

VROW-2024-0001

BILL NO. G-24-02-20

GENERAL ORDINANCE NO. G-_____

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

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

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

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

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

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 IN HOUSER'S SUBDIVISION BLOCK NO. 1 AS MONUMENTED BY A 5/8" REBAR WITH "SAUER" IDENTIFICATION CAP FOUND 0.1 FEET BELOW GRADE; THENCE NORTH 58 DEGREES 17 MINUTES 22 SECONDS EAST 231.33 FEET ALONG THE SOUTHEASTERLY LINES OF LOTS 1 AND 19 TO A CONCRETE RIGHT OF WAY MARKER FOUND FLUSH; THENCE SOUTH 31 DEGREES 42 MINUTES 57 SECONDS EAST 50.00 FEET TO A RIGHT OF WAY MARKER FOUND 1.2 FEET ABOVE GRADE ON THE NORTHWESTERLY LINE OF LOT 46; THENCE SOUTH 58 DEGREES 17 MINUTES 22 SECONDS WEST 231.48 FEET ALONG THE NORTHWESTERLY LINES OF LOTS 46 AND 22 TO A 5/8" REBAR FOUND 0.3 FEET BELOW GRADE; THENCE NORTH 31 DEGREES 32 MINUTES 42 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.266 ACRES, MORE OR LESS.

and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan and is hereby approved in all respects.

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

COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:

Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Right of Way Vacation
Case Number: VROW-2024-0001
Bill Number: G-24-02-20
Council District: 3 – Nathan Hartman

Introduction Date: February 27, 2024

Public Hearing Date: March 12, 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 (0.266 acres) of Dunn Street within Houser's Subdivision, from Arizona Avenue to Lima Road (SR 3). This portion will be relocated to the northern end of the property within the plat of Houser's Subdivision.

Location: 4500 Block of Dunn Street, from Arizona Avenue to Lima Road (SR 3)

Reason for Request: To accommodate the expansion for Zeigler Subaru dealership at this location.

Applicant: AJZ Fort Wayne I, LLC

Property Owner: AJZ Fort Wayne I, LLC

Related Petitions: Primary Development Plan – Zeigler Subaru Expansion

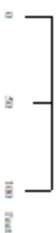
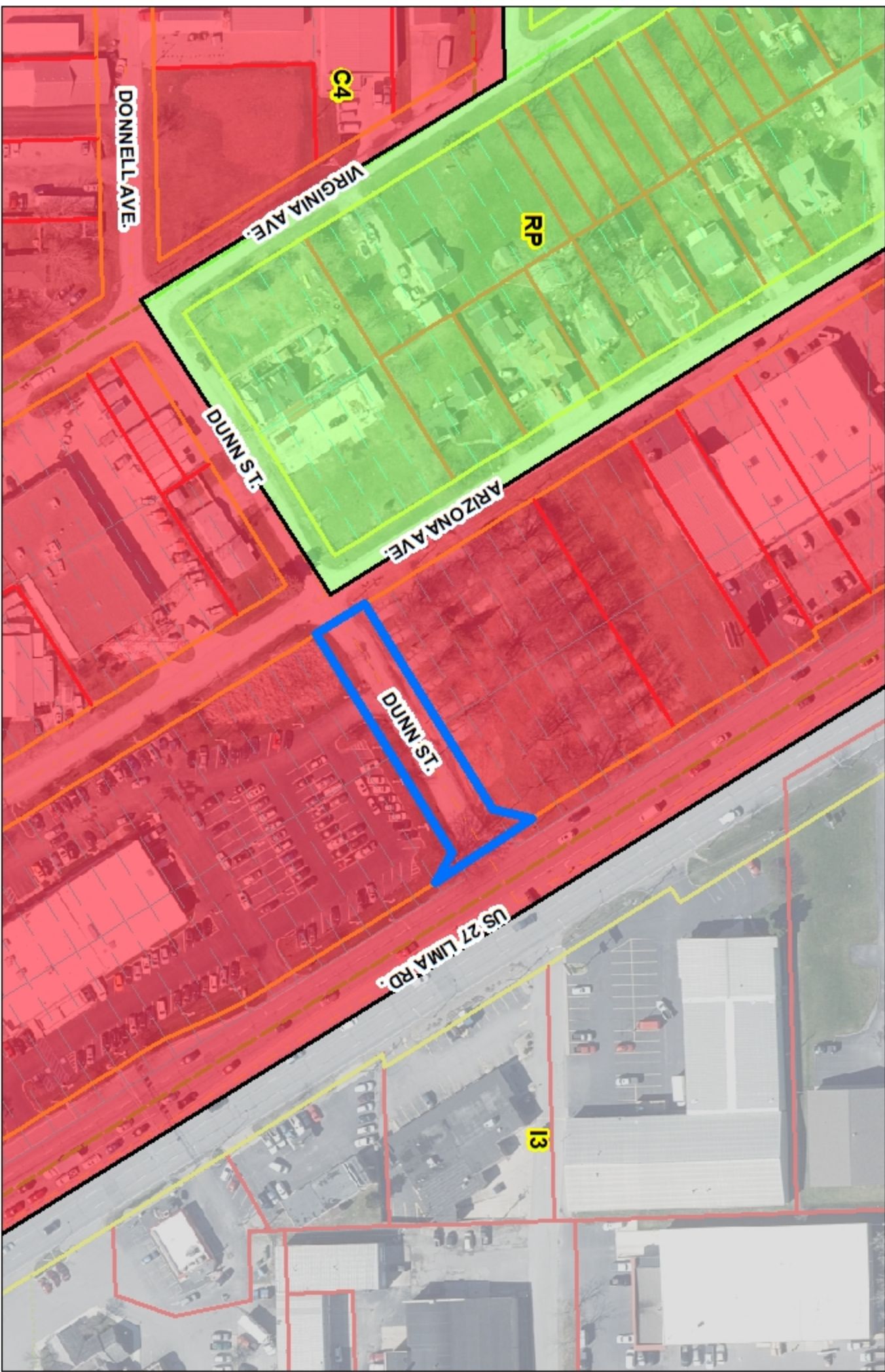
Effect of Passage: The relocation of a portion of Dunn Street between Arizona Avenue and Lima Road (SR 3) will allow for the expansion of Zeigler Subaru.

Effect of Non-Passage: The right of way will remain as platted. Redevelopment of the property may be hindered by retention of the right-of-way.



As shown, this map is for informational purposes only. It is not intended to be used as a legal document. The City of Phoenix is not responsible for any errors or omissions on this map. The City of Phoenix is not responsible for any damages or losses resulting from the use of this map. The City of Phoenix is not responsible for any claims or liabilities resulting from the use of this map. The City of Phoenix is not responsible for any claims or liabilities resulting from the use of this map.





1 inch = 110 feet

As shown, this map is not a warranty, but a statement of fact.

It is the responsibility of the user to verify the accuracy of the information contained herein.

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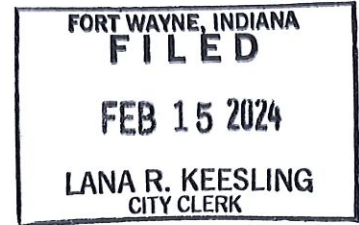
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CITY OF FORT WAYNE



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:

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

More particularly described as follows:

Vacation of a portion of the public right of way for Dunn Street. See attached legal description.

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

Petitioner, AJZ Fort Wayne I, LLC is the owner of property on both sides of Dunn Street pursuant to a Deed recorded in the Office of the Recorder of Allen County, Indiana, Doc. No. 2023045297.

The vacated portion of Dunn Street is located within Housers Subdivision, BD, PG 179, B9B-P66. A copy of the recorded plat of the subdivision is attached hereto.

The reasons for the proposed vacation are as follows:

Improvements and renovations to the Subaru dealership located on the corner of Coliseum and Lima commonly known as 502 W Coliseum Blvd.

Fort Wayne, IN 46808. The vacated portion of Dunn Street will be relocated to the northern end of the property as depicted on the Primary Development Plans associated with and submitted with this Petition.

(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: AJZ-Fort Wayne I, LLC

Street Address: 4201 Stadium Dr.

City: Kalamazoo State: MI Zip: 49008 Phone: C/o Carson LLP; 260-423-9411

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 FortWayne 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

Daniel Scheid, AJZ-Fort Wayne I, LLC
Printed Name

02.15.2024
Date

4201 Stadium Drive
Address

Kalamazoo, MI 49008
City/State/Zip

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

Agent's Name (Print Legibly): Andrew D. Boxberger

Street Address: 301 W. Jefferson Blvd., Ste. 200

City: Fort Wayne State: IN Zip: 46802 Phone: 260-423-9411

NOTICE:

- Legal Description is to be the area to be vacated and must be complete ad 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 #: _____

VICINITY MAP



(NOT TO SCALE)

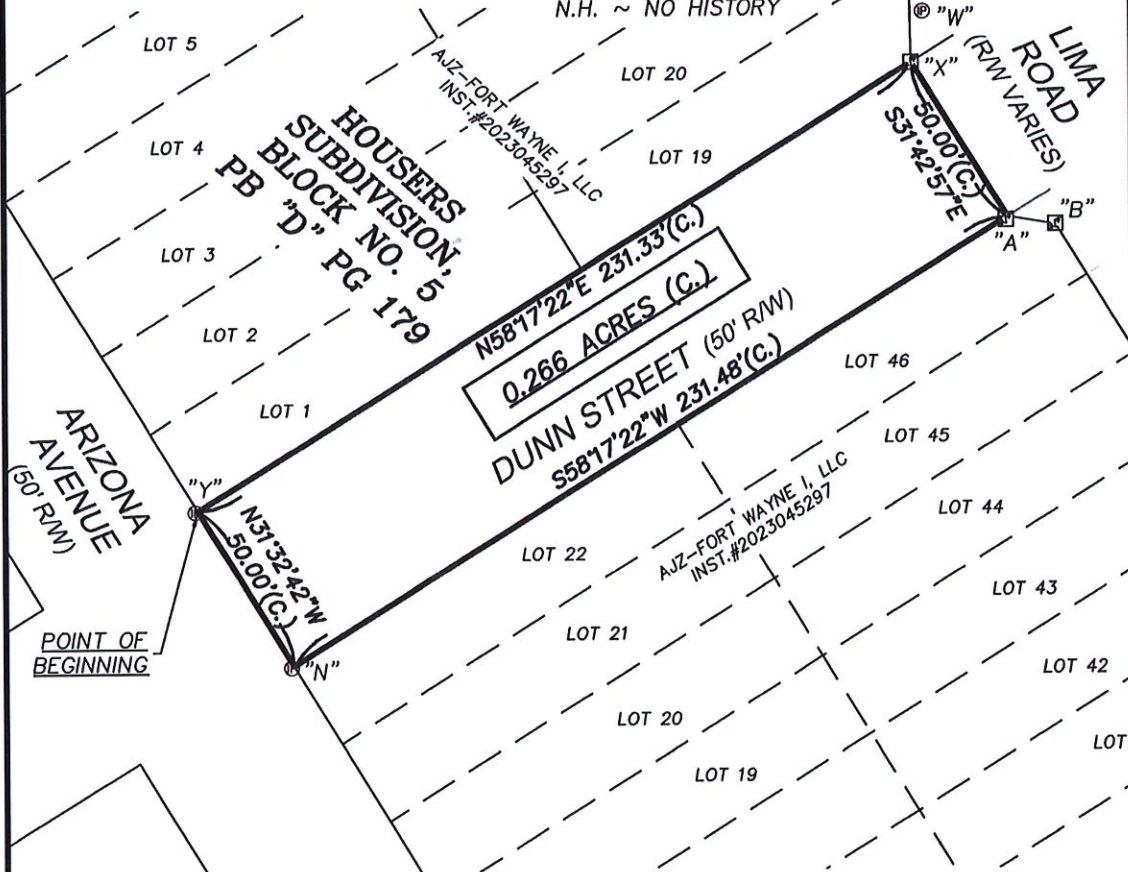


2305 CENTRAL YARD
CT, SUITE B
FORT WAYNE, IN
46818

info@otmlandsurveying.com
www.otmlandsurveying.com
260-338-2052

LEGEND

M. ~ MEASURED
C. ~ CALCULATED
D. ~ DEED
R. ~ RECORD
P. ~ PLAT
C.M. ~ CONTROLLING MONUMENT
O.M. ~ ORIGINAL MONUMENT
N.H. ~ NO HISTORY



MONUMENT LEGEND

"A" ~ RIGHT-OF-WAY MARKER FOUND 0.9'S. & 0.5'W. OF ACTUAL (+1.2')
"B" ~ RIGHT-OF-WAY MARKER FOUND 0.2'N. OF ACTUAL (+1.1')
"N" ~ 5/8" REBAR FOUND 0.44'S. & 0.72'W. OF ACTUAL (-0.3')
"W" ~ 5/8" REBAR W/ "SAUER FIRM 048" ID. CAP FOUND (FLUSH)
"X" ~ RIGHT-OF-WAY MARKER FOUND (FLUSH) - C.M.
"Z" ~ 1/2" REBAR FOUND (-0.6')



SCALE 1" = 40'
0 20 40 80

BASIS OF BEARINGS:
InGCS ALLEN COUNTY

1
SHEET
OF 2
SHEETS

PROJECT: STREET VACATION EXHIBIT

ADDRESS: DUNN STREET, FORT WAYNE, INDIANA 46808

DESCRIPTION: 0.266 ACRES IN WASHINGTON TWP.
SEC.22,T31N,R12E ALLEN COUNTY

FIELDWORK
COMPLETED

DATE: 1/10/2024

CREW: NRM/BLW

DRAWING

DATE: 2/6/2024

DRAWN BY: DAF

APPROVED BY: NRM

DATE: 2/14/2024



2305 CENTRALYARD
CT, SUITE B
FORT WAYNE, IN
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info@otmlandsurveying.com
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LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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SURVEYOR'S CERTIFICATE

IN WITNESS WHEREOF, I hereunto place my hand and seal this 14th day of February, 2024.

Nolan R. Mark, P.S. No.LS21900003

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.



2
SHEET
OF 2
SHEETS

PROJECT: STREET VACATION EXHIBIT

ADDRESS: DUNN STREET, FORT WAYNE, INDIANA 46808

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DATE: 1/10/2024

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DRAWING

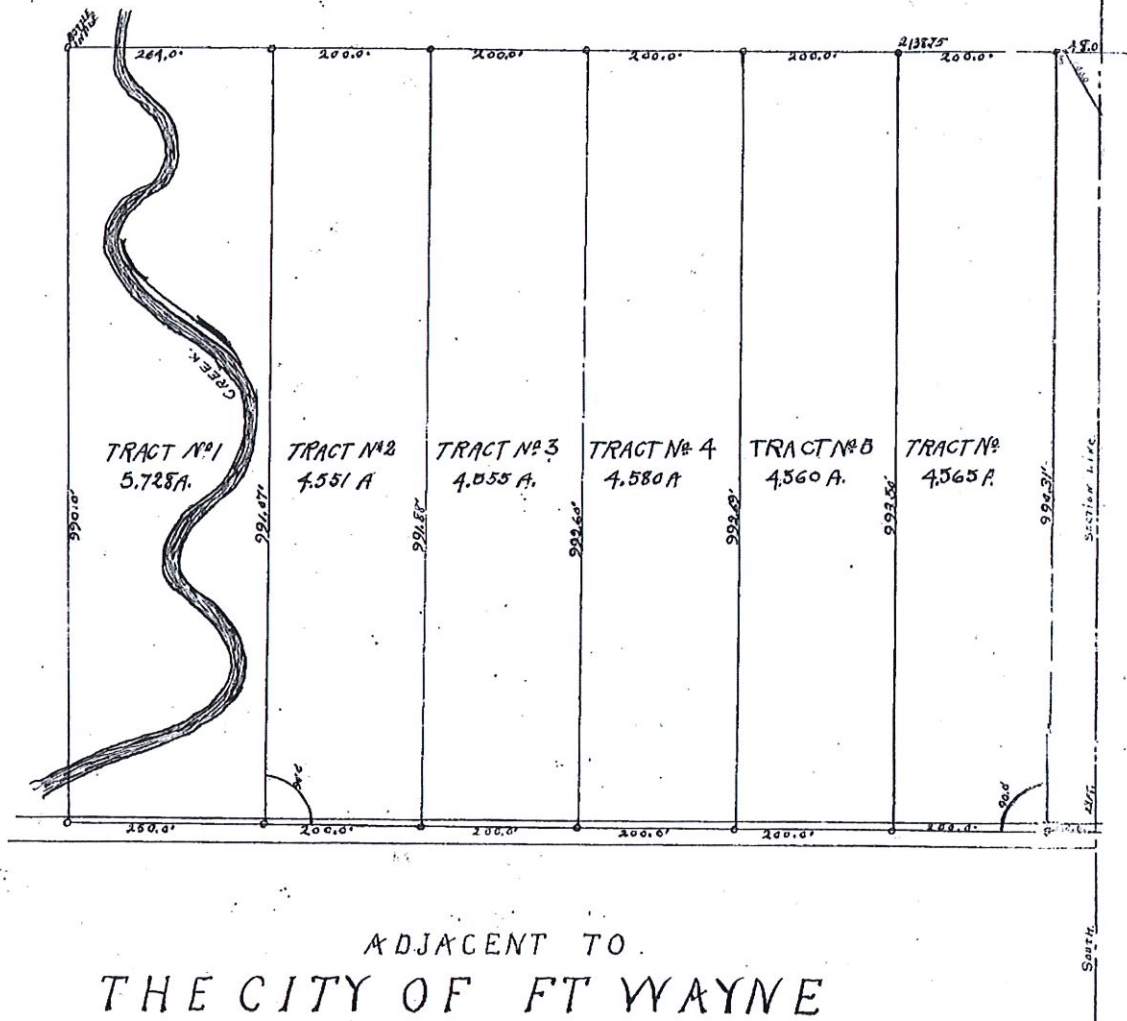
DATE: 2/6/2024

DRAWN BY: DAF

APPROVED BY: NRM

DATE: 2/14/2024

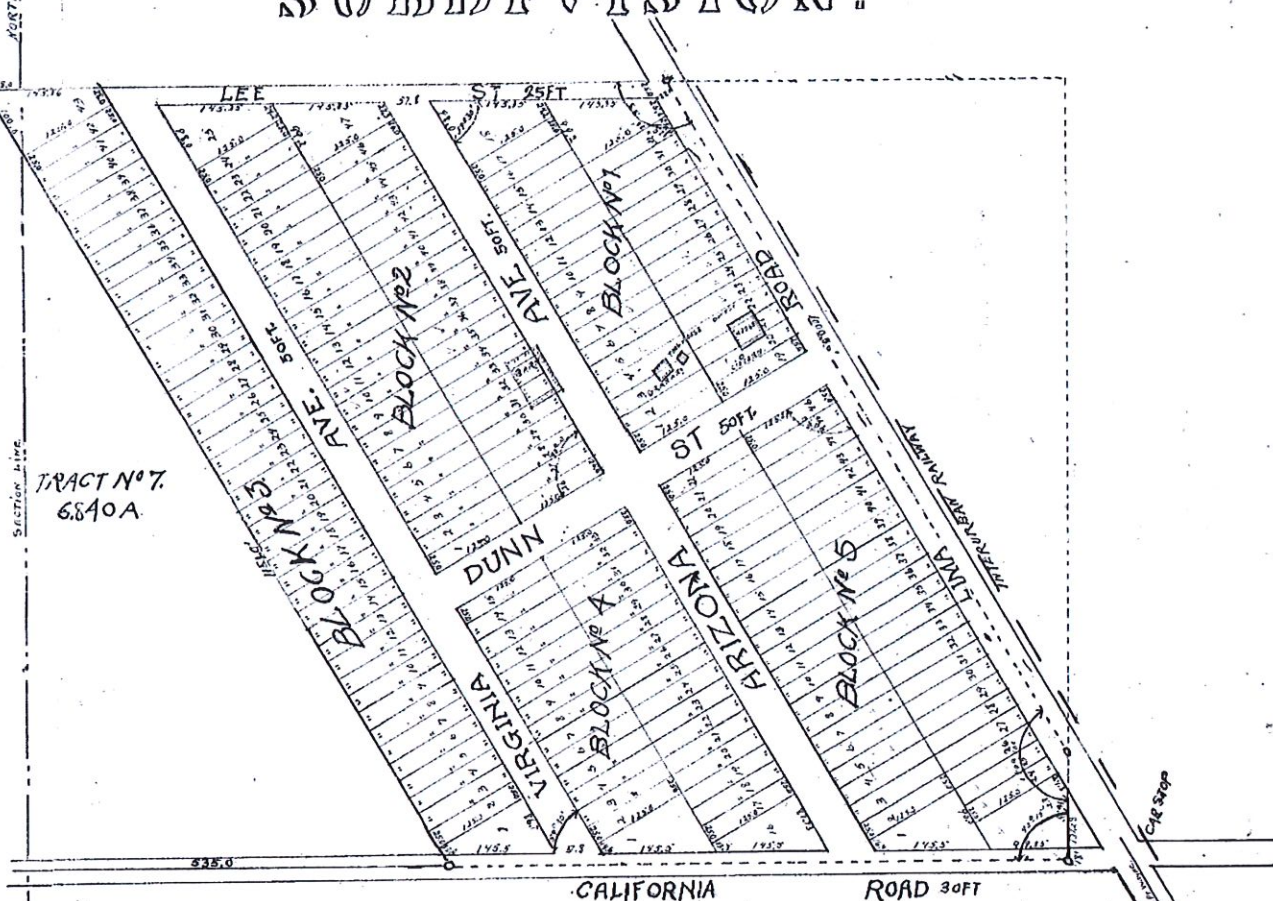
HOUSERS



SUBDIVISION.

Section Line
North

TRACT N^o 7.
6840A.



BEGINNING at the Southwest corner of the Southeast quarter of the Southeast quarter of Section Twenty two (22) in Township Thirty one (31) North of Range Twelve (12) East; thence running North Sixty (60) rods; thence East 2188.73 ft to the Center line of the Lining Road; thence with the center line of said Road Southeast 1000.36 ft; thence South 137.38 ft; to the East corner of the West Half of the Southwest quarter of Section Twenty three (23) and thence West along the South Line of Sections Twenty two (22) and Twenty (23) three, 2638.60 ft. to the Place of beginning containing 54.94 Acres more or less.
I have surveyed the above described tract of land and subdivided same as shown on this Plat which is correct to the best of my Knowledge and belief. *H.B. Cassin, Civil Engr, 1315 Mossrose Ave. Louisville, Ky.*
survey of this tract is recorded in Book D Page 179.

Oct 27-1921 We the undersigned commissioners hereby in open court acknowledge execution of the annexed Plat in accordance with the order of court made in the case of Charles A. Houser et al. vs. William M. Houser Adm. of the estate of John M. Houser entered in order book 46 Page 471 of the records of the Superior Court of Allen County State of Indiana, for partition of the real estate herein Platted. The said Plat having been submitted by such commissioners to William M. Ballou Judge of said Court in open Court, and the same having been approved and confirmed by said Court. We said Commissioners therefore in open court acknowledge the execution of said Plat for all purposes and uses and dedicate the streets shown hereon for Public use in as far as they are on the Property Platted.

O.Y. Emmick Commissioner
William M. Houser Com.

Oct 25-1921 This Plat submitted to me in open Court and by me confirmed.
William M. Ballou Judge of the Superior Court of Allen County, Indiana

Before me *Odna Ellisman* a Notary Public in and for the County of Allen State of Indiana, Personally appeared the above Parties who signed this Plat and acknowledged same to be their free act and deed this 25th day of Oct 1921.
Notary Seal Commission expires 8-17-1922. *Odna Ellisman*
Notary Public.

Duly Entered For Taxation, Oct 25-1921
Angus E. McCoy, Auditor Allen County, Indiana.

Recorded Oct 27-1921-11³⁰ A.M.
Frank Cummins,
Recorder Allen County
Indiana.

251 W. 11th St. Indianapolis
Rec'd Book 232 Page 134

Adjacent Prop Owners for Dunn Street:

Dougherty Edward
722 Dunn Ave
Fort Wayne, IN 46808

Eib Brandon
707 Dunn Ave
Fort Wayne, IN 46808

AJZ-Fort Wayne I LLC
4201 Stadium Dr
Kalamazoo, MI 49008

Panel Mart Inc
4602 Lima Rd
Fort Wayne, IN 46805

FTW-4520 Lima Rd LLC
5655 Castle Creek Parkway North
Indianapolis, IN 46250

City of Fort Wayne
200 E Berry Street
Fort Wayne, IN 46802

RIGHT OF WAY VACATION – PUBLIC HEARING

Department of Planning Services

VROW 2024 0001	Bill #G-24-02-20	Project Start: February 2024
APPLICANT:	AJZ Fort Wayne I, LLC	
REQUEST:	To vacate and relocate a portion of Dunn Street within the plat of Houser's Subdivision	
LOCATION:	4500 Block of Dunn Street, from Arizona Avenue to Lima Road (US Hwy 27)	
COUNCIL DISTRICT:	3 – Nathan Hartman	
PUBLIC HEARING DATE:	March 12, 2024	

PROJECT SUMMARY

The petitioner, AJZ Fort Wayne I, LLC, wishes to vacate a portion (0.266 acres) of Dunn Street within Houser's Subdivision, from Arizona Avenue to Lima Road (US Hwy 27). The noted right-of-way to be vacated is located at the 4500 Block of Dunn Street. The west end intersects with Arizona Avenue and the east intersects with Lima Road (US Hwy 27). It is located within Houser's Subdivision which was platted in October of 1921. It is adjacent to Lots 1 and 19 in Block No. 1 on the north, and Lots 22 and 46 in Block No. 5 to the south. This section of Dunn Street will be relocated to the northern end of the property within the plat of Houser's Subdivision. AJZ Fort Wayne I, LLC owns the land on both sides this section of Dunn Street. Accord to GIS mapping, the parcel to the north was historically a mobile home park. The parcel has been vacant since 2015, and currently being used for random parking. The parcel to the south has been a car lot since approximately 2010, with a building expansion in approximately 2013. No existing access to other businesses will be affected. Staff has sent requests for comment from all affected utility and reviewing agencies. When all responses are received, staff will return to Council for discussion.

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.
Traffic/Transportation Engineering:	Approved
Stormwater Engineering:	Approved
Water Engineering:	Approved
WPC Engineering – Sanitary:	Approved
City Parks Department:	Approved
Fire Department:	Approved
Land Acquisition Agent:	Approved
Frontier:	Approved with easement
Comcast Cable:	Approved with easement
AEP:	Approved with easement
NIPSCO:	Approved with easement
INDOT:	Approved

Grounds for Remonstrance for Vacation Requests (I.C. 36-7-3-13):

- (1) The vacation would hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
- (2) The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
- (3) The vacation would hinder the public's access to a church, school, or other public building or place.
- (4) The vacation would hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

VROW-2024-0001

Bill No. G-24-02-20

Right-of-Way Vacation – Notifications

**The Clerk's Office placed legal notification in the Fort Wayne Newspapers.
DPS Staff notified the following by Certified Mail or Hand Delivery:**

PIN/Property Address:

Property Owner of Record:

02-07-23-355-031.000-073
722 Dunn Ave

Dougherty Edward
722 Dunn Ave
Fort Wayne, IN 46808

02-07-23-357-006.000-073
707 Dunn Ave

Eib Brandon
707 Dunn Ave
Fort Wayne, IN 46808

02-07-23-356-005.000-073
4201 Stadium Dr

AJZ-Fort Wayne I LLC
4201 Stadium Dr
Kalamazoo, MI 49008

02-07-23-359-003.000-073
4602 Lima Rd

Panel Mart Inc
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02-07-23-359-005.000-073
4520 Lima Rd

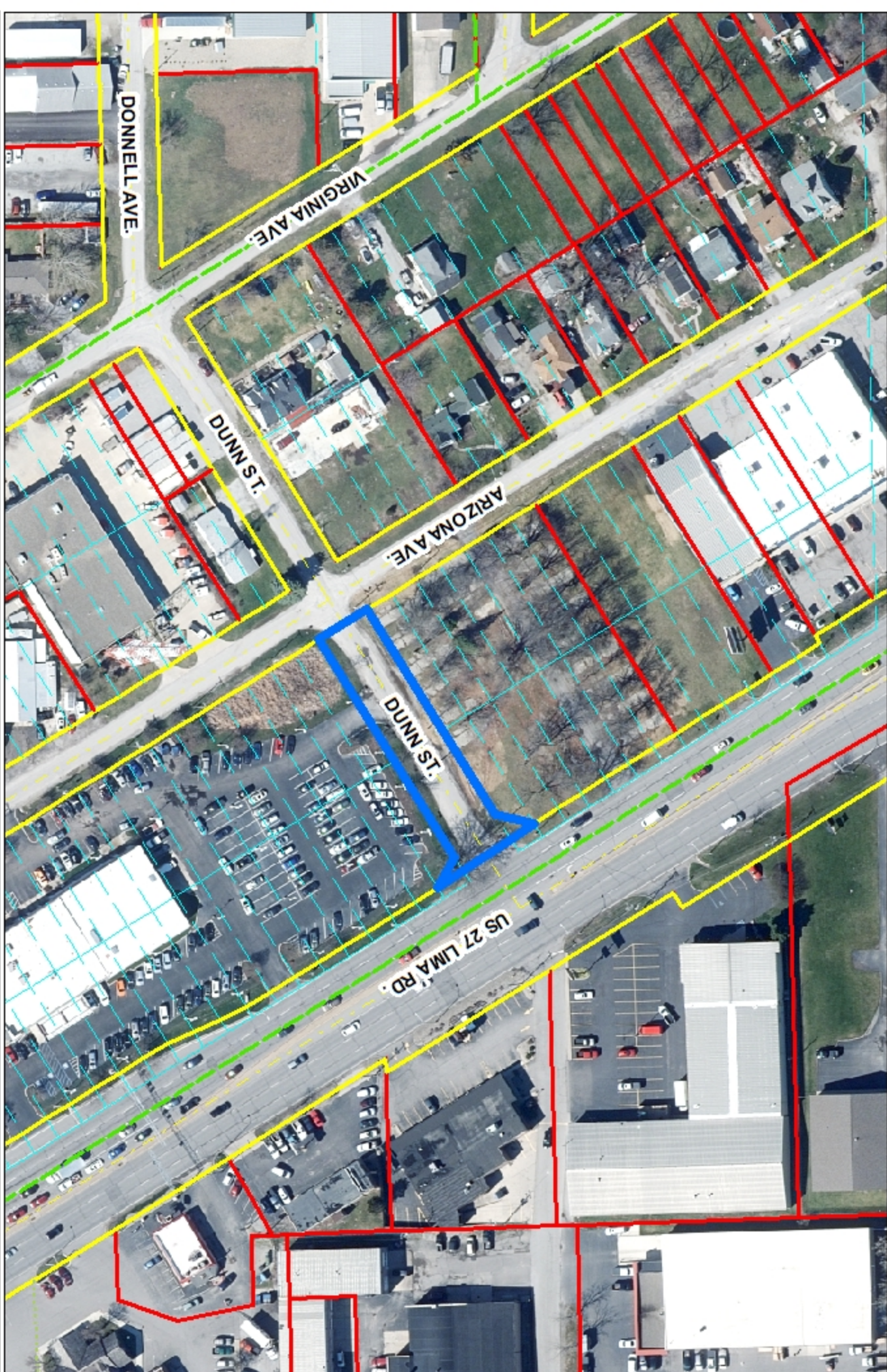
FTW-4520 Lima Rd LLC
LLC 5655 Castle Creek Parkway North
Indianapolis, IN 46250

ROW - Lima Road (US Hwy27)

City of Fort Wayne
200 E Berry Street
Fort Wayne, IN 46802

ROW - Lima Road (US Hwy27)

INDOT
5333 Hatfield Road
Fort Wayne, IN 46808



DONNELL AVE.

DUNN ST.

ARIZONA AVE.

DUNN ST.

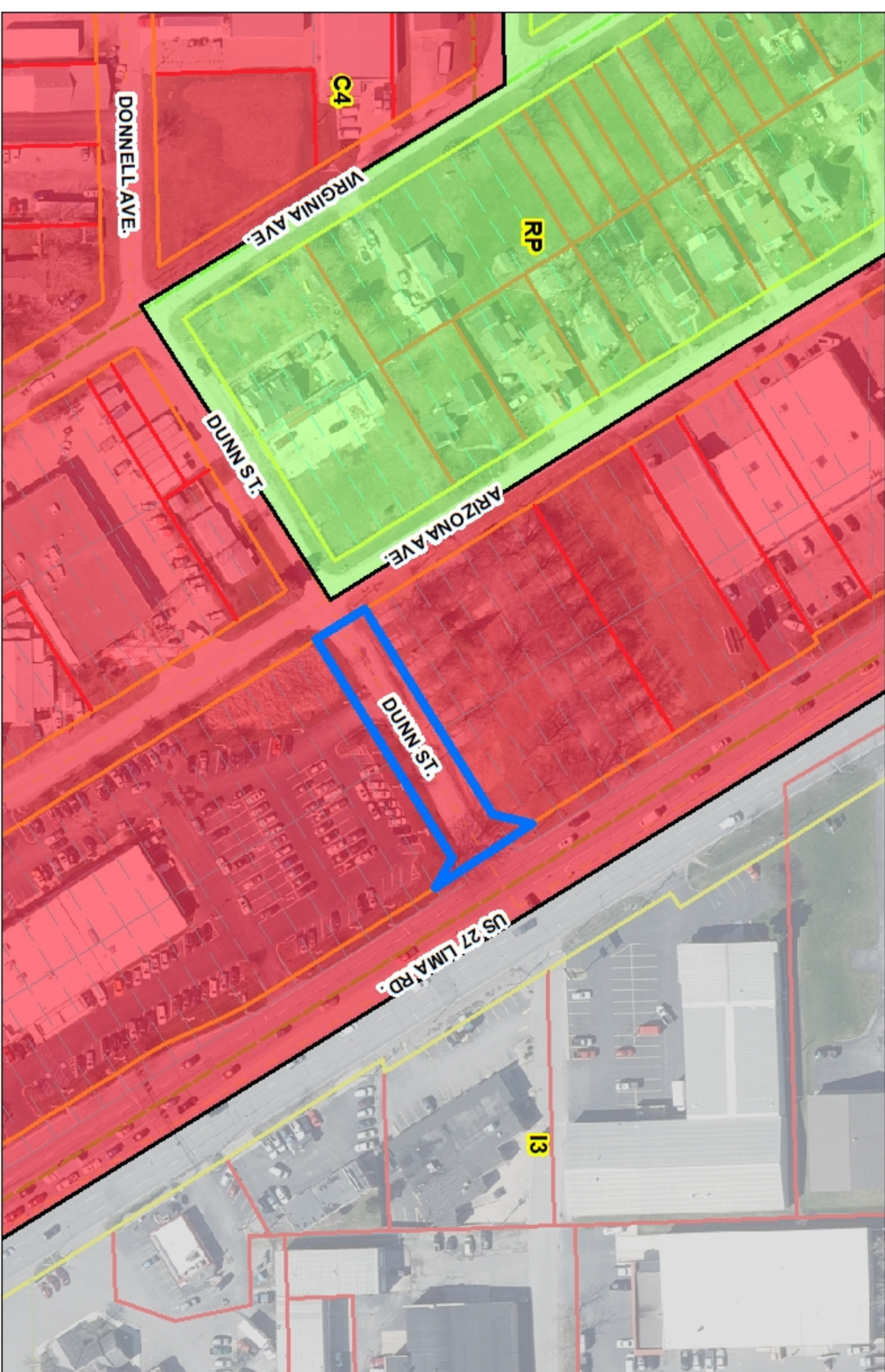
US 27 LIMA RD.

Although direct accuracy studies could have been employed in the comparisons of this study, Agency of County does not yet have or plan to have the accuracy of the information contained herein and decisions any and all liability resulting from any error or omission in this map.

© 2008 licensed to CCR, owner/author of the County of Alameda
North American Datum 1983
State Plane, Colorado Zone 10 System, Indian East
Projection and Contour: Spring 2009
Date: 2/21/2008

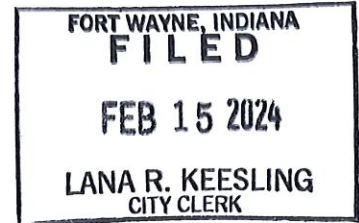
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CITY OF FORT WAYNE



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Name: AJZ-Fort Wayne I, LLC

Street Address: 4201 Stadium Dr.

City: Kalamazoo State: MI Zip: 49008 Phone: C/o Carson LLP; 260-423-9411

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 FortWayne 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	Daniel Scheid, AJZ-Fort Wayne I, LLC _____ Printed Name	02.15.2024 _____ Date
4201 Stadium Drive _____ Address	Kalamazoo, MI 49008 _____ City/State/Zip	

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

Agent's Name (Print Legibly): Andrew D. Boxberger

Street Address: 301 W. Jefferson Blvd., Ste. 200

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Map #: _____ Reference #: _____

VICINITY MAP



(NOT TO SCALE)

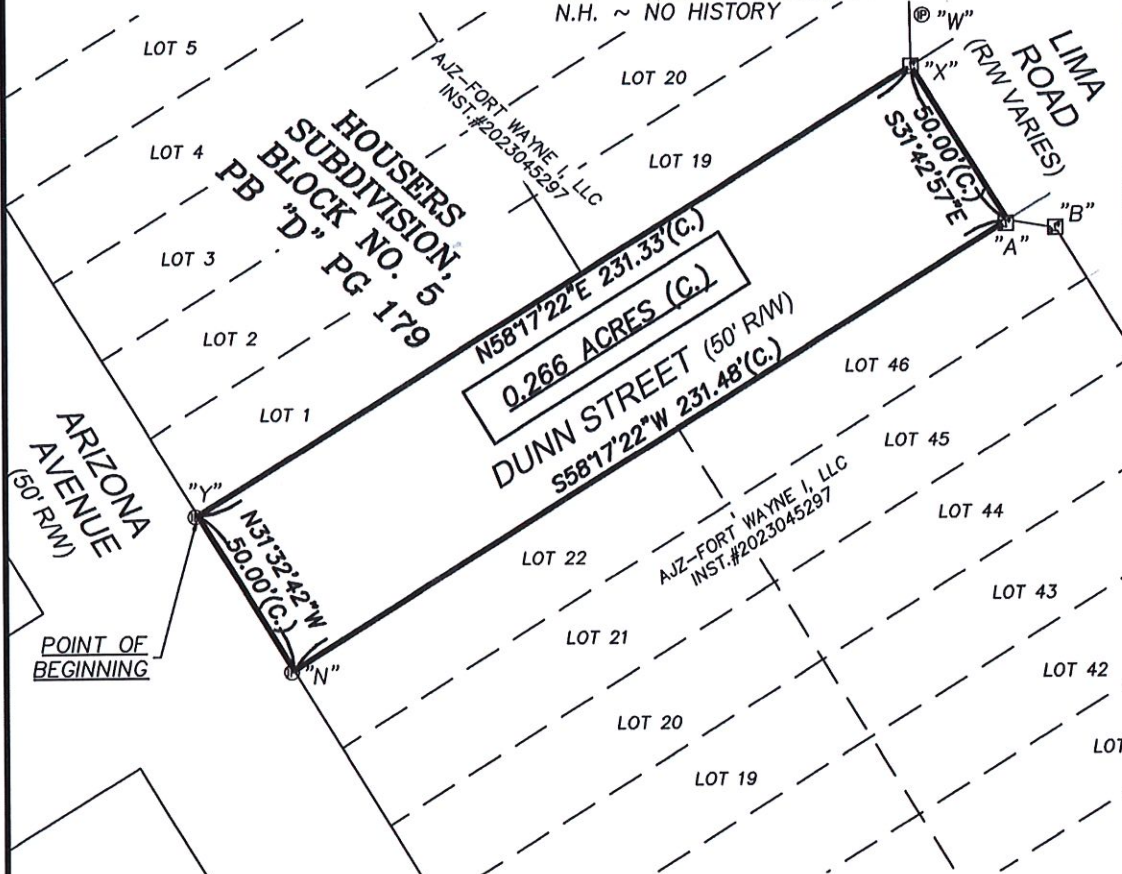


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N



SCALE 1" = 40'

0 20 40 80

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InGCS ALLEN COUNTY

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SHEET
OF 2
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Nolan R. Mark, P.S. No.LS21900003

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.



2
SHEET
OF 2
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PROJECT: STREET VACATION EXHIBIT

ADDRESS: DUNN STREET, FORT WAYNE, INDIANA 46808

DESCRIPTION: 0.266 ACRES IN WASHINGTON TWP.
SEC.22,T31N,R12E ALLEN COUNTY

FIELDWORK
COMPLETED

DATE: 1/10/2024

CREW: NRM/BLW

DRAWING

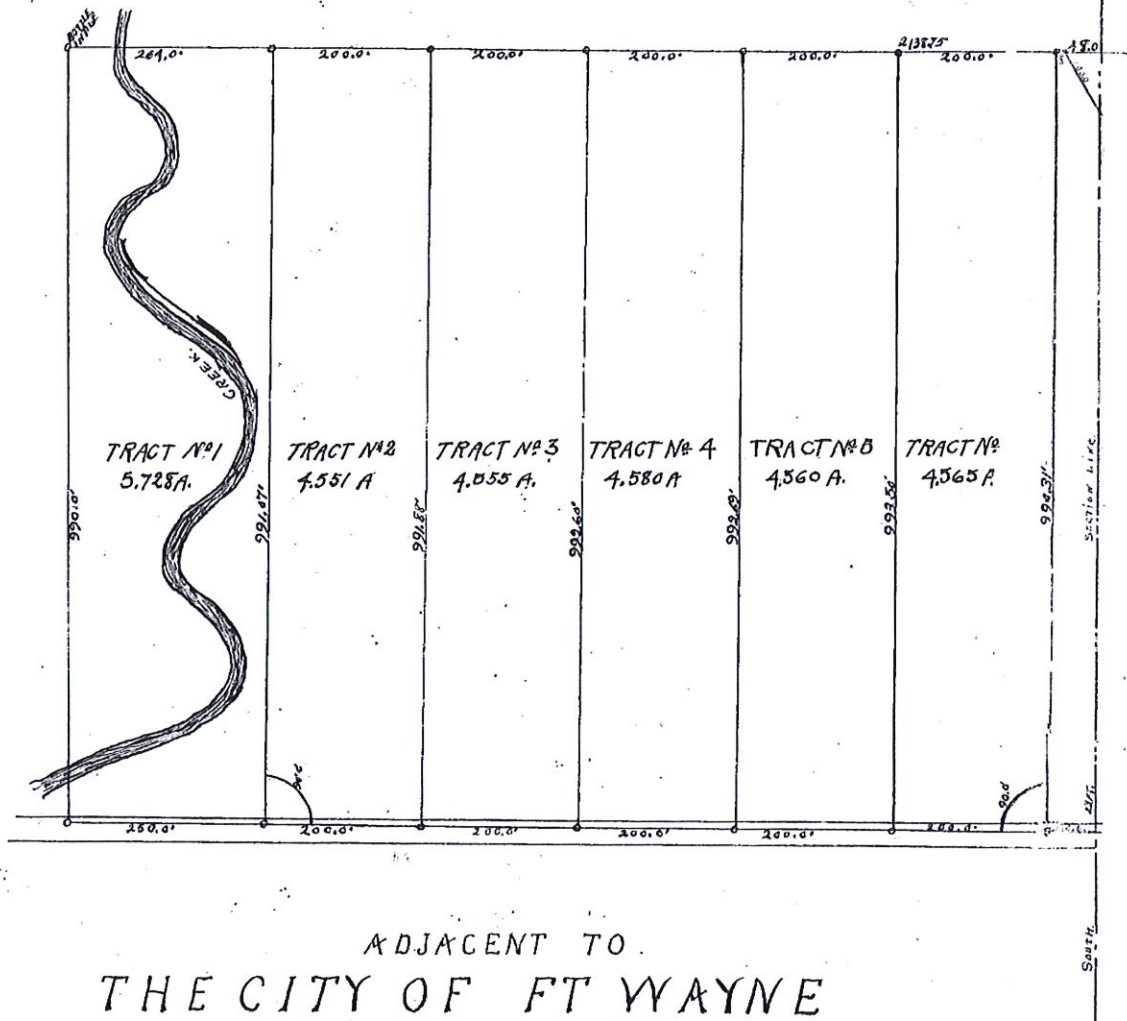
DATE: 2/6/2024

DRAWN BY: DAF

APPROVED BY: NRM

DATE: 2/14/2024

HOUSERS



THE LOUISVILLE REALESTATE & DEVELOPEMENT CO.

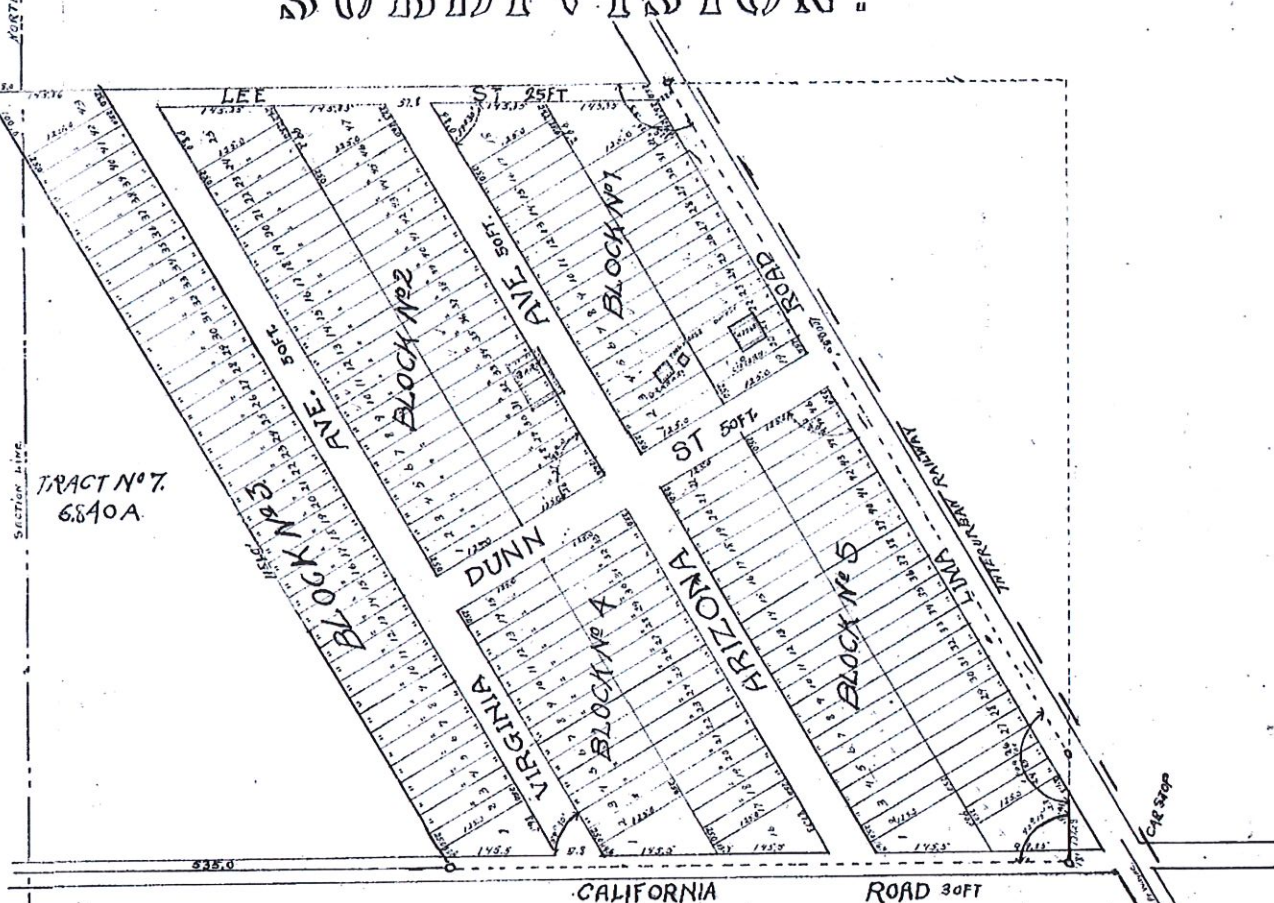
H.B. CASSIN, CHIEF ENGR D.C. CLARKE PRESIDENT.
LOUISVILLE, KY.

SCALE 1. IN = 100 FT.

OCTOBER 1921.

SURVEY MADE BY H.B. CASSIN CIVIL ENGR
LOUISVILLE, KY.

SUBDIVISION.



TRACT No. 7.
6840A.

BEGINNING at the Southwest corner of the Southeast quarter of the Southeast quarter of Section Twenty two (22) in Township Thirty one (31) North of Range Twelve (12) East; thence running North Sixty (60) rods; thence East 2188.73 ft to the Center line of the Lining Road; thence with the center line of said Road Southeast 1000.36 ft; thence South 137.38 ft; to the East corner of the West Half of the Southwest quarter of Section Twenty three (23) and thence West along the South Line of Sections Twenty two (22) and Twenty (23) three, 2638.60 ft. to the Place of beginning containing 54.94 Acres more or less.
I have surveyed the above described tract of land and subdivided same as shown on this Plat which is correct to the best of my Knowledge and belief. *H.B. Cassin, Civil Engr, 1315 Mossrose Ave. Louisville, Ky.*
survey of this tract is recorded in Book D Page 179.

Oct 27-1921 We the undersigned commissioners hereby in open court acknowledge execution of the annexed Plat in accordance with the order of court made in the case of Charles A. Houser et al. vs. William M. Houser Adm. of the estate of John M. Houser entered in order book 46 Page 471 of the records of the Superior Court of Allen County State of Indiana, for partition of the real estate herein Platted. The said Plat having been submitted by such commissioners to William M. Ballou Judge of said Court in open Court, and the same having been approved and confirmed by said Court. We said Commissioners therefore in open court acknowledge the execution of said Plat for all purposes and uses and dedicate the streets shown hereon for Public use in as far as they are on the Property Platted.

O.Y. Emmick Commissioner
William M. Houser Com.

Oct 25-1921 This Plat submitted to me in open Court and by me confirmed.
William M. Ballou Judge of the Superior Court of Allen County, Indiana

Before me *Odna Ellisman* a Notary Public in and for the County of Allen State of Indiana, Personally appeared the above Parties who signed this Plat and acknowledged same to be their free act and deed this 25th day of Oct 1921.
Notary Seal Commission expires 8-17-1922. *Odna Ellisman*
Notary Public.

Duly Entered For Taxation, Oct 25-1921
Angus E. McCoy, Auditor Allen County, Indiana.

Recorded Oct 27-1921-11³⁰ A.M.
Frank Cummins, Recorder Allen County Indiana.

251 W. 11th St. Indianapolis
Rec'd Book 232 Page 134

Adjacent Prop Owners for Dunn Street:

Dougherty Edward
722 Dunn Ave
Fort Wayne, IN 46808

Eib Brandon
707 Dunn Ave
Fort Wayne, IN 46808

AJZ-Fort Wayne I LLC
4201 Stadium Dr
Kalamazoo, MI 49008

Panel Mart Inc
4602 Lima Rd
Fort Wayne, IN 46805

FTW-4520 Lima Rd LLC
5655 Castle Creek Parkway North
Indianapolis, IN 46250

City of Fort Wayne
200 E Berry Street
Fort Wayne, IN 46802

RIGHT OF WAY VACATION – DISCUSSION AND PASSAGE

Department of Planning Services

VROW 2024 0001	Bill #G-24-02-20	Project Start: February 2024
APPLICANT:	AJZ Fort Wayne I, LLC	
REQUEST:	To vacate and relocate a portion of Dunn Street within the plat of Houser's Subdivision	
LOCATION:	4500 Block of Dunn Street, from Arizona Avenue to Lima Road (US Hwy 27)	
COUNCIL DISTRICT:	3 – Nathan Hartman	
PUBLIC HEARING DATE:	March 12, 2024 (no public comments)	

PROJECT SUMMARY

The petitioner, AJZ Fort Wayne I, LLC, wishes to vacate a portion (0.266 acres) of Dunn Street within Houser's Subdivision, from Arizona Avenue to Lima Road (US Hwy 27). The noted right-of-way to be vacated is located at the 4500 Block of Dunn Street. The west end intersects with Arizona Avenue and the east intersects with Lima Road (US Hwy 27). It is located within Houser's Subdivision which was platted in October of 1921. It is adjacent to Lots 1 and 19 in Block No. 1 on the north, and Lots 22 and 46 in Block No. 5 to the south. This section of Dunn Street will be relocated to the northern end of the property within the plat of Houser's Subdivision. AJZ Fort Wayne I, LLC owns the land on both sides this section of Dunn Street. Accord to GIS mapping, the parcel to the north was historically a mobile home park. The parcel has been vacant since 2015, and currently being used for random parking. The parcel to the south has been a car lot since approximately 2010, with a building expansion in approximately 2013. No existing access to other businesses will be affected. Staff has sent requests for comment from all affected utility and reviewing agencies. All responses have been received and are noted below.

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.
Traffic/Transportation Engineering:	Approved
Stormwater Engineering:	Approved
Water Engineering:	Approved
WPC Engineering – Sanitary:	Approved
City Parks Department:	Approved
Fire Department:	Approved
Land Acquisition Agent:	Approved
Frontier:	Approved with easement
Comcast Cable:	Approved with easement
AEP:	Approved with easement
NIPSCO:	Approved with easement
INDOT:	Approved

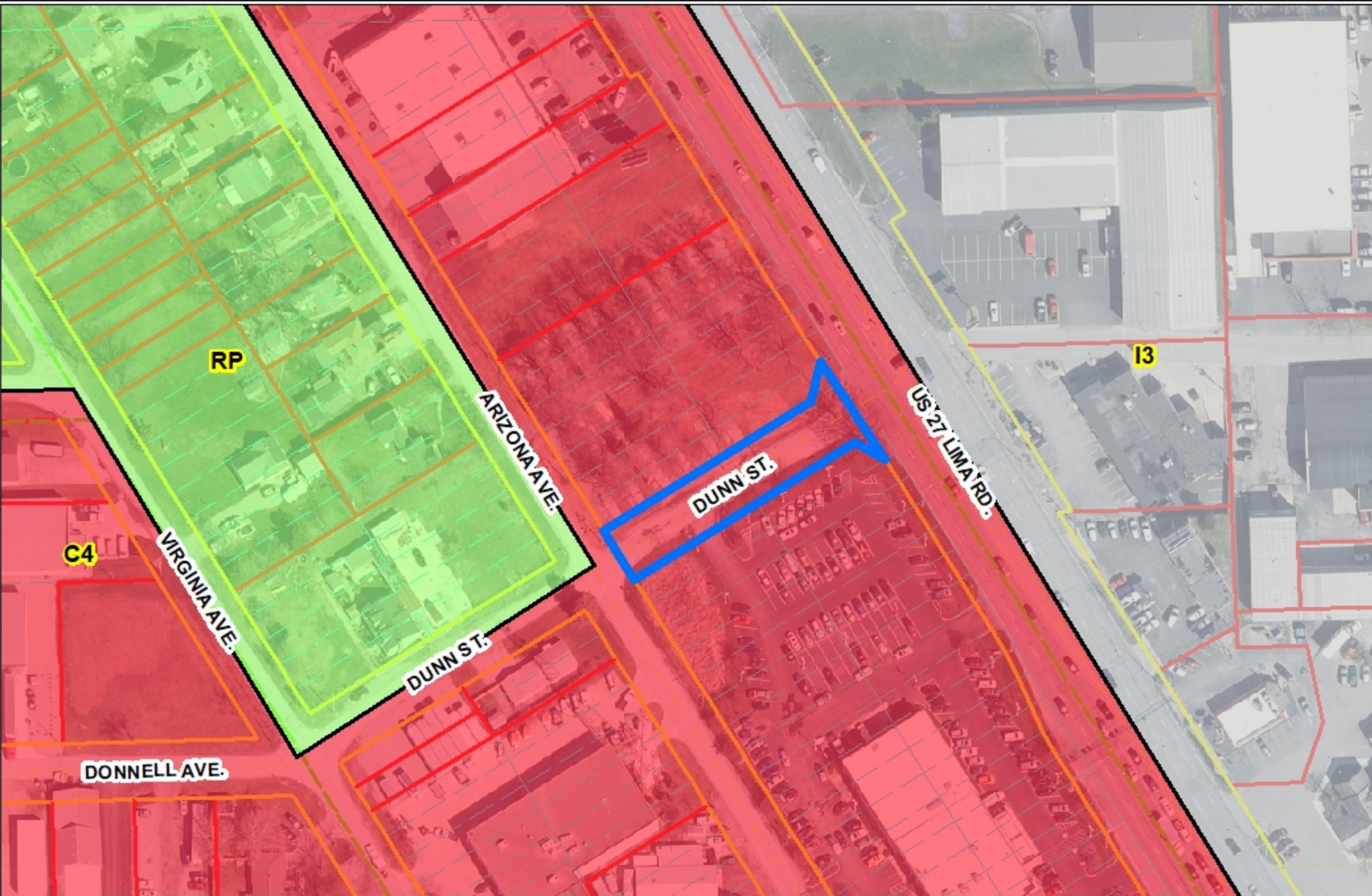


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 2/21/2024

0 50 100 Feet



1 inch = 110 feet

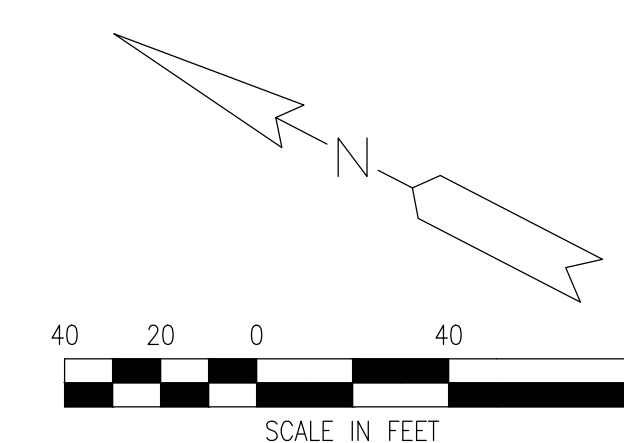
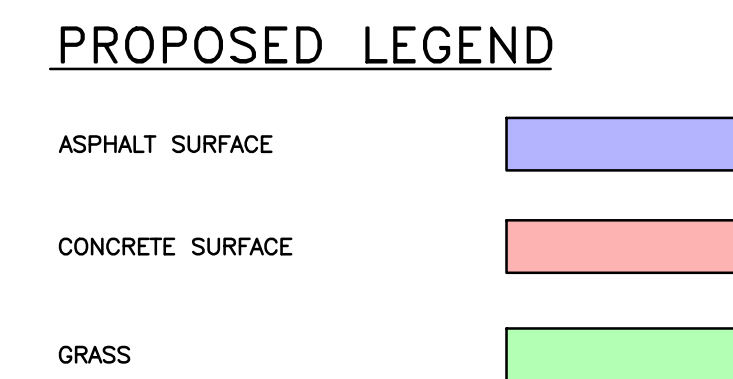


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ZEIGLER SUBARU EXPANSION
502 W COLISEUM BOULEVARD
FORT WAYNE, IN 46808
SITE SURFACES PLAN
FOR
ZEIGLER SUBARU

ISSUED FOR: DATE: BY:
PDP 02.20.24 KPR

JOB NO.
FDB2001.01F

SHEET

C1.0

[illegible]

WADE
TRIM

555 S. Saginaw Street, Suite 201
Flint, MI 48502
310.235.2555

Wade Trim Group, Inc.

PROJECT MANAGER: - FIELD BOOK INFORMATION:
 13PW_WORK\WADE-TRIM_JWOJCIECHOWSKI@WADETRIM.COM\D1471139\PLTS-CSP-OVERALL SITE PLAN.DWG - C3.0 - PLOTTED 3/4/2024 3:41 PM BY WOJCIECHOWSKI, JACOB



VICINITY MAP



(NOT TO SCALE)

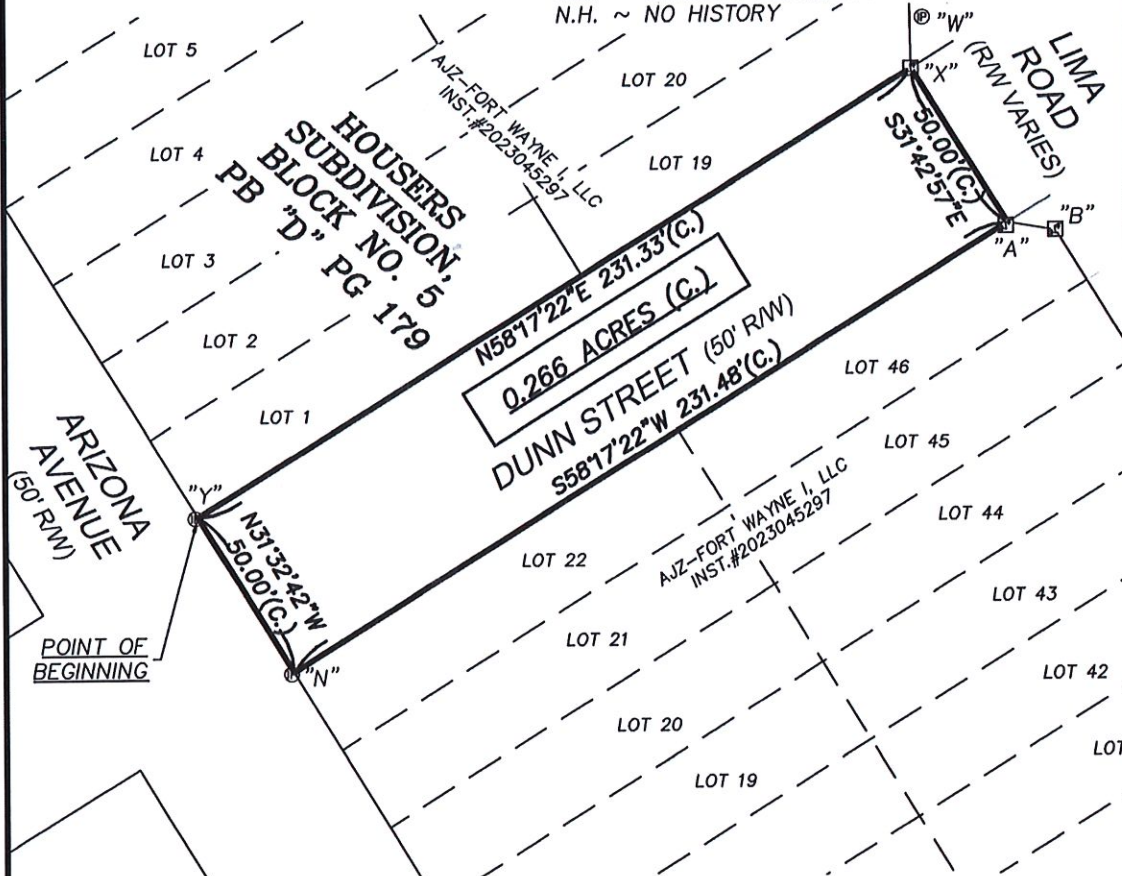


2305 CENTRAL YARD
CT, SUITE B
FORT WAYNE, IN
46818

info@otmlandsurveying.com
www.otmlandsurveying.com
260-338-2052

LEGEND

M. ~ MEASURED
C. ~ CALCULATED
D. ~ DEED
R. ~ RECORD
P. ~ PLAT
C.M. ~ CONTROLLING MONUMENT
O.M. ~ ORIGINAL MONUMENT
N.H. ~ NO HISTORY



MONUMENT LEGEND

"A" ~ RIGHT-OF-WAY MARKER FOUND 0.9'S. & 0.5'W. OF ACTUAL (+1.2')
"B" ~ RIGHT-OF-WAY MARKER FOUND 0.2'N. OF ACTUAL (+1.1')
"N" ~ 5/8" REBAR FOUND 0.44'S. & 0.72'W. OF ACTUAL (-0.3')
"W" ~ 5/8" REBAR W/ "SAUER FIRM 048" ID. CAP FOUND (FLUSH)
"X" ~ RIGHT-OF-WAY MARKER FOUND (FLUSH) - C.M.
"Z" ~ 1/2" REBAR FOUND (-0.6')

N



SCALE 1" = 40'

0 20 40 80

BASIS OF BEARINGS:
InGCS ALLEN COUNTY

1
SHEET
OF 2
SHEETS

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