

1 VEAS-2024-0002

2 BILL NO. G-24-04-17

3
4 GENERAL ORDINANCE NO. G-_____

5 AN ORDINANCE amending the Thoroughfare
6 Plan of the City Comprehensive ("Master")
7 Plan by vacating public right-of-way.

8 WHEREAS, a petition to vacate public right-of-way within the City of Fort Wayne, Indiana, (as
9 more specifically described below) was duly filed with the City Clerk of the City of Fort Wayne,
10 Indiana; and

11 WHEREAS, Common Council of the City of Fort Wayne, Indiana, duly held a public hearing
12 and approved said petition, as provided in I.C. 36-7-3-12.

13 NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
14 FORT WAYNE, INDIANA:

15 SECTION 1. That the petition filed herein to vacate a public right-of-way within the City of
16 Fort Wayne, Indiana, more specifically described as follows, to-wit:

17 A portion of the 20 foot wide easement recorded in Document Number 201043733,
18 that falls within a tract of land conveyed to Global, Inc. by Document Number
19 202014476, as recorded in the Office of the Recorder of Allen County, Indiana, more
20 particularly described as follows:

21 Beginning at the Northeast corner of said 3.03 acre tract, also being the Northwest
22 corner of Block 10 in Engle Ridge Industrial Park, Section C, as recorded in Plat Book
23 43, pages 58-61 , also recorded as Document Number 79-32464; thence South 00
24 degrees 11 minutes 42 seconds West (deed bearing and basis for all bearings this
25 description), on and along the East line of said 3.03 acre tract and on and along the
26 West line of said Block 10, a distance of 338.50 feet to a point being 43.5 feet North
27 of the Southeast corner of said 3.03 acre tract; thence South 68 degrees 00 minutes
28 18 seconds West, a distance of 21.60 feet to a point on the West line of said 20 foot
29 easement; thence North 00 degrees 11 minutes 42 seconds East, on and along the
30 West line of said 20 foot easement, a distance of 346.59 feet to a point on the North
line of said 3.03 acre tract; thence North 90 degrees 00 minutes 00 seconds East, on
and along the North line of said 3.03 acre tract, a distance of 20.00 feet to the Point
of Beginning, containing 0.157 acres of land, more or less.

and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan

1 and is hereby approved in all respects.
2

3 SECTION 2. That this Ordinance shall be in full force and effect from and after its passage,
4 any and all necessary approval by the Mayor.
5

6 _____
COUNCILMEMBER

7
8 APPROVED AS TO FORM AND LEGALITY:

9 _____
10 Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Easement Vacation
Case Number: VEAS-2024-0002
Bill Number: G-24-04-17
Council District: 4 – Dr. Scott Myers

Introduction Date: April 23, 2024

Public Hearing Date: May 14, 2024 to be heard by Council

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

Synopsis of Ordinance: To vacate a portion of the 20-foot wide easement along the east property line of the metes and bounds parcel, that which is located just west of Block 10 in Engle Ridge Industrial Park, Section C.

Location: 4720 Clubview Drive

Reason for Request: To allow for construction of a new 10,000 square foot building.

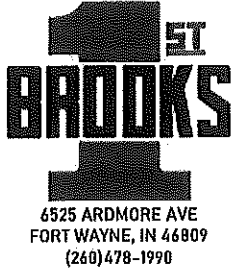
Applicant: Park Plastics Products

Property Owners: same

Related Petitions: Vacation Petition - VEAS-2024-0003

Effect of Passage: The vacation of the easement will allow for the construction of a new 10,000 square foot building.

Effect of Non-Passage: The easement will remain as dedicated and will impede the expanding development of site.

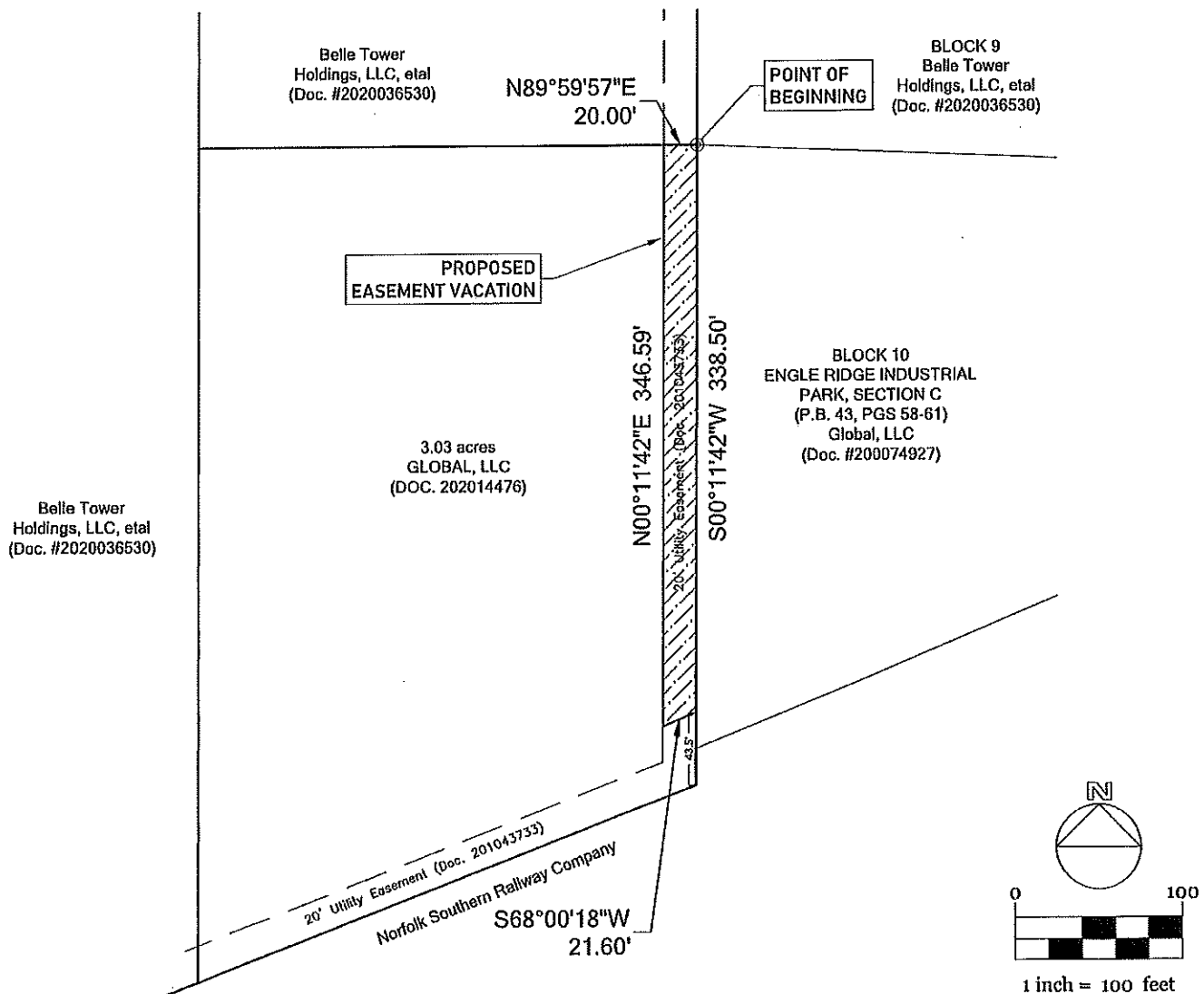


OWNER:	Global, Inc.
PROJECT:	Park Plastics Products - Easement Vacation Exhibit
ADDRESS:	4720 Clubview Drive (behind)
DATE:	03/27/2024
SHEET:	1 of 1

Easement Vacation Description:

A portion of the 20 foot wide easement recorded in Document Number 201043733, that falls within a tract of land conveyed to Global, Inc. by Document Number 202014476, as recorded in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said 3.03 acre tract, also being the Northwest corner of Block 10 in Engle Ridge Industrial Park, Section C, as recorded in Plat Book 43, pages 58-61, also recorded as Document Number 79-32464; thence South 00 degrees 11 minutes 42 seconds West (deed bearing and basis for all bearings this description), on and along the East line of said 3.03 acre tract and on and along the West line of said Block 10, a distance of 338.50 feet to a point being 43.5 feet North of the Southeast corner of said 3.03 acre tract; thence South 68 degrees 00 minutes 18 seconds West, a distance of 21.60 feet to a point on the West line of said 20 foot easement; thence North 00 degrees 11 minutes 42 seconds East, on and along the West line of said 20 foot easement, a distance of 346.59 feet to a point on the North line of said 3.03 acre tract; thence North 90 degrees 00 minutes 00 seconds East, on and along the North line of said 3.03 acre tract, a distance of 20.00 feet to the Point of Beginning, containing 0.157 acres of land, more or less.



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

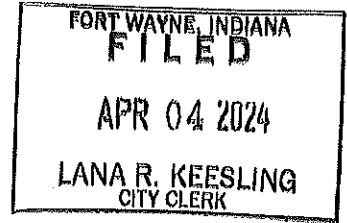


1 inch = 150 feet

As shown, this map is a representation of the actual survey. It is not a warranty of the accuracy of the information contained herein and does not constitute a warranty of any kind. Any error or omission in this map is the responsibility of the user. North American Datum 1983. State Plane Coordinate System, Indiana East. Date: 4/10/2024

VERS-2024-0002
G-24-04-17

CITY OF FORT WAYNE



Vacation Petition

City Clerk / Suite 110 / Citizens Square Building / 200 East Berry Street / Fort Wayne IN 46802 /260.427.1221

I/We do hereby petition to vacate the following:

XX Easement _____ Public Right of Way (street or alley)

More particularly described as follows:

See attached

(Please Attach a Legal Description of the property requested to be vacated, along with a survey or other acceptable drawing showing the property.)

DEED BOOK NUMBER: _____ **PAGE(S) NUMBER(S):** _____ (This information can be obtained from the Allen County Recorder's Office on the 2nd Floor, City-County Building, One Main Street, Fort Wayne, IN)

The reasons for the proposed vacation are as follows:

A new 10,000 SF building construction

(If additional space is needed please attach separate page.)

The applicant on an attached sheet must also provide the names and addresses of all adjacent property owner(s). The information on that sheet must be as follows:

Property owner(s) Name(s); Street Address; City; State; Zip Code; Phone Number with Area Code.

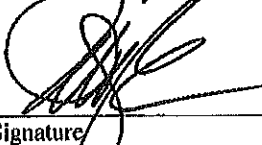
Applicant's name(s) if different from property owner(s):

Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

I/We, your petitioners, file this petition pursuant to the authority granted in Indiana Code, and provisions of local ordinance. I/We agree to abide by all provisions of the Fort Wayne Zoning Ordinance and/or Subdivision Control Ordinance, as well as all procedures and policies of the Fort Wayne City Plan Commission as those provisions, and policies relate to the handling and disposition of this petition. I/We also certify that this information is true and accurate to the best of my/our knowledge.


Signature

Peter C. Sorg
Printed Name

4-4-24
Date

4720 Clubview Drive
Address

Fort Wayne, IN 46804
City/State/Zip

Signature

Printed Name

Date

Address

City/State/Zip

If additional space is needed for signatures please attach a separate page.

Agent's Name (Print Legibly): Brooks Construction Company, Inc. c/o Justin Hoffman

Street Address: 6525 Ardmore Avenue

City: Fort Wayne State: IN Zip: 46809 Phone: 260-478-1990

NOTICE:

- Legal Description is to be the area to be vacated and must be complete and accurate. If necessary a licensed surveyor's legal description may be required.
- Applicant is hereby informed that in the case of a utility being located in a public way or easement, the applicant may be required to bear the cost of relocation, or of providing a replacement easement or easement's as needed.

For Office Use Only:

Receipt #: _____

Date Filed: _____

Map #: _____

Reference #: _____

List of property owners:

Subject Tract 1

Block 10 in Engle Ridge Industrial Park, Section C

Parcel ID: 02-12-20-251-003.000-074

Global, Inc

4720 Clubview Drive

Fort Wayne, IN 46804

Peter Sorg – 260-459-1074

Subject Tract 2

3.03 acre tract West of Block 10 in Engle Ridge Industrial Park, Section C

Parcel ID: 02-12-20-177-003.000-074

Global, Inc

4720 Clubview Drive

Fort Wayne, IN 46804

Peter Sorg – 260-459-1074

North adjoiner Tract

Block 9 in Engle Ridge Industrial Park, Section C & metes & bounds

Parcel ID: 02-12-20-251-002.000-074

Belle Tower Holdings, LLC, et al.

15260 Ventura Boulevard, Suite 1120

Sherman Oaks, CA 91403

West adjoiner Tract

Metes & Bounds tract

Parcel ID: 02-12-20-126-001.000-074

Belle Tower Holdings, LLC, et al.

15260 Ventura Boulevard, Suite 1120

Sherman Oaks, CA 91403

East adjoiner Tract

Block 11 in Engle Ridge Industrial Park, Section C

Parcel ID: 02-12-20-252-002.000-074

Covington Properties, LLC

4913 Illinois Road

Fort Wayne, IN 46804

**EASEMENT VACATION – PUBLIC HEARING
DISCUSSION AND PASSAGE
Department of Planning Services**

VEAS-2024-0002	Bill #G-24-04-17	Project Start: April 2024
APPLICANT:	Park Plastics Products – “Clubview 1”	
REQUEST:	To vacate a portion of the 20-foot wide easement along the east property line of the metes and bounds parcel, that which is located just west of Block 10 in Engle Ridge Industrial Park, Section C.	
LOCATION:	4720 Clubview Drive	
COUNCIL DISTRICT:	4 – Scott Myers	
PUBLIC HEARING DATE:	May 14, 2024	

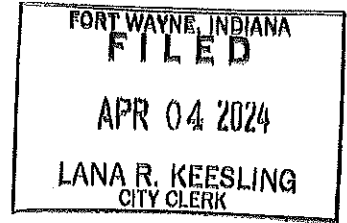
PROJECT SUMMARY

The petitioner, Park Plastic Products, wishes to vacate a portion of the 20-foot wide easement along the east property line of the metes and bounds parcel as shown on the maps. The easement is located at 4720 Clubview Drive, just west of Block 10 in Engle Ridge Industrial Park, Section C. The parcels to the east and west of the easement to be vacated are both owned by Global Inc. The adjacent parcels to the north and south, owned by Belle Tower Holdings, Inc. and Norfolk Southern Railway Company respectively, will not be affected by this vacation. Staff has sent requests for comment from all affected utility agencies. All responses have been received, and all have approved, with no necessary easement agreements required.

City Plan:	Indiana Code (36-7-3-16 (b)) states that any public utility occupying a public way or easement shall not be deprived of the use of the public way for the location and operation of existing facilities. The petitioner shall provide all necessary easements (as approved) at the time the vacation petition is recorded.
Public Works (Trans Eng, Traffic, ROW):	Approved
Stormwater Engineering:	Approved
Water Engineering:	Approved
WPC Engineering – Sanitary:	Approved
City Parks Department:	Approved
Fire Department:	Approved
Land Acquisition Agent:	Approved
Frontier:	Approved
Comcast:	Approved
REMC:	Approved
NIPSCO:	Approved

VERS-2024-0002
G-24-04-17

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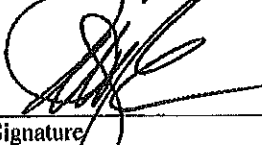
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For Office Use Only:

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Date Filed: _____

Map #: _____

Reference #: _____



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

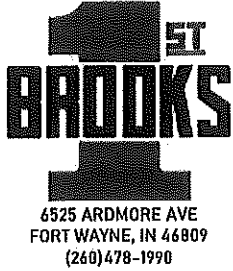
State Plane Coordinate System, Indiana East

Photos and Contours: Spring 2009

Date: 4/10/2024



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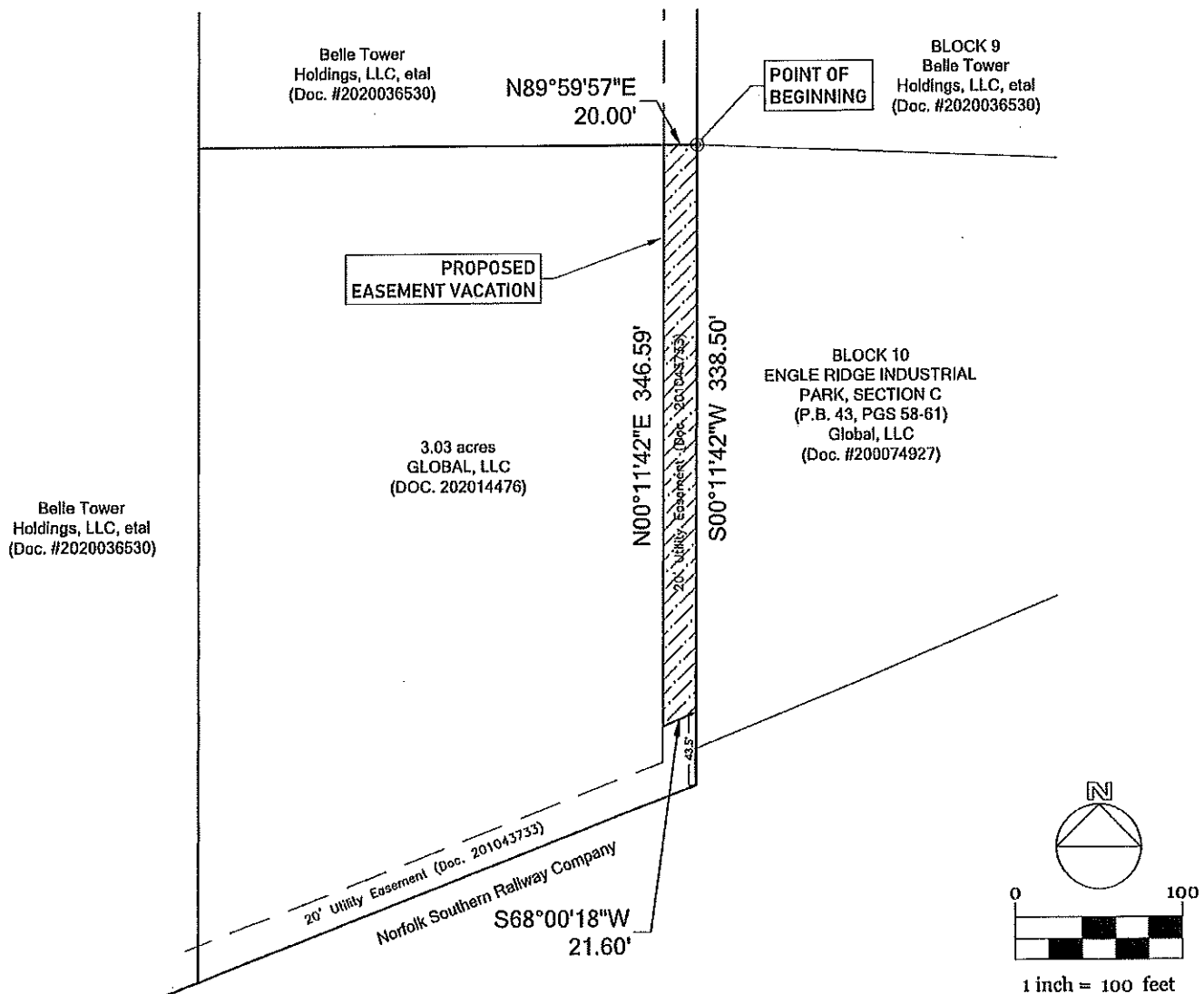


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