

1 VEAS-2026-0003

2 BILL NO. G-26-10-15

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 **14-FOOT UTILITY & SURFACE DRAINAGE EASEMENT VACATION:**

18 This description, prepared by Aaron J. Carl, Professional Surveyor License Number
19 LS20800123 and employed by T-E Incorporated, was created as part of a Vacation
20 Document for Job No. 26090 on September 29, 2026. A part of the East Half of the
21 Southwest Quarter of Section 28, Township 31 North, Range 12 East, Washington
22 Civil Township, Allen County, Indiana. Also being part of a 14-foot Utility and
23 Surface Drainage Easement (from herein referred to as "U.&S.D.E.") between Lots
24 51 and 52 in Centennial Industrial Park Section VII, as recorded in Plat Cabinet A
25 Page 8, Document 870032067, all recorded documents in this description are
26 recorded in the Office of the Recorder of Allen County, and more particularly
27 described as follows:

28 Commencing at the Southwest corner of said Lot 51, also being the Northwest corner
29 of said Lot 52; thence North 88 degrees 51 minutes 29 seconds East (being the basis
30 of all bearings this description), on and along the South line of said Lot 51, also being
the North line of said Lot 52, a distance of 14.00 feet to the Point of Beginning, also
being the East line of a 14-foot U.&S.D.E. running along the West line of said lots 51
and 52; thence North 00 degrees 58 minutes 08 seconds West, on and along said East
line of said 14-foot U.&S.D.E., a distance of 7.00 feet to the North line of a 14-foot
U.&S.D.E. running along the South line of said Lot 51; thence North 88 degrees 51
minutes 29 seconds East, on and along said North line of the 14-foot U.&S.D.E, a
distance of 301.57 feet to the West line of a 15-foot Utility Easement running along

1 the East line of said Lots 51 and 52; thence South 00 degrees 54 minutes 55 seconds
2 East, on and along said West line of the 15-foot Utility Easement, a distance of 14.00
3 feet to the South line of said 14-foot U.&S.D.E. running along the North line of said
4 Lot 52; thence South 88 degrees 51 minutes 29 seconds West, on and along said
5 South line of the 14-foot U.&S.D.E, a distance of 301.56 feet to the East line of said
6 14-foot U.&S.D.E running along the West line of said lots 51 and 52; thence North 00
degrees 58 minutes 08 seconds West, on and along said East line of the 14-foot
U.&S.D.E., a distance of 7.00 feet to the Point of Beginning, containing 0.097 acres
more or less.

7
8 and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan
9 and is hereby approved in all respects.

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

12
13 _____
COUNCILMEMBER

14
15 APPROVED AS TO FORM AND LEGALITY:

16 _____
17 Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

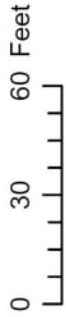
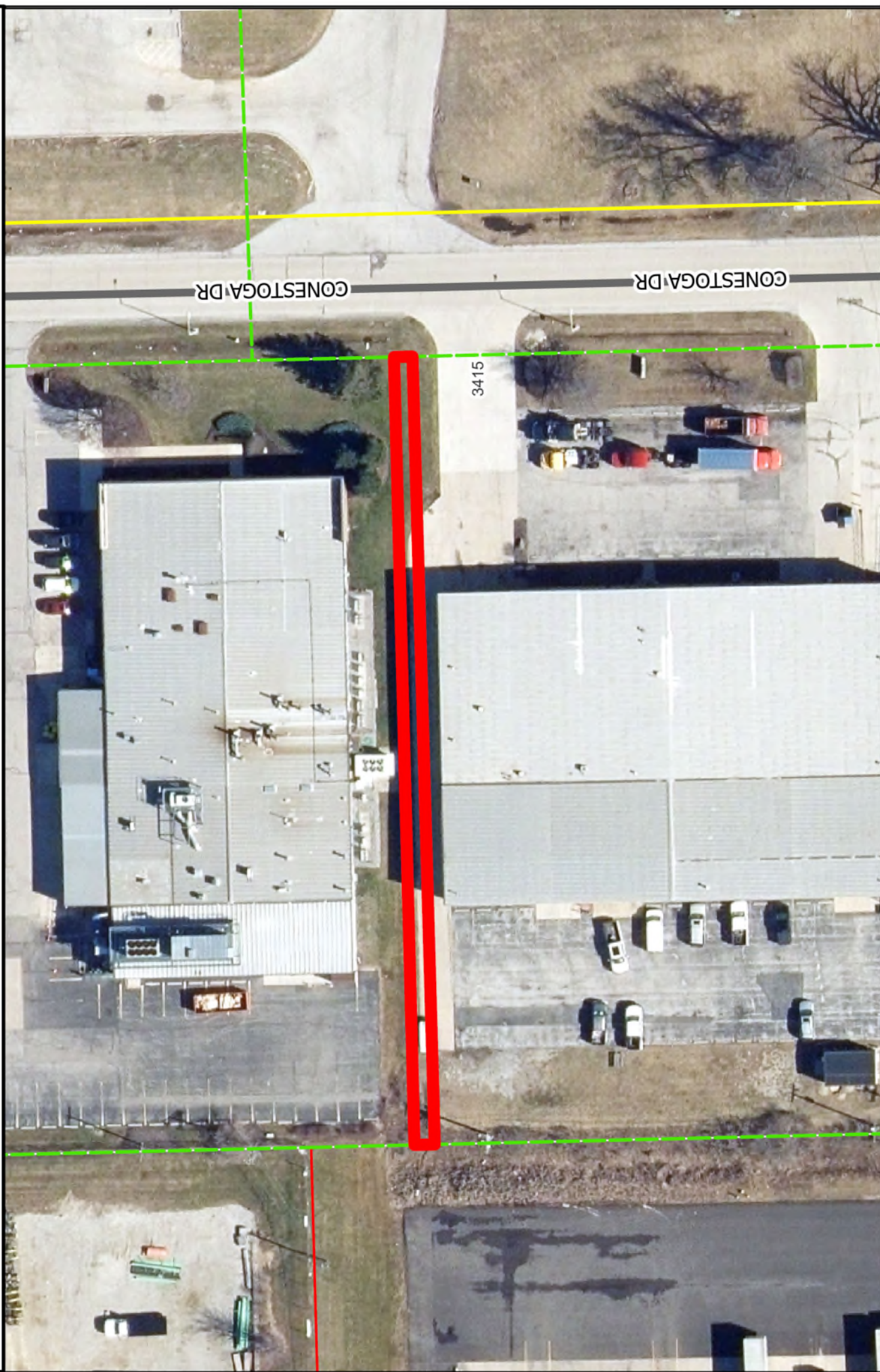
Title of Ordinance: Easement Vacation
Case Number: VEAS-2026-0003
Bill Number: G-26-10-15
Council District: 3 – Nathan Hartman

Introduction Date: October 27, 2026
Public Hearing Date: November 10, 2026 (to be heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by reviewing agencies.

Synopsis of Ordinance: To vacate the 14-foot wide Utility & Surface Drainage (U & SD) easement between Lot 51 and 52 in Centennial Industrial Park Sec VII (between existing buildings).
Location: 3505 Conestoga Dr (Washington Township Section 28)
Reason for Request: To allow for construction of a new 870-square-foot building addition that will connect the two existing buildings.
Applicant: T-E Incorporated (Aaron Carl)
Property Owners: Conestoga Realty LLC
Related Petitions: None

Effect of Passage: The vacation of the easement will allow for the construction of a new 870 square foot building addition.
Effect of Non-Passage: The easement will remain as dedicated and will impede the expanding development of this site.

Easement Vacation VEAS-2026-0003 - Conestoga Drive



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: 10/16/2026

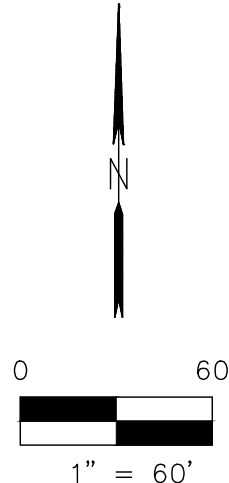
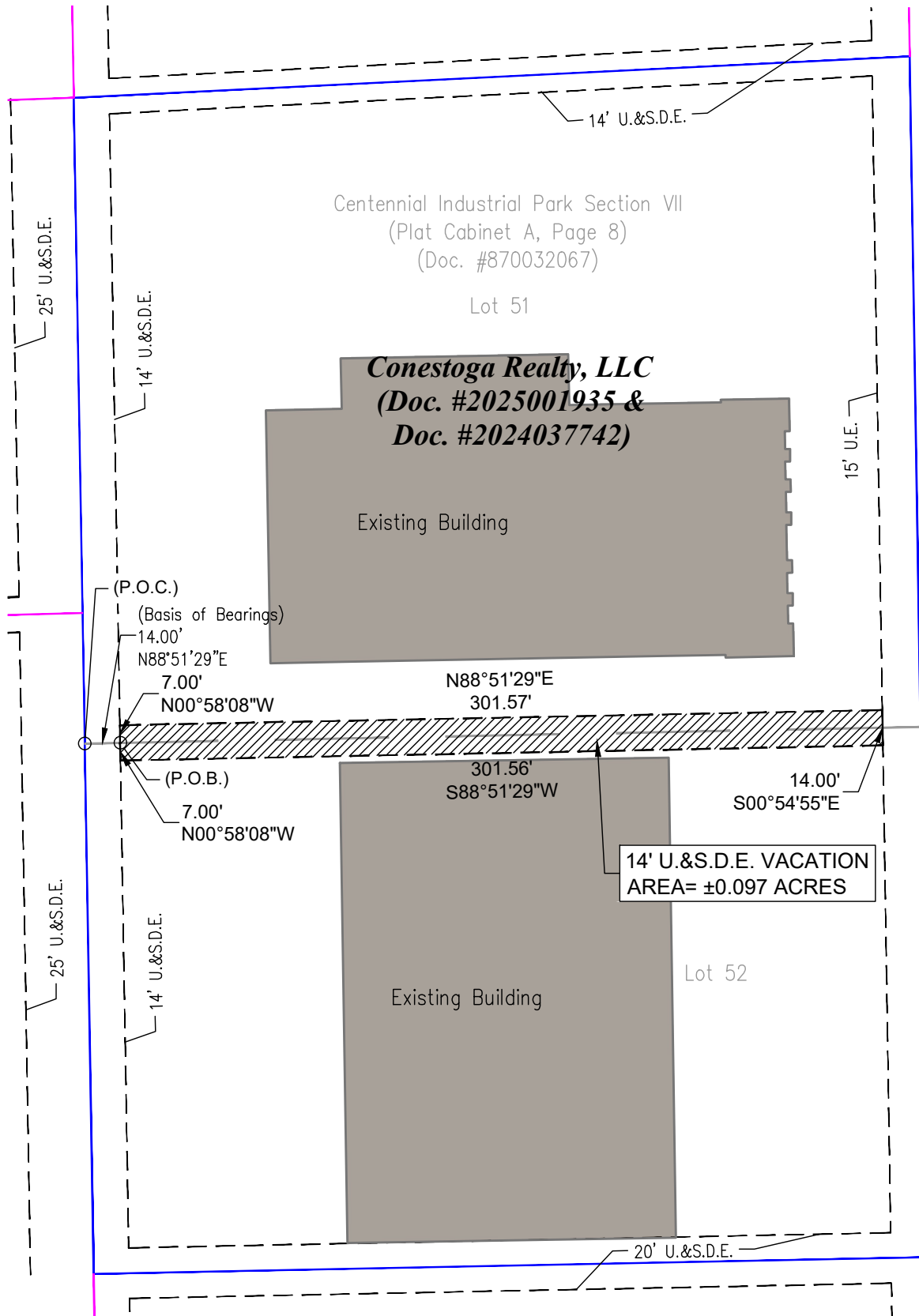


T-E INCORPORATED

8620 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541 FAX (260) 489-3174
Email TE@t-einc.com

Surveying * Engineering * Asphalt * Utilities * Site Development

OWNER:	Conestoga Realty LLC
ADDRESS:	3505 Conestoga Drive, Fort Wayne, IN 46808
DESCRIPTION:	14' U.&S.D. EASEMENT VACATION EXHIBIT "A"
JOB NO.:	26090
DATE:	09/30/2026
SCALE:	1" = 60'
PAGE:	1 of 2



ABBREVIATIONS:	
R/W	Right-of-way
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
U.E.	Utility Easement
U.&S.D.E.	Utility & Surface Drainage Easement

Conestoga Drive (60'R/W)



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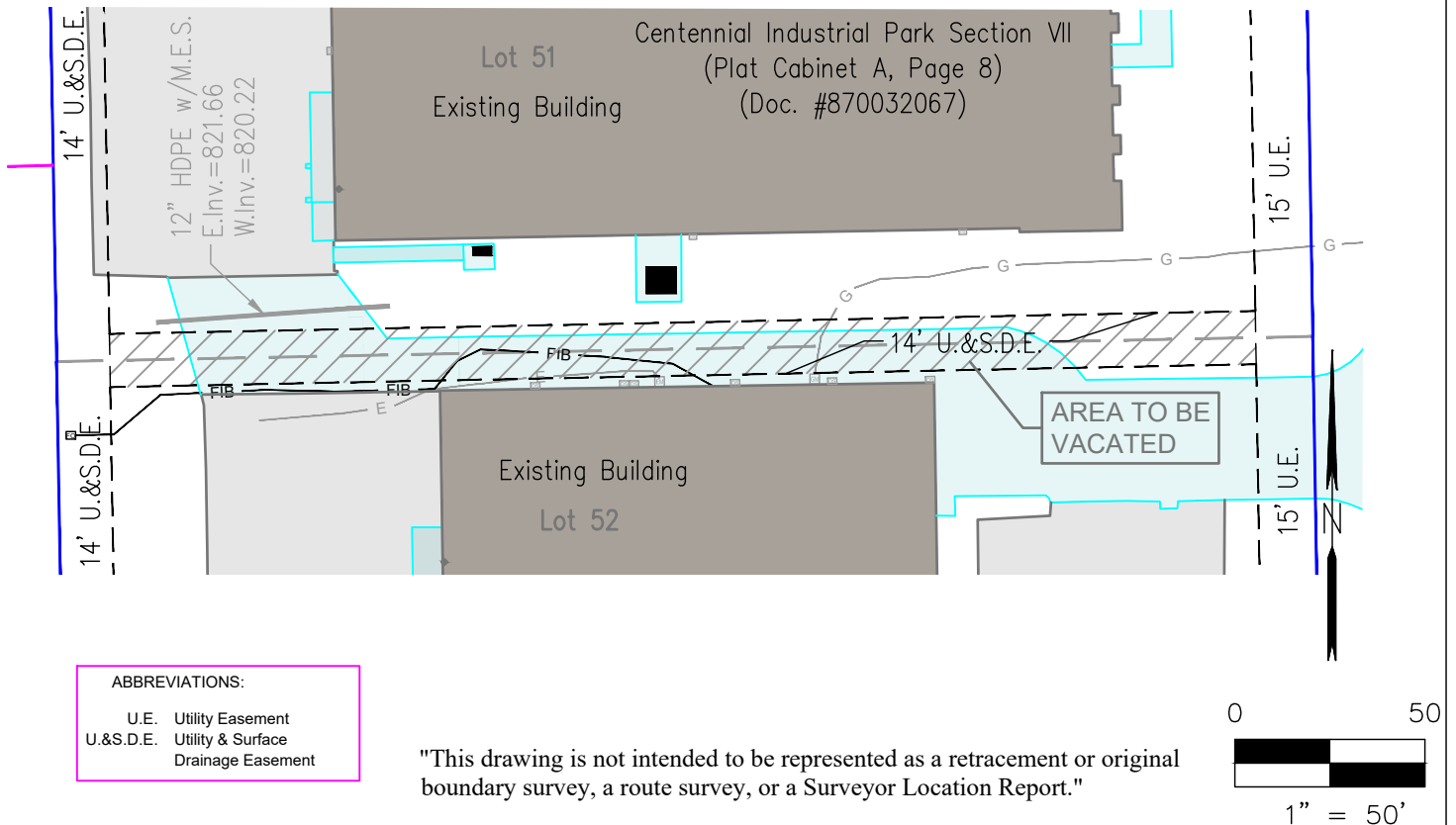
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SCALE:	N/A
PAGE:	2 of 2

14-FOOT UTILITY & SURFACE DRAINAGE EASEMENT VACATION:

This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123 and employed by T-E Incorporated, was created as part of a Vacation Document for Job No. 26090 on September 29, 2026. A part of the East Half of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Washington Civil Township, Allen County, Indiana. Also being part of a 14-foot Utility and Surface Drainage Easement (from herein referred to as "U.&S.D.E.") between Lots 51 and 52 in Centennial Industrial Park Section VII, as recorded in Plat Cabinet A Page 8, Document 870032067, all recorded documents in this description are recorded in the Office of the Recorder of Allen County, and more particularly described as follows:

Commencing at the Southwest corner of said Lot 51, also being the Northwest corner of said Lot 52; thence North 88 degrees 51 minutes 29 seconds East (being the basis of all bearings this description), on and along the South line of said Lot 51, also being the North line of said Lot 52, a distance of 14.00 feet to the Point of Beginning, also being the East line of a 14-foot U.&S.D.E. running along the West line of said lots 51 and 52; thence North 00 degrees 58 minutes 08 seconds West, on and along said East line of said 14-foot U.&S.D.E., a distance of 7.00 feet to the North line of a 14-foot U.&S.D.E. running along the South line of said Lot 51; thence North 88 degrees 51 minutes 29 seconds East, on and along said North line of the 14-foot U.&S.D.E, a distance of 301.57 feet to the West line of a 15-foot Utility Easement running along the East line of said Lots 51 and 52; thence South 00 degrees 54 minutes 55 seconds East, on and along said West line of the 15-foot Utility Easement, a distance of 14.00 feet to the South line of said 14-foot U.&S.D.E. running along the North line of said Lot 52; thence South 88 degrees 51 minutes 29 seconds West, on and along said South line of the 14-foot U.&S.D.E, a distance of 301.56 feet to the East line of said 14-foot U.&S.D.E running along the West line of said lots 51 and 52; thence North 00 degrees 58 minutes 08 seconds West, on and along said East line of the 14-foot U.&S.D.E., a distance of 7.00 feet to the Point of Beginning, containing 0.097 acres more or less.

14-FOOT UTILITY & SURFACE DRAINAGE EASEMENT TOPOGRAPHIC DETAIL:



CITY OF FORT WAYNE

Fort Wayne Indiana
Office of the City Clerk

OCT 07 2026

FILED

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:

 X Easement Public Right of Way (street or alley)

More particularly described as follows:

See attached easement vacation exhibit.

(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 2nd Floor, City-County Building, One Main Street, Fort Wayne, IN) Deeds: 2025001935 & 2024037742

The reasons for the proposed vacation are as follows:

Lot 51 and Lot 52 of Centennial Industrial Park, Section VII have been combined into one parcel (02-07-28-330-004.000-073).

The owner would like to propose a new 15'x58' building to connect the two existing buildings on this parcel. The existing 14' drainage and utility easement is located between the two existing buildings, therefore, the proposed building would be located within the existing easement.

(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: Aaron J. Carl, P.E., P.S. (T-E Incorporated)

Street Address: 8620 Bluffton Road

City: Fort Wayne State: IN Zip: 46809 Phone: 260-489-5541

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.

Brent Singer
Signature
6620 City Rd 68
Address

Brent S. Singer
Printed Name
10/6/26
Date
Spencerville IN 46788
City/State/Zip

Linda S. Singer
Signature
6620 City Rd 68
Address

Linda S. Singer
Printed Name
10/6/26
Date
Spencerville IN 46788
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 and 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 #: _____