

#REZ-2026-0004

BILL NO. Z-26-01-22

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. ZZ34 (Sec. 24 of Saint Joseph 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 as C3/General Commercial Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

Part of the East half of Section 24, Township 31 North, Range 13 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Northeast corner of said Southeast Quarter, thence South 00 degrees 00 minutes 00 seconds West (Assumed bearing and basis of bearings to follow) a distance of 1258.21 feet along the East line of the Southeast quarter of said Section 24 and the centerline of Schwartz Road to a P.K. nail set on the North line of an existing tract described in Document Number 92-0013987 in the office of the Recorder of Allen County, Indiana; thence South 87 degrees 39 minutes 14 seconds West, a distance of 1278.31 feet along said North line and the North line of an existing Tract described in Document Number 98-0010865 in the Office of the Recorder of Allen County, Indiana; thence North 18 degrees 10 minutes 07 seconds West, a distance of 261.61 feet; thence North 46 degrees 36 minutes 10 seconds West, a distance of 299.29 feet to the East line of an existing tract described in Document number 89-000296 in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 05 minutes 12 seconds East, a distance of 454.93 feet along said East line; thence North 47 degrees 13 minutes 51 seconds West, a distance of 191.10 feet to a 5/8 inch steel rebar set at the point of beginning of the herein described tract, thence continuing North 47 degrees 13 minutes 51 seconds West a distance of 300.00 feet to a 5/8 inch steel rebar set on the Southeastern Right-of-Way line of State Road 37; thence North 45 degrees 06 minutes 56 seconds East, a distance of 250.00 feet along said Right-of-Way line to a 5/8 inch steel rebar set; thence South 47 degrees 13 minutes 51 seconds East, a distance of 300.00 feet to a 5/8 inch steel rebar set; thence South 45 degrees 06 minutes 56 seconds West, a distance of 250.00 feet parallel with the Southeastern Right-of-Way line of said State Road 37 to the point of beginning, containing 1.720 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. ZZ34 (Sec. 24 of Saint Joseph Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common

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Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated by reference.

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

Council Member

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: Zoning Map Amendment
Case Number: REZ-2026-0004
Bill Number: Z-26-01-22
Council District: 1 – Paul Ensley

Introduction Date: January 27, 2026

Plan Commission
Public Hearing Date: February 9, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 1.72 acres from SC/Shopping Center to C3/General Commercial

Location: 10320 Maysville Rd (Section 24 of Saint Joseph Township)

Reason for Request: To align zoning with the current use

Applicant: Mikes Carwash Inc.

Property Owner: Mikes No 28 Llc

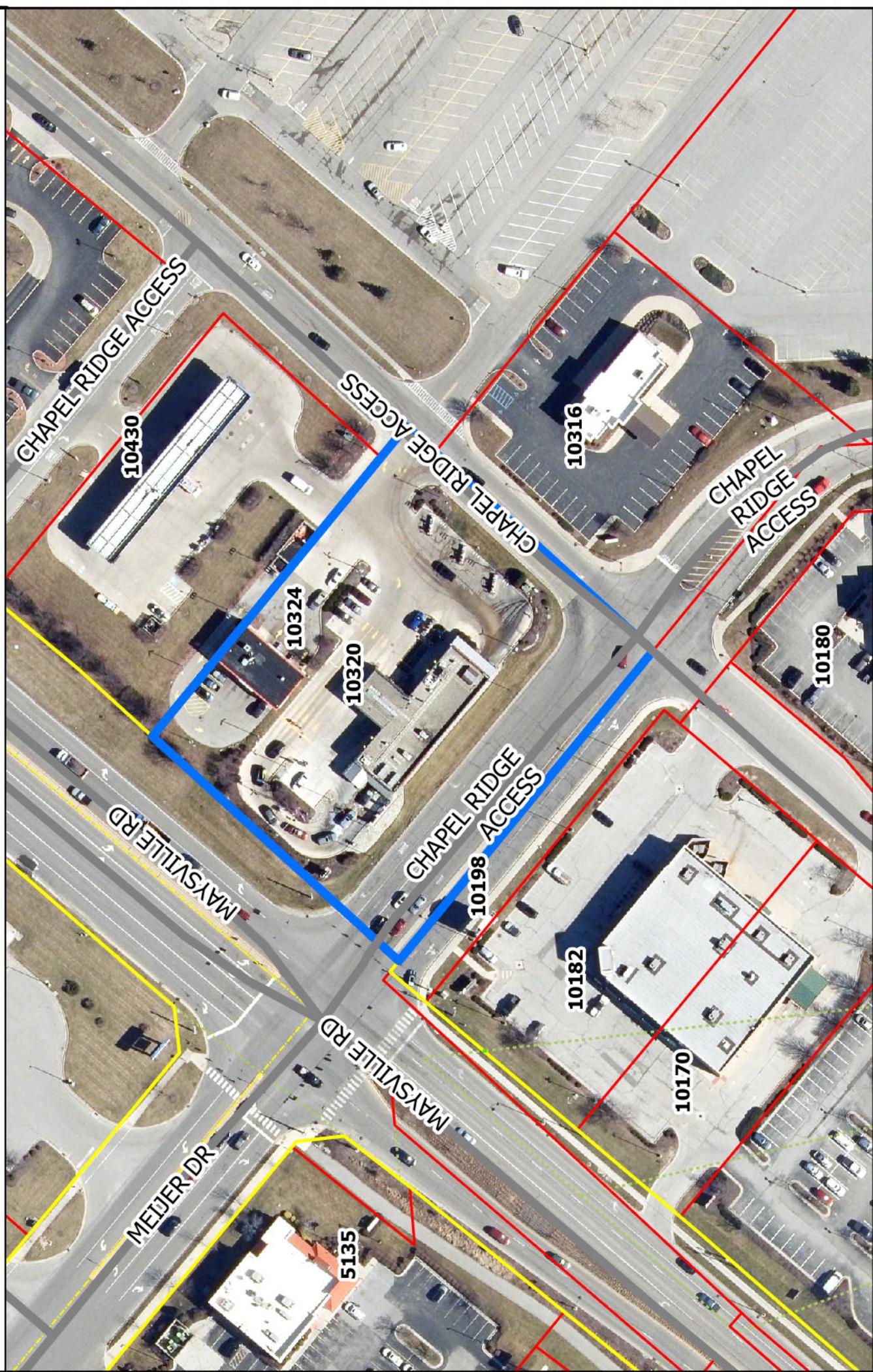
Related Petitions: None

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which would permit an automobile washing facility.

Effect of Non-Passage: Property will remain zoned SC/Shopping Center, which does not permit an automobile washing facility. The site may continue with existing uses, and may be redeveloped with moderate intensity businesses and other similar uses.



Rezoning Petition REZ-2026-0004 - Mikes Carwash



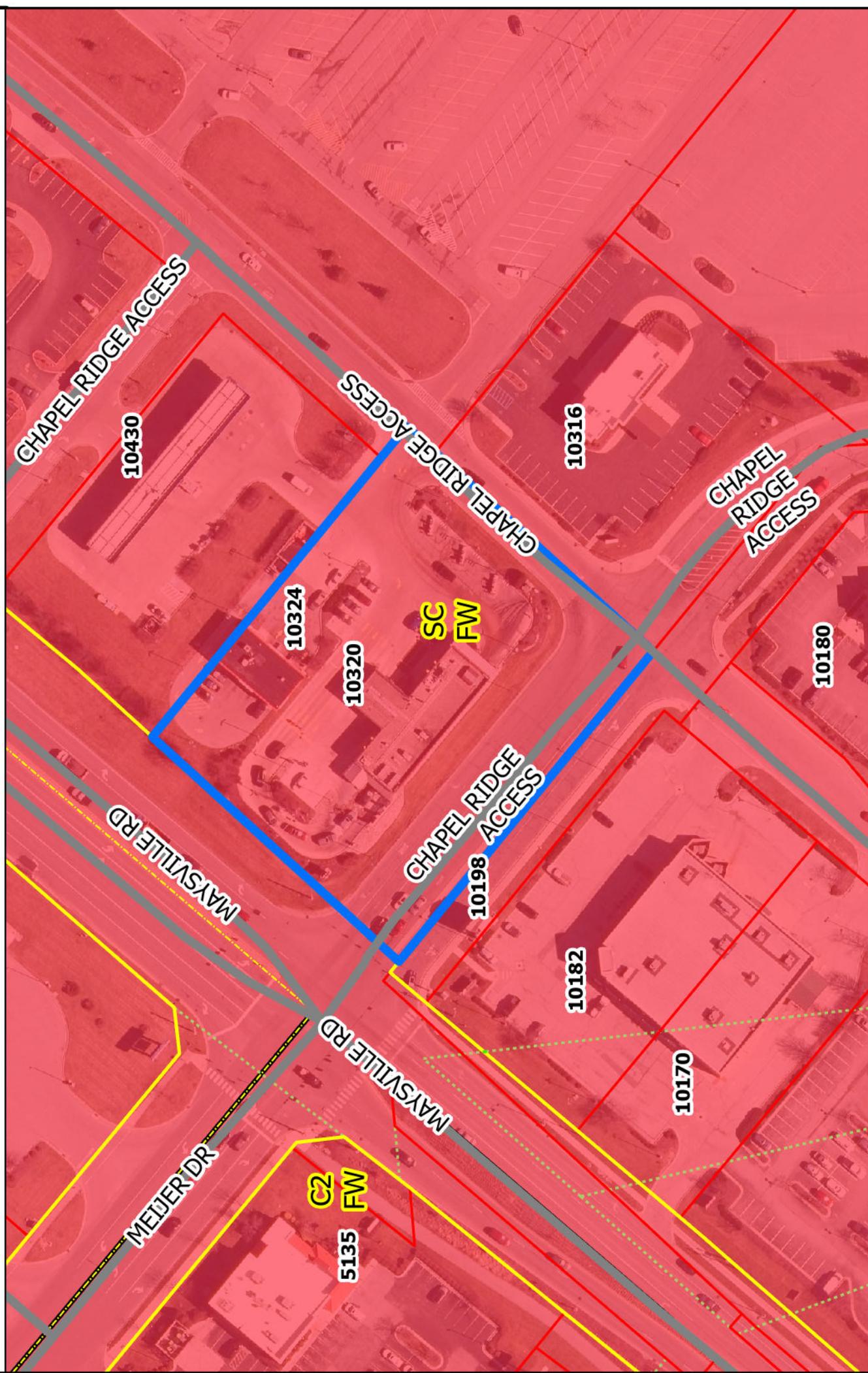
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Rezoning Petition REZ-2026-0004 - Mikes Carwash



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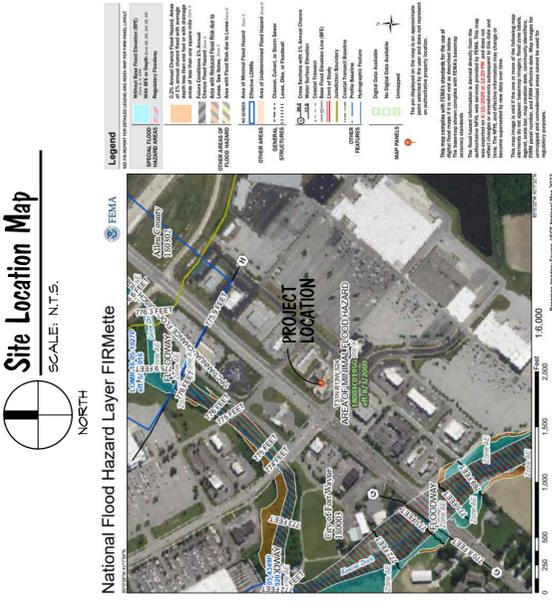
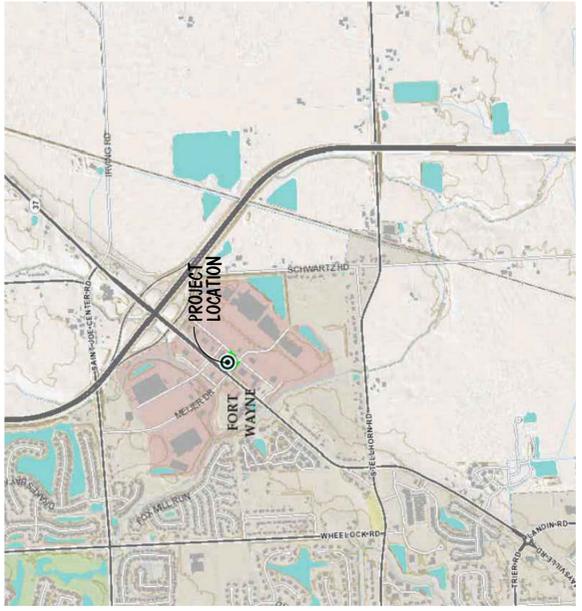
Performed for:
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Mike's Carwash Chapel Ridge

BOUNDARY 'RETRACEMENT' SURVEY FOR:

10320 Maysville Road, Fort Wayne, IN 46835

Drawing Revisions
Commission Number 254044
Date April 30th, 2025
Title Boundary 'Retracement' Survey
Sheet Number S1.1
Sheet 1 of 3



- | | |
|--|---|
| Annotation Legend | Monument Legend |
| P = PLATTED DIMENSION | A = 5/8" BY 24" REBAR WITH 'FORESIGHT CONSULTING, LLC' - BOUNDARY SURVEY MONUMENT |
| D = DEED DIMENSION | B = SURVEY MONUMENT WITH 'FORESIGHT CONSULTING, LLC' IDENTIFICATION WASHER SET. |
| S = RECORD SURVEY DIMENSION | C = 1" ROD IN A ROAD BOX FOUND. |
| DR = DEED RECORD | D = ROAD BOX FOUND STICK SHOT. |
| FR = PLAT RECORD | E = MONUMENT FOUND. |
| DOC = DOCUMENT | F = 5/8" REBAR WITH AN ILLEGIBLE IDENTIFICATION CAP FOUND. |
| RG = REFERENCE CORNER | G = 5/8" REBAR WITH AN ILLEGIBLE IDENTIFICATION CAP FOUND. |
| C.M. = CONTROLLING MONUMENT | H = ILLEGIBLE IDENTIFICATION CAP FOUND. |
| -/+ = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND. PLAS FIELD TYPE REFERENCE LINE IS CENTERLINE OF ROADWAY | I = 5/8" REBAR WITH 'BONAR' IDENTIFICATION CAP FOUND. |
| R/W = RIGHT OF WAY LINE | J = CHISELED 'X' IN CONCRETE FOUND. |
| POB = POINT OF BEGINNING | K = IDENTIFICATION CAP FOUND. |
| POC = POINT OF COMMENCEMENT | L = IDENTIFICATION CAP FOUND. |
| CON = CONVEYANCE ZONE EAST COORDINATE FOR MONUMENT | M = 5/8" REBAR WITH 'SAUER' IDENTIFICATION CAP FOUND. |
| OL = ON LINE | N = 5/8" REBAR WITH 'U.S. SURVEYOR' IDENTIFICATION CAP FOUND. |
| | O = BENT 5/8" REBAR FOUND. |
| | P = MAGNALL FOUND. |

Professional Surveyor's Certification

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, HAS CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED THEREON. MEASUREMENTS WERE MADE AND MONUMENTS WERE PERPETUATED AS SHOWN IN CONFORMITY WITH THE RECORD THEREIN IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. NO VISIBLE ENCROACHMENTS EXISTED EXCEPT AS NOTED. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED THEREIN. ARTICLE I, RULE 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE.

DECLARATION/CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR PERSONS. THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL, FULL PAYMENT OF THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF THE INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY.

COMMISSION NUMBER: 254044
 DATE OF FIELD WORK: APRIL 07th, 2025
 FIELD WORK COMPLETED: APRIL 07th, 2025

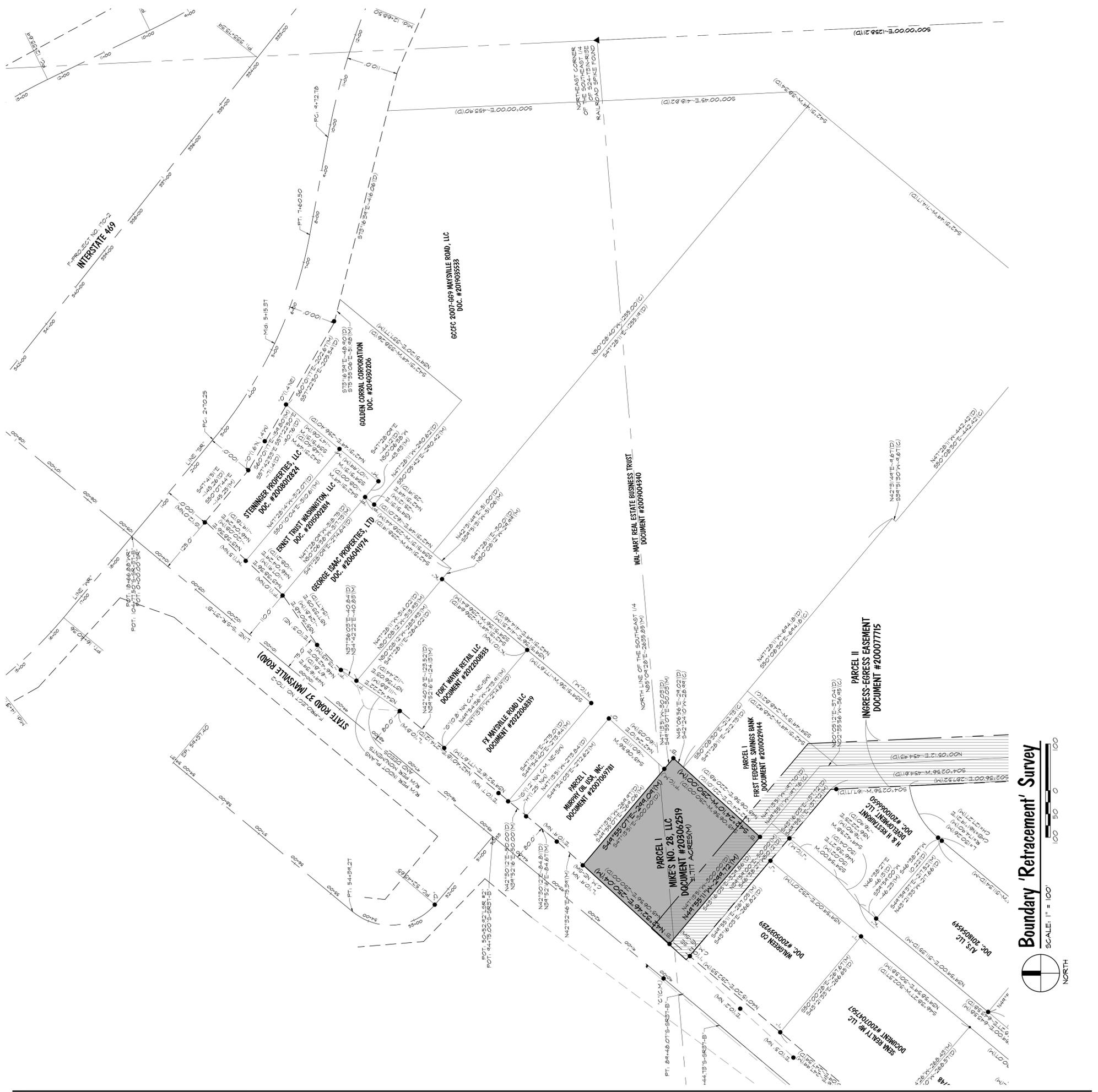
IN WITNESS WHEREOF, I HEREBY PLACE MY HAND AND SEAL THIS 30TH DAY OF APRIL, 2025.

I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO BE TRUTHFUL AND ACCURATE IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

COMMISSION NUMBER: 254044
 DATE OF FIELD WORK: APRIL 07th, 2025
 FIELD WORK COMPLETED: APRIL 07th, 2025

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ADDITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES CONTAINED WITHIN THE SURVEY CERTIFICATION AND REPRESENT A LIMITED REVOCABLE LICENSE FOR USE ONLY IN THE PROPOSED TRANSACTION TO WHICH THE PARTIES TO THIS CONTRACT OR TRANSFERRED TO ADDITIONAL INSTANT PARTIES OR RESIDENT OWNERS AND ENTITIES. THIS LICENSE FOR USE IS AUTOMATICALLY EXPIRES AND IS REVOKED NINETY (90) DAYS AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S).

BOUNDARY RETRACEMENT SURVEY FOR:
Mike's Carwash Chapel Ridge
 10320 Maysville Road, Fort Wayne, IN 46835

Drawing Revisions

Commission Number	254044
Date	April 30th, 2025
Title	
Sheet Number	S1.3
Sheet 3 of 3	

Symbol Legend:

- | | | |
|----------------------|---------------------------|-----------------------|
| MANHOLE | TELEPHONE MARKING RISER | FLAG POLE |
| CLEAN OUT | GAS MARKING RISER | LIGHT POLE |
| ROAD INLET | FIBER OPTIC MARKING RISER | |
| SQUARE INLET | BOLLARD | |
| CURE-CAST INLET | POST LIGHT | |
| DOWN SPOUT | ROSE INDICATOR VALVE | UNDERGROUND FIBER |
| MONITORING WELL | FIRE HYDRANT | MATER LINE |
| METER VALVE | CABLE TV PRESETAL | STORM SEWER LINE |
| HANDICAP ACCESS RAMP | GAS VALVE | SANITARY SEWER LINE |
| 50% BORING | 50% ANCHOR | OVERHEAD TELEPHONE |
| ELECTRIC METER | ELECTRIC BOX | OVERHEAD ELECTRIC |
| TELEPHONE HANGAR | AIR CONDITIONING UNIT | UNDERGROUND ELECTRIC |
| TELEPHONE MH | GAS METER | UNDERGROUND TELEPHONE |
| | | UNDERGROUND GAS LINE |



Professional Surveyor's Certification

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS MADE A RETRACEMENT SURVEY OF THE REAL ESTATE DEFICIT AND SHOWN IN CONFORMITY WITH THE RECORD THEREOF IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. NO VISIBLE ENCROACHMENTS EXISTED EXCEPT AS NOTED. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 36, ARTICLE 1, RULE 121 SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE.

DECLARATION/CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S SIGNATURE AND SEAL. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY.

COMMISSION NUMBER: 254044
 CLIENT: MIKE'S CARWASH
 DATE OF FIELD WORK: APRIL 07th, 2025
 FIELD WORK COMPLETED:

IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL THIS 30TH DAY OF APRIL, 2025.

I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REPEAT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Todd R. Bower, P.E.
 No. 254044
 State of Indiana
 Professional Engineer
 License # 16152 BZ

Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

- (1) The Comprehensive Plan;

See attached Exhibit B

- (2) Current conditions and the character of current structures and uses in the district;

See attached Exhibit B

- (3) The most desirable use for which the land in the district is adapted;

See attached Exhibit B

- (4) The conservation of property values throughout the jurisdiction;

See attached Exhibit B

- (5) Responsible development and growth.

See attached Exhibit B

COMPLETE FILING TO INCLUDE:

- Filing Fee
- Complete application signed by property owner*
- Legal description (in Word document format)*
- Boundary/Utility Survey*
- Rezoning Criteria *
- Written Commitment (if applicable)*

**All documents may be digital*



Legal Description of Subject Property

Part of the East half of Section 24, Township 31 North, Range 13 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Northeast corner of said Southeast Quarter, thence South 00 degrees 00 minutes 00 seconds West (Assumed bearing and basis of bearings to follow) a distance of 1258.21 feet along the East line of the Southeast quarter of said Section 24 and the centerline of Schwartz Road to a P.K. nail set on the North line of an existing tract described in Document Number 92-0013987 in the office of the Recorder of Allen County, Indiana; thence South 87 degrees 39 minutes 14 seconds West, a distance of 1278.31 feet along said North line and the North line of an existing Tract described in Document Number 98-0010865 in the Office of the Recorder of Allen County, Indiana; thence North 18 degrees 10 minutes 07 seconds West, a distance of 261.61 feet; thence North 46 degrees 36 minutes 10 seconds West, a distance of 299.29 feet to the East line of an existing tract described in Document number 89-000296 in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 05 minutes 12 seconds East, a distance of 454.93 feet along said East line; thence North 47 degrees 13 minutes 51 seconds West, a distance of 191.10 feet to a 5/8 inch steel rebar set at the point of beginning of the herein described tract, thence continuing North 47 degrees 13 minutes 51 seconds West a distance of 300.00 feet to a 5/8 inch steel rebar set on the Southeastern Right-of-Way line of State Road 37; thence North 45 degrees 06 minutes 56 seconds East, a distance of 250.00 feet along said Right-of-Way line to a 5/8 inch steel rebar set; thence South 47 degrees 13 minutes 51 seconds East, a distance of 300.00 feet to a 5/8 inch steel rebar set; thence South 45 degrees 06 minutes 56 seconds West, a distance of 250.00 feet parallel with the Southeastern Right-of-Way line of said State Road 37 to the point of beginning, containing 1.720 acres, more or less.

Exhibit B

Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

(1) The Comprehensive Plan;

This petition is consistent with and supported by the Comprehensive Plan. The subject property is identified as an Urban Infill Area, which the Plan describes as locations that benefit from using existing infrastructure and that are appropriate for reinvestment and continued commercial use. To that end, Mike's Carwash has continually operated the subject property for approximately 20 years. Additionally, the Plan's Generalized Future Land Use Map places the subject property within a Regional Commercial area. The Regional Commercial designation contemplates a wide range of commercial uses, specifically including "automobile-related uses".

The quick service automobile maintenance facility operating on the property also supports the requested rezoning from SC to C-3. While the use is permitted only by special use approval in the SC district, it is a specifically permitted use in the C3 district. Like the Mike's location, the maintenance facility is longstanding and has operated continuously.

Rezoning from SC to C-3 brings the subject property's zoning classification into alignment with the consistent, longstanding uses on the property and with the broader commercial character of the surrounding area, as contemplated by the Comprehensive Plan.

(2) Current Conditions and the Character of Current Structures and Uses in the District

This petition is consistent with the current conditions and the character of current structures and uses in the district. The subject property has been developed and used for automobile and commercial purposes for many years. The Mike's location at the subject property has continued to operate legally as a nonconforming use based on the zoning ordinance in effect at the time it was established. And the quick service automobile maintenance facility on the property would only be permitted through special use approval in an SC district.

The surrounding area is heavily commercial in character and contains a wide range of commercial uses typical of a regional commercial corridor. Nearby uses include restaurants (both quick service and sit down), grocery stores, large retail stores, and

more. The property is located within a large shopping center and is also near the I-469/Maysville interchange.

The C-3 General Commercial district is intended to accommodate a broad range of moderate to high intensity commercial operations, including automobile-related uses that serve the general public. Rezoning the subject property to C-3 aligns the zoning classification with the longstanding uses of the location.

(3) The Most Desirable Use for Which the Land in the District is Adapted

The subject property is located within a heavily developed commercial corridor and is already fully served by existing infrastructure. Its location within a large shopping center and close proximity to an interstate makes the property particularly suited for automobile related uses, like a carwash and quick service automobile maintenance facility, that serve the traveling public and nearby community.

The property has been developed as a carwash for many years along with the adjoining quick service maintenance facility. The C-3 district is specifically intended to accommodate moderate to high intensity commercial uses, including automobile related uses in locations with access to broader commercial areas.

Rezoning the subject property to C-3 applies zoning permissions that permit the uses for which the land has already long been used for. Thus, the subject property's existing uses already reflect the most desirable use for the property, and its zoning classification should reflect that.

(4) The Conservation of Property Values Throughout the Jurisdiction

The subject property has operated as a carwash and quick service maintenance facility for many years and is an established commercial use within a larger, heavily commercial area. Rezoning the property from SC to C-3 does not introduce any new or incompatible uses. Instead, doing so merely aligns the zoning classification with the property's existing and long-standing uses. Because the uses of the property will not change subsequent to this rezoning, there will be no adverse impact on the use or value of the surrounding real estate.

(5) Responsible Growth and Development

The petition promotes responsible growth and development by aligning the zoning classification of the subject property with its existing and longstanding uses. All necessary utility and roadway improvements are already in place, and the property is located within a fully developed commercial area. Further, the petition is consistent with the Comprehensive Plan's mandate for infill development at this location.

By rezoning the subject property to C-3, the petition also promotes the goals of the zoning ordinance by permitting uses that have long existed on the site and are appropriate for the area. Rather than rely on its legal nonconforming status, this approach reinforces orderly and predictable development patterns for the subject property and the surrounding area.

FACT SHEET

Case # REZ-2026-0004 Bill # Z-26-01-22 Project Start: January 2026

PROPOSAL: Rezoning Petition REZ-2026-0004 – Mikes Carwash
APPLICANT: Mikes Carwash Inc.
LOCATION: 10320 Maysville Rd
REQUEST: Rezone from SC/Shopping Center to C3/General Commercial to align zoning with use
LAND AREA: 1.72 acres
PRESENT ZONING: SC/Shopping Center
PROPOSED ZONING: C3/General Commercial
COUNCIL DISTRICT: 1 – Paul Ensley

February 9, 2026 Public Hearing

- No one spoke in support or opposition.
- Paul Sauerteig and Karen Richards were absent.

February 16, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Ryan Neumeister and seconded by Rachel Tobin-Smith to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.

6-0 MOTION PASSED

- Karen Richards, Paul Sauerteig, and Rick Briley were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
February 20, 2026

PROJECT SUMMARY

The applicant is petitioning to rezone the 1.72 acre parcel at 10320 Maysville Road that currently operates as a Mikes Carwash inside of the Maysville Pointe Shopping Center. Mikes Carwash was built in 2003 as part of Maysville Pointe Development. Prior to 2003 the parcel was farmland. The carwash has been in operation since 2003 and at the time of construction Car Washes were a permitted use in the Shopping Center zoning district. As ordinance updates have been made, a carwash is no longer a permitted use, so any updates/changes to the property would require Board of Zoning approvals. The applicant is requesting the rezoning to align the long time use with current zoning standards. All surrounding properties are zoned SC/Shopping Center.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Urban Infill Area.

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

Generalized Future Land Use Map

- The project site is located within the Regional Commercial generalized land use category.
- Primary Land Uses in this category are moderate to large format multiple user business, service, and retail
- Some Secondary Land Uses are Civic and Cultural Facilities, Multiple-Family Residential, Religious Institutions, and Schools.
- Adjacent properties are also categorized as Regional Commercial

Compatibility Matrix

- This proposed rezoning to C3/General Commercial is considered compatible with the Regional Commercial land use category.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Josh Neal, representing the applicant, presented the project as outlined above.

Public Comments: None

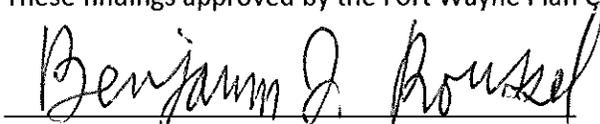
FORT WAYNE PLAN COMMISSION
Findings of Fact • February 2026

PROPOSAL: Rezoning Petition REZ-2026-0004 – Mikes Carwash
APPLICANT: Mikes Carwash Inc.
LOCATION: 10320 Maysville Rd
REQUEST: Rezone from SC to C3 to align zoning with use
LAND AREA: 1.72 acres
PRESENT ZONING: SC/Shopping Center
PROPOSED ZONING: C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2026-0004 be returned to Council, with a “Do Pass” recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The rezoning would bring the longstanding use of the property as a car wash into compliance with the terms and conditions of the Ordinance.
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 applicant intends to continue the use as a car wash, which would not create any additional burden on the surrounding area.
3. Approval is consistent with the preservation of property values in the area. The uniform zoning should allow more consistent development, now and in the future.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by public utilities and no additional burden on infrastructure is planned.

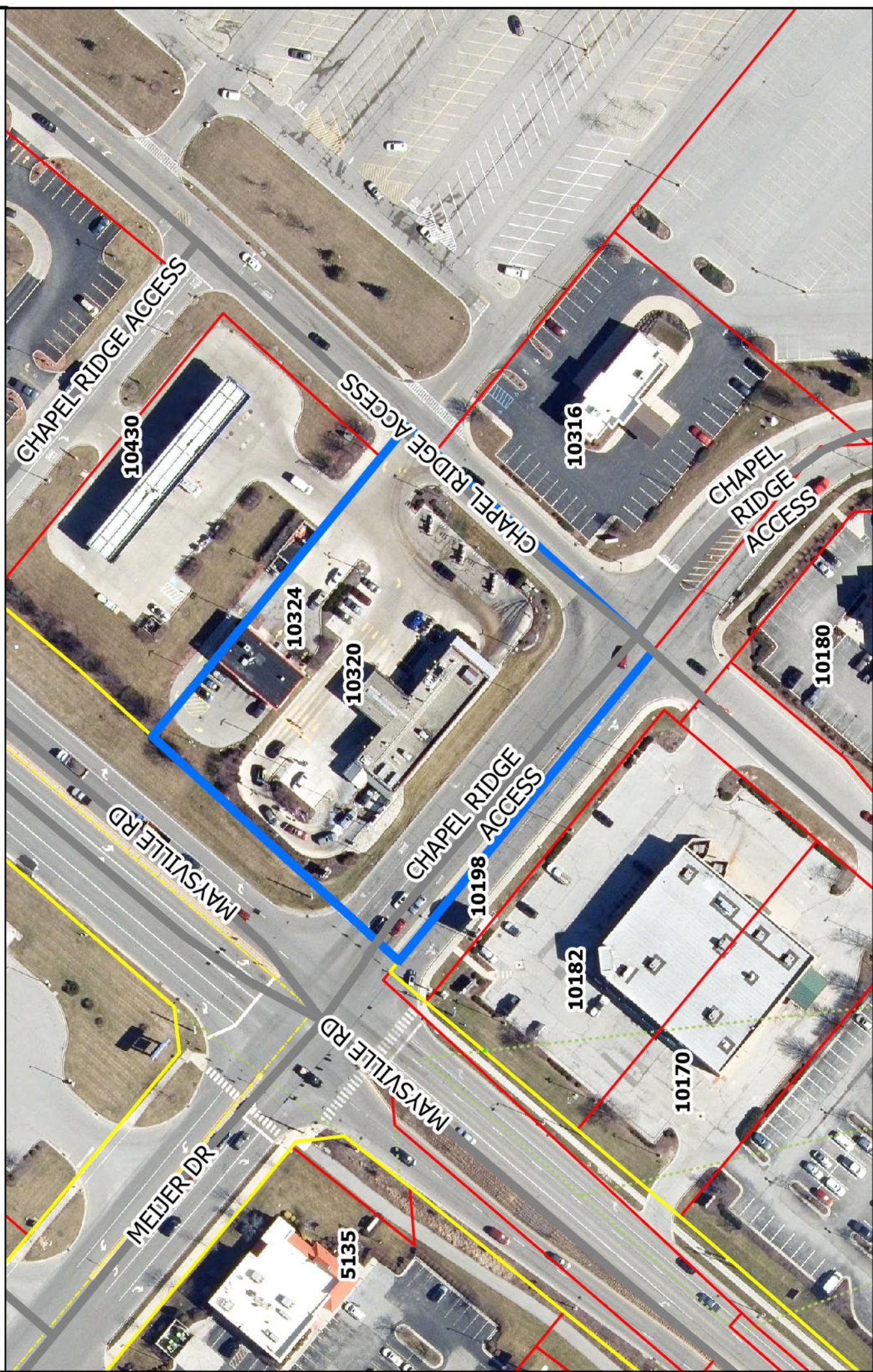
These findings approved by the Fort Wayne Plan Commission on February 16, 2026.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



Rezoning Petition REZ-2026-0004 - Mikes Carwash



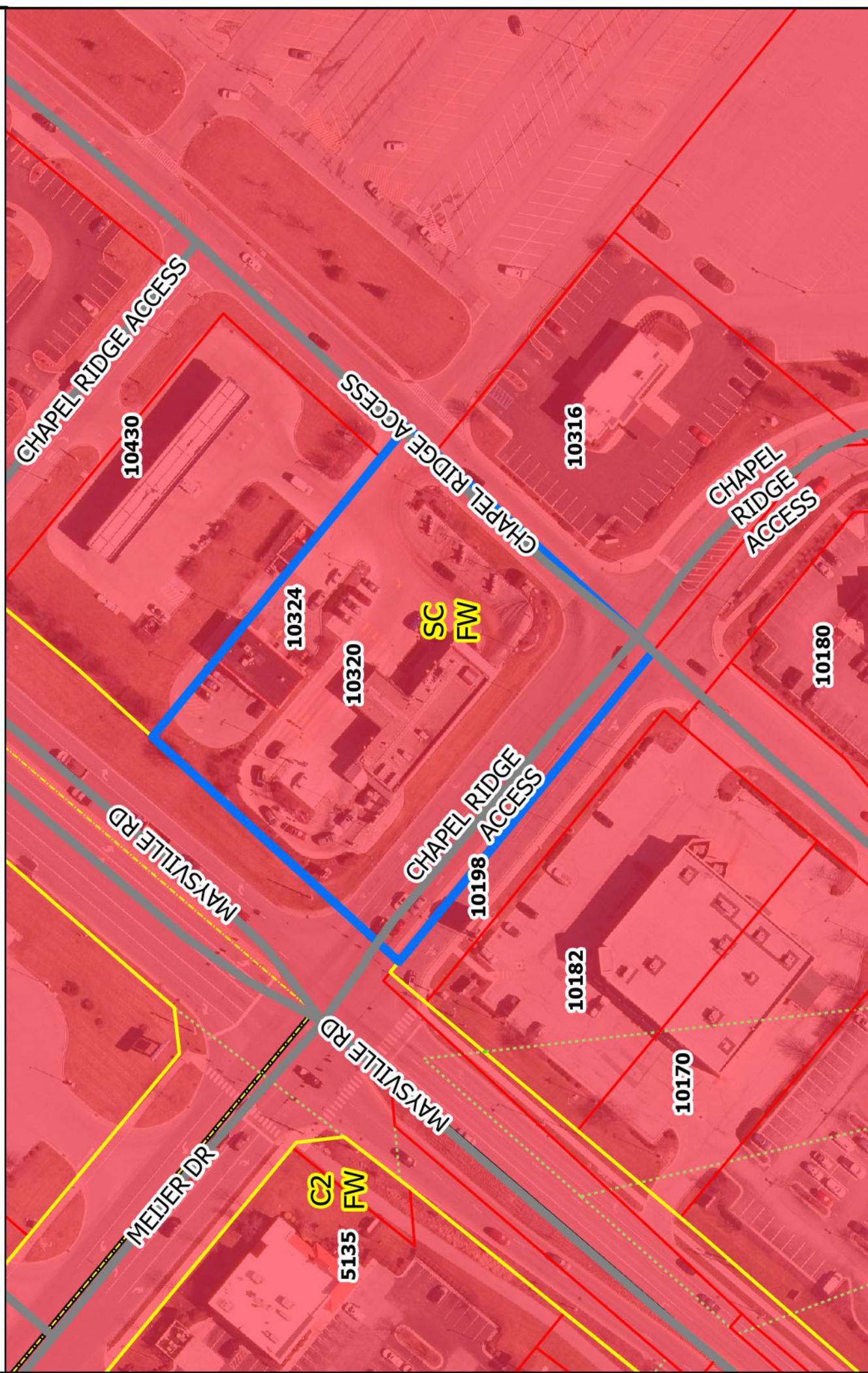
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 Date: 1.14.2026





Rezoning Petition REZ-2026-0004 - Mikes Carwash



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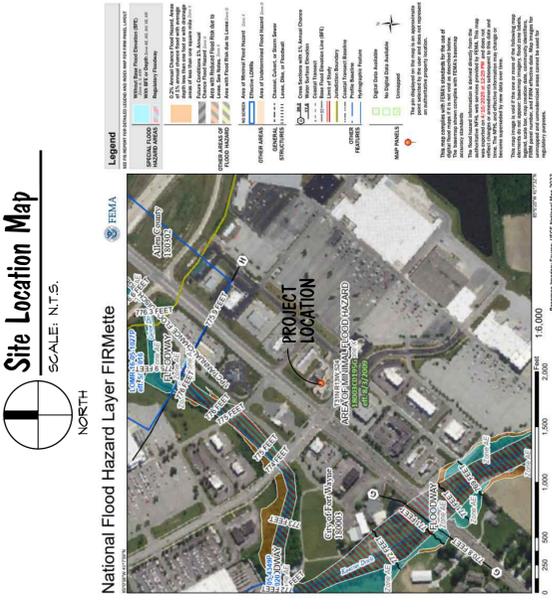
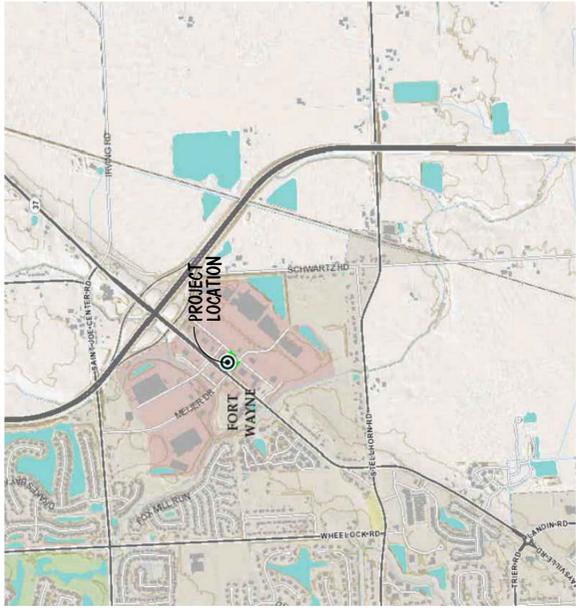
Performed for:
 THE PLAT OF SURVEY INCLUDING BUT NOT LIMITED TO PLAN NOTES, SYMBOLS, LEGENDS, REPORTS, CERTIFICATIONS AND ANY RELATED PRODUCTS IS AN ORIGINAL CREATIVE WORK PRODUCT OF FORESIGHT CONSULTING, LLC AND IS PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. THIS ORIGINAL CREATIVE WORK PRODUCT SHALL BE REPRODUCED BY FORESIGHT CONSULTING, LLC, WHETHER THE SURVEY OR ANY INFORMATION SHOWN HEREON, SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION BEYOND THE PARTIES TO THIS CONTRACT FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN PERMISSION OF FORESIGHT CONSULTING, LLC.
 ADDITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. FORESIGHT CONSULTING, LLC DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO IT BY ANY PARTY, AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN ANY INFORMATION PROVIDED TO IT BY ANY PARTY. FORESIGHT CONSULTING, LLC DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO IT BY ANY PARTY, AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN ANY INFORMATION PROVIDED TO IT BY ANY PARTY.
 AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S), FORESIGHT CONSULTING, LLC DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO IT BY ANY PARTY, AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN ANY INFORMATION PROVIDED TO IT BY ANY PARTY.

Mike's Carwash Chapel Ridge

BOUNDARY 'RETRACEMENT' SURVEY FOR:

10320 Maysville Road, Fort Wayne, IN 46835

Drawing Revisions
Commission Number 254044
Date April 30th, 2025
Title Boundary 'Retracement' Survey
Sheet Number S1.1
Sheet 1 of 3



- Annotation Legend**
- P = PLATTED DIMENSION
 - D = DEED DIMENSION
 - S = RECORD SURVEY DIMENSION
 - DR = DEED RECORD
 - FR = PLAT RECORD
 - DOC = DOCUMENT
 - REF = REFERENCE
 - C.M. = CONTROLLING MONUMENT
 - /+ = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND
 - FLV = FLV FIELD TYPE REFERENCE
 - C/L/T = CENTERLINE OF ROAD
 - R/W = RIGHT OF WAY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - CON = CONVERSE OF THE ZONE EAST COORDINATE FOR MONUMENT
 - OL = ON LINE
- Monument Legend**
- A - 5/8" BY 24" REBAR WITH 'FORESIGHT CONSULTING, LLC - BOUNDARY SURVEY' CARVED INTO MONUMENT
 - B - SURVEY CARVED INTO MONUMENT WITH 'FORESIGHT CONSULTING, LLC' IDENTIFICATION WASHER SET.
 - C - 1" ROD IN A ROAD BOX FOUND.
 - D - ROAD BOX FOUND STICK SHOT.
 - E - MONUMENT FOUND.
 - F - 5/8" REBAR WITH AN ILLEGIBLE IDENTIFICATION CAP FOUND.
 - G - 5/8" REBAR WITH AN ILLEGIBLE IDENTIFICATION CAP FOUND.
 - H - ILLEGIBLE IDENTIFICATION CAP FOUND.
 - I - 5/8" REBAR WITH 'BONAR' IDENTIFICATION CAP FOUND.
 - J - CHISELED 'X' IN CONCRETE FOUND.
 - K - IDENTIFICATION CAP FOUND.
 - L - IDENTIFICATION CAP FOUND.
 - M - 5/8" REBAR WITH 'SAUER' IDENTIFICATION CAP FOUND.
 - N - 5/8" REBAR WITH 'U.S. SURVEYOR' IDENTIFICATION CAP FOUND.
 - O - BENT 5/8" REBAR FOUND.
 - P - MAGNALL FOUND.

Professional Surveyor's Certification

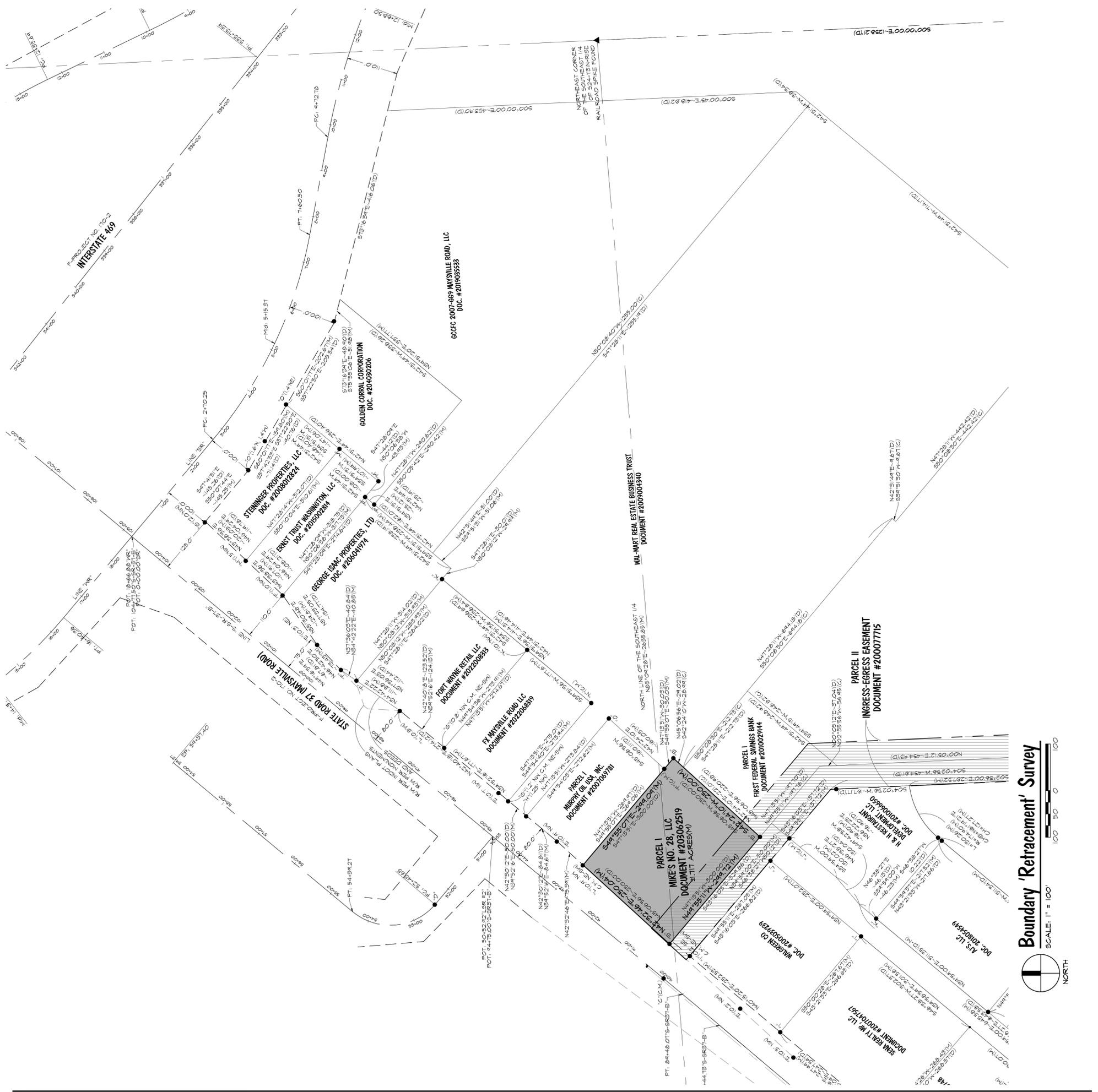
THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, HAS PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED THEREON. MEASUREMENTS WERE MADE AND MONUMENTS WERE PERPETUATED AS SHOWN IN CONFORMITY WITH THE RECORD THEREIN IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. NO VISIBLE ENCROACHMENTS EXISTED EXCEPT AS NOTED. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED THEREIN. ARTICLE I, RULE 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE.

DECLARATION/CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR PERSONS. THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL, FULL PAYMENT OF THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF THE INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY.

COMMISSION NUMBER: 254044
 DATE OF FIELD WORK: APRIL 07th, 2025
 FIELD WORK COMPLETED: APRIL 07th, 2025

IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL THIS 30TH DAY OF APRIL, 2025.

I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO BE TRUE AND ACCURATE IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.





THE PLAN OF SURVEY INCLUDING BUT NOT LIMITED TO PLAN NOTES, SYMBOL LEGENDS, REPORTS, CERTIFICATIONS AND ANY RELATED PRODUCTS IS AN ORIGINAL CREATIVE WORK PRODUCT OF FORESIGHT CONSULTING, LLC AND IS PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. THIS ORIGINAL CREATIVE WORK PRODUCT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEM WITHOUT THE PRIOR WRITTEN PERMISSION OF FORESIGHT CONSULTING, LLC.

ADDITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES CONTAINED WITHIN THE SURVEY CERTIFICATION AND REPRESENT A LIMITED REVOCABLE LICENSE FOR USE ONLY IN THE PROPOSED TRANSACTION TO WHICH THIS SURVEY IS APPLICABLE. THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTANCES PARTIES OR RESIDENT OWNERS AND ENTRIES. THIS LICENSE FOR USE IS AUTOMATICALLY EXPIRES AND IS REVOKED NINETY (90) DAYS AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S).

Performed for:

Mike's Carwash Chapel Ridge

10320 Maysville Road, Fort Wayne, IN 46835

BOUNDARY RETRACEMENT SURVEY FOR:

Drawing Revisions
Commission Number 254044
Date April 30th, 2025
Title Mike's Carwash Chapel Ridge
Sheet Number S1.3
Sheet 3 of 3

Symbol Legend:

- | | | |
|-------------------|---------------------------|-----------------------|
| MANHOLE | TELEPHONE MARKING RISER | FLAG POLE |
| CLEAN OUT | GAS MARKING RISER | LIGHT POLE |
| ROAD INLET | FIBER OPTIC MARKING RISER | |
| SQUARE INLET | DOLLARD | |
| CURE-GAST INLET | POST LIGHT | |
| DOWN SPOUT | ROSE INDICATOR VALVE | UNDERGROUND FIBER |
| MONITORING WELL | FIRE HYDRANT | MATER LINE |
| MATERIAL VALVE | CABLE TV PRESETAL | STORM SEWER LINE |
| HANDICAP STRIPING | GAS VALVE | SANITARY SEWER LINE |
| 50% BORING | 50% ANCHOR | OVERHEAD TELEPHONE |
| ELECTRIC METER | ELECTRIC BOX | OVERHEAD ELECTRIC |
| TELEPHONE HANGAR | AIR CONDITIONING UNIT | UNDERGROUND ELECTRIC |
| TELEPHONE MH | GAS METER | UNDERGROUND TELEPHONE |
| | | UNDERGROUND GAS LINE |



Professional Surveyor's Certification

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS MADE A RETRACEMENT SURVEY OF THE REAL ESTATE DEFICIT AND SHOWN IN CONFORMITY WITH THE RECORD THEREOF IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. NO VISIBLE ENCROACHMENTS EXISTED EXCEPT AS NOTED. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 36.5, ARTICLE 1, RULE 121 SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE.

DECLARATION/CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S SIGNATURE AND SEAL AND IS SUBJECT TO THE PAYMENT OF THE INVOICE AND COMPLETE WITH ALL PAGES OF SURVEY.

COMMISSION NUMBER: 254044
 CLIENT: MIKE'S CARWASH
 DATE OF FIELD WORK: APRIL 07th, 2025
 FIELD WORK COMPLETED:

IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL THIS 30TH DAY OF APRIL, 2025.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REPEAT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



Todd R. Bower, P.E. No. 29800007
 10004-16162.biz

Partial Building & Improvements Detail



SCALE: 1" = 20'

