

1
2 VALY-2025-0001

3 BILL NO. G-25-03-17

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 10-wide platted Alley situated between Lots Numbered 43 through 54 and
18 Lots Numbered 63 through 74 in Slataper's Addition of Out Lots to the City of Fort Wayne,
19 according to the Plat thereof recorded in Deed Book 102, page 424 in the Office of Recorder
of Allen County, Indiana, more particularly described as follows:

20 **beginning** at the southern-most corner of Lot Numbered 63 in Slataper's Addition; thence
21 North 47 degrees 25 minutes 07 seconds East (all bearings in this description are based on
the Indiana East (Zone 1301) State Plane coordinate system) on the northwest line of the
22 platted 10-foot wide Alley, a distance of 388.49 feet to the intersection of said northwest line
with the southwest right-of-way line of Raymond Street opened per Commissioner's Record 4,
23 pages 9 and 28; thence South 43 degrees 48 minutes 52 seconds East on said southwest
right-of-way line, a distance of 10.00 feet to the intersection of said southwest right-of-way line
24 with the southeast line of the platted 10-foot wide Alley; thence South 47 degrees 25 minutes
07 seconds West on said southeast line, a distance of 388.66 feet to the western most corner
25 of Lot Numbered 54; thence North 42 degrees 51 minutes 45 seconds West, a distance of
10.00 feet to the Point of Beginning, containing 0.089 acres of land, more or less.

26 and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan
27 and is hereby approved in all respects.
28
29
30

SECTION 2. That after vacation the platted right-of-way shall be subject to a utility easement for providers of utility services to the general public, described as follows:

A portion of the 10-wide platted Alley situated between Lots Numbered 43 through 54 and Lots Numbered 63 through 74 in Slataper's Addition of Out Lots to the City of Fort Wayne, according to the Plat thereof recorded in Deed Book 102, page 424 in the Office of Recorder of Allen County, Indiana, more particularly described as follows:

beginning at the southern-most corner of Lot Numbered 63 in Slataper's Addition; thence North 47 degrees 25 minutes 07 seconds East (all bearings in this description are based on the Indiana East (Zone 1301) State Plane coordinate system) on the northwest line of the platted 10-foot wide Alley, a distance of 388.49 feet to the intersection of said northwest line with the southwest right-of-way line of Raymond Street opened per Commissioner's Record 4, pages 9 and 28; thence South 43 degrees 48 minutes 52 seconds East on said southwest right-of-way line, a distance of 10.00 feet to the intersection of said southwest right-of-way line with the southeast line of the platted 10-foot wide Alley; thence South 47 degrees 25 minutes 07 seconds West on said southeast line, a distance of 388.66 feet to the western most corner of Lot Numbered 54; thence North 42 degrees 51 minutes 45 seconds West, a distance of 10.00 feet to the Point of Beginning, containing 0.089 acres of land, more or less.

SECTION 3. 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 of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Right of Way Vacation
Case Number: VALY-2025-0001
Bill Number: G-25-03-17
Council District: 6 – Rohli Booker

Introduction Date: March 25, 2025

Public Hearing Date: April 8, 2025 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 10-wide platted Alley situated between Lots Numbered 43 through 54 and Lots Numbered 63 through 74 in Slataper's Addition

Location: East and south of 2411 Julian Street (Sec 7 of Adams Township)

Reason for Request: To return ownership of the unimproved alley to the adjacent property owner to unify parcels where right-of-ways to be vacated are surrounded wholly by the applicant.

Applicant: Kraft Moving Service, Inc.

Property Owner: Kraft Moving Service, Inc.

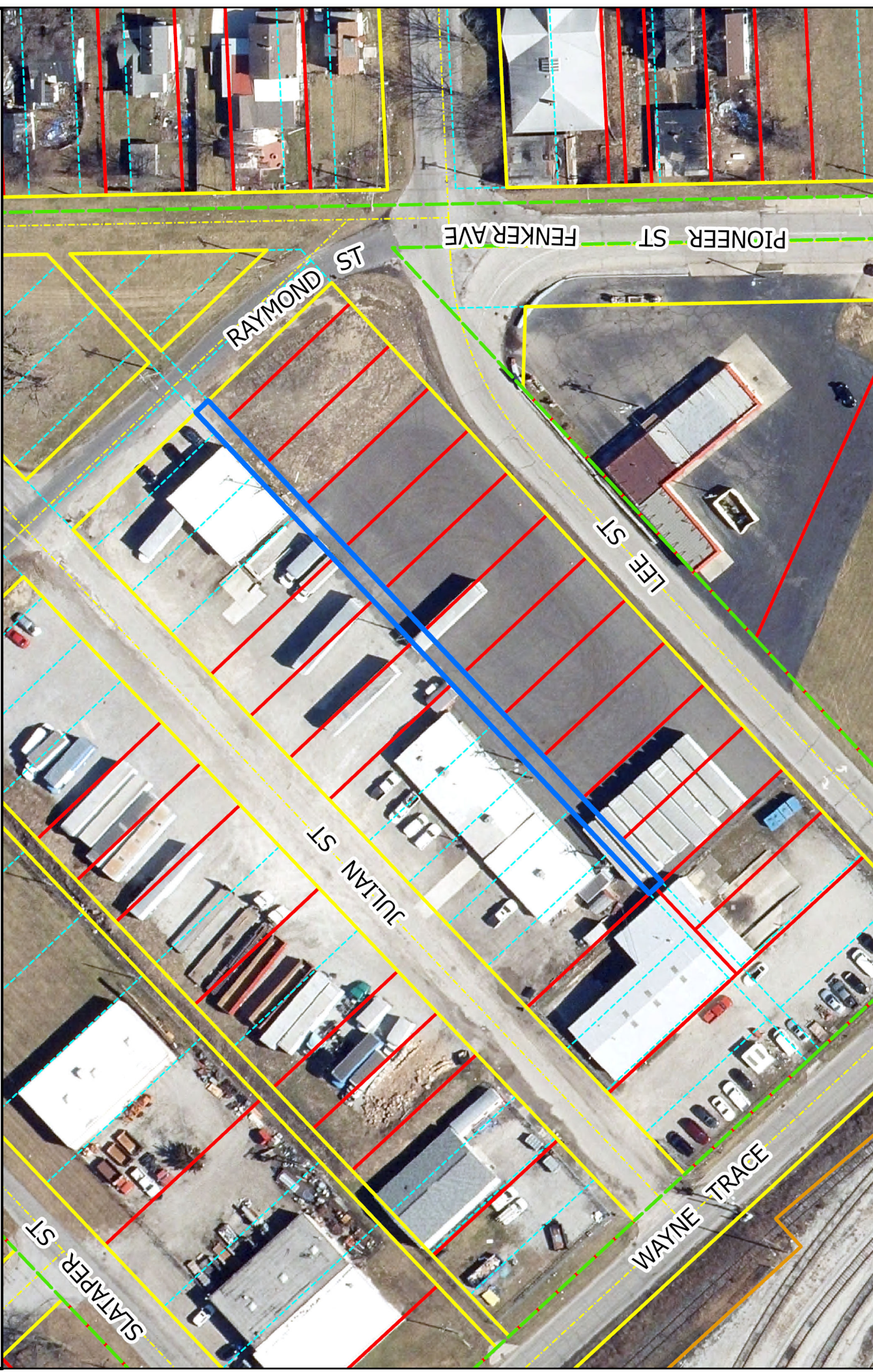
Related Petitions: None

Effect of Passage: The vacated land will be returned to the adjacent property owner. Vacation will allow for allow for site redevelopment.

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.



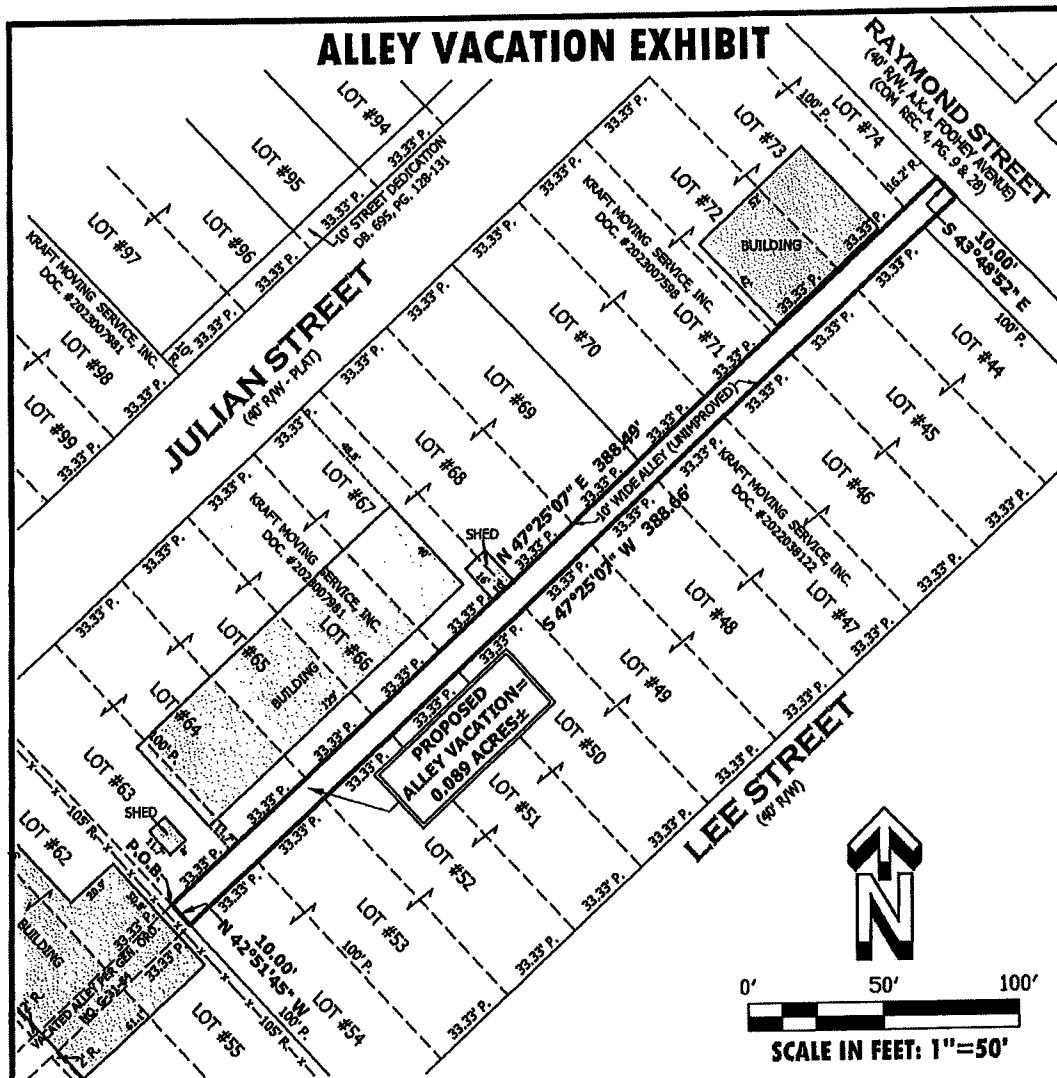
Vacation of Alley VALY-2025-0001 - Alley off Julian Street



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: 3/14/2025

ALLEY VACATION EXHIBIT

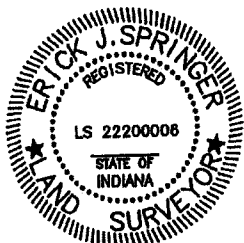


PROPOSED ALLEY VACATION LEGAL DESCRIPTION

A portion of the 10-wide platted Alley situated between Lots Numbered 43 through 54 and Lots Numbered 63 through 74 in Slataper's Addition of Out Lots to the City of Fort Wayne, according to the Plat thereof recorded in Deed Book 102, page 424 in the Office of Recorder of Allen County, Indiana, more particularly described as follows:

BEGINNING at the southern most corner of Lot Numbered 63 in Slataper's Addition; thence North 47 degrees 25 minutes 07 seconds East (all bearings in this description are based on the Indiana East (Zone 1301) State Plane coordinate system) on the northwest line of the platted 10-foot wide Alley, a distance of 388.49 feet to the intersection of said northwest line with the southwest right-of-way line of Raymond Street opened per Commissioner's Record 4, pages 9 and 28; thence South 43 degrees 48 minutes 52 seconds East on said southwest right-of-way line, a distance of 10.00 feet to the intersection of said southwest right-of-way line with the southeast line of the platted 10-foot wide Alley; thence South 47 degrees 25 minutes 07 seconds West on said southeast line, a distance of 388.66 feet to the western most corner of Lot Numbered 54; thence North 42 degrees 51 minutes 45 seconds West, a distance of 10.00 feet to the Point of Beginning, containing 0.089 acres of land, more or less.

Prepared this 24th day of July, 2024
Prepared for: Kraft Moving Service, Inc.
Job Number: 24-04-118



Erick J. Springer
ERICK J. SPRINGER, PS #22200006

ANDERSON SURVEYING, INC.

Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A

1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 483-1724
Fax: (260) 482-6855
Toll Free: (888) 483-1724

1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855



WWW.ANDERSONSURVEYING.COM

Proposed Alley Vacation Legal Description

A portion of the 10-wide platted Alley situated between Lots Numbered 43 through 54 and Lots Numbered 63 through 74 in Slataper's Addition of Out Lots to the City of Fort Wayne, according to the Plat thereof recorded in Deed Book 102, page 424 in the Office of Recorder of Allen County, Indiana, more particularly described as follows:

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VALY-2025-0001
G-25-03-17

#17

CITY OF FORT WAYNE

Vacation Petition

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:

See survey Alley (off Julian)

(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 1st Floor, Rousseau Center, One Main Street, Fort Wayne, IN)

The reasons for the proposed vacation are as follows:

To unify parcels where right-of-ways to be vacated are surrounded wholly by
parcels owned by the Applicant.

(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:

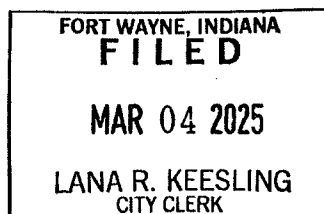
Property owner(s) Name(s); Street Address; City; State; Zip Code; Phone Number with Area Code.

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

Name: Kraft Moving Service, Inc.

Street Address: 2411 Julian Street

City: Fort Wayne State: IN Zip: 46803 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.

Signed by: John Kraft
Signature

By: John Kraft, President
Printed Name

3/4/2025
Date

2411 Julian Street

Fort Wayne, IN 46803
City/State/Zip

Address

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): Robert C. Kruger

Street Address: 200 E. Main Street, Suite 1000

City: Fort Wayne State: IN Zip: 46802 Phone: 260-426-1300

- 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.

NOTICE: 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 #: _____