

#REZ 2024 0017

BILL NO. Z-24-04-27

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. Q-62 (Sec. 35 of Perry 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 a BTI
(Business, Technology, and Industrial Park) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION:

Part of the Southwest Quarter of Section 35, Township 32 North, Range 12 East of
the Second Principal Meridian, Perry Township in Allen County, Indiana, based on
an original survey by Brett R. Miller, Indiana Professional Surveyor Number
20300059 of Miller Land Surveying, Inc., Survey No. 18064651, dated January 8th,
2024 and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence North 88
degrees 05 minutes 27 seconds East (GPS grid bearing and basis of bearings to
follow), a distance of 2070.20 feet (Deed) along the South line of said Southwest
Quarter and within the right-of-way of Dupont Road; thence North 00 degrees 40
minutes 03 seconds West, a distance of 50.00 feet (Deed) to the South line of an
existing 0.005 acre tract described in Document Number 94-040498 in the Office of
the Recorder of Allen County, Indiana; thence North 82 degrees 30 minutes 09
seconds East, a distance of 24.42 feet (24.50 feet Deed) along said South line to the
East line of said 0.005 acre tract; thence North 04 degrees 24 minutes 56 seconds
West, a distance of 6.76 feet (6.67 feet Deed) along said East line to a 5/8" rebar
with a "D&A" identification cap on the East line of an existing tract described in
Document Number 2008046669 in the Office of the Recorder of Allen County,
Indiana; thence continuing North 04 degrees 24 minutes 56 seconds West, a distance
of 94.17 feet (Deed) along said East line to a Mag Nail with a "D&A" identification
ring; thence North 00 degrees 30 minutes 14 seconds West, a distance of 36.50
(Deed) feet along said East line to a Mag Nail with a "D&A" identification ring;
thence North 17 degrees 05 minutes 11 seconds East, a distance of 62.73 feet (Deed)
along said East line; thence North 00 degrees 40 minutes 03 seconds West, a distance
of 198.20 feet along said East line to a 5/8" steel rebar with a "CEC" identification
cap on the North line of an existing 1.871 acre tract described in Document Number
2016019727 in the Office of said Recorder, said point being the POINT OF
BEGINNING of the herein described tract; thence continuing North 00 degrees 40
minutes 03 seconds West, a distance of 189.00 feet along said East line to the South
line of said Document Number 2008046669, said point being referenced by a 5/8"

1 steel rebar 0.23 feet West; thence North 89 degrees 25 minutes 57 seconds East, a
2 distance of 470.14 feet along said South line and along the South line of an existing
3 1.844 acre tract described in Document Number 2020052474 in the Office of said
4 Recorder to the West line of an existing 0.481 acre tract described in Document
5 Number 94-061424 in the Office of said Recorder, said point being referenced by a
6 5/8" steel rebar with a "CEC" identification cap 0.41 feet North and 0.21 feet West;
7 thence South 17 degrees 46 minutes 06 seconds West, a distance of 183.31 feet along
8 said West line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095"
9 identification cap; thence South 89 degrees 25 minutes 57 seconds West, a distance
10 of 56.53 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm
11 #0095" identification cap; thence South 00 degrees 14 minutes 51 seconds West, a
12 distance of 15.00 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm
13 #0095" identification cap on the North line of said 1.871 acre tract described in
14 Document Number 2016019727 in the Office of said Recorder; thence South 89
15 degrees 25 minutes 57 seconds West, a distance of 355.38 feet along said North line
16 to the Point of Beginning. Containing 1.884 acres, more or less. Subject to easements
17 of record.

18 and the symbols of the City of Fort Wayne Zoning Map No. Q-62 (Sec. 35 of Perry
19 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
20 Wayne, Indiana is hereby changed accordingly.

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

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

27 _____
28 Council Member

29 APPROVED AS TO FORM AND LEGALITY:

30 _____
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-2024-0017
Bill Number: Z-24-04-27
Council District: 2 – Russ Jehl

Introduction Date: April 23, 2024

Plan Commission
Public Hearing Date: May 13, 2024 (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 BTI/Business, Technology, and Industrial Park

Location: 2925 E Dupont Road, 800 feet east of its intersection with Longwood Drive (Section 35 of Perry Township)

Reason for Request: To permit a primary development plan for a self-storage development.

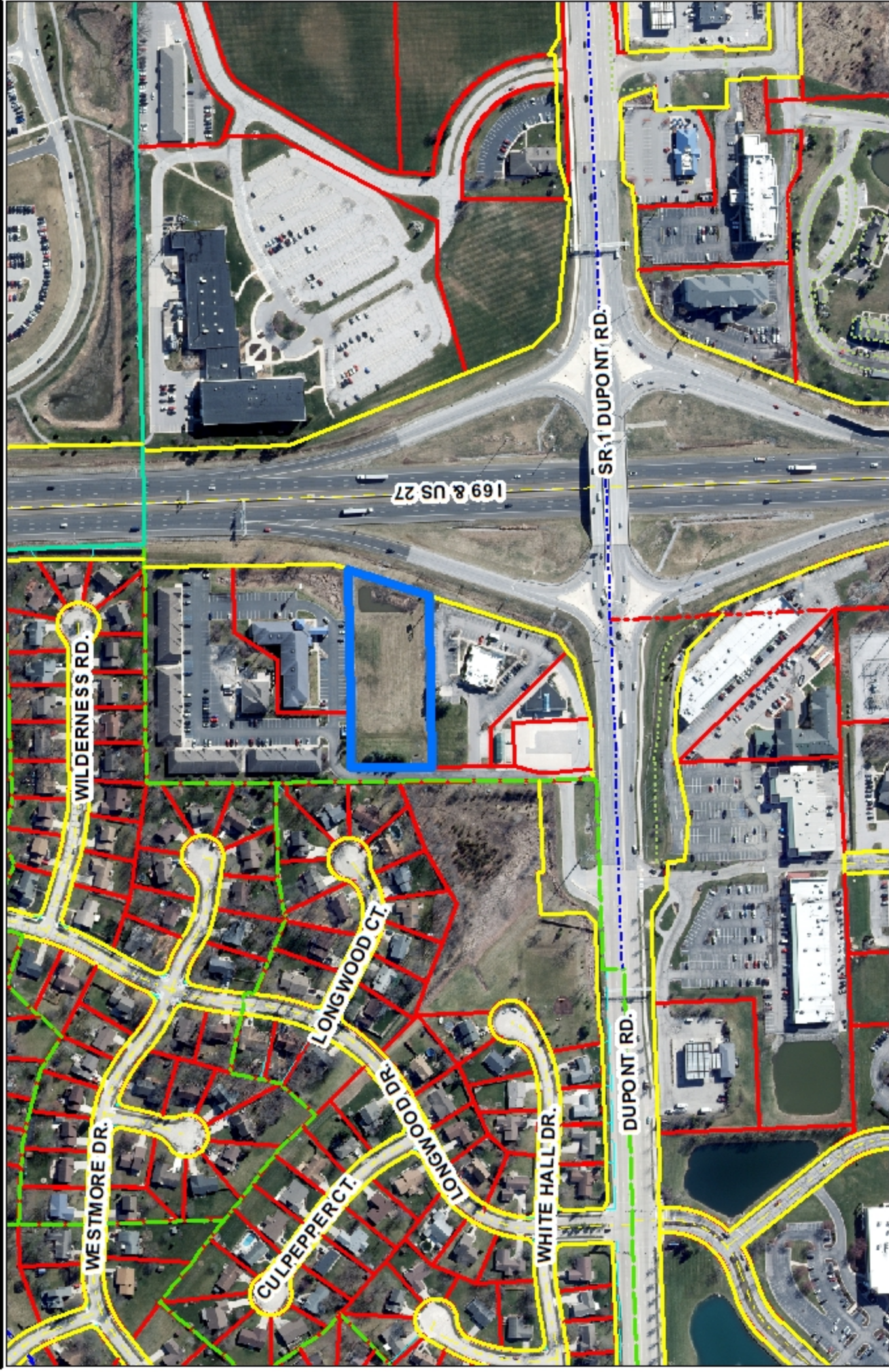
Applicant: Premiere Storage, LLC

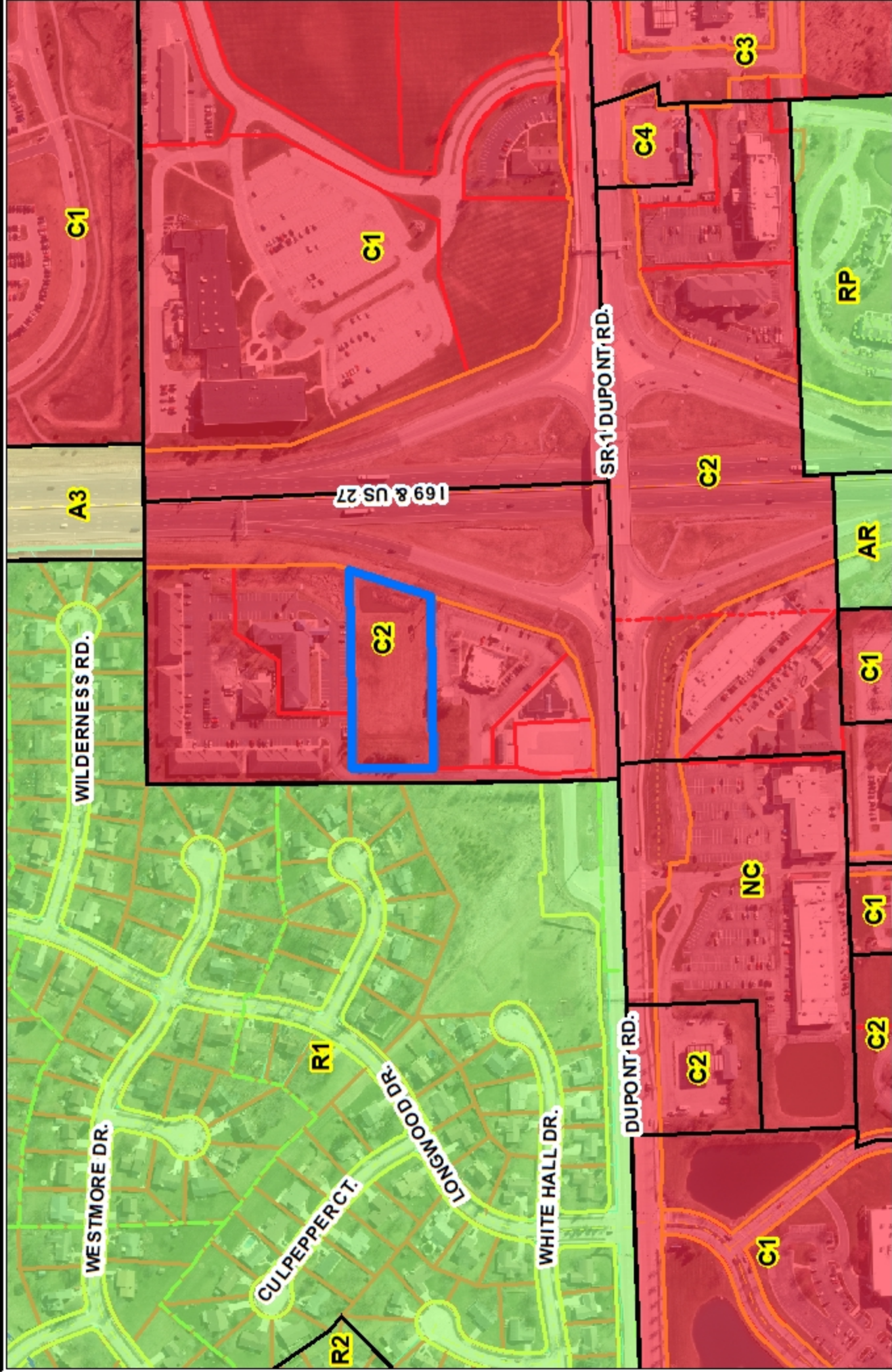
Property Owner: J & J Realty Co

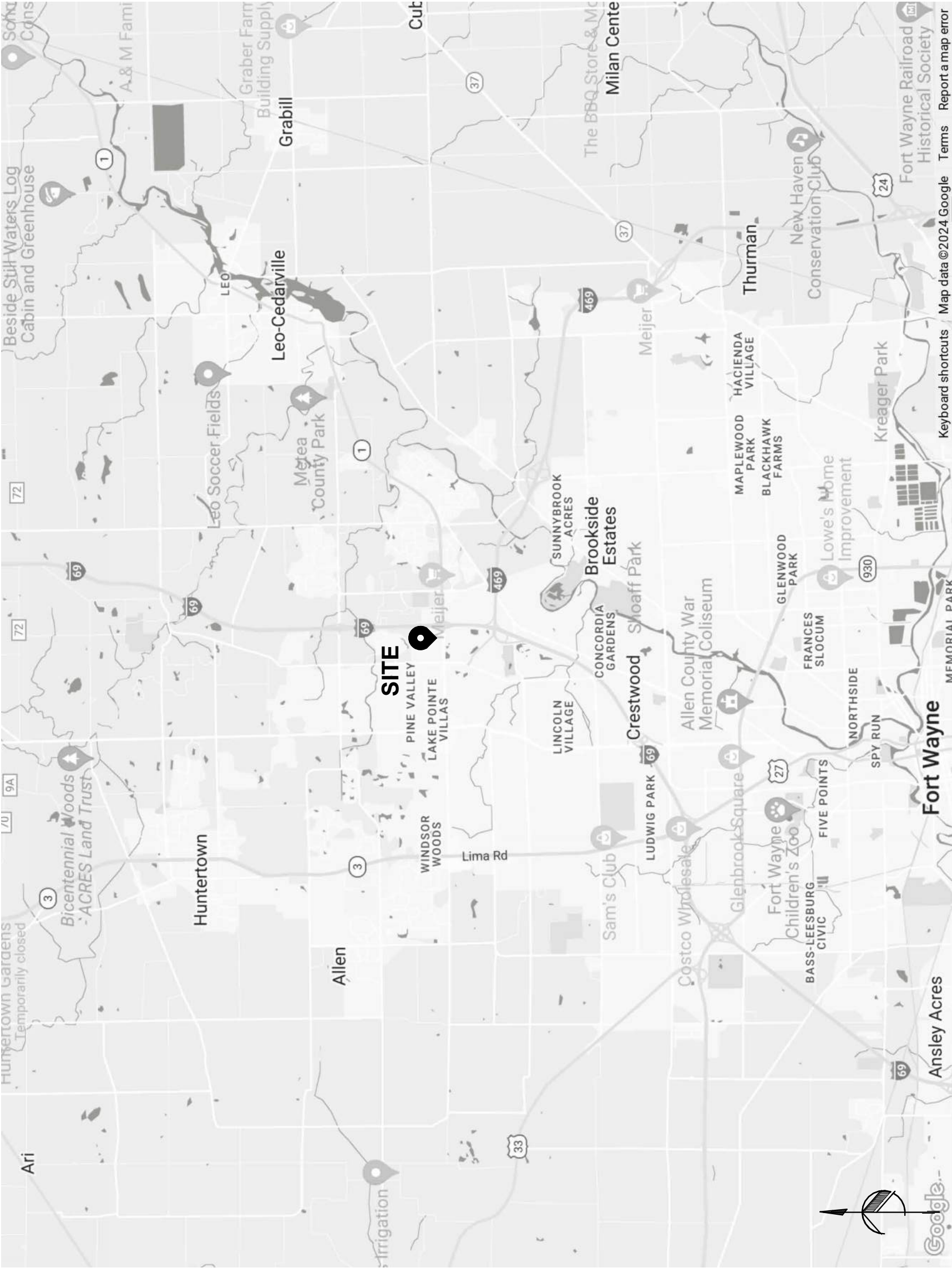
Related Petitions: Primary Development Plan – 2925 E Dupont Road Self Storage

Effect of Passage: Property will be rezoned to the BTI/Business, Technology, and Industrial Park zoning district, which will allow for a self-storage development.

Effect of Non-Passage: The property will remain zoned C2/Limited Commercial which does not permit a self-storage development. The site will continue with existing uses, and may be redeveloped with areas for moderate intensity business, community, office, personal service, and limited retail uses, along with certain residential facilities.







PROJECT INFORMATION	
PROJECT NAME:	PREMIRE FORT WAYNE
JURISDICTION:	FORT WAYNE, IN
ADDRESS:	BEN BARRON LANE, MONCKS CORNER, SC
PARCEL ID #:	02-02-35-380-003.000-091
ZONE:	BTI
EXISTING USE:	VACANT
PROPSD USE:	SELF-STORAGE
SITE ACREAGE:	± 1.89 ACRES
PROPOSED GSF:	+/- 111,968 GSF
SETBACKS:	FRONT: 50' SIDE: 25' REAR: 25' MIN. LOT SIZE: NONE MIN. LOT FRONTAGE: N/A MAX. BLDG. HEIGHT 40'
PROVIDED PARKING:	20 SPACES
DESCRIPTION:	THIS PACKAGE CONTAINS A PROPOSED STORAGE FACILITY IN FORT WAYNE, IN PARCEL ID: 162-00-01-039
DEVELOPMENT TEAM:	
S3 PARTNERS:	BARRY SHERMAN
HAUSER ARCHITECTS:	CURTIS KOLDEWAY

FORT WAYNE STORAGE

00 - COVER SHEET

2024_0401





FORT WAYNE STORAGE

01 - AERIAL

2024_0401



HAUSER
ARCHITECTS



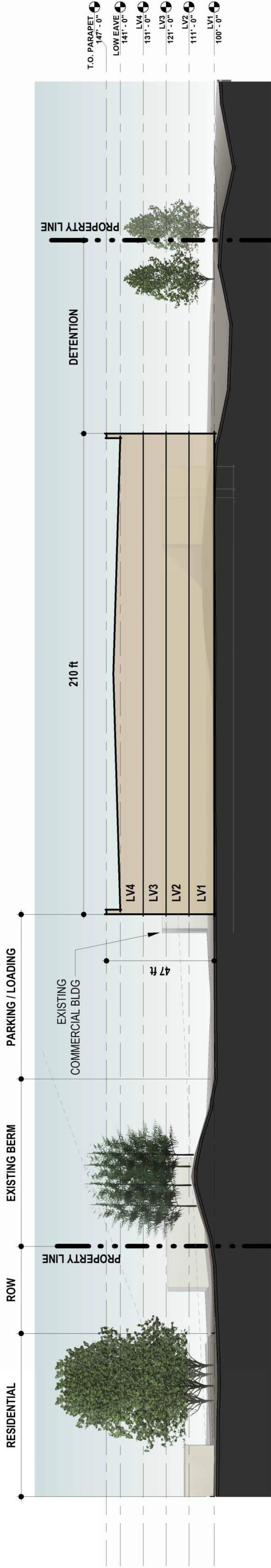
VIEW LOOKING NORTH WEST



VIEW LOOKING WEST

2 CONCEPT SITE SECTION

1" = 30'-0"



SHEET

02

REVISIONS

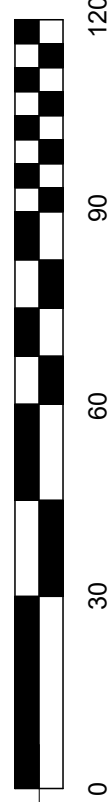
FORT WAYNE STORAGE

2925 E. DUPONT RD
FORT WAYNE, IN

ARCHITECTURAL SITE PLAN

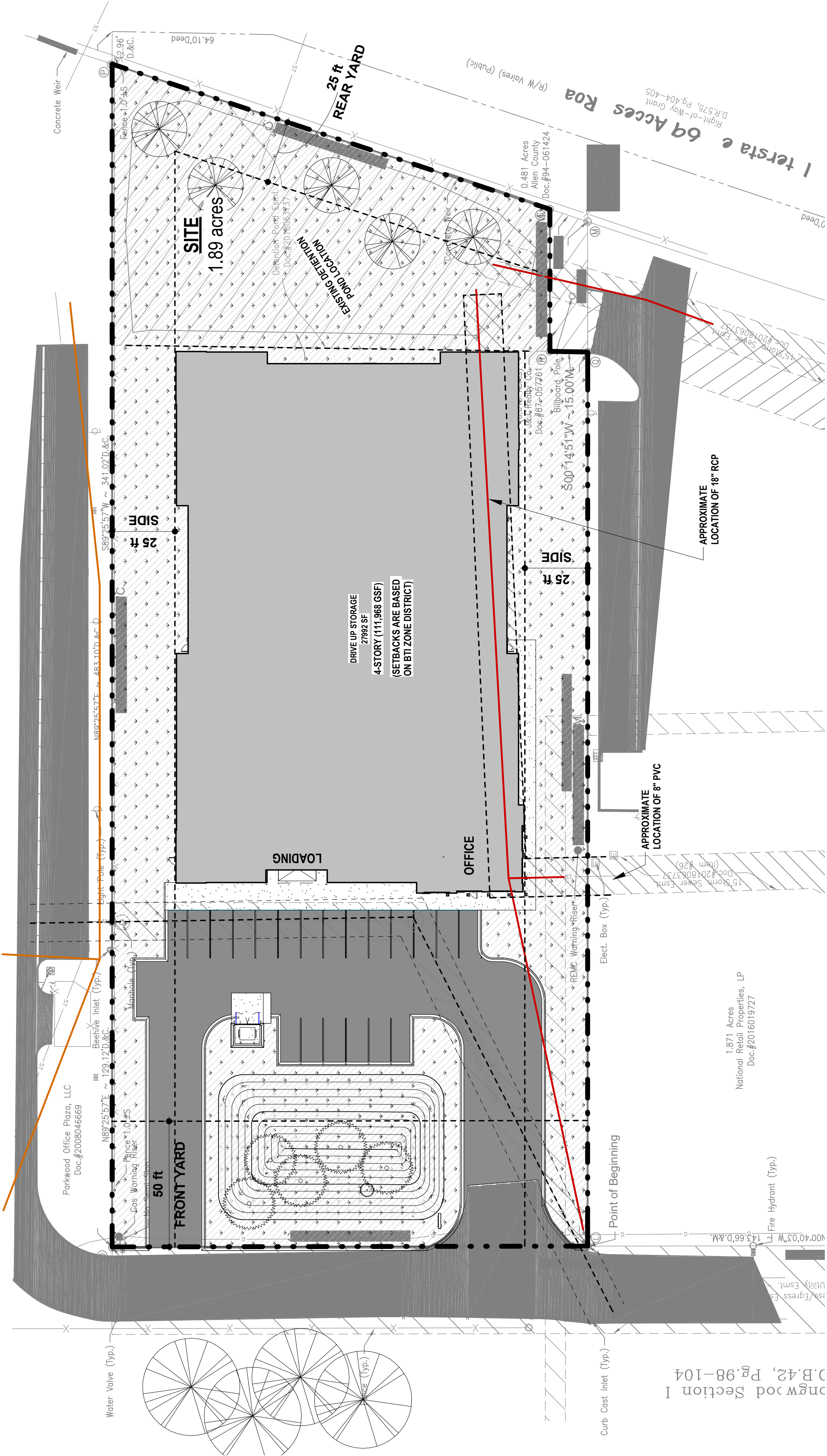


GRAPHIC SCALE



1 ARCHITECTURAL SITE PLAN

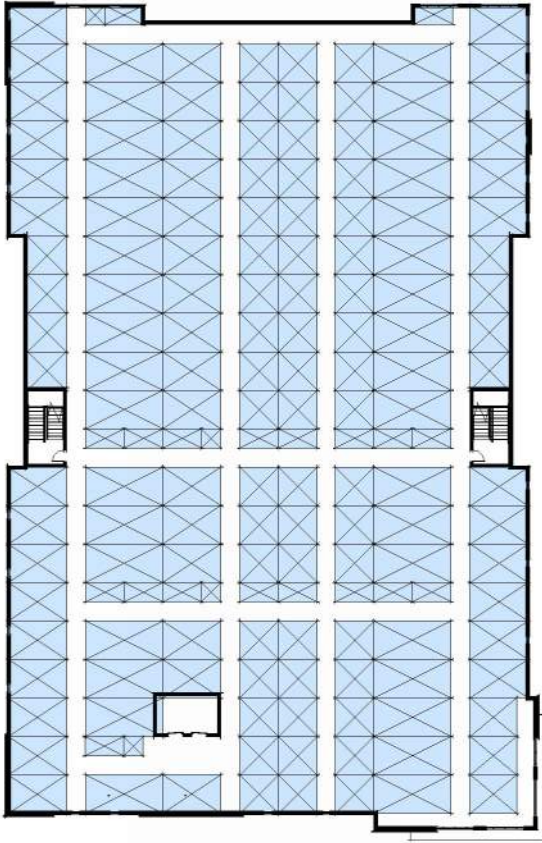
1" = 30'-0"



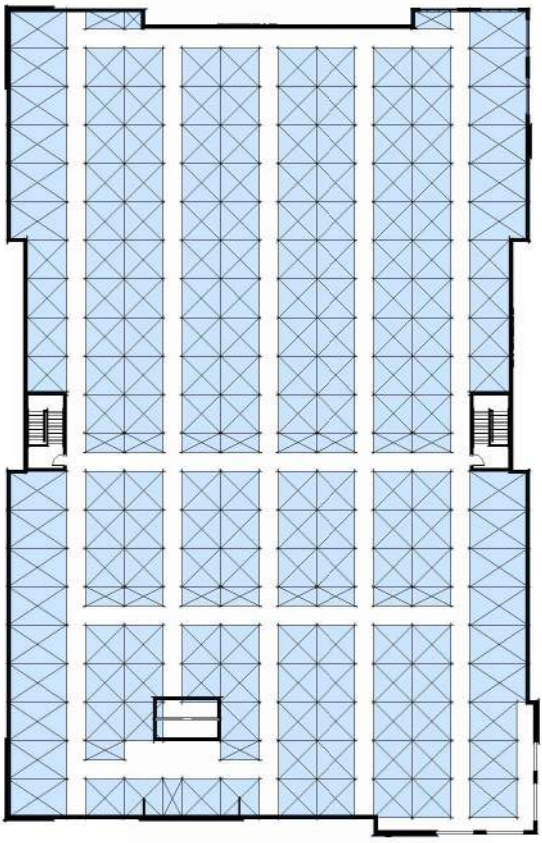
HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201
Loveland, Colorado 80538
E-mail: info@hauserarchitects.com
HouseArchitectsPC.com

3 PARTNERS
experience
delivers
success

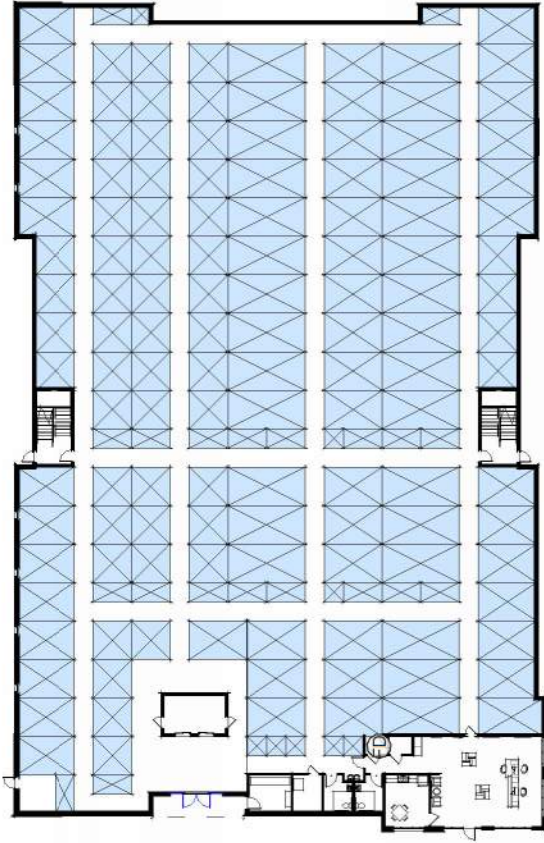
PREMIERE STORAGE



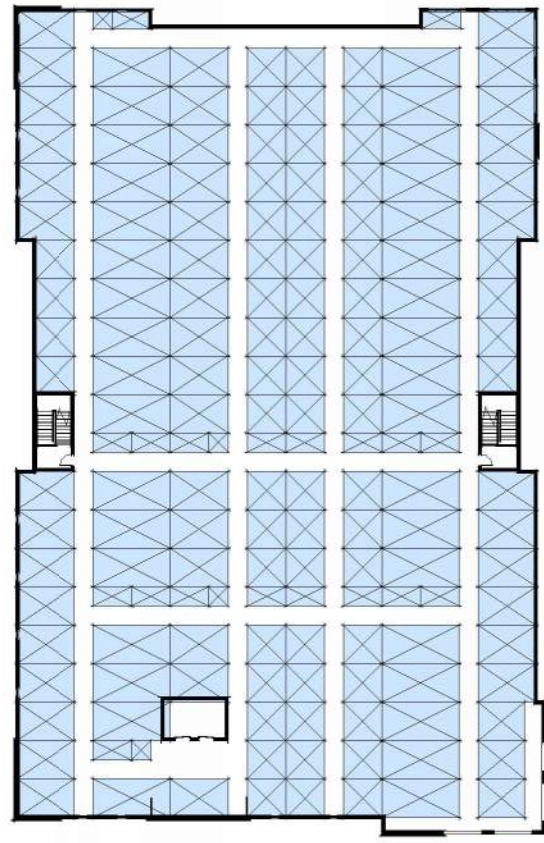
2 LV2 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



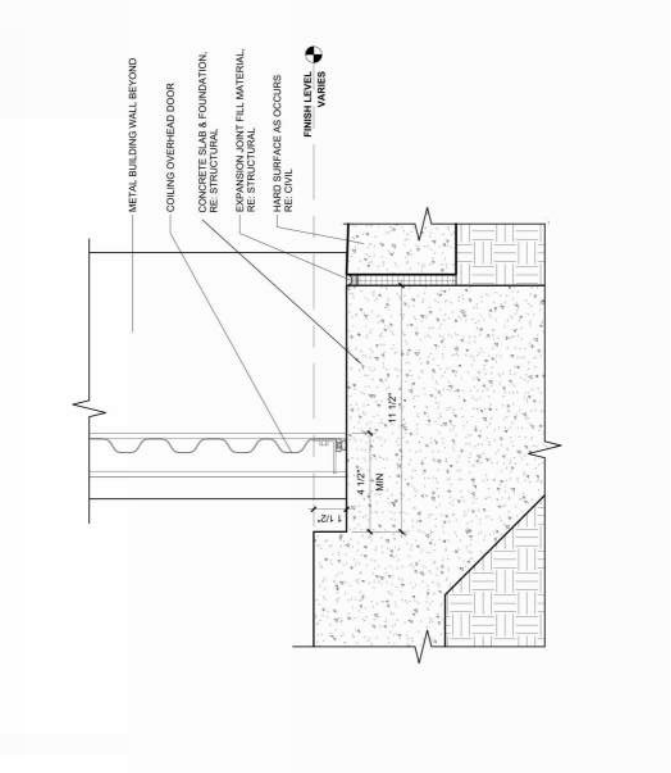
4 LV4 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



1 LV1 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



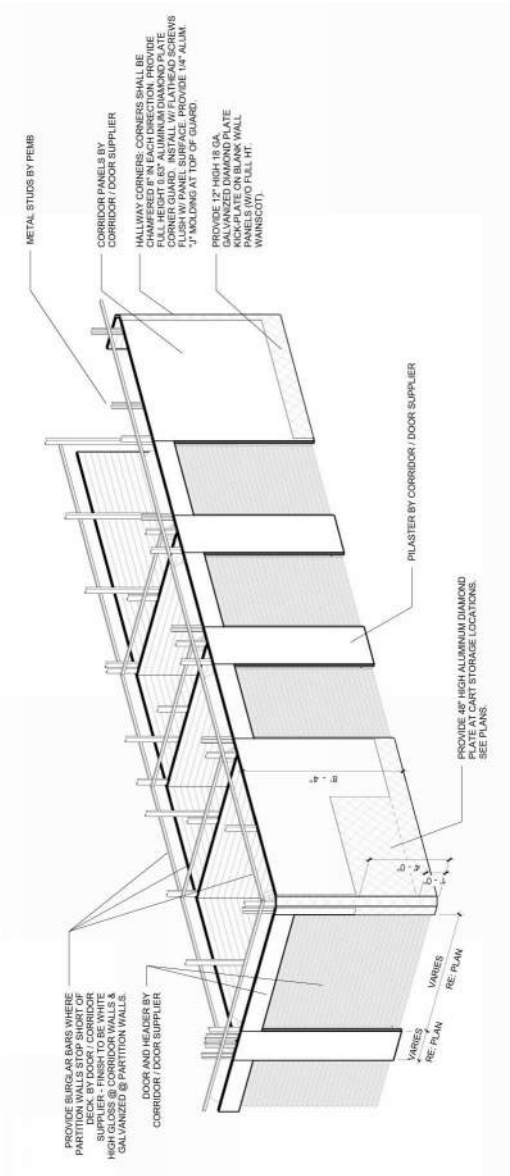
3 LV3 CONCEPTUAL FLOOR PLAN
1" = 50'-0"



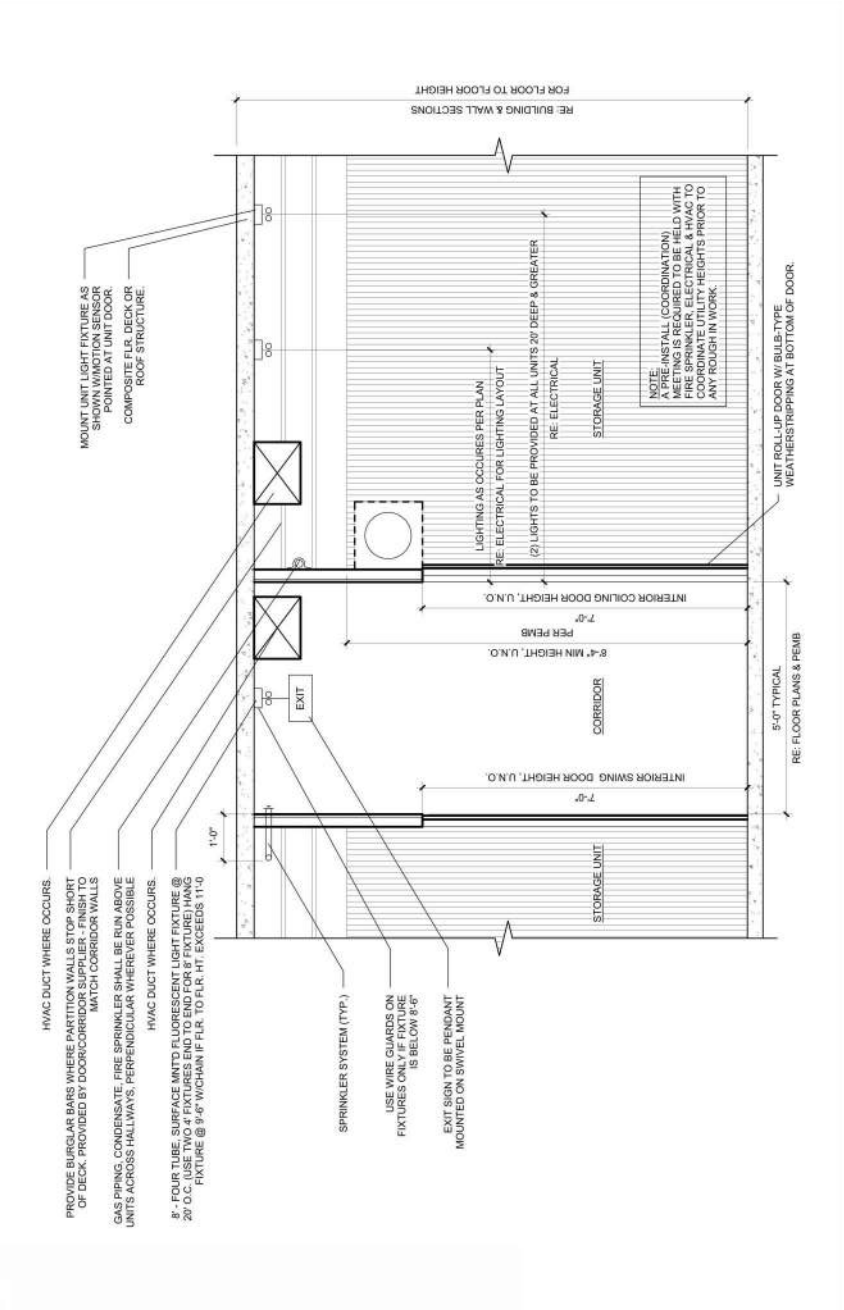
OVERHEAD DOOR THRESHOLD @ SLAB RAIN LIP

FORT WAYNE STORAGE

04 - DETAILS AND FEATURES 2024_0401



TYPICAL INTERIOR DOOR / CORRIDOR PACKAGE



TYPICAL SECTION AT INTERIOR UNIT/CORRIDOR



FORT WAYNE STORAGE

05 - PERSPECTIVES

2024_0401



experience
delivers
success



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

06 - PERSPECTIVES

2024_0401



experience
delivers
success



A R C H I T E C T S



FORT WAYNE STORAGE

07 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



experience
delivers
success



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

08 - PERSPECTIVES

2024_0401



experience
delivers
success



HAUSER
ARCHITECTS



FORT WAYNE STORAGE

09 - PERSPECTIVES

2024_0401





FORT WAYNE STORAGE

10 - PERSPECTIVES

2024_0401





FORT WAYNE STORAGE

11 - PERSPECTIVES

2024_0401



experience
delivers
success



A R C H I T E C T S



FORT WAYNE STORAGE

12 - PERSPECTIVES

2024_0401



PREMIERE
STORAGE



PARTNERS

experience
delivers
success



HAUSER

A R C H I T E C T S

NEW ORIGINAL LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 35, Township 32 N., Range 12 E. of the Second Principal Meridian, Perry Township in Allen County, Indiana, known as the Miller Survey, No. 18064651, dated January 8th, 2024 and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence North 88 degrees 05 minutes 27 seconds East (GPS grid bearing 88°05'27" E.) along said East line a distance of 2070 feet (Doc #2010063737) to a "D&A" id. Cap Found (Flash) monument; thence North 00 degrees 40 minutes 03 seconds West (Doc #2010063737) along said West line a distance of 60.00 feet (Doc #2010063737) to the South line of an existing 0.005 acre tract described in Document Number 94-040498 in the Office of the Recorder of Allen County, Indiana; thence North 82 degrees 30 minutes 09 seconds East, a distance of 24.42 feet (24.50 feet Deed) along said South line to the East line of said 0.005 acre tract; thence North 04 degrees 24 minutes 56 seconds West, a distance of 6.76 feet (6.67 feet Deed) along said East line to the East line of the Remainder of Allen County, Indiana; thence along said East line a distance of 56.00 feet (Doc #2010063737) to the North line of the Remainder of Allen County, Indiana; thence along said North line a distance of 56.00 feet (Doc #2010063737) to the West line of said 0.005 acre tract; thence North 04 degrees 24 minutes 56 seconds West, a distance of 94.17 feet (Deed) along said East line to a Mag Nail with a "D&A" identification ring; thence North 00 degrees 30 minutes 14 seconds West, a distance of 36.50 (Deed) feet along said East line to a Mag Nail with a "D&A" identification ring; thence North 17 degrees 05 minutes 11 seconds East, a distance of 62.73 feet (Deed) along said East line; thence North 00 degrees 40 minutes 03 seconds West, a distance of 189.00 feet along said East line to the South line of said Document Number 2008046669, said point being referenced by a 5/8" steel rebar 0.23 feet West; thence North 89 degrees 25 minutes 57 seconds East, a distance of 470.14 feet along said South line and along the South line of an existing 0.005 acre tract described in Document Number 94-061424 in the Office of said Recorder; said point being referenced by a 5/8" steel rebar with a "CEC" identification cap 0.41 feet North and 0.21 feet West; thence South 17 degrees 46 minutes 06 seconds West, a distance of 183.31 feet along said West line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence South 89 degrees 25 minutes 57 seconds West, a distance of 56.53 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the North line of said 1.871 acre tract described in Document Number 2016019727 in the Office of said Recorder; thence South 89 degrees 22 minutes 57 seconds West, a distance of 335.38 feet along said North line to the Point of Beginning. Containing 1.884 acres, more or less. Subject to easements of record.

SURVEYOR'S REPORT

PURPOSE OF SURVEY:
The purpose of this survey was to create an original 1.884 acre tract from an existing tract described in Document Number 87-057761 in the Office of the Recorder of Allen County, Indiana. Located at 2925 East Dupont Road, Fort Wayne, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 3 of the Indiana Administrative Code, the below theory of location was based upon the following opinions and observations a result of uncertainties in lines and corners because of the following:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

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

The existing monuments of the Public Land Survey corners were field as controlling corners and were used as the basis for this survey. The corners of the subject tract are marked and labeled as shown on the survey drawing. Uncertainties based on existing monuments were taken into consideration and used to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners.

- Southwest corner Southwest Quarter: Section 35 T32N R12E: 1" steel bar (Harrison Marker Found)

It appears that the section corners that were in place at the time of the subject parcel being created have either been destroyed or are in a different location. Found monuments were used this survey and 1 feel is a representation of following previous surveyors on surveys within the subject and adjoining tracts.

B) OCCUPATION OR POSSESSION LINES

There were no occupation or possession lines on the subject tract.

- See survey drawing for location of improvements in relation to the boundary lines of the subject tract.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS

This survey was completed by:

- a. Coil & Dickinson, Survey No. 95025, January 24, 1995

- b. Donovan Engineering, Survey No. 2929, March 2, 1994

- c. Donovan Engineering, Survey No. 2940, March 8, 1994

- d. Miller Land Surveying, Inc. Survey No. 18064651, July 25, 2018

- e. Miller Land Surveying, Inc. Survey No. 18064651, October 13, 2020

- f. Miller Land Surveying, Inc. Survey No. 18064651, October 13, 2020

- 2) Document Number 86-022890

- 3) Document Number 87-057761

- 4) Document Number 94-061424

- 5) Document Number 99-0005702

- 6) Document Number 94-061424

- 7) Document Number 2008046669

- 8) Document Number 2030052474

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

THEORY OF LOCATION:

The West line of the subject tract was established per the West line of Document Number 87-057761, which was established per deed angles and distances and found monument "L". The North line of the subject tract was established per the North line of Document Number 87-057761, which was established per deed angles and distances and found monument "L". The South line of the subject tract was established per the North line of Document Number 2016019727, which was established per deed angles and distances and found monuments "M" and "L". The remaining East (15.00 feet) and South (53.53 feet) lines of the subject tract were established this survey per the Owner's request.

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 user's sole risk and without liability or legal exposure to the land surveyor.

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 herein.

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law, Brett K. Miller.

The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.

Reference Survey

Miller Land Surveying, Inc.

Survey No. 18064651

Date: October 13, 2020

Coil & Dickinson, Inc.

Survey No. 95025

Date: January 24, 1995

Donovan Engineering

Survey No. 2929

Date: March 2, 1994

Donovan Engineering

Survey No. 2940

Date: March 8, 1994

Dickmeyer & Associates, Inc.

Survey No. 871394

Date: September 1, 1998

Roske & Associates

Date: October 14, 1996

Miller Land Surveying, Inc.

Survey No. 18064651

Survey Date: July 25, 2018

SW, Cor. SW, 1/4

Sec.35, T32N, R12E

Doc #94-42086

S-Line SW 1/4 Sec.35, T32N, R12E

N89°05'27"E ~ 2070.203 AC.

Doc #94-42086

Doc #94-42086

Doc #94-42086

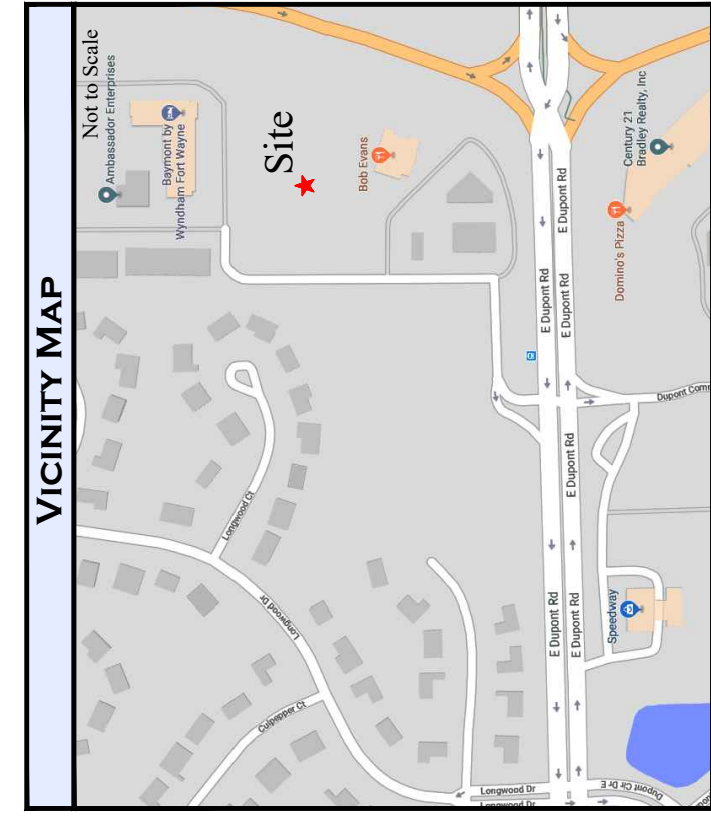
Doc #94-42086

Doc #94-42086

Doc #94-42086

Doc #94-42086

Doc #94-42086



MONUMENT LEGEND

- A = 5/8" Steel Rebar w/ "D&A" id. Cap Found (Flash)
- B = Mag Nail w/ "D&A" id. Cap Found (Flash)
- C = Mag Nail w/ "D&A" id. Cap Found (Flash)
- D = No Monument Found or Set
- E = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- F = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- G = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- H = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- I = Right of Way Fence Found (1/2" No History)
- J = 5/8" Steel Rebar Found (1/2" No History)
- K = 5/8" Steel Rebar Found (1/2" No History)
- L = 5/8" Steel Rebar w/ "D&A" id. Cap Found (Flash)
- M = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- N = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- O = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- P = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- Q = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- R = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)
- S = 5/8" Steel Rebar w/ "CEC" id. Cap Found (Flash)

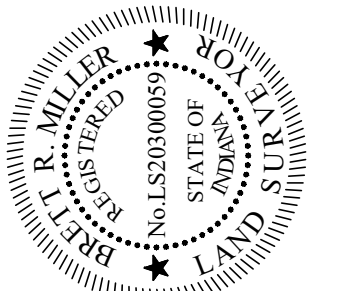
SYMBOL AND LINE LEGEND

- Electric Box
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Fence
- Curb
- Retaining Wall
- Pavement
- Right-of-Way Line
- Building Setback Line
- Center Line
- Boundary
- Point of Beginning
- Recorded
- Revised
- Calculated
- Deed
- Right of Way (R/W)
- Building Setback Line
- Center Line

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FEMA (Flood Insurance Rate Map) for the City of Fort Wayne, Indiana, Community No. 180603.1, dated August 3, 2009.

CERTIFICATION



For J&J Realty Co.

IN WITNESS WHEREOF, I hereunto place my hand and

seal this 8th day of January, 2024.

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 1-2.1-1, Item 30.

- Point of Beginning
- Recorded
- Revised
- Calculated
- Deed
- Right of Way (R/W)
- Building Setback Line
- Center Line

Drawn By: JRM

Date: January 8th, 2024

Survey Number: 18064651.24

For: J&J Realty Co.

Approved By: BRM

Redbook Complex 01/05/2024

Drawing Title: 18064651.24.dwg

For: J&J Realty Co.

For: J&J Realty Co.

For: J&J Realty Co.

For: J&J Realty Co.

For: J&J Realty Co.

For: J&J Realty Co.

For: J&J Realty Co.

Corporate Office

221 Tower Drive

Monroe, IN 46772

Phone: (260) 692-6166

Robert J. Maness, PS No. L520400028

Phone: (260) 489-8571

www.millerland.com

Precision and Professionalism is where we draw the line.

Fort Wayne Office

10060 Best Creek Blvd

Fort Wayne, IN 46825

Phone: (260) 489-8571

www.millerland.com

Precision and Professionalism is where we draw the line.

Precision and Professionalism is where we draw the line.

Precision and Professionalism is where we draw the line.

J&J Realty Company

2925 E. Dupont Road, Fort Wayne, Indiana 46825

Perry Twp., Sect.35, T32N, R12E, Allen County, IN

Perry Twp., Sect.35, T32N, R12E, Allen County, IN

Perry Twp., Sect.35, T32N, R12E, Allen County, IN

Perry Twp., Sect.35, T32N, R12E, Allen County, IN

Perry Twp., Sect.35, T32N, R12E, Allen County, IN

Perry Twp., Sect.35, T32N, R12E, Allen County, IN

Description

1AC Title 865 Boundary Survey - Original Survey

1AC Title 865 Boundary Survey - Original Survey

1AC Title 865 Boundary Survey - Original Survey

1AC Title 865 Boundary Survey - Original Survey

1AC Title 865 Boundary Survey - Original Survey

1AC Title 865 Boundary Survey - Original Survey

1AC Title 865 Boundary Survey - Original Survey

1AC Title 865 Boundary Survey - Original Survey

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Premiere Storage LLC
Address 4609 33rd Ave S, Ste. 400
City Fargo State ND Zip 58104
Telephone _____ E-mail _____

Property Ownership
Property Owner J & J Realty Co.
Address 1800 Magnavox Way
City Fort Wayne State Indiana Zip 46804
Telephone _____ E-mail _____

Contact Person
Contact Person Robert C. Kruger, Esq.
Address 200 E. Main Street
City Fort Wayne State Indiana Zip 46802
Telephone 260-426-1300 E-mail rkruger@burtblee.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 2935 E. Dupont Road Township and Section _____
Present Zoning C2 Proposed Zoning BT1 Acreage to be rezoned _____
Purpose of rezoning (attach additional page if necessary) Applicant requests that the Property be re-zoned from C2 to BT1 to accommodate the development of a storage facility on the Property.
Sewer provider _____ Water provider _____

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

By: ION KUNCEL
(printed name of applicant)

[Signature]
(signature of applicant)

4/1/2024
(date)

By: _____
(printed name of property owner)

(signature of property owner)

(date)



Received	Receipt No.	Hearing Date	Petition No.
4-2-24	145731	5-13-24	

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



REZ-2024-0017

10/19/87

MAIL TAX BILLS TO:
4600 W. Jefferson Blvd.
Ft. Wayne, IN 46804

TAX KEY NO:

87-057761

WARRANTY DEED

THIS INDENTURE WITNESSETH, that RICHARD D. PENEWIT and SUSAN E. PENEWIT, husband and wife, each being over the age of eighteen (18) years, of Cheboygan County in the State of Michigan, CONVEY AND WARRANT to J & J REALTY CO., an Indiana General Partnership, of Allen County in the State of Indiana for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

A parcel of land located in the Southwest One-quarter of Section 35, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 35; thence North 88 degrees 45 minutes 30 seconds East along the centerline of Dupont Road a distance of 2070.2 feet; thence North 0 degrees 00 minutes East a distance of 50.0 feet to a concrete right-of-way monument at the Northerly right-of-way of said Dupont Road; thence North 83 degrees 03 minutes East along said right-of-way line a distance of 101.0 feet; thence continuing along said right-of-way line North 88 degrees 10 minutes East a distance of 38.7 feet to the Point of Beginning of the herein described tract. Beginning at the above described point; thence North 0 degrees 26 minutes 54 seconds East a distance of 185.65 feet; thence North 89 degrees 33 minutes 06 seconds West a distance of 103.43 feet; thence North 0 degrees 00 minutes East a distance of 387.20 feet; thence South 89 degrees 54 minutes East a distance of 483.10 feet; thence South 1 degree 13 minutes 45 seconds West (South 0 degrees 18 minutes East deed) a distance of 64.10 feet to a point on the Westerly right-of-way of Interstate Highway No. 69; thence South 18 degrees 27 minutes West along said Westerly right-of-way a distance of 463.0 feet; thence still along said highway right-of-way South 48 degrees 11 minutes West a distance of 95.50 feet to the Northerly right-of-way of Dupont Road; thence South 88 degrees 10 minutes West along said Dupont Road right-of-way a distance of 161.30 feet to the Point of Beginning. Parcel contains 4.86 acres, more or less and is subject to any pertinent easements of record. Access to the aforescribed tract is over and across the following described 30 foot wide ingress-egress easement. Commencing at the Southwest corner of Section 35, Township 32 North, Range 12 East, Allen County, Indiana; thence North 88 degrees 45 minutes 30 seconds East along the centerline of Dupont Road a distance of 2070.2 feet; thence North 0 degrees 00 minutes East a distance of 50.0 feet to a concrete right-of-way monument at the Northerly right-of-way line of said Dupont Road; thence North 83 degrees 03 minutes East along said right-of-way line a distance of 24.5 feet to the Point of Beginning of the herein described 30 foot wide ingress-egress easement. Beginning at the above described point; thence continuing along said right-of-way line North 83 degrees 03 minutes East a distance of 76.50 feet; thence still along said right-of-way line North 88 degrees 10 minutes East a distance of 38.70 feet; thence North 0 degrees 26 minutes 54 seconds East a distance of 30.02 feet; thence South 88 degrees 10 minutes West a distance of 41.24 feet; thence South 83 degrees 00 minutes West a distance of 76.13 feet; thence South 3 degrees 40 minutes 51 seconds East a distance of 30.05 feet to the Point of Beginning. Easement contains 0.08 acres, more or less.

Subject to the second installment of real estate taxes for the year 1986, due and payable in November 1987, and all subsequent real estate taxes, all zoning laws and ordinances, building, use and occupancy restrictions, building lines, easements, rights-of-way, encumbrances, covenants and conditions of record.

Dated this 22nd day of October, 1987.

(Richard D. Penewit)
(Richard D. Penewit)

(Susan E. Penewit)
(Susan E. Penewit)

STATE OF MICHIGAN }
COUNTY OF CHEBOYGAN } SS:

Before me, a Notary Public in and for said County and State this 22 day of October, 1987, personally appeared RICHARD D. PENEWIT and SUSAN E. PENEWIT, husband and wife, each being over the age of eighteen (18) years, and acknowledged the execution of the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

I am a resident of
Cheboygan County, Michigan
and my
commission expires:

Aug 4, 1991.

Phyllis M Brandt

Notary Public

INSTRUMENT V 11101

This instrument prepared by Charles R. Cogdell of the law firm of Livingston Dildine Haynie & Yoder, 1400 One Summit Square, Fort Wayne, IN 46802.

87 NOV 18 PM 2:55
ALLEN COUNTY RECORDER
Allen County Recorder

DULY ENTERED FOR TAXATION

NOV 18 1987

Jack Brown
AUDITOR OF ALLEN COUNTY

87-057761

**REZONING QUESTIONNAIRE AND
SUPPLEMENTAL NOTE RE: LANDSCAPING**

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 site is located in an Urban Infill Area and will, in alignment with the goals in such an area, utilize a vacant lot which has access to utilities and access roads.

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 site is located along a major access point to Interstate 69 and Dupont Rd. The site is bound by a restaurant to the south, the interstate highway to the east, and a hotel and office park to the north. The residential to the west is buffered by an existing mound with evergreens on it.

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

The proposed storage facility will utilize a high quality exterior and provides a valuable amenity to surrounding offices and homes who need supplemental storage. This feature, along with the existing mounding and tree line, will adequately mitigate any visual impact the proposed structure may have on the residential areas to the west.

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

The development plan review and approval will ensure thoughtful design which accomodates surrounding uses.

NOTE RE: LANDSCAPE BUFFERING: The Applicant intends to maintain the existing mounding to the west of the property and the existing evergreens located on the mounding as an alternate landscape buffer along the west side of the property.

FACT SHEET

Case #REZ-2024-0017

Bill # Z-24-04-27

Project Start: April 2024

PROPOSAL:	Rezoning Petition REZ-2024-0017 - 2925 E Dupont Road Self Storage
APPLICANT:	Premiere Storage, LLC
REQUEST:	To rezone property from C2/Limited Commercial to BTI/Business, Technology, and Industrial Park to permit a self-storage development.
LOCATION:	2925 E Dupont Road, 800 feet east of its intersection with Longwood Drive (Section 35 of Perry Township)
LAND AREA:	approximately 1.95 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	BTI/Business, Technology, and Industrial Park
COUNCIL DISTRICT:	2 – Russ Jehl
SPONSOR:	Fort Wayne Plan Commission

May 13, 2024 Public Hearing

- Three people spoke with concerns.
- Connie Haas Zuber was absent.

May 20, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Rachel Tobin-Smith 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

- Paul Sauerteig and Ryan Neumeister were absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
May 28, 2024

PROJECT SUMMARY

The petitioner is requesting to rezone the parcel from C2/Limited Commercial to BTI/Business, Technology, and Industrial Park to accommodate a new self-story facility, which includes a waiver for height. Today, the site is shovel ready but otherwise undeveloped. The site is a part of a greater business park that included a gas station (converted to hot tub sales), a restaurant, hotel, and an industrial park. The site also includes a utility easement that bisects the site. Across the interstate is the Parkview Regional Medical Center. The intent of the BTI district is to “create areas for the development of limited intensity assembly, fabrication, office, medical, technology, and research facilities, including corporate campus and similar development, with quality, integrated architectural and site design which is compatible with adjacent development and creates minimal impacts outside of the buildings.” In other words, despite the industrial name, the district may be compatible to existing residential and commercial districts and provide logical transition between an interstate and residential areas. It prohibits typical uses along highways like gas stations and restaurants, making it amenable to adjacent residential zoning. The district also prohibits outdoor storage and display.

The submitted development plan shows a single structure that has about a 28,000 square feet footprint. The proposed structure is about 111,968 square feet across four floors. A height waiver is included, which is discussed below. The building is set back about 125 feet from the property line, according to the provided scale. The applicant intends to retain the mounding and the existing mature evergreen trees. The applicant also intends on using the existing location of storm detention for the site and supplement the area with shade trees. Access to the site will be provided with existing curb cuts to the development site. Aside from the utility easements, the site is outside other mapped districts, like floodplain and the airport overlay. The applicant will also need to provide a photometric plan at the site routing level to mitigate light pollution into the Longwood neighborhood. There is no outdoor storage proposed with this development, which is prohibited in the BTI district. Sidewalks are exempt from sidewalks in the BTI district, so they are excluded from the development plan.

Additionally, the applicant submitted a waiver request to increase the maximum height of the structure from 40 feet to 50 feet. The biggest justification of the waiver is the utility easement mapped down the center of the development site, which makes the building envelope smaller. Because of this, the applicant chose to develop the eastern half, closer to the interstate. The development may provide additional sound buffering between the Interstate and the Longwood neighborhood. The applicant also provided a sight study to show the existing trees should adequately screen the building from the residents. The waiver criteria in State Code are:

- (a) The waiver or modification is in conformance with the purposes and intent of this ordinance along with the objectives and policies of the Comprehensive Plan;
- (b) The applicant has submitted adequate evidence to demonstrate that the requested waiver or modification will not have a significant impact on contiguous residential properties; and
- (c) The failure to grant the requested waiver would result in practical difficulties in the use of the property for the proposed development.

Finally, an alternate landscaping plan is also requested with this plan. The applicants intend to keep the mature evergreen trees on the existing mound and not provide P1 parking. For the site routing level, P1 landscaping adjacent to the hotel and restaurant would be necessary to make the development most compliant to the Fort Wayne Zoning Ordinance.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:
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 4 – Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.

Generalized Future Land Use Map

- The project site is located within the Community Commercial generalized land use category. The Community Commercial Generalized Land Use consists of medium to large clusters of commercial businesses providing a mix of day-to-day necessities as well as destination-oriented and specialized goods and services. These areas generally attract consumers from multiple neighborhoods in the immediate area.
- Adjacent properties are categorized as Regional Commercial to the north, south and east, with Suburban Neighborhood identified to the west.

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Compatibility Matrix

- This proposed use is permitted in BTI/Business, Technology, and Industrial Park with the future land use designation of “Community Commercial” is considered compatible in the matrix.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: Rob Kruger, representing the applicant, presented the request as outlined above. Payton Prody, engineer for the project, clarified information regarding the site plan.

Public Comments:

David Wall (2826 Longwood Ct): Closest to property; concerned with criminal activity, trash, loitering, drainage, noise, privacy.

Emily Kestner (2728 Westmore Dr): Concerns with notices, covenants limit 3-story max, dumpsters, staffing.

Andrew Hoch (2834 Longwood Ct): Concerned with neighborhood awareness, association not active.

Closing Comments: Rob Kruger – Traffic will be less than hotel, security will include numerous cameras, drainage will be addressed with city requirements.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

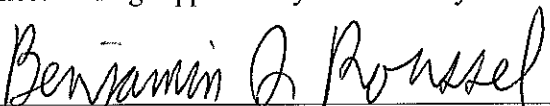
Rezoning Petition REZ-2024-0017 – Premiere Storage

APPLICANT:	Premiere Storage, LLC
REQUEST:	To rezone property from C2/Limited Commercial to BTI/Business, Technology, and Industrial Park
LOCATION:	2925 E Dupont Road, 800 feet east of its intersection with Longwood Drive (Section 35 of Perry Township)
LAND AREA:	approximately 1.95 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	BTI/Business, Technology, and Industrial Park

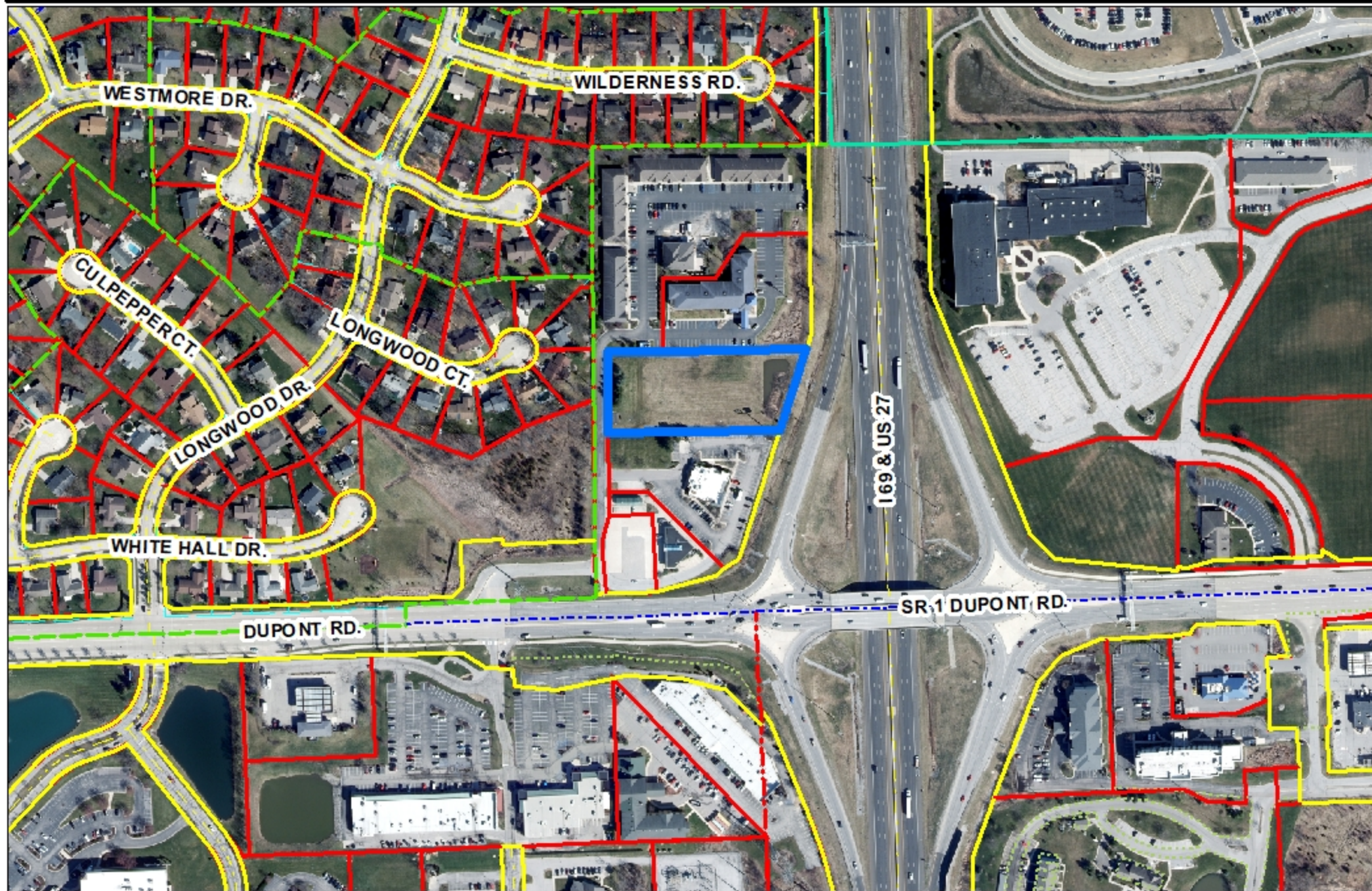
The Plan Commission recommends that Rezoning Petition REZ-2024-0017 be returned to Council, with a “Do Pass” recommendation after considering the following:

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. BTI is intended to be a buffer district between residential and higher intensity areas. In this case, the district can serve as sound deadening between I-69 and the Longwood subdivision. The front yard of the site is adjacent to residential, so the primary structure will be at least 50’ from any residential district.
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 greater area is commercial – this is a lesser intensity that conventional uses along interstates, like gas stations or other regional destinations.
3. Approval is consistent with the preservation of property values in the area. The proposal follows rapid interest in this area from entities like Trine University, Parkview Regional Medical Center, and other development in this quadrant of town.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Reviewing agencies will need to approve any development on this site prior to construction of the primary structure. This should mitigate the impact of development.
5. The rezoning is consistent with the mandate for responsible growth and development in that the proposal aligns with the Comprehensive Plan. This site is infill, as it is developed in every cardinal direction. The applicant found a way to develop a site that is bisected by a large utility easement, which is most likely the reason it has remained development since the early 2000’s.

These findings approved by the Fort Wayne Plan Commission on May 20, 2024.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



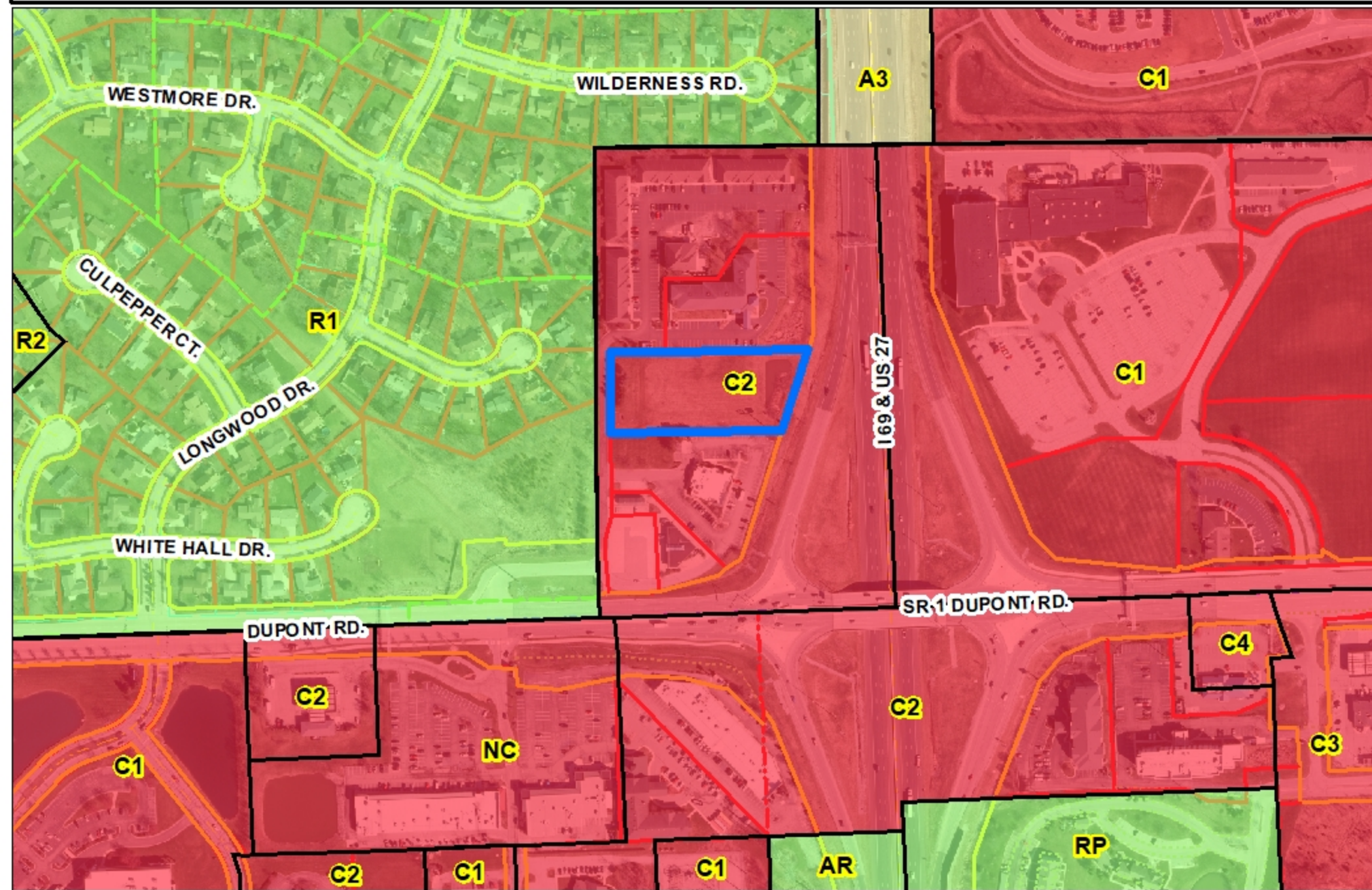
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 4/15/2024

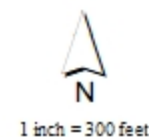
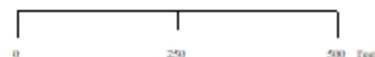
0 250 500 Feet



1 inch = 300 feet



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: 4/15/2024



NEW ORIGINAL LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 35, Township 32 North, Range 12 East of the Second Principal Meridian, Perry Township in Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 18064651, dated January 8th, 2024 and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence North 88 degrees 05 minutes 27 seconds East (GPS grid bearing and basis of bearings to follow), a distance of 2070.20 feet (Deed) along the South line of said Southwest Quarter and within the right-of-way of Dupont Road; thence North 00 degrees 03 seconds West, a distance of 50.00 feet (Deed) to the South line of an existing 0.005 acre tract described in Document Number 94-040498 in the Office of the Recorder of Allen County, Indiana; thence North 82 degrees 30 minutes 09 seconds East, a distance of 24.42 feet (24.50 feet Deed) along said South line to the East line of said 0.005 acre tract; thence North 04 degrees 24 minutes 56 seconds West, a distance of 6.76 feet (6.67 feet Deed) along said East line to a 5/8" rebar with a "D&A" identification cap on the East line of an existing tract described in Document Number 2008046669 in the Office of the Recorder of Allen County, Indiana; thence continuing North 04 degrees 24 minutes 56 seconds West, a distance of 94.17 feet (Deed) along said East line to a Mag Nail with a "D&A" identification ring; thence North 00 degrees 30 minutes 14 seconds West, a distance of 36.50 (Deed) feet along said East line to a Mag Nail with a "D&A" identification ring; thence North 17 degrees 05 minutes 11 seconds East, a distance of 62.73 feet (Deed) along said East line; thence North 00 degrees 40 minutes 03 seconds West, a distance of 198.20 feet along said East line to a 5/8" steel rebar with a "CEC" identification cap on the North line of an existing 1.871 acre tract described in Document Number 2016019727 in the Office of said Recorder, said point being the POINT OF BEGINNING of the herein described tract; thence continuing North 00 degrees 40 minutes 03 seconds West, a distance of 189.00 feet along said East line to the South line of said Document Number 2008046669, said point being referenced by a 5/8" steel rebar 0.23 feet West; thence North 89 degrees 25 minutes 57 seconds East, a distance of 470.14 feet along said South line and along the South line of an existing 1.844 acre tract described in Document Number 2020052474 in the Office of said Recorder to the West line of an existing 0.481 acre tract described in Document Number 94-061424 in the Office of said Recorder, said point being referenced by a 5/8" steel rebar with a "CEC" identification cap 0.41 feet North and 0.21 feet West; thence South 17 degrees 46 minutes 06 seconds West, a distance of 183.31 feet along said West line to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence North 89 degrees 25 minutes 57 seconds West, a distance of 36.53 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap; thence South 00 degrees 14 minutes 51 seconds West, a distance of 15.00 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the North line of said 1.871 acre tract described in Document Number 2016019727 in the Office of said Recorder; thence South 89 degrees 25 minutes 57 seconds West, a distance of 355.38 feet along said North line to the Point of Beginning. Containing 1.884 acres, more or less. Subject to easements of record.

SURVEYOR'S REPORT

PURPOSE OF SURVEY:

The purpose of this survey was to create an original 1.884 acre tract from an existing tract described in Document Number 87-057761 in the Office of the Recorder of Allen County, Indiana. Located at 2925 East Dupont Road, Fort Wayne, Indiana.

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 upon the following opinions and observations a result of uncertainties in lines and corners because of the following:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

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

The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The corners of the subject tract are marked and labeled as shown on the survey drawing. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners.

- Southwest corner Southwest Quarter: Section 35, T32N, R12E.
- Southeast corner Southwest Quarter: Section 35, T32N, R12E: 1" steel bar (Harrison Marker Found)

It appears that the section corners that were in place at the time of the subject parcel being created have either been destroyed or are in a different location. Found monuments were used this survey and 1 feel is a representation of following previous surveys on surveys within the subject and adjoining tracts.

B) OCCUPATION OR POSSESSION LINES

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

- See survey drawing for location of improvements in relation to the boundary lines 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:

- Surveys completed by:
 - Coil & Dickmeyer, Survey No. 95025, January 24, 1995
 - Donovan Engineering, Survey No. 2929, March 2, 1994
 - Donovan Engineering, Survey No. 2900, March 8, 1994
 - Dickmeyer and Associates, October 14, 1996
 - Miller Land Surveying, Inc. Survey No. 18064651, July 25, 2018
 - Miller Land Surveying, Inc. Survey No. 18064651, October 13, 2020
- Document Number 86-022890
- Document Number 87-057761
- Document Number 2016019727
- Document Number 990006702
- Document Number 94-061424
- Document Number 2008046669
- Document Number 2020052474

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

THEORY OF LOCATION:

The West line of the subject tract was established per the West line of Document Number 87-057761, which was established per deed angles and distances and found monument "L". The North line of the subject tract was established per the North line of Document Number 87-057761, which was established per deed angles and distances. The East (183.31 feet) line of the subject tract was established per the West line of Document Number 94-061424, which was established per deed distances and found monument "M". The South line of the subject tract was established per the North line of Document Number 2016019727, which was established per deed angles and distances and found monuments "M" and "L". The remaining East (15.00 feet) and South (53.53 feet) lines of the subject tract were established this survey per the Owner's request.

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 without liability or legal exposure to the land surveyor.

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 herein.

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 law, Brett R. Miller.

The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.

Reference Survey

Miller Land Surveying, Inc.
Survey No. 18064651
Date: October 13, 2020

Coil & Dickmeyer, Inc.
Survey No. 95025
Date: January 24, 1995

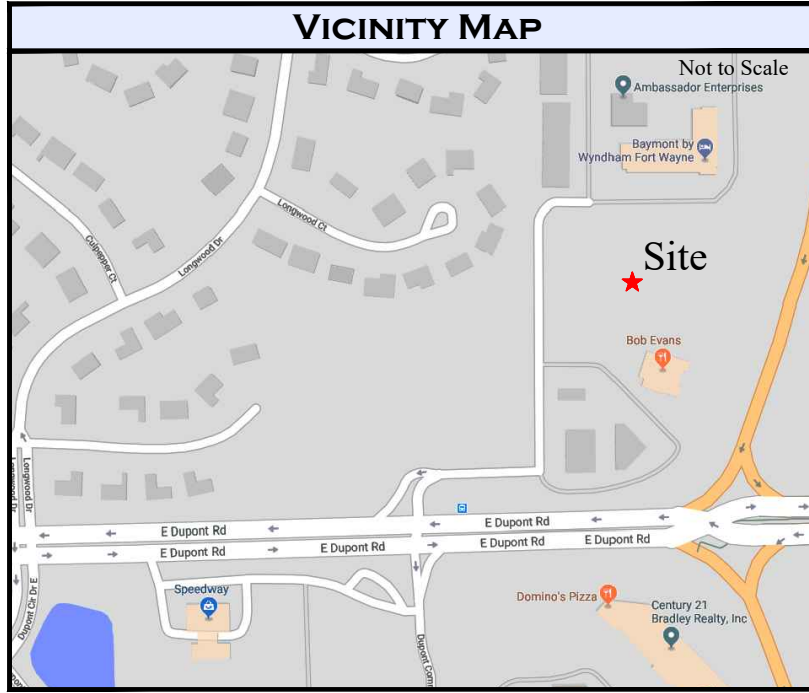
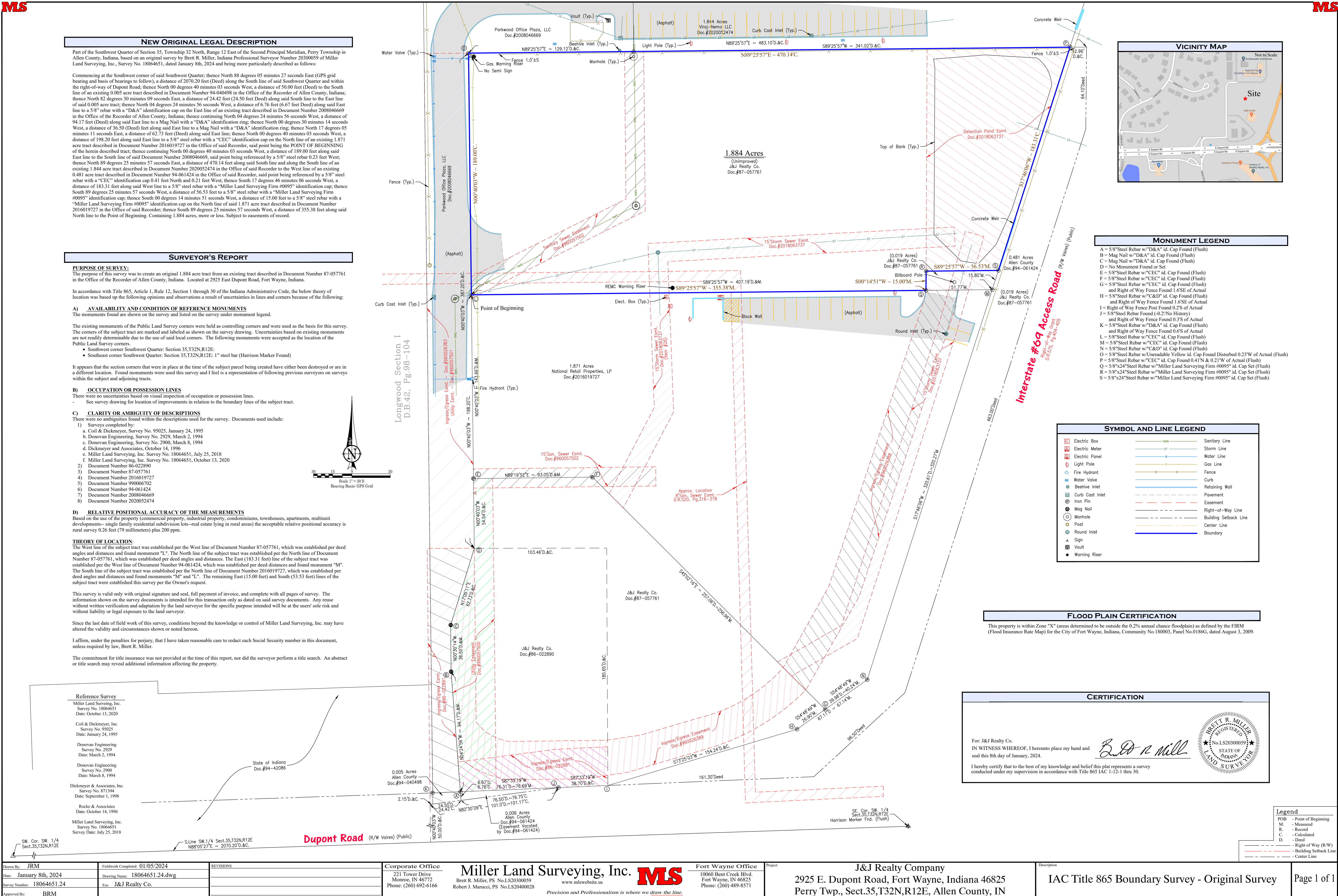
Donovan Engineering
Survey No. 2929
Date: March 2, 1994

Donovan Engineering
Survey No. 2900
Date: March 8, 1994

Dickmeyer & Associates, Inc.
Survey No. 871394
Date: September 1, 1998

Recke & Associates
Date: October 14, 1996

Miller Land Surveying, Inc.
Survey No. 18064651
Survey Date: July 25, 2018



MONUMENT LEGEND

- A = 5/8"Steel Rebar w/"D&A" id. Cap Found (Flush)
- B = Mag Nail w/"D&A" id. Cap Found (Flush)
- C = Mag Nail w/"D&A" id. Cap Found (Flush)
- D = No Monument Found or Set
- E = 5/8"Steel Rebar w/"CEC" id. Cap Found (Flush)
- F = 5/8"Steel Rebar w/"CEC" id. Cap Found (Flush)
- G = 5/8"Steel Rebar w/"CEC" id. Cap Found (Flush)
- H = 5/8"Steel Rebar w/"CEC" id. Cap Found (Flush)
- I = Right of Way Fence Found 1.65E of Actual
- J = 5/8"Steel Rebar Found (-0.2"/No History)
- K = 5/8"Steel Rebar w/"D&A" id. Cap Found (Flush)
- L = 5/8"Steel Rebar w/"CEC" id. Cap Found (Flush)
- M = 5/8"Steel Rebar w/"CEC" id. Cap Found (Flush)
- N = 5/8"Steel Rebar w/"CEC" id. Cap Found (Flush)
- O = 5/8"Steel Rebar w/Unreadable Yellow id. Cap Found Disturbed 0.23"W of Actual (Flush)
- P = 5/8"Steel Rebar w/"CEC" id. Cap Found 0.41"N & 0.21"W of Actual (Flush)
- Q = 5/8"x24"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set (Flush)
- R = 5/8"x24"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set (Flush)
- S = 5/8"x24"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set (Flush)

SYMBOL AND LINE LEGEND

- | | | |
|-----------------|-----|-----------------------|
| Electric Box | San | Sanitary Line |
| Electric Meter | ST | Storm Line |
| Electric Panel | W | Water Line |
| Light Pole | G | Gas Line |
| Fire Hydrant | X | Fence |
| Water Valve | | Curb |
| Beehive Inlet | | Retaining Wall |
| Curb Cast Inlet | | Pavement |
| Iron Pin | | Easement |
| Mag Nail | | Right-of-Way Line |
| Manhole | | Building Setback Line |
| Post | | Center Line |
| Round Inlet | | Boundary |
| Sign | | |
| Vault | | |
| Warning Riser | | |

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 the City of Fort Wayne, Indiana, Community No.180003, Panel No.0186G, dated August 3, 2009.

CERTIFICATION

For: J&J Realty Co.
IN WITNESS WHEREOF, I hereto place my hand and seal this 8th day of January, 2024.

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.



Legend

- POB - Point of Beginning
- M - Measured
- R - Record
- C - Calculated
- D - Deed
- Right of Way (R/W)
- Building Setback Line
- Center Line

Drawn By: JRM	Fieldwork Completed: 01/05/2024	REVISIONS	Corporate Office 221 Tower Drive Monroe, IN 46772 Phone: (260) 692-6166	Miller Land Surveying, Inc. MLS Brett R. Miller, PS No.LS20300059 Robert J. Marucci, PS No.LS20400028 www.mlswebusis.com Precision and Professionalism is where we draw the line.	Fort Wayne Office 10060 Bent Creek Blvd. Fort Wayne, IN 46825 Phone: (260) 489-8571	Project J&J Realty Company 2925 E. Dupont Road, Fort Wayne, Indiana 46825 Perry Twp., Sect.35,T32N,R12E, Allen County, IN	Description IAC Title 865 Boundary Survey - Original Survey	Page 1 of 1
---------------	---------------------------------	-----------	--	--	--	--	--	-------------