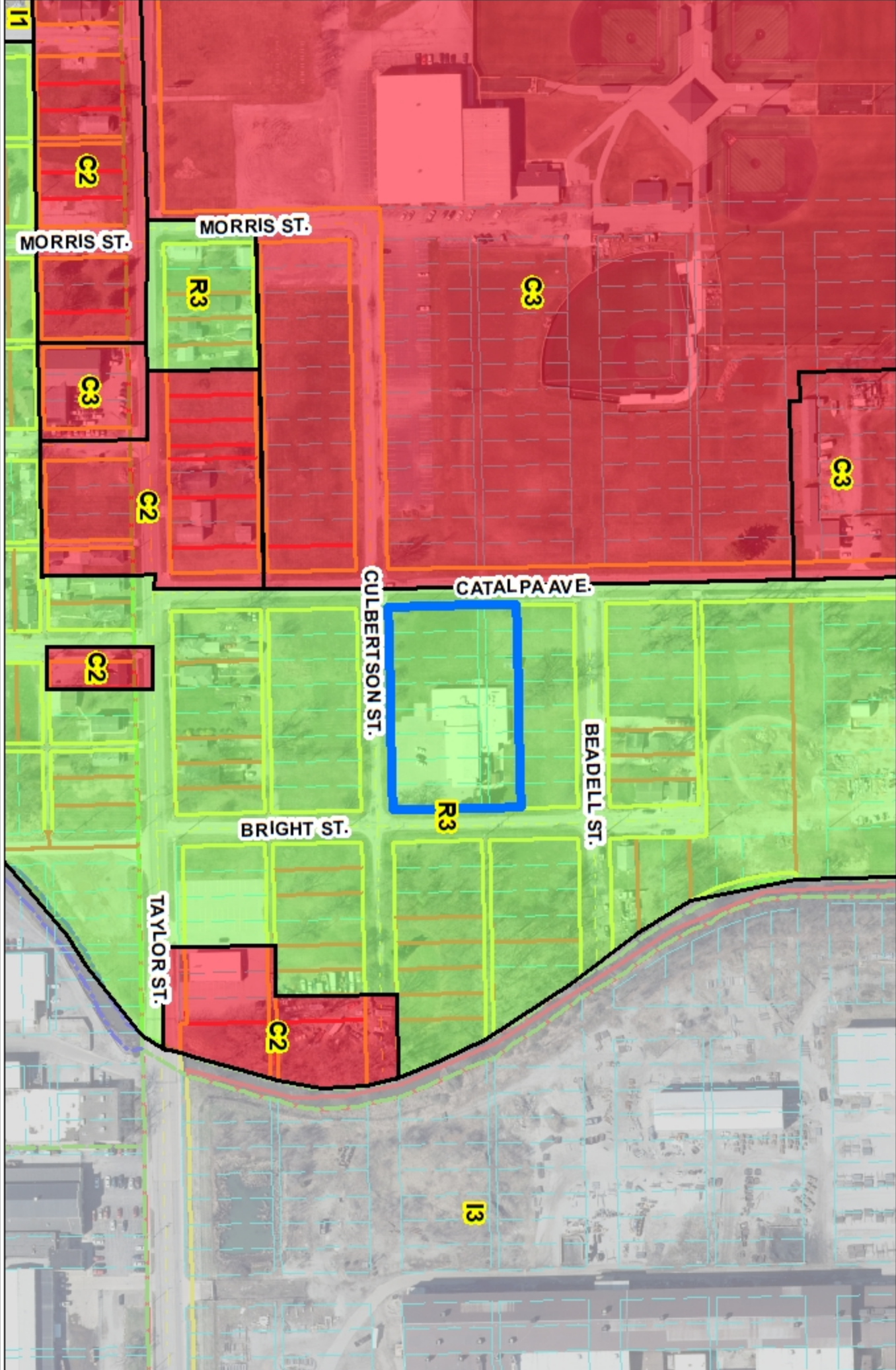
Please accept the attached information in support of the application to change the zoning district classification from R3 Residential to C1 Commercial for the property located at 2720 Culbertson Street. The current use of this property is a commercial office building. The former names of some of the businesses at this address are “Washington House” and “Hobson House”, places for faith based mentoring. There are no residential dwellings on this property. Because this property is currently being used consistent with standards for a C1 Commercial district, changing the classification will have no adverse effect on the conservation of property values throughout the neighborhood or to the jurisdiction in general. The proposed change will not add any burden to public utilities.

I am happy to add any further supporting narrative as may be requested. Information can be provided in writing or during presentation at the forthcoming hearing. Please confirm the application submitted to date is sufficient to have the application considered on February 12, 2024, and February 19, 2024.

Thank you,

Christopher A. Coughlin
On behalf of owner PEK Holdings, LLC
1037 Turnpike Rd.
Norwich, VT 05055
612-220-6470
Christophercoughlin15@gmail.com





Although not a guarantee, the City of Atlanta does not warrant the accuracy of the information contained herein and does not assume any liability for any errors or omissions in this map.

North American Datum 1983
 State Plane Coordinate System, Indiana East
 Version and Contour: Spring 2019
 Date: 1/10/2024

0 125 250 Feet
 1 inch = 200 feet

N

PREPARED FOR:



604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
aie@westchester-services.com

PREPARED FOR:



SURVEYED BY:



XCEL PROJECT NUMBER: 234549

SITE SURVEY

REV.	DATE	DESCRIPTION

SITE INFORMATION:

G2ROCKHILLPARK_REIHR

2720 CULBERTSON STREET
FORT WAYNE, IN 46802
ALLEN COUNTY

TAX PARCEL NUMBER:
021209277002000074

PROPERTY OWNER:
PEK HOLDINGS LLC
1321 BIG HORN PL
FORT WAYNE, IN 46825

SITE NUMBER:	TI-OP-P-21164
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DRAWN BY:	KIM
CHECKED BY:	BCH
SURVEY DATE:	2/17/2023
PLAT DATE:	XX

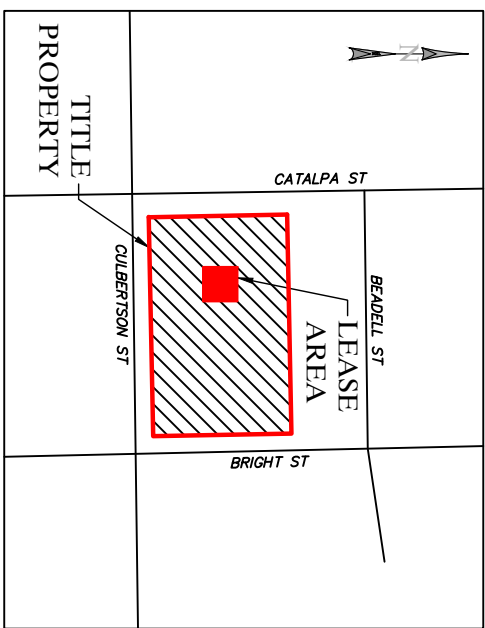
SHEET TITLE:

SITE SURVEY

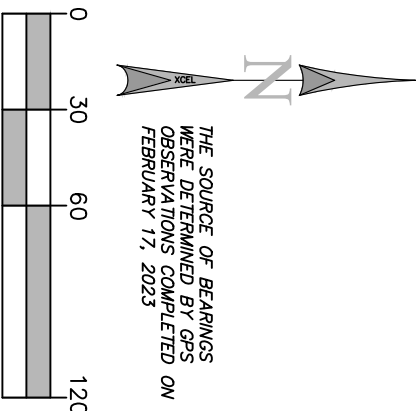
THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

B-1



VICINITY MAP
NOT TO SCALE



* FAA COORDINATE POINT

NAD 83
LATITUDE: 41°04'08.1600" (41.06893333)
LONGITUDE: -85°10'33.1884" (-85.17588566)
NAVD88
ELEVATIONS: 755.0'± AMSL

TEMPORARY BENCHMARK

LATITUDE: 41°04'07.0312" (41.06861979)
LONGITUDE: -85°10'34.6401" (-85.17628891)
ELEVATION: 753.7'
LOCATION: FOUND IRON PIPE

GLOBAL POSITIONING SYSTEMS NOTE

- RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
- THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), NAD 83 INDIANA STATE PLANE (EAST).
- TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

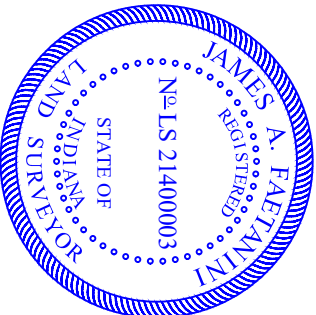
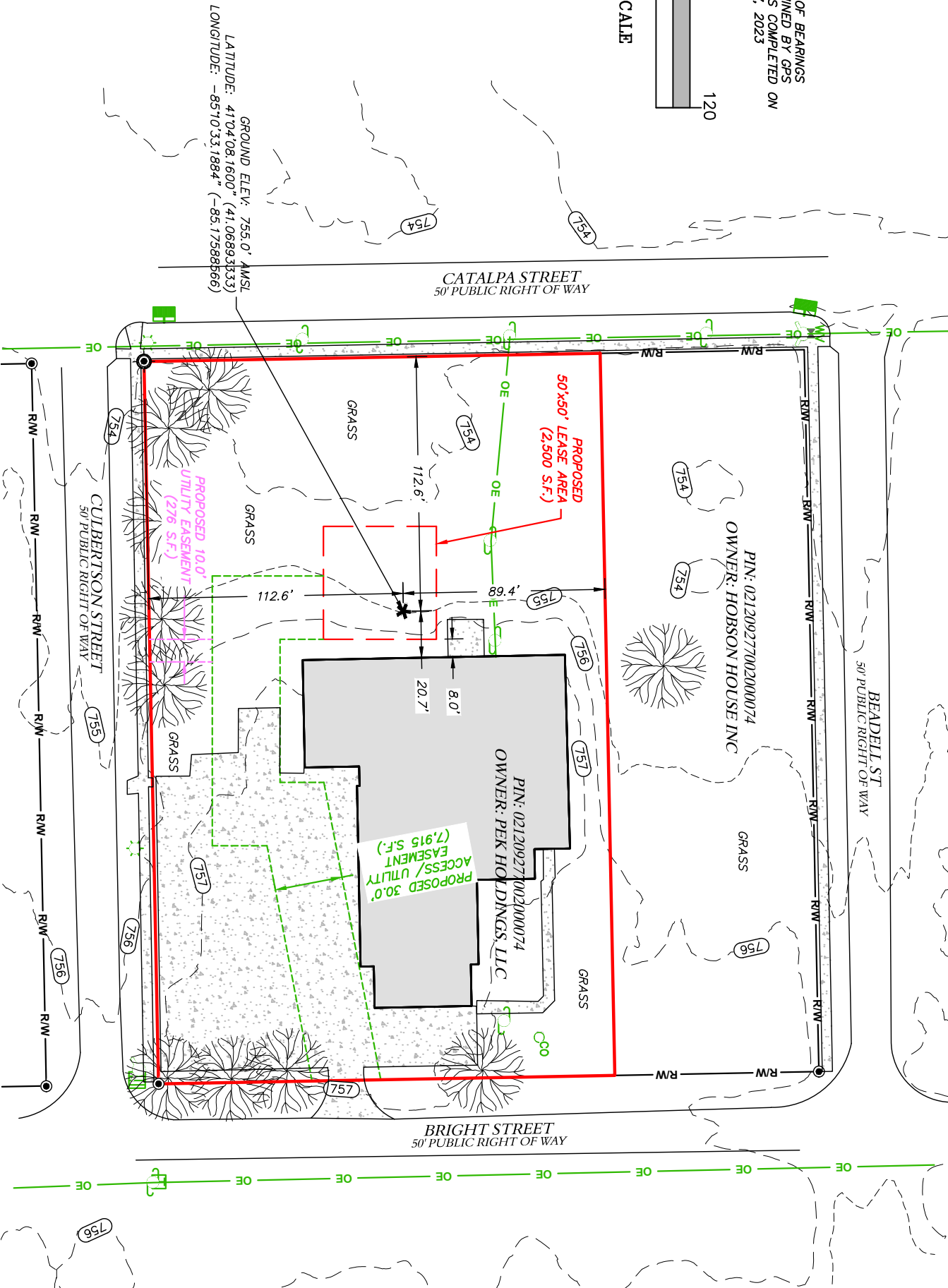
LEGEND

- PROPERTY LINE
- LEASE LINE
- ACCESS EASEMENT
- UTILITY EASEMENT
- RIGHT OF WAY LINE
- BUILDING
- CONTOURS
- OVERHEAD ELECTRIC LINE
- BENCHMARK
- FOUND MONUMENT (AS NOTED)
- FIRE HYDRANT
- WATER VALVE
- CLEAN OUT
- DRAINAGE INLETS
- UTILITY POLE
- TELEPHONE PEDESTAL
- AREA LIGHT
- TREE
- IRON ROD
- IRON PIPE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POB
- POC
- (M&R)
- S.F.
- MEASURED & RECORD
- SQUARE FEET

GENERAL NOTES

- NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.
- THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.
- THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.
- THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.
- XCEL CONSULTANTS HAS RECEIVED AND REVIEWED THE TITLE REPORT PREPARED BY WESTCOT LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER TIL-145466-C, DATED JANUARY 9, 2023, PREPARED FOR THE PARENT PROPERTY.

SITE SURVEY



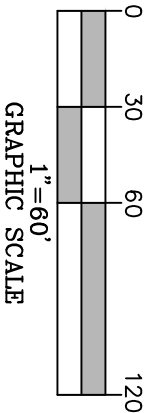
I, JAMES A. FAETANINI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS OF PRACTICE.

James A. Faetanini MAY 24, 2023

JAMES A. FAETANINI
LICENSE NUMBER LS21400003
MY LICENSE RENEWAL DATE IS JULY 31, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2

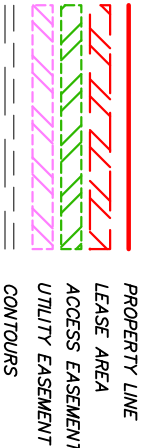


THE SOURCE OF BEARINGS
WERE DETERMINED BY GPS
OBSERVATIONS COMPLETED ON
FEBRUARY 17, 2023



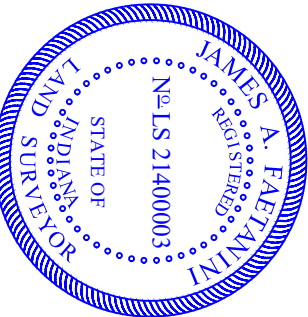
AERIAL PER XCEL FLOWN DRONE
ON FEBRUARY 17, 2023

LEGEND



I, JAMES A. FAETANINI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILOATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS OF PRACTICE.

James A. Faetanini MAY 24, 2023



JAMES A. FAETANINI
LICENSE NUMBER LS21400003
MY LICENSE RENEVAL DATE IS JULY 31, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2



AERIAL SURVEY

PREPARED FOR:



604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
aet@westchesterservices.com

PREPARED FOR:



SURVEYED BY:



XCEL PROJECT NUMBER: 234549

SITE SURVEY

REV.	DATE	DESCRIPTION

SITE INFORMATION:

GN2ROCKHILLPARK_REIHR

2720 CULBERTSON STREET
FORT WAYNE, IN 46802
ALLEN COUNTY

TAX PARCEL NUMBER:
021209277002000074

PROPERTY OWNER:
PEK HOLDINGS LLC
1321 BIG HORN PL
FORT WAYNE, IN 46825

SITE NUMBER:
TI-OP-21164

DRAWN BY: KIM
CHECKED BY: BCH
SURVEY DATE: 2/17/2023
PLAT DATE: XX

SHEET TITLE:

SITE SURVEY

THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

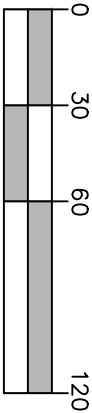
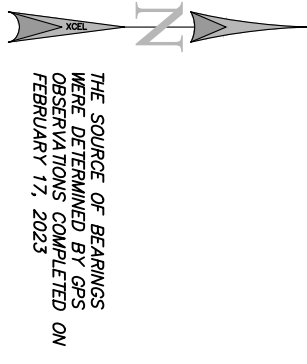
B-1.1

REPORT OF TITLE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY XCEL CONSULTANTS, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENT, AUGMENTING EASEMENT, IMPLIES OR PRESUPRIIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION REGARDING THESE MATTERS WERE GAINED FROM WESTCOOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER TL-145466-C, DATED JANUARY 9, 2023, PREPARED FOR THE PARENT PROPERTY.

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "3RD COMMERCIAL ADDITION" DATED JANUARY 29, 1906 AND RECORDED FEBRUARY 20, 1906 IN . IN ALLEN COUNTY, INDIANA, DOCUMENT REFERENCES PARENT PROPERTY – NOTHING TO PLOT



PARENT PARCEL, LEGAL DESCRIPTION
(NOT FIELD SURVEYED) PER TITLE

THE FOLLOWING DESCRIBED REAL ESTATE IN ALLEN COUNTY, IN THE STATE OF INDIANA:

LOTS NUMBERED 426 THROUGH 433 AND THE SOUTH 50 FEET OF LOTS NUMBERED 448 THROUGH 455 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF LOTS NUMBERED 426 THROUGH 433 AND SOUTH OF LOTS NUMBERED 448 THROUGH 455 AS VACATED BY GENERAL ORDINANCE NO. 6-11-79.

PARCEL ID: 02-12-09-277-002.000-074

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO PEK HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY FROM ND 30 HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY IN A DEED DATED JANUARY 13, 2021 AND RECORDED JANUARY 13, 2021 AS INSTRUMENT NO, 2021003597.

PROPOSED LEASE AREA:

PART OF LOTS 427 THROUGH 429 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE N01°03'46"W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED, THENCE S79°10'10"W, A DISTANCE OF 106.06 FEET, THENCE S79°10'10"W, A DISTANCE OF 106.06 FEET, THENCE S90°00'00"W, A DISTANCE OF 119.46 FEET, THENCE N00°00'00"E, A DISTANCE OF 49.24 FEET, THENCE N90°00'00"E, A DISTANCE OF 28.03 FEET TO THE POINT OF BEGINNING FOR THE LEASE AREA HEREIN INTENDED TO BE DESCRIBED, THENCE N00°00'00"E, A DISTANCE OF 50.00 FEET, THENCE S90°00'00"W, A DISTANCE OF 50.00 FEET, THENCE N90°00'00"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,500 SQUARE FEET.

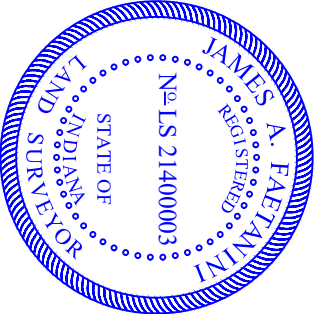
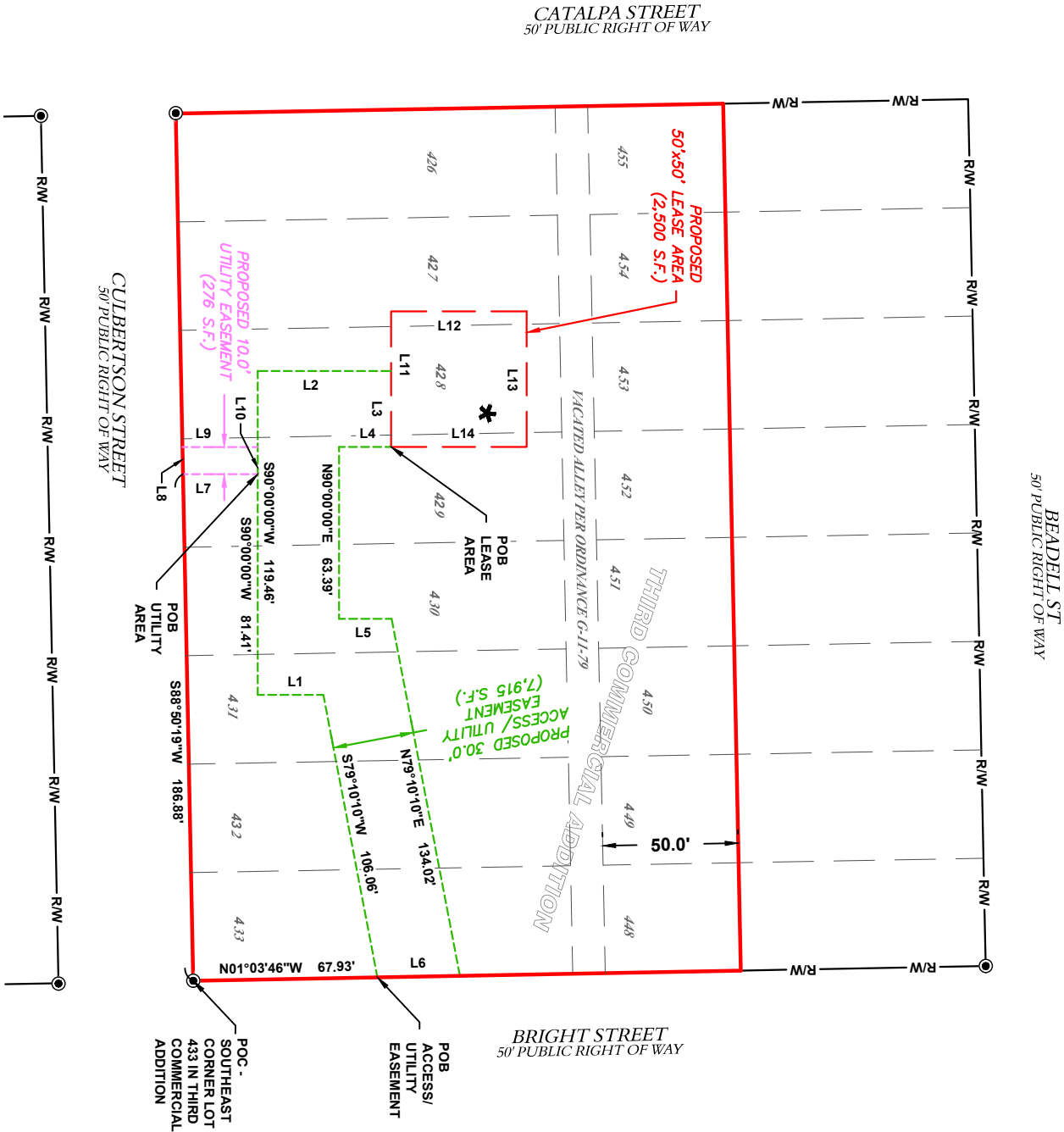
PROPOSED ACCESS/UTILITY EASEMENT:

PART OF LOTS 428 THROUGH 433 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE N01°03'46"W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED, THENCE S79°10'10"W, A DISTANCE OF 106.06 FEET, THENCE S90°00'00"W, A DISTANCE OF 119.46 FEET, THENCE N00°00'00"E, A DISTANCE OF 49.24 FEET, THENCE N90°00'00"E, A DISTANCE OF 28.03 FEET, THENCE S00°00'00"W, A DISTANCE OF 19.24 FEET, THENCE N90°00'00"E, A DISTANCE OF 63.39 FEET, THENCE N00°00'00"E, A DISTANCE OF 19.41 FEET, THENCE N79°10'10"E, A DISTANCE OF 134.02 FEET TO THE SAID EAST LINE OF LOT 433 AND THE WESTERLY RIGHT OF WAY OF BRIGHT STREET, THENCE S07°03'46"E, ALONG THE SAID EAST LINE OF LOT 433 AND THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 30.44 FEET TO THE POINT OF BEGINNING, CONTAINING 7,915 SQUARE FEET.

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.23'	S00°00'00"W
L2	49.24'	N00°00'00"E
L3	28.03'	N90°00'00"E
L4	19.24'	S00°00'00"W
L5	19.41'	N00°00'00"E
L6	30.44'	S01°03'46"E
L7	27.54'	S00°00'00"W
L8	10.00'	S88°50'19"W
L9	27.75'	N00°00'00"E
L10	10.00'	N90°00'00"E
L11	50.00'	N90°00'00"E
L12	50.00'	S00°00'00"W
L13	50.00'	S90°00'00"W
L14	50.00'	N00°00'00"E

PROPOSED UTILITY EASEMENT:

PART OF LOT 429 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE N01°03'46"W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET, THENCE S79°10'10"W, A DISTANCE OF 106.06, THENCE S00°00'00"W, A DISTANCE OF 24.43 FEET, THENCE S90°00'00"W, A DISTANCE OF 81.41 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED, THENCE S00°00'00"W, A DISTANCE OF 27.54 FEET TO THE SOUTH LINE OF LOT SAID 429 AND BEING THE NORTHERLY RIGHT OF WAY LINE OF CULBERTSON STREET, THENCE S88°50'19"W, ALONG THE SOUTH LINE OF LOT SAID 429 AND NORTHERLY RIGHT OF WAY LINE OF CULBERTSON STREET, A DISTANCE OF 10.00 FEET, THENCE N00°00'00"E, A DISTANCE OF 27.75, THENCE N90°00'00"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 276 SQUARE FEET.



I, JAMES A. FAETANINI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS OF PRACTICE.

James A. Faetanini MAY 24, 2023

JAMES A. FAETANINI
LICENSE NUMBER LS21400003
MY LICENSE RENEWAL DATE IS JULY 31, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2

WESTCHESTER SERVICES LLC

604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
aet@westchesterstvc.com

PREPARED FOR:

TILLMAN INFRASTRUCTURE

SURVEYED BY:

XCEL Consultants
8300 42ND STREET WEST
ROCK HAVEN, IL 61201
(P) 308-756-8540
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234549

SITE SURVEY

REV./ DATE DESCRIPTION

SITE INFORMATION:

G2ROCKHILLPARK_REIHR

2720 CULBERTSON STREET
FORT WAYNE, IN 46802
ALLEN COUNTY

TAX PARCEL NUMBER:
021209277002000074

PROPERTY OWNER:
PEK HOLDINGS LLC
1321 BIG HORN PL
FORT WAYNE, IN 46825

SITE SURVEY

THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL

SHEET NUMBER:
B-1.2

SITE NUMBER:
TI-OP-P-21164

DRAWN BY: KIM

CHECKED BY: BCH

SURVEY DATE: 2/17/2023

PLAT DATE: XX

SHEET TITLE:

The parent tract is described as follows:

Lots Numbered 426 through 433 and the South 50 feet of Lots Numbered 448 through 455 in Third Commercial Addition to the City of Fort Wayne, as recorded in Plat Record 4, Page 48, together with the vacated alley lying North of Lots Numbered 426 through 433 and South Lots Numbered 448 through 455 as vacated by General Ordinance No. G-11-79.

Parcel ID: 02-12-09-277-002.000-074

This being a portion of the property conveyed to PEK Holdings, LLC, an Indiana limited liability company from ND30 Holdings, LLC, an Indiana limited liability company in a deed dated January 13, 2021 and recorded January 15, 2021 as Instrument No. 2021003597

FACT SHEET

Case #REZ-2023-0068

Bill # Z-24-01-16

Project Start: December 2023

PROPOSAL:	Rezoning Petition REZ-2023-0068 – 2720 Culbertson Street
APPLICANT:	PEK Holdings, LLC
REQUEST:	To rezone property from R3/Multiple Family Residential to C1/Professional Office and Personal Services for an existing office building.
LOCATION:	2720 Culbertson Street, northwest corner of its intersection with Bright Street (Section 9 of Wayne Township)
LAND AREA:	1.48 acres
PRESENT ZONING:	R3/Multiple Family Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	5 – Geoff Paddock
SPONSOR:	Fort Wayne Plan Commission

February 12, 2024 Public Hearing

- No one spoke in support or with concerns.
- Karen Richards and Rachel Tobin-Smith were absent.

February 19, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Paul Sauerteig and seconded by Rick Briley to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

7-0 MOTION PASSED

- Karen Richards and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
February 21, 2024

PROJECT SUMMARY

The existing commercial concrete building was built in 1964. The applicant is petitioning to rezone the property from R3/Multiple Family Residential to C1/Professional Office and Personal Services to continue office uses. The site is adjacent to R3/Multiple Family zoned vacant lots to the north, east, and south. Adjacent to the west is World Baseball Academy that had a rezoning approved in 2023. The site and all of the adjacent properties are within the floodplain, which makes redevelopment of the site with new residential buildings unlikely. The site has a history of Board of Zoning Appeals approved uses that have consisted mainly of large group residential facilities. The applicant explains the reason for the rezoning is that the uses approved by the Board of Zoning Appeals are no longer applicable the current use of the building is consistent with C1/Professional Office and Personal Services uses. The rezoning petition will also allow for investing in the property and an easier permitting process.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area.

- The following Goals and Strategies would be applicable:
LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Overall Land Use Policies

The following Land Use Policies would be applicable and supportive of this request:

- **LUD Policy 2** – Promote complete neighborhoods through sustainable development, preservation, and growth by encouraging and enhancing mixed use neighborhood areas.

Generalized Future Land Use Map

- The project site is located within the Traditional Neighborhood generalized land use category.
- Primary Land Uses in this category are Single-Family Residential. A secondary land use for this category is Professional Office and Personal Services.
- Properties to the north, east, and south are categorized as Traditional Neighborhood. The property to the west is categorized as Open Space.

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2** - Promote smart growth development practices to support efficient use of land and resources.

Compatibility Matrix

- This proposed rezoning to C1/Professional Office and Personal Services is encouraged in the Traditional Neighborhood of the comprehensive plan.

Other applicable plans: none

PUBLIC HEARING SUMMARY:

Presenter: Thomas Stanley, representing the applicant, presented the request as outlined above.

Public Comments:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

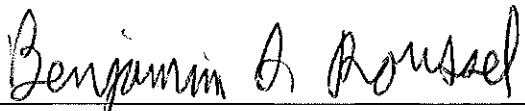
Rezoning Petition REZ-2023-0068

APPLICANT:	PEK Holdings, LLC
REQUEST:	To rezone property from R3/Multiple Family Residential to C1/Professional Office and Personal Services for an existing office building.
LOCATION:	2720 Culbertson Street, northwest corner of its intersection with Bright Street (Section 9 of Wayne Township)
LAND AREA:	1.48 acres
PRESENT ZONING:	R3/Multiple Family Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

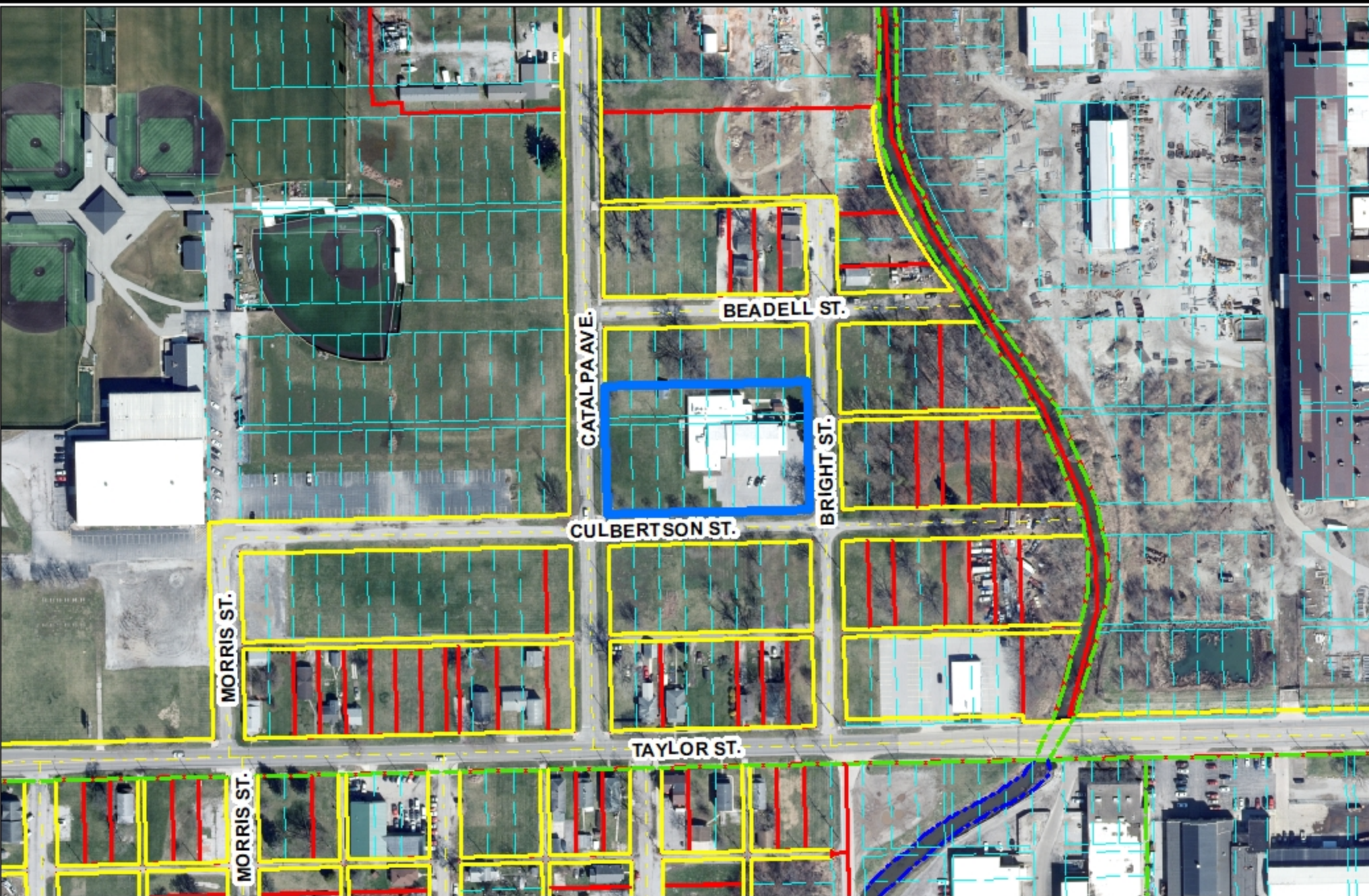
The Plan Commission recommends that Rezoning Petition REZ-2023-0068 be returned to Council, with a “Do Pass” recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. The district complies with the “Traditional Neighborhood” generalized land use category, but given the surrounding flood plain developing the site residentially is unlikely.
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. The proposed rezoning petition will allow the site to be utilized for office uses which will not hinder surrounding properties to develop.
3. Approval is consistent with the preservation of property values in the area. The existing structure will unlikely be expanded because of the floodplain surrounding the site. Approval is compatible with commercial zoning directly to the west.
4. Approval is consistent with responsible development and growth principles based on existing uses in the area. The existing building is commercial in appearance with extensive Board of Zoning Appeals approval. Reviewing agencies will verify adequate that impacts are mitigated if permitting is pursued.

These findings approved by the Fort Wayne Plan Commission on February 19, 2024.

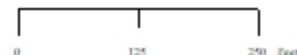


Benjamin J. Roussel
Executive Director
Secretary to the Commission

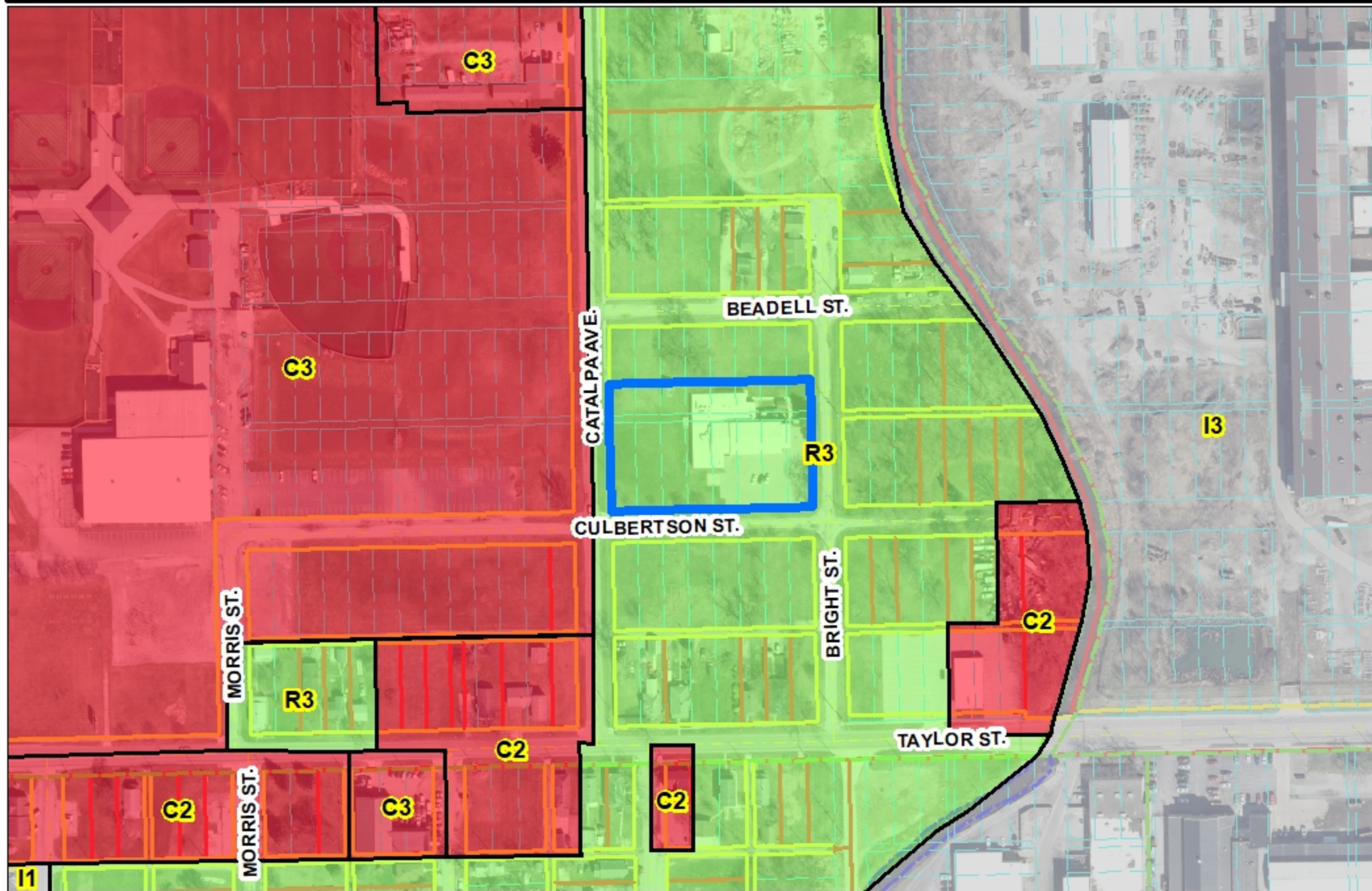


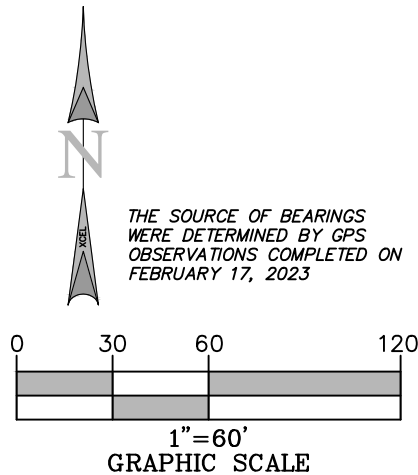
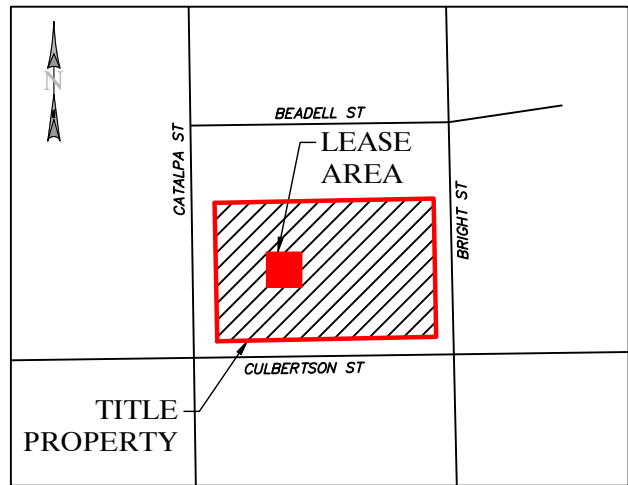
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 1/10/2024



1 inch = 200 feet





*** FAA COORDINATE POINT**

NAD 83
LATITUDE: 41°04'08.1600" (41.06893333)
LONGITUDE: -85°10'33.1884" (-85.17588566)
NAVD88
ELEVATIONS: 755.0'± AMSL

● TEMPORARY BENCHMARK

LATITUDE: 41°04'07.0312" (41.06861979)
LONGITUDE: -85°10'34.6401" (-85.17628891)
ELEVATION: 753.7'
LOCATION: FOUND IRON PIPE

GLOBAL POSITIONING SYSTEMS NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), NAD 83 INDIANA STATE PLANE (EAST).
3. TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

LEGEND

	PROPERTY LINE
	LEASE LINE
	ACCESS EASEMENT
	UTILITY EASEMENT
	RIGHT OF WAY LINE
	BUILDING
	CONTOURS
	OVERHEAD ELECTRIC LINE
	BENCHMARK
	FOUND MONUMENT (AS NOTED)
	FIRE HYDRANT
	WATER VALVE
	CLEAN OUT
	DRAINAGE INLETS
	UTILITY POLE
	TELEPHONE PEDESTAL
	AREA LIGHT
	TREE
	IRON ROD
	IRON PIPE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	MEASURED & RECORD
	SQUARE FEET

GROUND ELEV: 755.0' AMSL
LATITUDE: 41°04'08.1600" (41.06893333)
LONGITUDE: -85°10'33.1884" (-85.17588566)

GENERAL NOTES

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

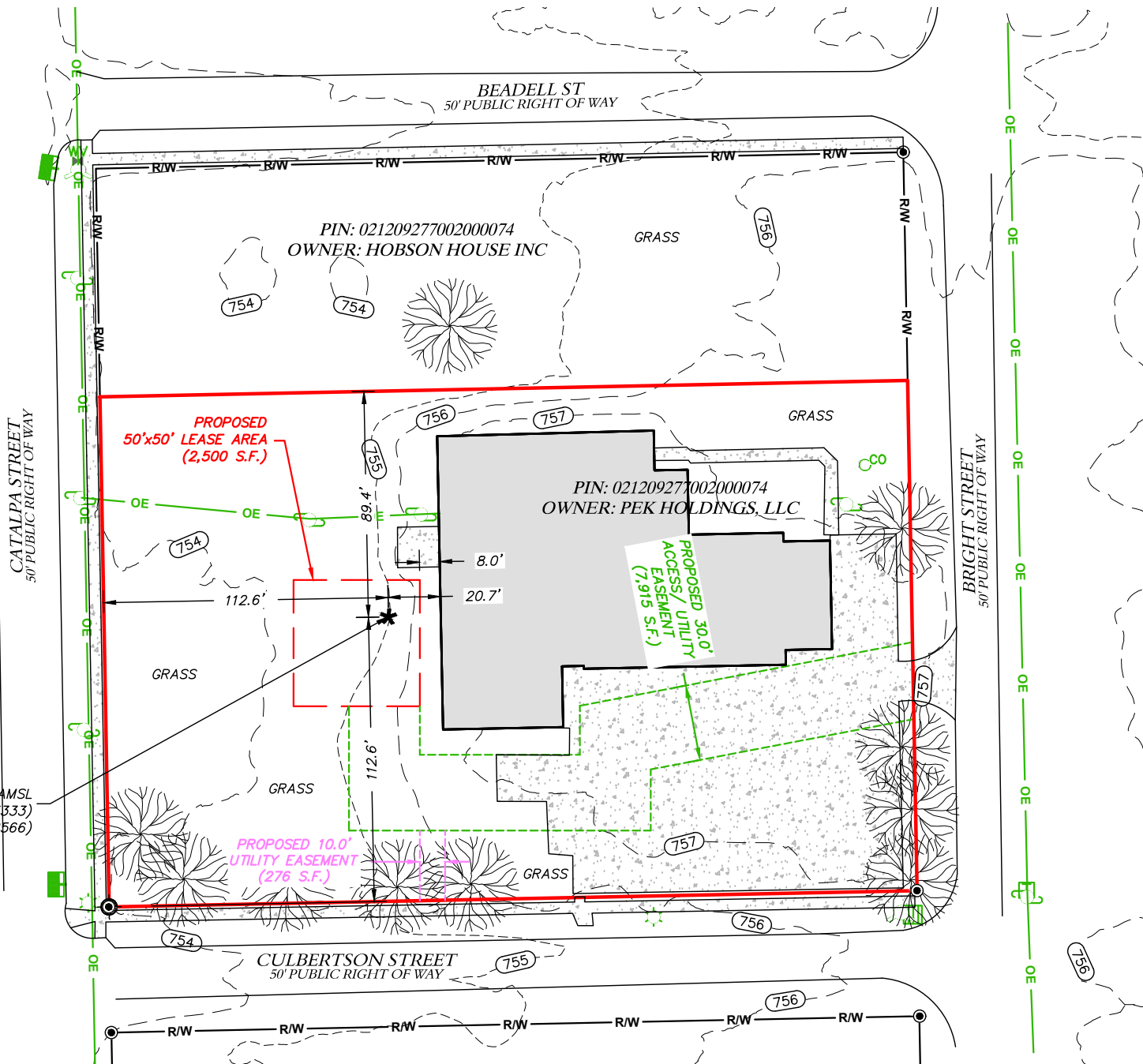
XCEL CONSULTANTS HAS RECEIVED AND REVIEWED THE TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER TIL-145466-C, DATED JANUARY 9, 2023, PREPARED FOR THE PARENT PROPERTY.



I, JAMES A. FAETANINI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS OF PRACTICE.

James A. Faetanini MAY 24, 2023

JAMES A. FAETANINI
LICENSE NUMBER LS21400003
MY LICENSE RENEWAL DATE IS JULY 31, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2



PREPARED FOR:

WESTCHESTER
SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com

PREPARED FOR:

TILLMAN
INFRASTRUCTURE

SURVEYED BY:

XCEL
Consultants
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-756-5540
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234549

SITE SURVEY

REV.	DATE	DESCRIPTION

SITE INFORMATION:

GN2ROCKHILLPARK_RELHR

2720 CULBERTSON STREET
FORT WAYNE, IN 46802
ALLEN COUNTY

TAX PARCEL NUMBER:
021209277002000074

PROPERTY OWNER:
PEK HOLDINGS LLC
1321 BIG HORN PL
FORT WAYNE, IN 46825

SITE NUMBER:

TI-OPP-21164

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 2/17/2023
PLAT DATE: XX

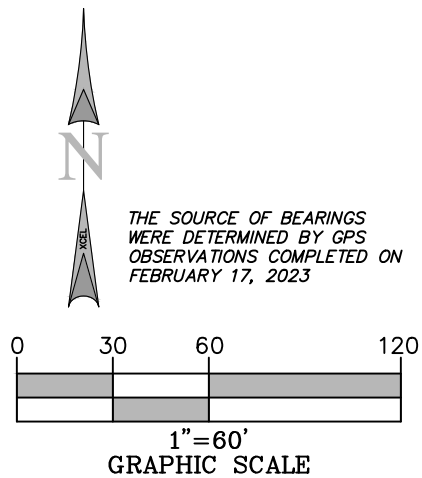
SHEET TITLE:

SITE SURVEY

THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

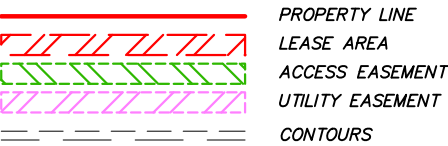
SHEET NUMBER:

B-1

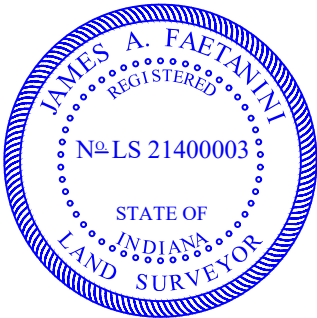


AERIAL PER XCEL FLOWN DRONE
ON FEBRUARY 17, 2023

LEGEND



AERIAL SURVEY



I, JAMES A. FAETANINI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY
THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM
AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT
THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN
WERE CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS
OF PRACTICE.

James A Faetanini MAY 24, 2023

JAMES A. FAETANINI
LICENSE NUMBER LS21400003
MY LICENSE RENEWAL DATE IS JULY 31, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2

PREPARED FOR:
WESTCHESTER
SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com

PREPARED FOR:
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INFRASTRUCTURE

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8300 42ND STREET WEST
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(O) 309-787-9988
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XCEL PROJECT NUMBER: 234549

SITE SURVEY		
REV.	DATE	DESCRIPTION

SITE INFORMATION:
GN2ROCKHILLPARK_RELHR

2720 CULBERTSON STREET
FORT WAYNE, IN 46802
ALLEN COUNTY

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021209277002000074

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1321 BIG HORN PL
FORT WAYNE, IN 46825

SITE NUMBER:
TI-OPP-21164

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 2/17/2023
PLAT DATE: XX

SHEET TITLE:
SITE SURVEY
THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:
B-1.1

REPORT OF TITLE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY XCEL CONSULTANTS, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENT, AUGMENTING EASEMENT, IMPLIES OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION REGARDING THESE MATTERS WERE GAINED FROM WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER TIL-145466-C, DATED JANUARY 9, 2023, PREPARED FOR THE PARENT PROPERTY.

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "3RD COMMERCIAL ADDITION" DATED JANUARY 29, 1906 AND RECORDED FEBRUARY 20, 1906 IN , IN ALLEN COUNTY, INDIANA. DOCUMENT REFERENCES PARENT PROPERTY - NOTHING TO PLOT

PARENT PARCEL, LEGAL DESCRIPTION
(NOT FIELD SURVEYED) PER TITLE

THE FOLLOWING DESCRIBED REAL ESTATE IN ALLEN COUNTY, IN THE STATE OF INDIANA:

LOTS NUMBERED 426 THROUGH 433 AND THE SOUTH 50 FEET OF LOTS NUMBERED 448 THROUGH 455 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF LOTS NUMBERED 426 THROUGH 433 AND SOUTH OF LOTS NUMBERED 448 THROUGH 455 AS VACATED BY GENERAL ORDINANCE NO. 6-11-79.

PARCEL ID: 02-12-09-277-002.000-074

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO PEK HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY FROM ND 30 HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY IN A DEED DATED JANUARY 13, 2021 AND RECORDED JANUARY 15, 2021 AS INSTRUMENT NO. 2021003597.

PROPOSED LEASE AREA:

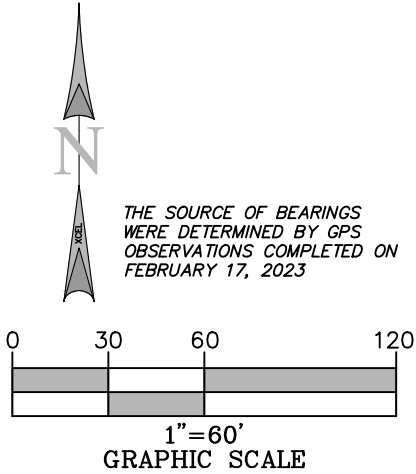
PART OF LOTS 427 THROUGH 429 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE N01°03'46"W, ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET; THENCE S79°10'10"W, A DISTANCE OF 106.06 FEET; THENCE S00°00'00"W, A DISTANCE OF 24.23 FEET; THENCE S90°00'00"W, A DISTANCE OF 119.46 FEET; THENCE N00°00'00"E, A DISTANCE OF 49.24 FEET, THENCE N90°00'00"E, A DISTANCE OF 28.03 FEET TO THE POINT OF BEGINNING FOR THE LEASE AREA HEREIN INTENDED TO BE DESCRIBED. THENCE N00°00'00"E, A DISTANCE OF 50.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 50.00 FEET; THENCE S00°00'00"W, A DISTANCE OF 50.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,500 SQUARE FEET.

PROPOSED ACCESS/UTILITY EASEMENT:

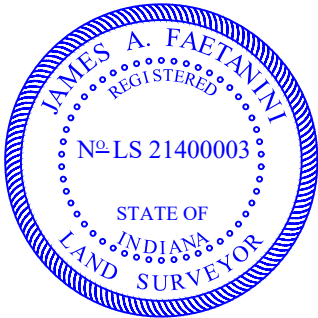
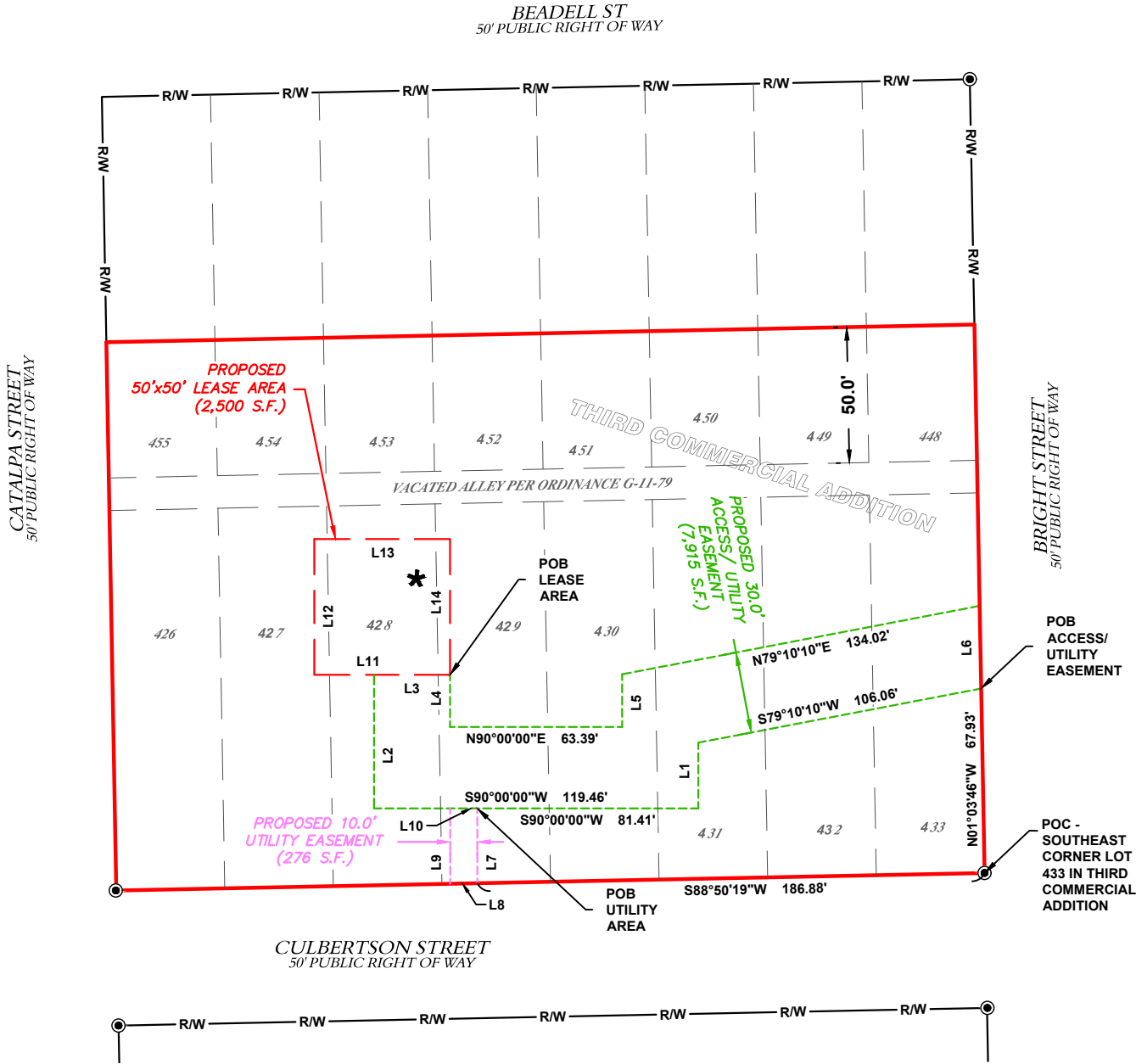
PART OF LOTS 428 THROUGH 433 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE N01°03'46"W ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED; THENCE S79°10'10"W, A DISTANCE OF 106.06 FEET; THENCE S00°00'00"W, A DISTANCE OF 24.23 FEET; THENCE S90°00'00"W, A DISTANCE OF 119.46 FEET; THENCE N00°00'00"E, A DISTANCE OF 49.24 FEET; THENCE N90°00'00"E, A DISTANCE OF 28.03 FEET; THENCE S00°00'00"W, A DISTANCE OF 19.24 FEET; THENCE N90°00'00"E, A DISTANCE OF 63.39 FEET; THENCE N00°00'00"E, A DISTANCE OF 19.41 FEET; THENCE N79°10'10"E, A DISTANCE OF 134.02 FEET TO THE SAID EAST LINE OF LOT 433 AND THE WESTERLY RIGHT OF WAY OF BRIGHT STREET; THENCE S01°03'46"E, ALONG THE SAID EAST LINE OF LOT 433 AND THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 30.44 FEET TO THE POINT OF BEGINNING, CONTAINING 7,915 SQUARE FEET.

PROPOSED UTILITY EASEMENT:

PART OF LOT 429 IN THIRD COMMERCIAL ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 4, PAGE 48, ALLEN COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF LOT 433 IN THIRD COMMERCIAL ADDITION, THENCE N01°03'46"W ALONG EAST LINE OF SAID LOT 433 AND BEING THE WESTERLY RIGHT OF WAY LINE OF BRIGHT STREET, A DISTANCE OF 67.93 FEET; THENCE S79°10'10"W, A DISTANCE OF 106.06; THENCE S00°00'00"W, A DISTANCE OF 24.43 FEET; THENCE S90°00'00"W, A DISTANCE OF 81.41 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT HEREIN INTENDED TO BE DESCRIBED. THENCE S00°00'00"W, A DISTANCE OF 27.54 FEET TO THE SOUTH LINE OF LOT SAID 429 AND BEING THE NORTHERLY RIGHT OF WAY LINE OF CULBERTSON STREET, THENCE S88°50'19"W, ALONG THE SOUTH LINE OF LOT SAID 429 AND NORTHERLY RIGHT OF WAY LINE OF CULBERTSON STREET, A DISTANCE OF 10.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 27.75; THENCE N90°00'00"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 276 SQUARE FEET.



LINE TABLE		
LINE	LENGTH	BEARING
L1	24.23'	S00°00'00"W
L2	49.24'	N00°00'00"E
L3	28.03'	N90°00'00"E
L4	19.24'	S00°00'00"W
L5	19.41'	N00°00'00"E
L6	30.44'	S01°03'46"E
L7	27.54'	S00°00'00"W
L8	10.00'	S88°50'19"W
L9	27.75'	N00°00'00"E
L10	10.00'	N90°00'00"E
L11	50.00'	N90°00'00"E
L12	50.00'	S00°00'00"W
L13	50.00'	S90°00'00"W
L14	50.00'	N00°00'00"E



I, JAMES A. FAETANINI, AN INDIANA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE INDIANA MINIMUM STANDARDS OF PRACTICE.

James A. Faetanini
MAY 24, 2023

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MY LICENSE RENEWAL DATE IS JULY 31, 2024
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PREPARED FOR:

WESTCHESTER SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com

PREPARED FOR:

TILLMAN INFRASTRUCTURE

SURVEYED BY:

XCEL Consultants
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-756-5540
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234549

SITE SURVEY		
REV.	DATE	DESCRIPTION

SITE INFORMATION:

GN2ROCKHILLPARK_RELHR

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SITE NUMBER:
TI-OPP-21164

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 2/17/2023
PLAT DATE: XX

SHEET TITLE:

SITE SURVEY
THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

B-1.2