

1 VALY-2026-0001

2 BILL NO. G-26-04-03

3  
4 GENERAL ORDINANCE NO. G-\_\_\_\_\_

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

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

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

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

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

17 Part of Eckart's Subdivision of Lot 7 Well's Reserve, an addition to the City of Fort Wayne,  
18 according to the plat thereof, Recorded in Deed Record 107, Pages 522-523 and part of  
19 North Side Addition 2nd Supplemental, an addition to the City of Fort Wayne, according to  
20 the plat thereof, Recorded in Deed Record 104, Pages 512-516, both in the Office of the  
21 Recorder of Allen County, Indiana and more particularly described as follows:

22 BEGINNING at the Southwest corner of Lot Number 3 in said Eckart's Addition; thence North  
23 88 degrees 51 minutes 37. seconds East (Indiana Geospatial Coordinate System - Allen  
24 County bearing and basis of bearing to follow), a distance of 90.00 feet (Plat) along the South  
25 line of said Lot 3, also being the North right-of-way line of a 12 feet Alley to the East line of  
26 said Lot 3; thence North 00 degrees 58 minutes 09 seconds West, a distance of 145.00 feet  
27 (Plat) along said East line, also being the East line of Lot 2 and Lot 1 in said Eckart's Addition  
28 and also being along the West right of way line of a 10 feet Alley to the South right-of-way of  
29 3rd Street; thence North 88 degrees 51 minutes 37 seconds East, a distance of 10.00 feet  
30 (Plat) along said South line to the West line of Lot 202 in said North Side Addition; thence  
South 00 degrees 58 minutes 09 seconds East, a distance of 145.00 feet (Plat) along said  
West line also being the East right-of-way of said 10 feet Alley to the South line of said Lot  
202; thence North 88 degrees 51 minutes 37 seconds East, a distance of 121.55 feet along  
said South line also being the South line of Lot 203 and Lot 204 in said North Side Addition  
and also being the North right-of-way line of said 12 feet Alley to the point of curvature of a  
non-tangent curve, concave to the Northwest, having a radius of 12091.48 feet; thence  
Southerly along said curve, also being the West line of an existing tract described in  
Document Number 2020073698 in the Office of said Recorder and also being the East right-

1 of-way line of a 14 feet Alley a distance of 120.35 feet, having a central angle of 00 degrees  
2 34 minutes 13 seconds and a chord of 120.35 feet bearing South 21 degrees 35 minutes 34  
3 seconds West to the North line of an existing vacated 14 feet Alley as described in Document  
4 Number 2023010208 in the Office of said Recorder; thence South 88 degrees 51 minutes 37  
5 seconds West, a distance of 15.21 feet (Deed) along said North line to the point of curvature  
6 of a non-tangent curve, concave to the Northwest, having a radius of 12077.48 feet; thence  
7 Northerly along said curve also being the East line of Lot 6, Lot 5 and Lot 4 in said Eckart's  
8 Addition and also being the West right-of-way of said 14 feet Alley a distance of 107.38 feet,  
9 having a central angle of 00 degrees 30 minutes 34 seconds, and a chord of 107.38 feet  
10 bearing North 21 degrees 39 minutes 05 seconds East to the North line of said Lot 4; thence  
11 South 88 degrees 51 minutes 37 seconds West, a distance of 201.46 feet (202.00 feet Plat)  
12 along said North line also being the South line of said 12 feet Alley to the East right-of-way of  
13 Harrison Street; thence North 00 degrees 58 minutes 09 seconds West, a distance of 12.00  
14 feet (Plat) along said East line to the Point of Beginning. Containing 0.128 acres, more or  
15 less. Subject to easements of record.

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

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

20 Part of Eckart's Subdivision of Lot 7 Well's Reserve, an addition to the City of Fort Wayne,  
21 according to the plat thereof, Recorded in Deed Record 107, Pages 522-523 and part of North  
22 Side Addition 2nd Supplemental, an addition to the City of Fort Wayne, according to the plat  
23 thereof, Recorded in Deed Record 104, Pages 512-516, both in the Office of the Recorder of  
24 Allen County, Indiana and more particularly described as follows:

25 BEGINNING at the Southwest corner of Lot Number 3 in said Eckart's Addition; thence North 88  
26 degrees 51 minutes 37 seconds East (Indiana Geospatial Coordinate System - Allen County  
27 bearing and basis of bearing to follow), a distance of 90.00 feet (Plat) along the South line of said  
28 Lot 3, also being the North right-of-way line of a 12 feet Alley to the East line of said Lot 3; thence  
29 North 00 degrees 58 minutes 09 seconds West, a distance of 145.00 feet (Plat) along said East  
30 line, also being the East line of Lot 2 and Lot 1 in said Eckart's Addition and also being along the  
West right of way line of a 10 feet Alley to the South right-of-way of 3rd Street; thence North 88  
degrees 51 minutes 37 seconds East, a distance of 10.00 feet (Plat) along said South line to the  
West line of Lot 202 in said North Side Addition; thence South 00 degrees 58 minutes 09 seconds  
East, a distance of 145.00 feet (Plat) along said West line also being the East right-of-way of said  
10 feet Alley to the South line of said Lot 202; thence North 88 degrees 51 minutes 37 seconds  
East, a distance of 121.55 feet along said South line also being the South line of Lot 203 and Lot  
204 in said North Side Addition and also being the North right-of-way line of said 12 feet Alley to  
the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of  
12091.48 feet; thence Southerly along said curve, also being the West line of an existing tract  
described in Document Number 2020073698 in the Office of said Recorder and also being the  
East right-of-way line of a 14 feet Alley a distance of 120.35 feet, having a central angle of 00  
degrees 34 minutes 13 seconds and a chord of 120.35 feet bearing South 21 degrees 35 minutes  
34 seconds West to the North line of an existing vacated 14 feet Alley as described in Document  
Number 2023010208 in the Office of said Recorder; thence South 88 degrees 51 minutes 37  
seconds West, a distance of 15.21 feet (Deed) along said North line to the point of curvature of a  
non-tangent curve, concave to the Northwest, having a radius of 12077.48 feet; thence Northerly  
along said curve also being the East line of Lot 6, Lot 5 and Lot 4 in said Eckart's Addition and

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also being the West right-of-way of said 14 feet Alley a distance of 107.38 feet, having a central angle of 00 degrees 30 minutes 34 seconds, and a chord of 107.38 feet bearing North 21 degrees 39 minutes 05 seconds East to the North line of said Lot 4; thence South 88 degrees 51 minutes 37 seconds West, a distance of 201.46 feet (202.00 feet Plat) along said North line also being the South line of said 12 feet Alley to the East right-of-way of Harrison Street; thence North 00 degrees 58 minutes 09 seconds West, a distance of 12.00 feet (Plat) along said East line to the Point of Beginning. Containing 0.128 acres, more or less. Subject to easements of record.

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**

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**Department of Planning Services**

Title of Ordinance: Right of Way Vacation  
Case Number: VALY-2026-0001  
Bill Number: G-26-04-03  
Council District: 5 – Geoff Paddock

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Introduction Date: April 14, 2026

Public Hearing Date: April 28, 2026 to be heard by Council

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

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Synopsis of Ordinance: To vacate the alley located south of 3rd street and east of Harrison St in Eckart's and North Side Subdivisions

Location: South of 3rd Street and east of Harrison Street (Sec 2 of Wayne Township)

Reason for Request: To support the depot relocation and allow for new public parking lot

Applicant: City of Fort Wayne Department of Redevelopment

Property Owner: City of Fort Wayne Department of Redevelopment

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Related Petitions: Craigville Depot Relocation and City Parking Lot

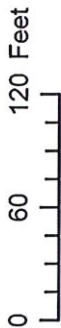
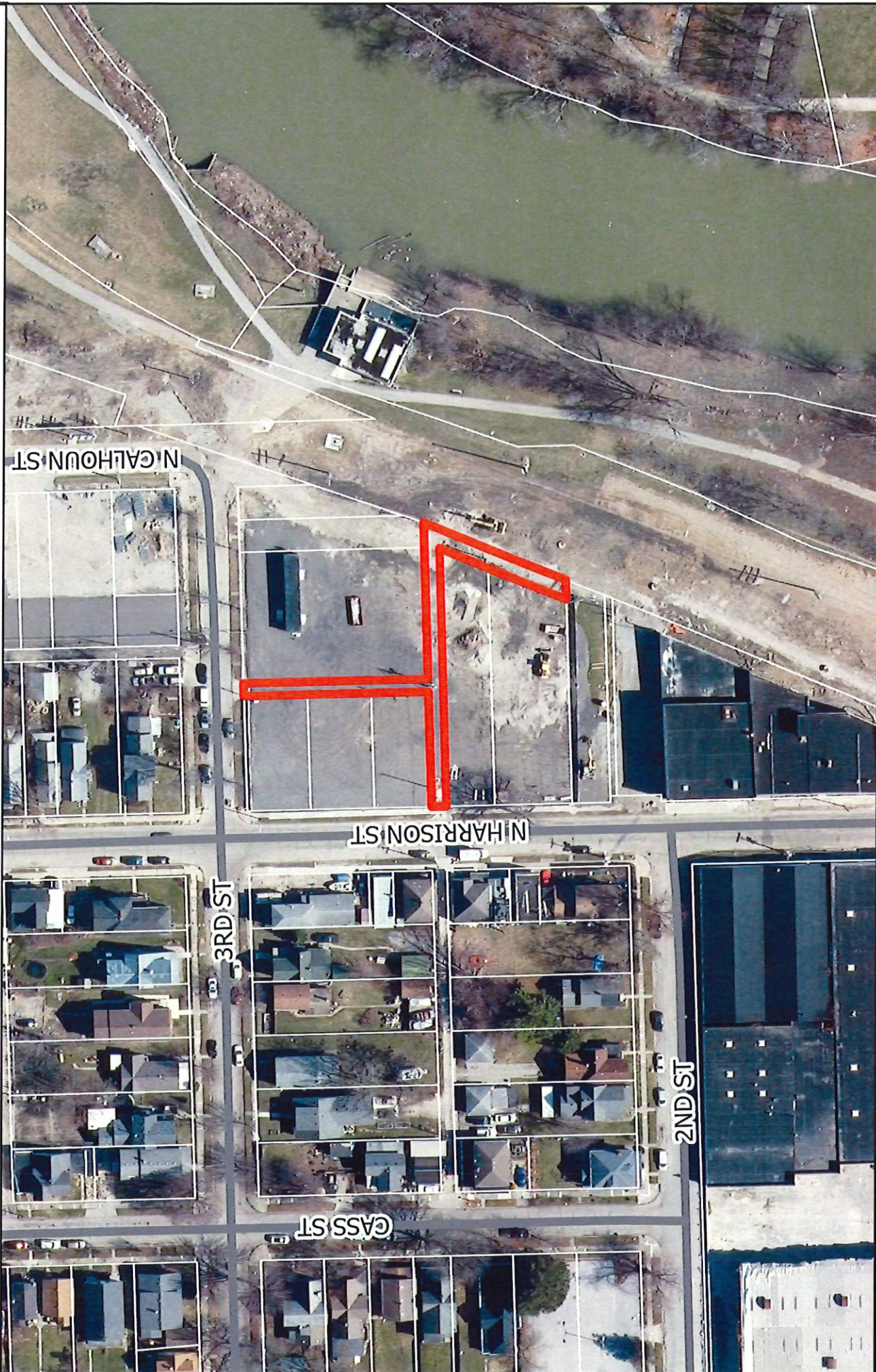
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Effect of Passage: The vacated land will be returned to the adjacent property owner. Vacation will allow for allow for site redevelopment.

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.

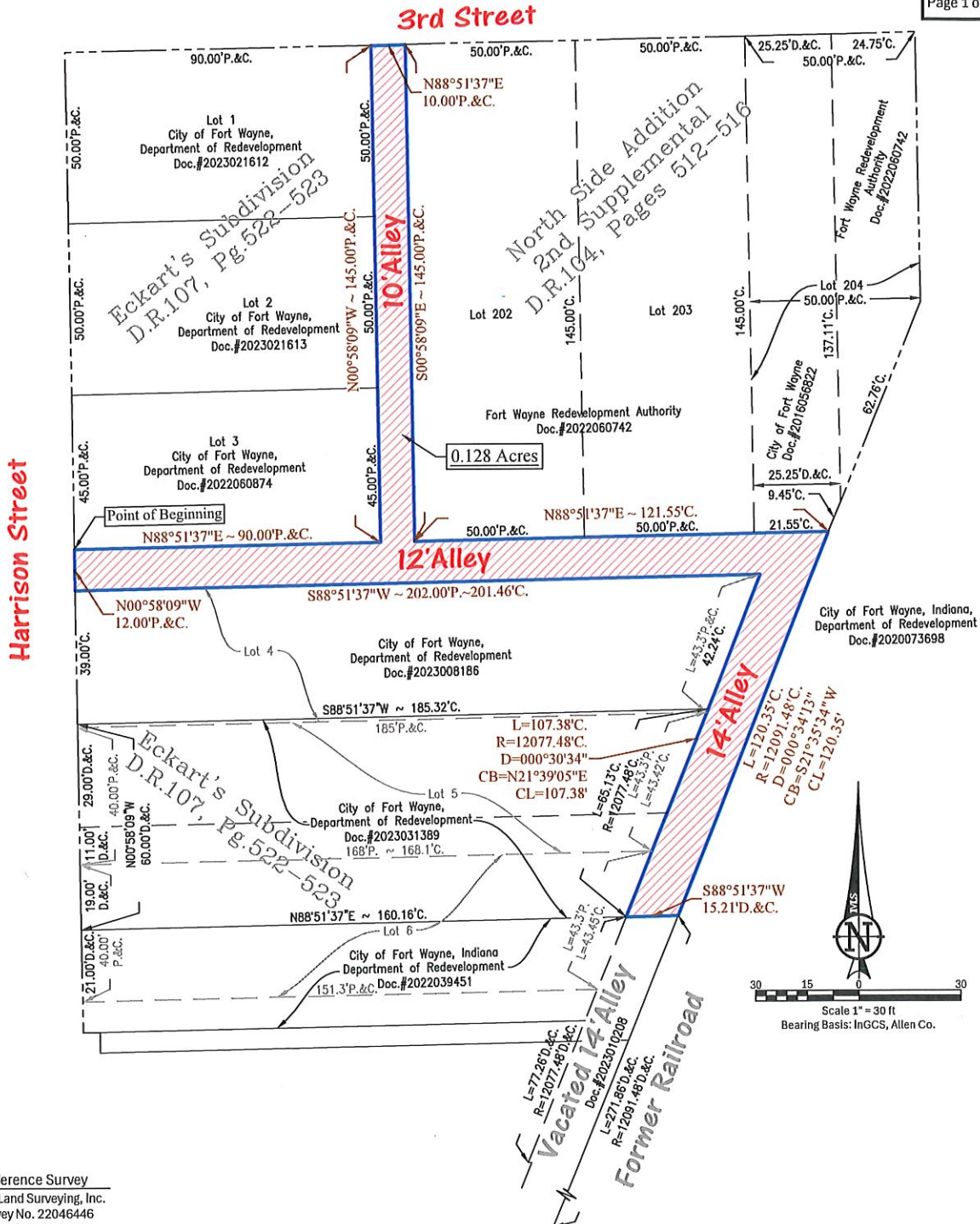


Vacation Petition VALY-2026-0001 - South of 3rd St & East of N Harrison St



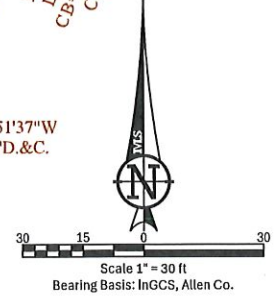
Although our accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map. © 2004 Board of Commissioners of the County of Allen, North American Datum 1983. State Plane Coordinate System, Indiana East. Photos and Contours: Spring 2009. Date: 03/20/26.

## ALLEY VACATION SKETCH



**Reference Survey**  
 Miller Land Surveying, Inc.  
 Survey No. 22046446  
 Date June 4, 2022

Miller Land Surveying, Inc.  
 Survey No. 22046446  
 Date November 11, 2022



Survey No. 25087996 Drawn by: BPJ  
 County: Allen Subdivision: Eckarts  
 For: City of Fort Wayne

IN WITNESS WHEREOF, I hereunto place my hand and  
 seal this 1st day of December, 2025.  
 Revised:

*Brett R. Miller*  
 Brett R. Miller, P.S. NO. 20300059



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



**Alley Vacation Description  
0.128 Acres**

Part of Eckart's Subdivision of Lot 7 Well's Reserve, an addition to the City of Fort Wayne, according to the plat thereof, Recorded in Deed Record 107, Pages 522-523 and part of North Side Addition 2nd Supplemental, an addition to the City of Fort Wayne, according to the plat thereof, Recorded in Deed Record 104, Pages 512-516, both in the Office of the Recorder of Allen County, Indiana and more particularly described as follows:

**BEGINNING** at the Southwest corner of Lot Number 3 in said Eckart's Addition; thence North 88 degrees 51 minutes 37 seconds East (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearing to follow), a distance of 90.00 feet (Plat) along the South line of said Lot 3, also being the North right-of-way line of a 12 feet Alley to the East line of said Lot 3; thence North 00 degrees 58 minutes 09 seconds West, a distance of 145.00 feet (Plat) along said East line, also being the East line of Lot 2 and Lot 1 in said Eckart's Addition and also being along the West right of way line of a 10 feet Alley to the South right-of-way of 3rd Street; thence North 88 degrees 51 minutes 37 seconds East, a distance of 10.00 feet (Plat) along said South line to the West line of Lot 202 in said North Side Addition; thence South 00 degrees 58 minutes 09 seconds East, a distance of 145.00 feet (Plat) along said West line also being the East right-of-way of said 10 feet Alley to the South line of said Lot 202; thence North 88 degrees 51 minutes 37 seconds East, a distance of 121.55 feet along said South line also being the South line of Lot 203 and Lot 204 in said North Side Addition and also being the North right-of-way line of said 12 feet Alley to the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 12091.48 feet; thence Southerly along said curve, also being the West line of an existing tract described in Document Number 2020073698 in the Office of said Recorder and also being the East right-of-way line of a 14 feet Alley a distance of 120.35 feet, having a central angle of 00 degrees 34 minutes 13 seconds and a chord of 120.35 feet bearing South 21 degrees 35 minutes 34 seconds West to the North line of an existing vacated 14 feet Alley as described in Document Number 2023010208 in the Office of said Recorder; thence South 88 degrees 51 minutes 37 seconds West, a distance of 15.21 feet (Deed) along said North line to the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 12077.48 feet; thence Northerly along said curve also being the East line of Lot 6, Lot 5 and Lot 4 in said Eckart's Addition and also being the West right-of-way of said 14 feet Alley a distance of 107.38 feet, having a central angle of 00 degrees 30 minutes 34 seconds, and a chord of 107.38 feet bearing North 21 degrees 39 minutes 05 seconds East to the North line of said Lot 4; thence South 88 degrees 51 minutes 37 seconds West, a distance of 201.46 feet (202.00 feet Plat) along said North line also being the South line of said 12 feet Alley to the East right-of-way of Harrison Street; thence North 00 degrees 58 minutes 09 seconds West, a distance of 12.00 feet (Plat) along said East line to the Point of Beginning. Containing 0.128 acres, more or less. Subject to easements of record.

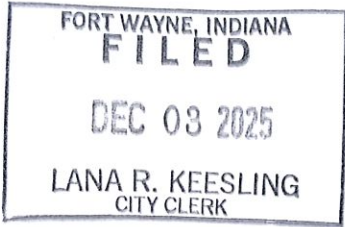
Survey No. 25087996  
Dated: December 1, 2025  
For: City of Fort Wayne  
Miller Land Surveying, Inc.

**Corporate Office**

221 Tower Drive - Monroe, IN 46772  
260-692-6166

**Fort Wayne Office**

10060 Bent Creek Blvd - Fort Wayne, IN 46825  
260-489-8571



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:

Allen vacations - south of 3rd Street & east of Harrison St.

(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: 107 PAGE(S) NUMBER(S): 522-523 This information can be obtained from the Allen County Recorder's Office on the 2nd Floor, City-County Building, One Main Street, Fort Wayne, IN)

The reasons for the proposed vacation are as follows: Development supporting depot relocation

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

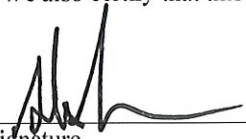
The applicant on an attached sheet must also provide the names and addresses of all adjacent property owner(s). The information on that sheet must be as follows:


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: City of Fort Wayne Department of Redevelopment
Street Address: 200 E. Berry St. #320
City: Fort Wayne State: IN Zip: 46802 Phone: 260 427-5954

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 For 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.

                      Alec Johnson                      \_\_\_\_\_  
Signature                      Printed Name                      Date  
200 E. Berry St #320                      Fort Wayne, IN 46802  
Address                      City/State/Zip

                      \_\_\_\_\_                      \_\_\_\_\_  
Signature                      Printed Name                      Date  
\_\_\_\_\_  
Address                      City/State/Zip

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

Agent's Name (Print Legibly): \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

- 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 #: \_\_\_\_\_