

1 VALY-2021-0001

2 BILL NO. G-21-06-34

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
9 Wayne, Indiana, (as more specifically described below) was duly filed with the City
10 Clerk of the City of Fort Wayne, Indiana; and

11 WHEREAS, Common Council of the City of Fort Wayne, Indiana, duly held a
12 public hearing 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
14 CITY OF FORT WAYNE, INDIANA:

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

17 This description, prepared by Aaron J. Carl, Professional Surveyor License Number
18 LS20800123 and employed by T-E Incorporated, was created as part of an Alley
19 Vacation Petition for Job No. 21053 on June 8, 2021. A part of the subdivision plat
20 named Harvester Park Addition, recorded in Plat Record 11, page 98, and being in the
21 Southwest Quarter of Section 8, Township 30 North, Range 13 East, of Wayne
22 Township, Allen County, Indiana, all recorded documents in this description are
23 recorded in the Office of the Recorder of Allen County, and more particularly described
24 as follows:

25 Beginning at the Southeast corner of Lot 50 in said Harvester Park Addition plat, said
26 point also being on the North Right-of-way line of Felician Street; thence North 89
27 degrees 05 minutes 39 seconds East (being the basis of all bearings this description),
28 on and along the North Right-of-way line of Felician Street, a distance of 14.00 feet to
29 the Southwest corner of Lot 49 in said plat; thence South 00 degrees 24 minutes 44
30 seconds East, on and along the West lines of Lots 149, 150 and extension thereof in
said plat, a distance of 295.90 feet to the Southwest corner of Lot 150 in said plat, said
point also being on the North Right-of-way line of E. Pontiac Street; thence South 89
degrees 08 minutes 28 seconds West, on and along the North Right-of-way line of E.
Pontiac Street, a distance of 14.00 feet to the Southeast corner of Lot 151 in said plat;
thence North 00 degrees 24 minutes 44 seconds West, on and along the East lines of
Lots 151, 148 and extension thereof in said plat, a distance of 295.89 feet to the Point
of Beginning, containing 0.095 acres of land, more or less.

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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.

COUNCIL MEMBER

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Platted Alley Vacation
Case Number: VALY-2021-0001
Bill Number: G-21-06-34
Council District: 6 – Sharon Tucker

Introduction Date: June 22, 2021
Public Hearing Date: July 13, 2021 to be heard by Council
Next Council Action: Ordinance will return to Council after recommendation by reviewing agencies.

Synopsis of Ordinance: To vacate the fourteen-foot wide alley located on between Lots 148 and 151 and 149 and 150 of Harvester Park Addition.

Location: East of 3805 East Pontiac

Reason for Request: To allow for a business expansion for SESCO, 3805 E. Pontiac.

Applicant: James Stout - SESCO

Property Owners: SESCO

Related Petitions: none

Effect of Passage: The alley is undersized and underutilized. The applicant would like the ability to expand and possibly acquire more land. Vacation of the alley will not cause inconvenience to adjoining properties as there is full access to adjacent public streets.

Effect of Non-Passage: The alley will remain as platted. No structures will be permitted within the alley, and setbacks will be measured from the alley boundary.

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 Public Right of Way (street or alley)

More particularly described as follows:

The alley between Lots 148, 151 and 149, 150, in Harvester Park Addition, that connects Felician Street
to E. Pontiac Street

(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: 11 **PAGE(S) NUMBER(S):** 98 (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:

The petitioner is looking to expand their existing facilities and they are interested in additional land acquisition. The existing alley does not meet current City of Fort Wayne street/alley standards and is not used as a regular thoroughfare for vehicular traffic.

(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.

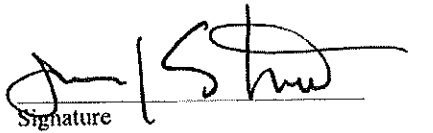
Applicant's name(s) if different from property owner(s):

Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____ 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 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.



James Stout

6-1-21

Signature

Printed Name

Date

3805 E. Pontiac Street

Fort Wayne, IN 46803

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 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 #: _____

Pinnacle Property Investment Group, LLC

Property address:

2650 S. Coliseum Blvd.

Fort Wayne, IN 46803

Tax Mailing address:

4107 Selkirk Court

Fort Wayne, IN 46816

Property X Holdings, LLC

Property address:

2602 S. Coliseum Blvd.

Fort Wayne, IN 46803

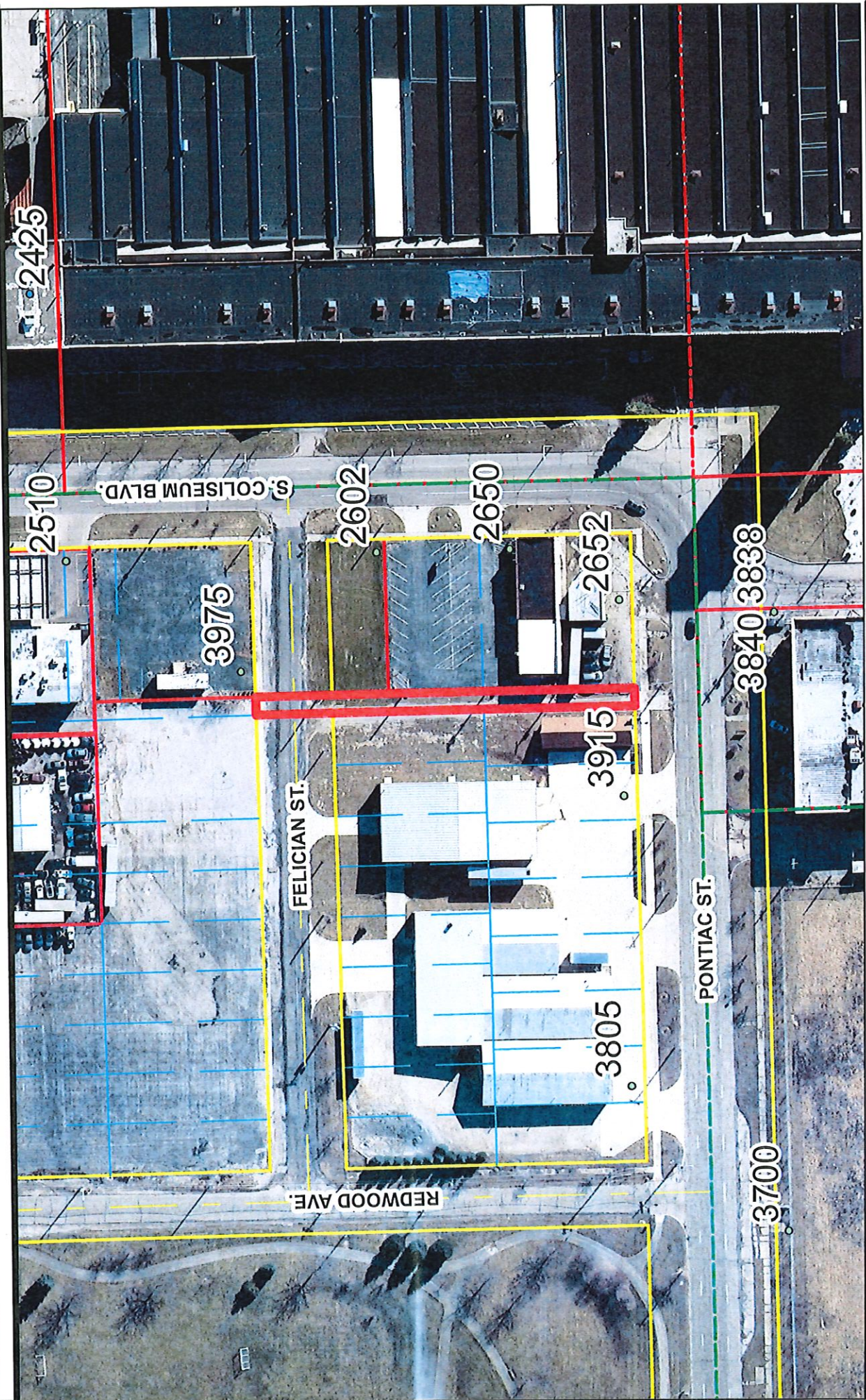
Tax Mailing address:

3108 Lower Huntington Road

Fort Wayne, IN 46809



VALY-2021-0001



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: 6/14/2021



1 inch = 100 feet

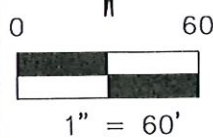
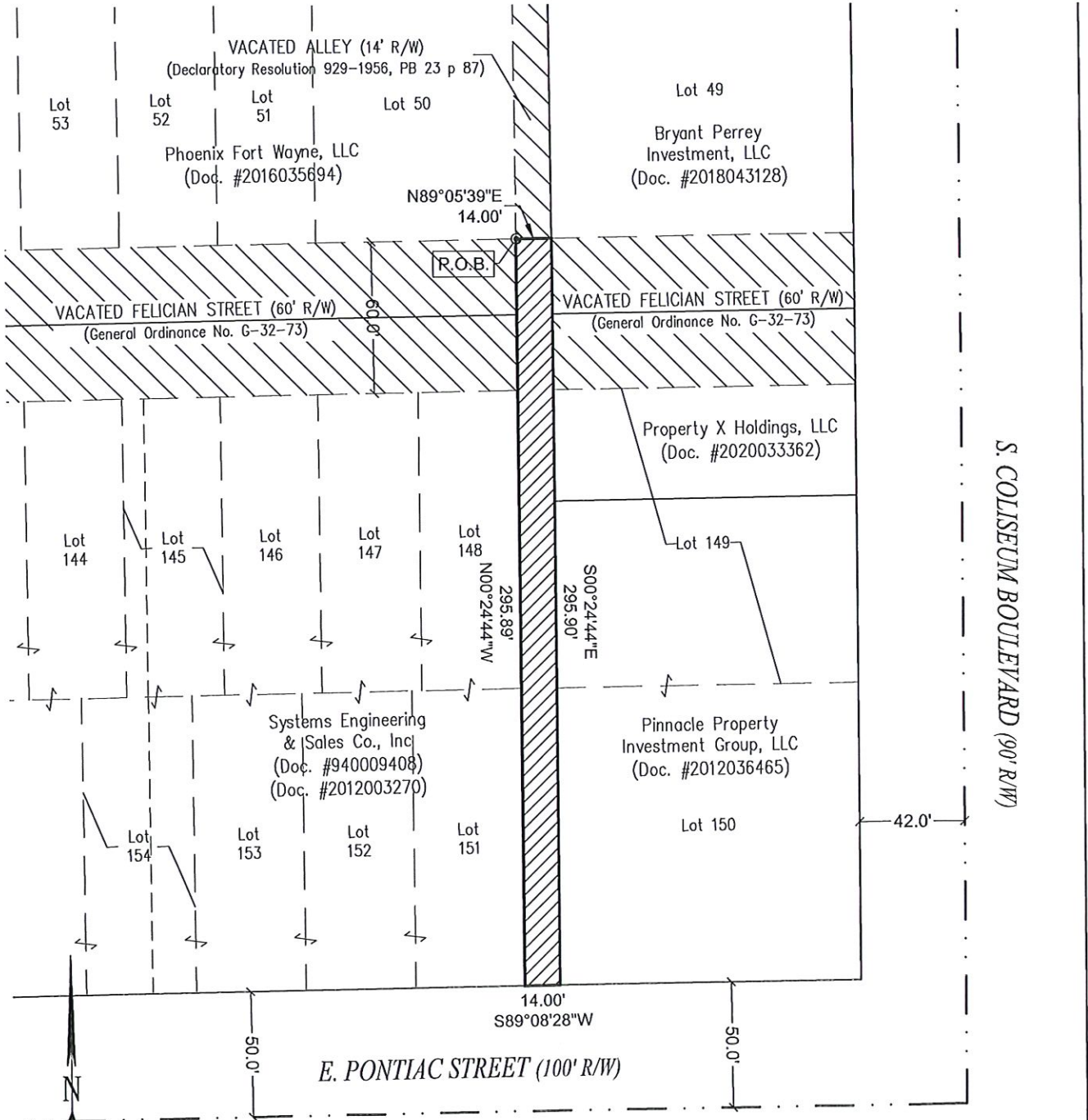


T-E INCORPORATED

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

PROJECT:	Systems Engineering & Sales Company, Inc.
ADDRESS:	3805 E. Pontiac Street, Fort Wayne, IN
DESCRIPTION:	Alley exhibit
JOB NO.:	21053
DATE:	June 8, 2021
SCALE:	1"=60'



"This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report."



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SHEET: 2 of 2