

**Department of Planning Services  
Development Plan and Plat Application**

Project Name \_\_\_\_\_

**Applicant**  
Applicant Peter Franklin Jewelers, Inc.  
Address 507 Broadway Street  
City New Haven State IN Zip 46774  
Telephone (260) 749-4315 E-mail jball@peterfranklin.com

**Contact Person**  
Contact Person Joshua C. Neal, Barrett McNagny, LLP  
Address 215 E. Berry Street  
City Fort Wayne State IN Zip 46802  
Telephone (260) 423-9551 E-mail jcn@barrettllaw.com

*All staff correspondence will be sent only to the designated contact person.*

**Arch./Eng. Or Surveyor**  
Arch./Eng./Surveyor Todd R. Bauer  
Address 1910 St. Joe Center Road  
City Fort Wayne State IN Zip 46825  
Telephone (260) 484-9900 E-mail todd@4site.biz

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
**Requesting approval of a:**  primary  amended primary  secondary  amended secondary  
 residential development plan  commercial development plan  industrial development plan  
 plat  minor plat  
Development Address 4901 West Jefferson Boulevard  
Size of development (lots) 3 (units) \_\_\_\_\_ (acreage) 6.5 acres  
Building height (primary structures) \_\_\_\_\_ (accessory structures) \_\_\_\_\_  
Building Sq. Ft. (primary structures) 37,450 sq. ft. (accessory structures) \_\_\_\_\_  
Present Zoning C-2 Total acreage of site 6.5 acres  
Township name Wayne Township section # 30  
Sewer provider City of Fort Wayne Water provider City of Fort Wayne  
Proposed Streets:  Public and county/city maintained  Private and privately maintained

**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. For applicable filing fees and site plan/plat number of copies please refer to checklist.*  
 Applicable filing fees (check payable to the Allen County Treasurer)  
 Applicable number of copies of site plan or plat (plans **must be folded**, and no larger than 24 x 36)  
 Applicable number of landscaping plans  
 Applicable required civil engineering sets  
 One copy of plan in electronic form (11 x 17 in PDF)  
 Applicable number of copies of the Certified Legal Description and Boundary Survey  
 Application signed by property owner(s)  
 Waiver request application (if applicable)  
 Proposed restrictive covenants (if applicable)

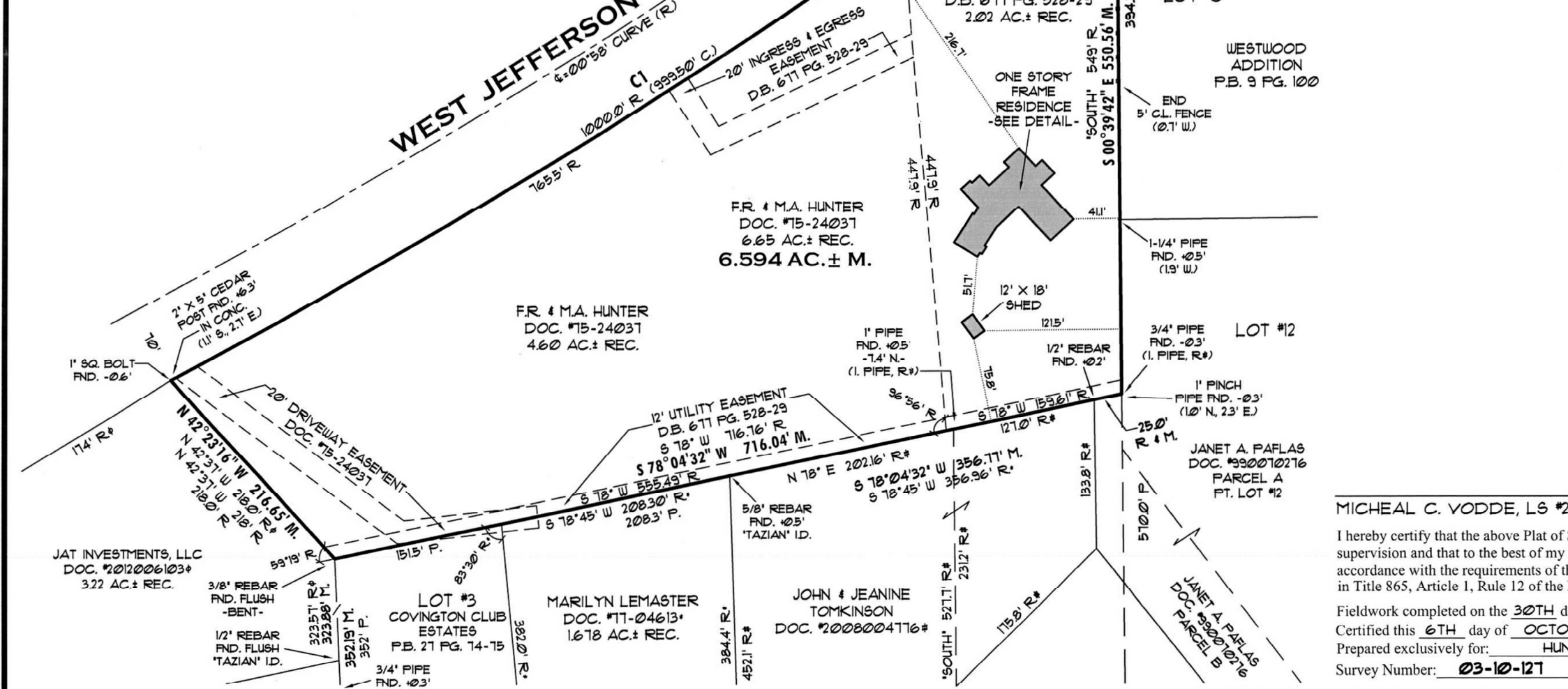
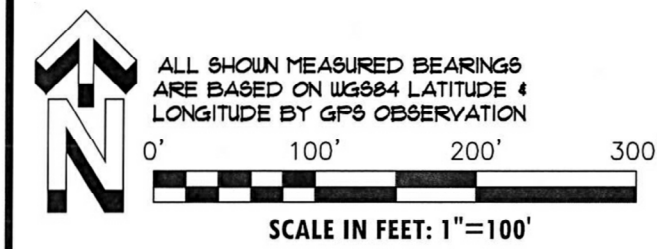
I/We understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Joshua C. Neal, Attorney for Peter Franklin Jewelers, Inc. \_\_\_\_\_ 1/7/21  
(printed name of applicant) (signature of applicant) (date)  
Joshua C. Neal, Attorney for Peter Franklin Jewelers, Inc. \_\_\_\_\_ 1/7/21  
(printed name of property owner) (signature of property owner) (date)

|          |             |              |              |
|----------|-------------|--------------|--------------|
| Received | Receipt No. | Hearing Date | Petition No. |
|----------|-------------|--------------|--------------|

PLAT OF SURVEY Page 1 of 3  
 This document is a Resurveys of a parcel of land located in Allen County, Indiana.  
 SEE PAGES 2 AND 3 FOR THE SURVEYOR'S REPORT AND LEGAL DESCRIPTION.

| CURVE | RADIUS      | ARC LENGTH | CHORD BEARING   | CHORD LENGTH |
|-------|-------------|------------|-----------------|--------------|
| C1    | 6559.56' M. | 998.97' M. | N 57° 20' 54" E | 998.00' M.   |



**ANDERSON SURVEYING, INC.**  
 Registered Professional Engineers and Land Surveyors  
 Indiana Land Surveying Firm Identification Number: 29A  
 1947 E. Schug Road  
 Columbus City, IN 46725  
 Phone: (260) 482-6855  
 Fax: (260) 482-6853  
 Toll Free: (888) 488-1724  
 www.andersonsurveying.com

# Primary Development Plan For Peter Franklin Jewelers

4901 West Jefferson Boulevard  
 Fort Wayne, Indiana



**Development Statistics:**

Lot #1  
 Project Area: 1.54 Acres  
 Total Building Area: 10,000 Square Feet  
 Parking Spaces Provided: 50 (Including 4 ADA)

**Development Statistics:**

Lot #2  
 Project Area: 1.38 Acres  
 Total Building Area: 13,000 Square Feet  
 Parking Spaces Provided: 40 (Including 4 ADA)

**Development Statistics:**

Lot #3  
 Project Area: 2.08 Acres  
 Total Building Area: 12,325 Square Feet  
 Parking Spaces Provided: 74 (Including 4 ADA)

**Development Statistics:**

Common Area (Detention)  
 Project Area: 1.59 Acres

**REAL ESTATE DESCRIPTION**

RECORDER'S DEED BOOK 671 PAGE 528-24  
 PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, BY PERIMETRIC DIMENSIONS DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE SUBJECT SITE AS ON THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24 SITUATED AT THE POINT OF ITS INTERSECTION BY THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE RUNNING SOUTH ON THE LINE AFORESAID, A DISTANCE OF 549 FEET; THENCE SOUTH 78 DEGREES WEST BY A DEFLECTION RIGHT OF 19 DEGREES 58 MINUTES, A DISTANCE OF 159.61 FEET; THENCE NORTHWARD BY A DEFLECTION RIGHT OF 96 DEGREES 56 MINUTES, A DISTANCE OF 447.9 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 24; THENCE NORTHEASTWARD BY A DEFLECTION RIGHT OF 60 DEGREES 36 MINUTES TO THE CHORD DIRECTION OF AN ARC OF A CURVE LEFT EXTORSERLY CONCENTRIC TO THE ZERO DEGREE 58 MINUTES CENTERLINE CURVE OF U.S. HIGHWAY NO. 24 THE ARC AND CHORD DISTANCE OF 290 FEET TO THE PLACE OF BEGINNING; CONTAINING 2.02 ACRES OF LAND.

TOGETHER WITH AN EASEMENT TO AFFORD INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED REAL ESTATE FROM U.S. HIGHWAY NO. 24 UPON A STRIP OF LAND 20 FEET IN WIDTH CENTERED UPON THE FOLLOWING DESCRIBED LINE; COMMENCING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, LOCATED 475 FEET SOUTHWARD, AS MEASURED ALONG SAID RIGHT-OF-WAY LINE, FROM THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID HIGHWAY A DISTANCE OF 60 FEET; THENCE NORTHEASTERLY A DISTANCE OF APPROXIMATELY 200 FEET TO A POINT LOCATED ON THE WEST LINE OF THE ABOVE DESCRIBED TRACT WHICH POINT IS ALSO LOCATED 100 FEET SOUTH OF THE SOUTHEASTERLY LINE OF SAID HIGHWAY, AS MEASURED ALONG THE WEST LINE OF THE ABOVE DESCRIBED TRACT.

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR UTILITY PURPOSES UPON A STRIP OF LAND 12 FEET IN WIDTH CENTERED ON A LINE BEGINNING AT A POINT 6 FEET NORTH OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT AND RUNNING THENCE SOUTH 78 DEGREES WEST PARALLEL TO THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT AND SAID LINE EXTENDED A DISTANCE OF 116.76 FEET, SAID EASEMENT BEING OVER THE SOUTH 12 FEET OF THE ABOVE DESCRIBED TRACT AND THE REAL ESTATE ADJOINING TO THE WEST THEREOF.

RECORDER'S DOCUMENT #15-24057  
 PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE PLACE OF BEGINNING AT THE SOUTHWEST CORNER OF THE SUBJECT SITE, COMMENCE ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION AT THE POINT OF ITS INTERSECTION BY THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 (AS SAID POINT IS SITUATED 329.79 FEET SOUTH OF THE SOUTH LINE OF LAGRO RESERVE); THENCE RUNNING SOUTH ON THE EAST LINE OF THE SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 549 FEET; THENCE SOUTH 78 DEGREES WEST A DISTANCE OF 159.61 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 78 DEGREES WEST A DISTANCE OF 555.49 FEET TO THE SOUTHWEST CORNER OF THE SUBJECT SITE (WHICH POINT IS COINCIDENT TO THE NORTHEAST CORNER OF THE RECORDED PLAT OF COVINGTON CLUB ESTATES); THENCE NORTHEASTWARD BY A DEFLECTION RIGHT OF 94 DEGREES 19 MINUTES A DISTANCE OF 218.0 FEET TO THE WESTERMOST CORNER OF THE SUBJECT SITE TO A POINT LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 24; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 A DISTANCE OF 765.5 FEET TO THE NORTHEAST CORNER OF THE SUBJECT SITE; THENCE SOUTHEASTWARD BY A DEFLECTION TO THE RIGHT A DISTANCE OF 447.9 FEET TO THE PLACE OF BEGINNING; CONTAINING 4.60 ACRES OF LAND.

SUBJECT TO AN EXISTING DRIVEWAY EASEMENT TO AFFORD INGRESS AND EGRESS TO AND FROM THE LANDS LYING SOUTH OF AND ADJOINING THE AFORESAID PREMISES, IN FAVOR OF WALTER H. AND FRANCES LUPKE, JR., CHARLES R. AND MARILYN D. LEMASTER, AND JOHN E. AND ALICE L. HOFFMAN, AND THEIR SUCCESSORS IN TITLE, UPON A STRIP OF LAND 20 FEET IN WIDTH CENTERED UPON A LINE COMMENCING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, AT A POINT SITUATED 984.5 FEET AS MEASURED ALONG THE SAID RIGHT-OF-WAY LINE, SOUTHWESTWARD OF ITS INTERSECTION BY THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, AS SITUATED COINCIDENT WITH THE WEST LINE OF THE PLAT AS RECORDED IN WESTWOOD ADDITION; THENCE EXTENDING SOUTHEASTWARD 299.3 FEET ON A LINE BEARING 61 DEGREES 36 MINUTES TO THE RIGHT OF THE NORTHEASTERLY DIRECTION OF THE CHORD SUBTENDING THE ARC OF THE SAID RIGHT-OF-WAY LINE AS SITUATED EXTORSERLY CONCENTRIC TO THE 0 DEGREE 58 MINUTES CENTERLINE CURVE OF THE SAID U.S. HIGHWAY NO. 24, AND 1000.0 FEET IN LENGTH AS ALONG THE SAID RIGHT-OF-WAY LINE MEASURED SOUTHWESTWARD OF ITS INTERSECTION BY THE WEST LINE OF SAID WESTWOOD ADDITION; THENCE BY A DEFLECTION LEFT OF 43 DEGREES 25 MINUTES, 122.0 FEET MORE OR LESS, TO THE SOUTH LINE OF THE PREMISES AFORESAID.

THE ABOVE DESCRIBED REAL ESTATE IS SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, SUBJECT TO ALL REGULATED DRAIN EASEMENTS FOR ANY REGULATED DRAINS OR TILES BEING ON OR WITHIN 75 FEET OF THE ABOVE DESCRIBED PARCEL, SUBJECT TO ALL OTHER EASEMENTS, RESTRICTIONS AND RIGHTS AFFECTING THE ABOVE-DESCRIBED PARCEL.

**Project Civil Engineer/Land Surveyor:**



ForeSight Consulting, LLC  
 1910 St. Joe Center Road, Suite 51  
 Fort Wayne, Indiana 46825  
 Phone: 260.484.9900  
 Fax: 260.484.9980

**Project Developer:**

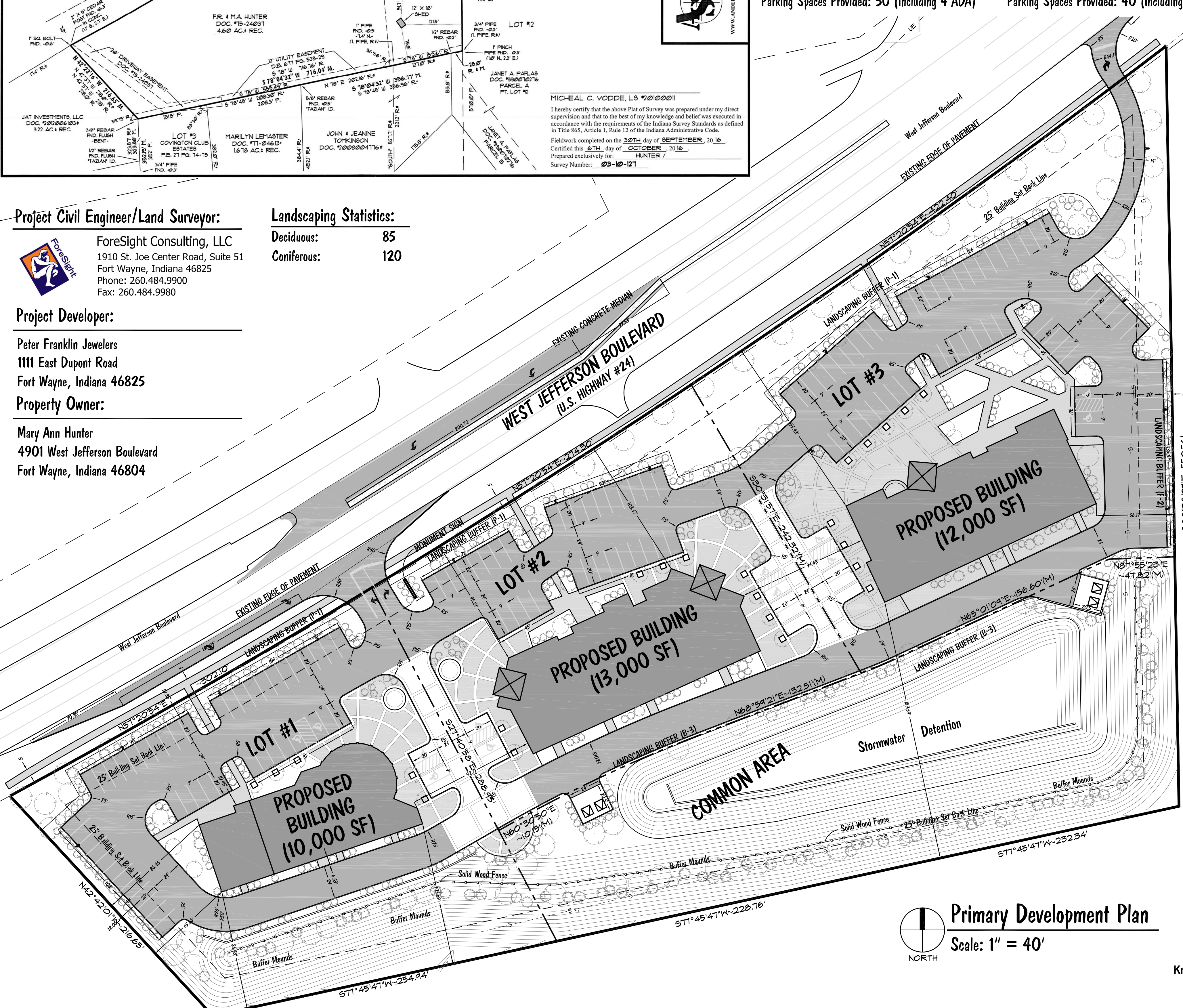
Peter Franklin Jewelers  
 1111 East Dupont Road  
 Fort Wayne, Indiana 46825

**Property Owner:**

Mary Ann Hunter  
 4901 West Jefferson Boulevard  
 Fort Wayne, Indiana 46804

**Landscaping Statistics:**

Deciduous: 85  
 Coniferous: 120



**Primary Development Plan**  
 Scale: 1" = 40'



**Existing Utility Provider Information**

|                        |                         |
|------------------------|-------------------------|
| Water Service          | City of Fort Wayne      |
| Sanitary Sewer Service | City of Fort Wayne      |
| Electric               | American Electric Power |
| Gas                    | NIPSCO                  |

**Contact Information**

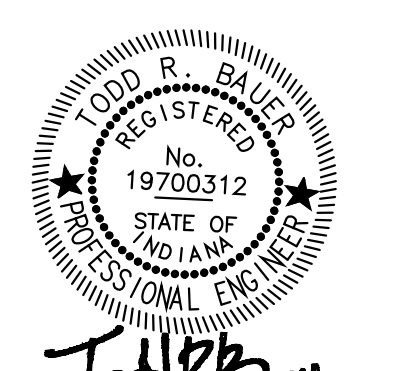
|  |              |
|--|--------------|
| City of Fort Wayne Department of Land Use Management-Michelle Wood | 260-427-1129 |
| City of Fort Wayne Fire Department-Marsha Black                    | 260-427-1168 |
| City of Fort Wayne New Water and Sewer Engineering-Carolyn Bokern  | 260-427-1161 |
| City of Fort Wayne Sewer Engineering Department-Lisa Ramos         | 260-427-5064 |
| City of Fort Wayne Stormwater Engineering Department-Patrick Joley | 260-427-5064 |
| City of Fort Wayne Water Engineering Department-Rick Seals         | 260-427-5064 |
| City of Fort Wayne Traffic Engineering Department-Kyle Winling     | 260-427-1172 |
| American Electric Power-Karen Palmer                               | 260-408-1863 |
| Verizon-Amy Heitzman   | 260-461-3325 |
| NIPSCO-Mike Pruitt   | 260-439-1408 |
| Comcast-Dawn Leonhardt   | 765-449-3811 |

ForeSight Consulting, LLC  
 Professional Engineers & Surveyors

1910 St. Joe Center Road, Suite #51  
 Fort Wayne, Indiana 46825  
 260.484.9900 phone  
 260.484.9980 fax  
 www.4s1te.biz



Certification:



This is an original design created by ForeSight Consulting, LLC. The concepts, plans, notes and details are the sole property of ForeSight Consulting, LLC. None of the concepts, ideas, plans or details shall be used by or disclosed to any person, firm or corporation for any purpose without the prior written permission of ForeSight Consulting, LLC. Written dimensions on these drawings shall have precedence over the scale dimensions. The contractor shall verify and be responsible for all dimensions and conditions on the job and ForeSight Consulting, LLC must be notified of variation from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to ForeSight Consulting, LLC for approval before construction.

Performed for:

Primary Development Plan For:

**Peter Franklin**

4901 West Jefferson Boulevard, Fort Wayne Indiana 46804

Drawing Revisions

Commission Number  
202922

Date  
January 7th, 2021

Title  
Primary Development Plan  
Sheet Number

**PD1**

EXPERIENCE. INNOVATION. RESULTS.

**Project Civil Engineer/Land Surveyor:**



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 1910 St. Joe Center Road, Suite 51  
 Fort Wayne, Indiana 46825  
 Phone: 260.484.9900  
 Fax: 260.484.9980

**Project Developer:**

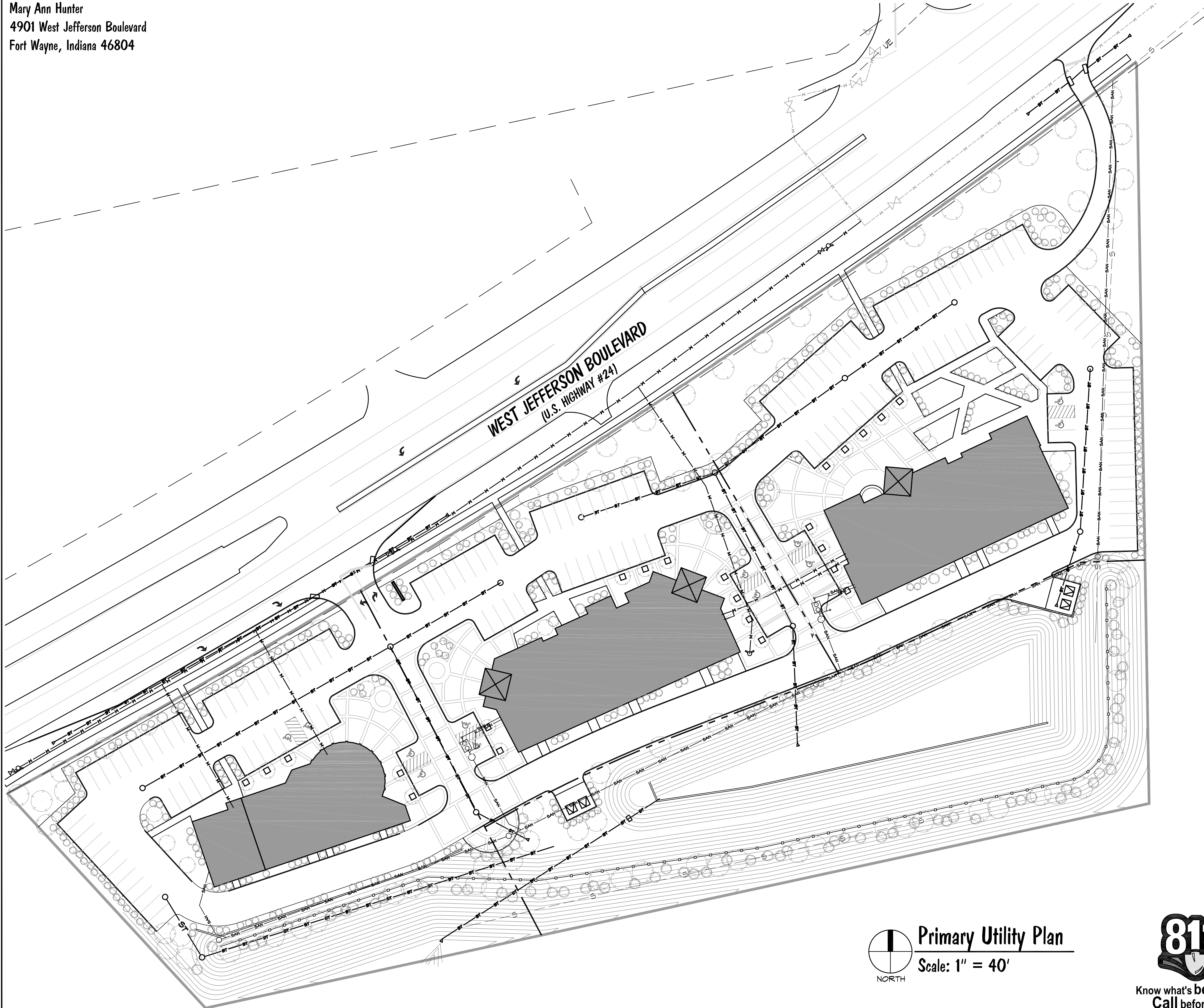
Peter Franklin Jewelers  
 1111 East Dupont Road  
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**Project Owner:**

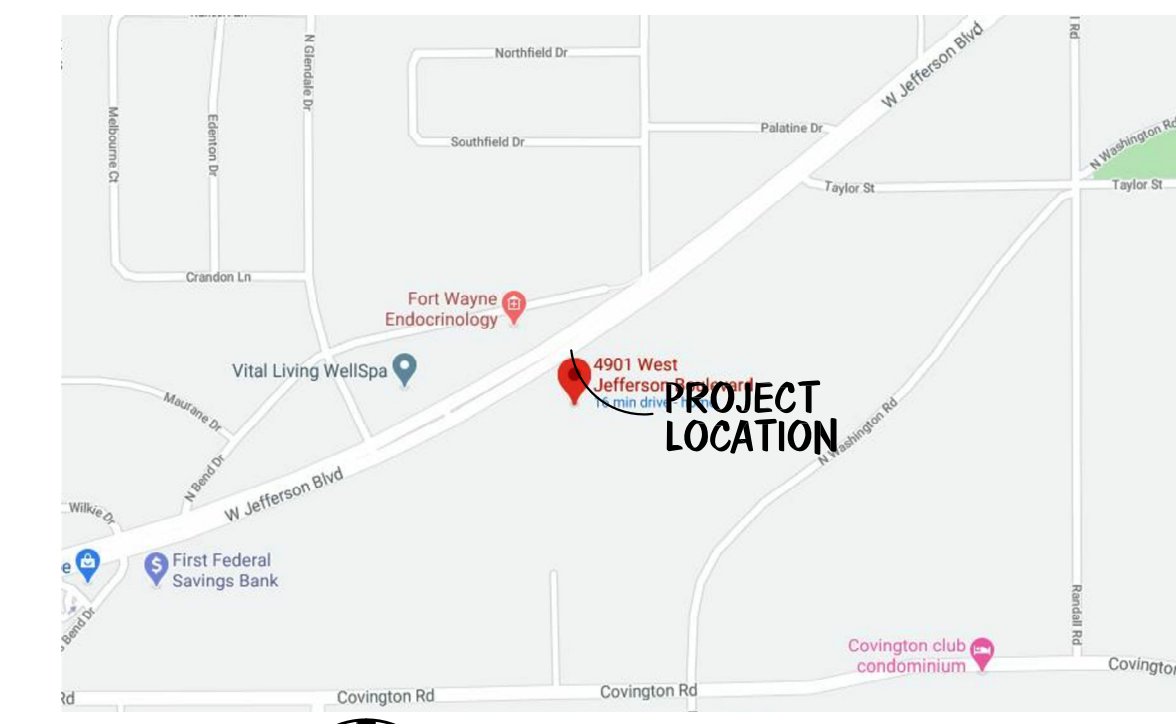
Mary Ann Hunter  
 4901 West Jefferson Boulevard  
 Fort Wayne, Indiana 46804

# Primary Utility Plan For Peter Franklin Jewelers

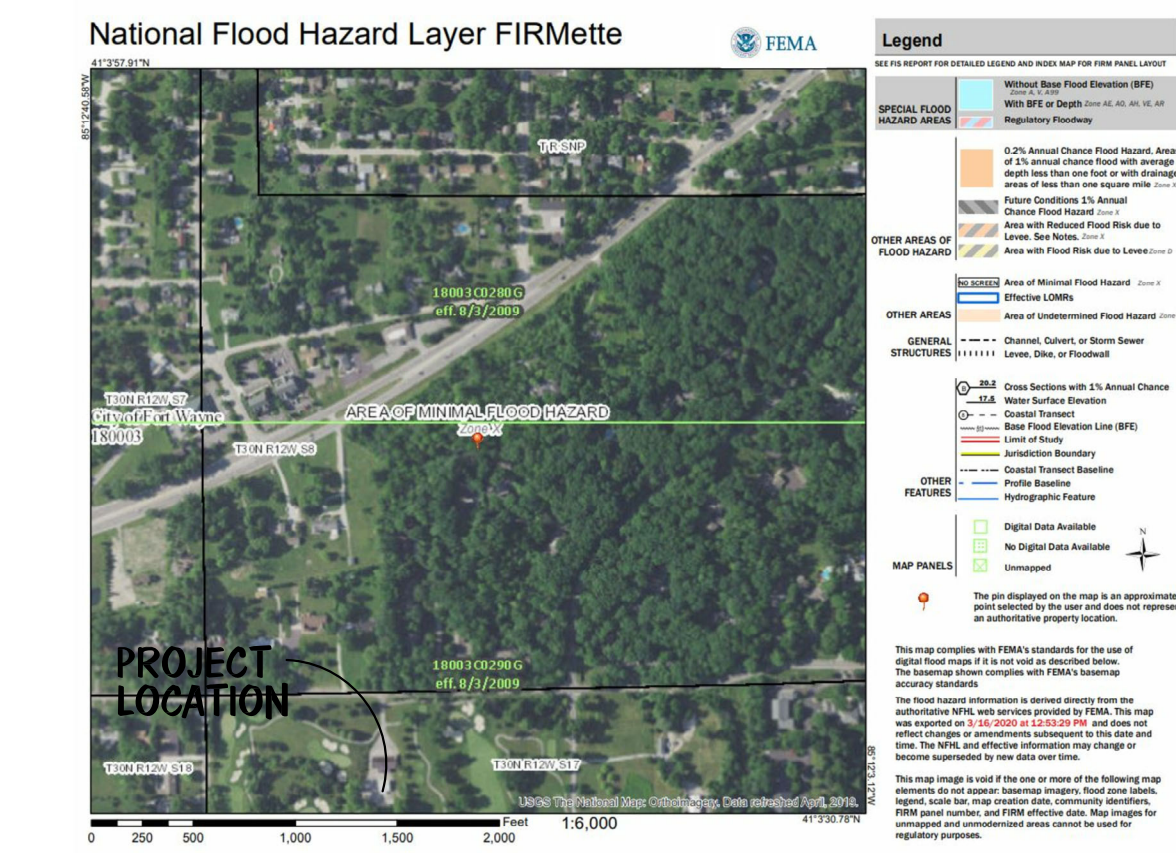
4901 West Jefferson Boulevard  
 Fort Wayne, Indiana



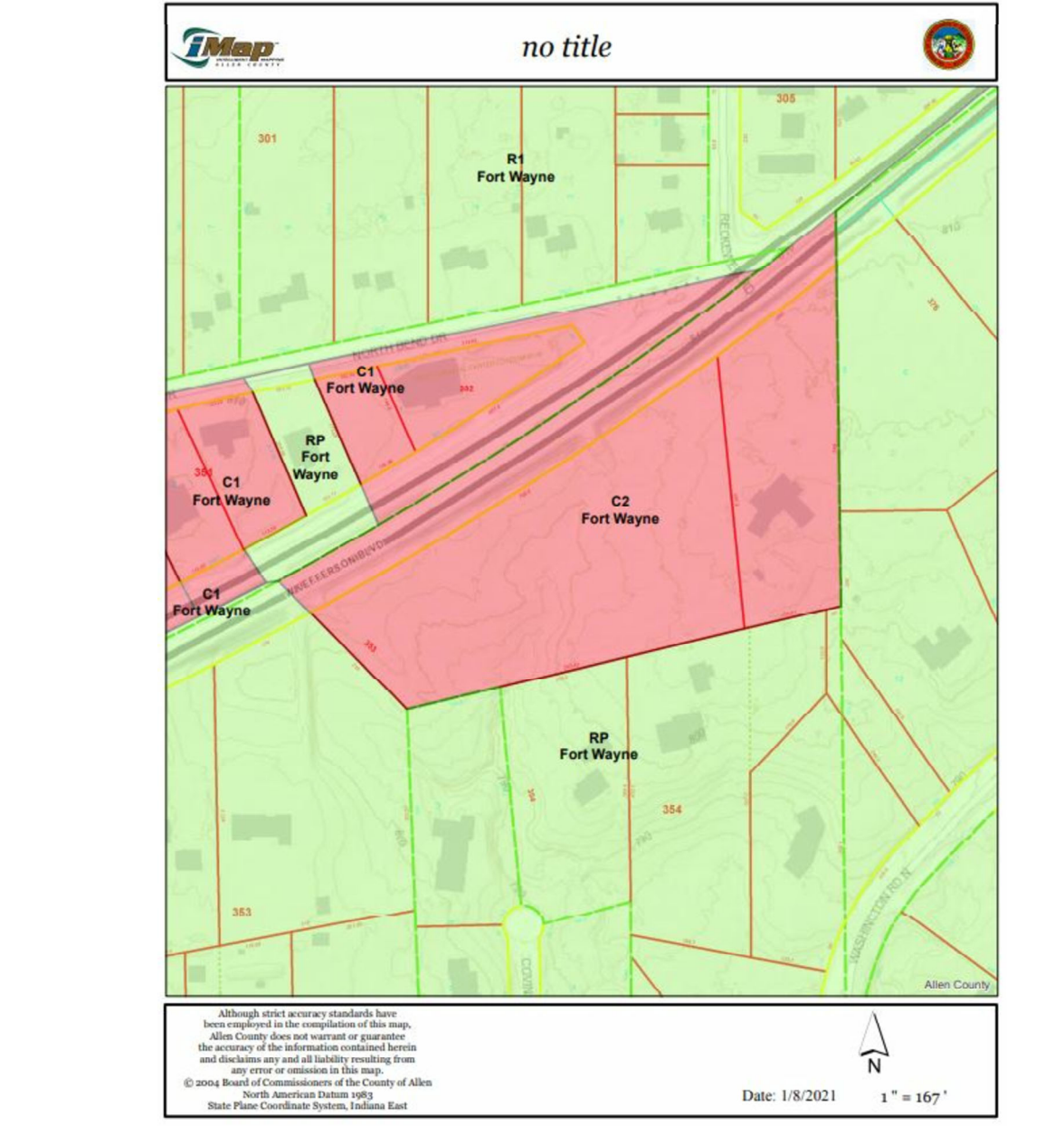
**Primary Utility Plan**  
 Scale: 1" = 40'



**SITE LOCATION MAP**  
 NOT TO SCALE



**F.I.R.M. MAP**  
 NOT TO SCALE



**ZONING MAP - FORT WAYNE**  
 NOT TO SCALE

| Existing Utility Provider Information |                         |
|---------------------------------------|-------------------------|
| Water Service                         | City of Fort Wayne      |
| Sanitary Sewer Service                | City of Fort Wayne      |
| Electric                              | American Electric Power |
| Gas                                   | NIPSCO                  |

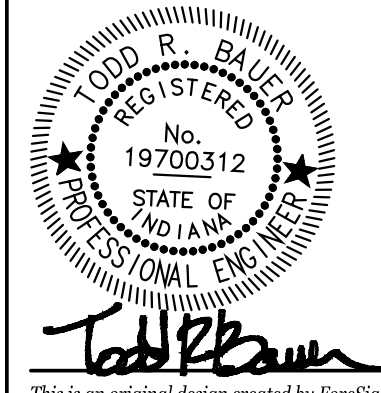
  

| Contact Information  |              |
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| City of Fort Wayne Fire Department-Marsha Black                    | 260-427-1168 |
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| City of Fort Wayne Water Engineering Department-Rick Seals         | 260-427-5064 |
| City of Fort Wayne Traffic Engineering Department-Kyle Wintling    | 260-427-1172 |
| American Electric Power-Karen Palmer                               | 260-408-1863 |
| Verizon-Amy Heitzman   | 260-461-3325 |
| NIPSCO-Mike Pruitt   | 260-439-1408 |
| Comcast-Dawn Leonhardt   | 765-449-3811 |

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 260-484-9900 phone  
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Certification:



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Performed for:

Primary Utility Plan For:  
**Peter Franklin**  
 4901 West Jefferson Boulevard, Fort Wayne Indiana 46804

Drawing Revisions

Commission Number  
 202922

Date  
 January 7th, 2021

Title  
 Primary Utility Plan  
 Sheet Number

**PD2**

EXPERIENCE. INNOVATION. RESULTS.

**SYMBOLS LEGEND**

|                      |                              |                      |                       |
|----------------------|------------------------------|----------------------|-----------------------|
| MANHOLE              | FORESIGHT CONSULTING CONTROL | SHRUB                | CABLE TV PEDESTAL     |
| CLEAN OUT            | P.K. NAIL FOUND              | BOULDER              | TELEPHONE PEDESTAL    |
| ROUND INLET          | IRON PIN FOUND               | YARD LIGHT           | FLAG POLE             |
| SQUARE INLET         | RIGHT-OF-WAY MARKER          | POST                 | UNDERGROUND FIBER     |
| CURB-CAST INLET      | SECTION CORNER               | POST INDICATOR VALVE | WATER LINE            |
| DOWN SPOUT           | BENCH MARK                   | FIRE HYDRANT         | STORM SEWER LINE      |
| MONITORING WELL      | SIGN                         | YARD HYDRANT         | SANITARY SEWER LINE   |
| WELL                 | EXISTING FINISH FLOOR        | GAS METER            | OVERHEAD TELEPHONE    |
| WATER VALVE          | GUY ANCHOR                   | GAS VALVE            | OVERHEAD ELECTRIC     |
| HANDICAP STRIPS      | PARKING BLOCK                | GAS PUMP             | OVERHEAD UTILITY      |
| HANDICAP ACCESS RAMP | ELECTRIC BOX                 | POWER POLE           | UNDERGROUND ELECTRIC  |
| SOIL BORING          | ELECTRIC PANEL               | ELECTRIC METER       | UNDERGROUND TELEPHONE |
| CONIFEROUS TREE      | MAIL BOX                     | WATER METER          |                       |
| DECIDUOUS TREE       | AIR CONDITIONING UNIT        |                      |                       |

**HORIZONTAL & VERTICAL CONTROL**

**HORIZONTAL CONTROL #501 (H.C. #501)**

A 5/8" X 24" REBAR LOCATED APPROXIMATELY 10' EAST OF THE CENTERLINE OF RECKLEK ROAD IN THE MEDIAN OF WEST JEFFERSON BOULEVARD  
 N=218622.64  
 E=455343.66  
 ELEVATION=810.64

**HORIZONTAL CONTROL #502 (H.C. #502)**

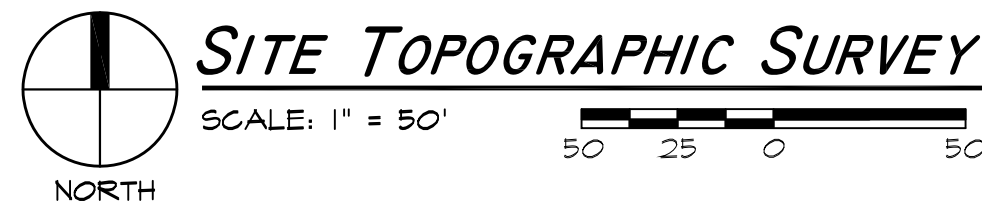
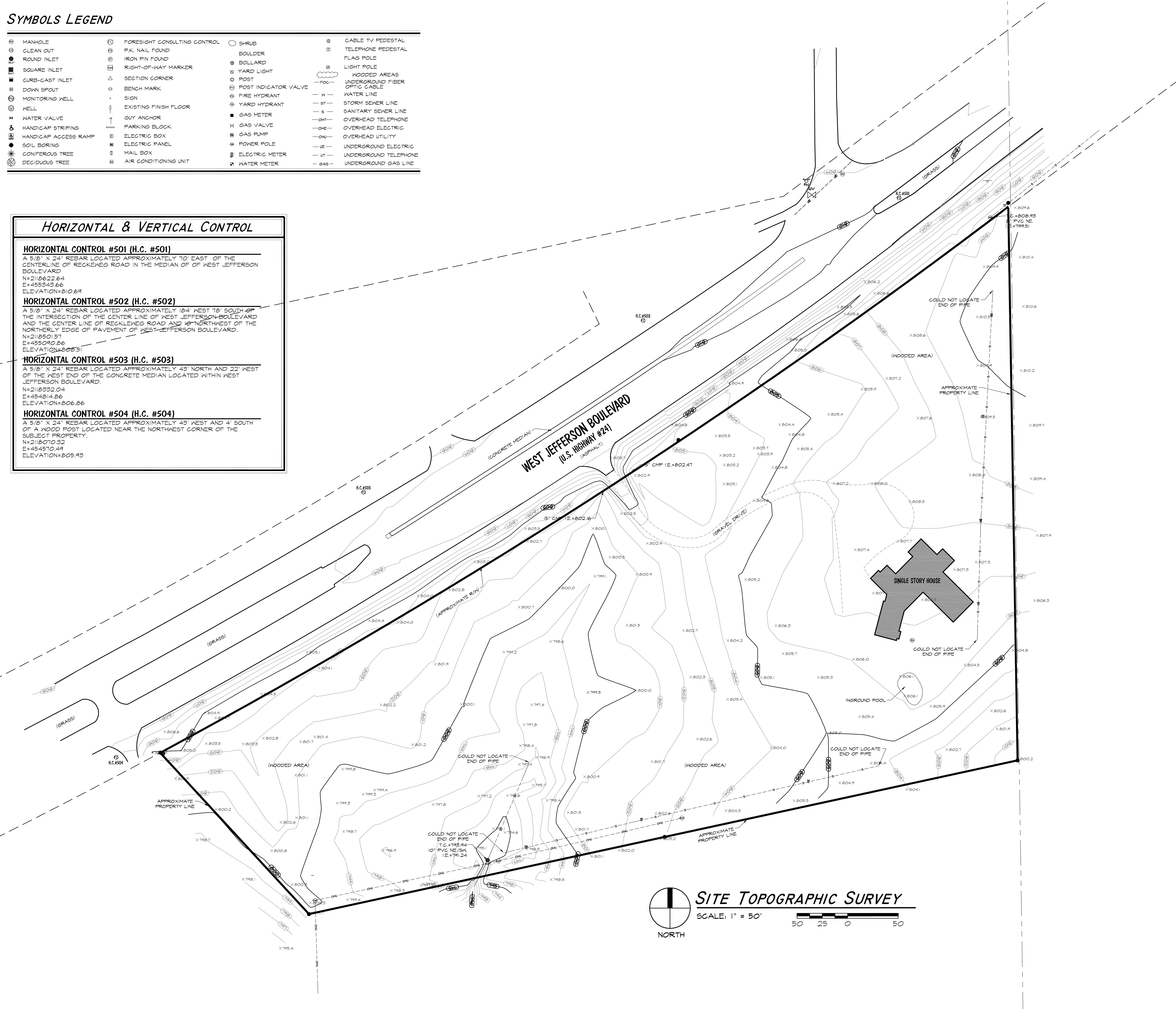
A 5/8" X 24" REBAR LOCATED APPROXIMATELY 184' WEST 18' SOUTH OF THE INTERSECTION OF THE CENTER LINE OF WEST JEFFERSON BOULEVARD AND THE CENTER LINE OF RECKLEK ROAD AND 18' NORTHWEST OF THE NORTHERLY END OF THE CONCRETE MEDIAN LOCATED WITHIN WEST JEFFERSON BOULEVARD.  
 N=218501.51  
 E=455090.86  
 ELEVATION=808.51

**HORIZONTAL CONTROL #503 (H.C. #503)**

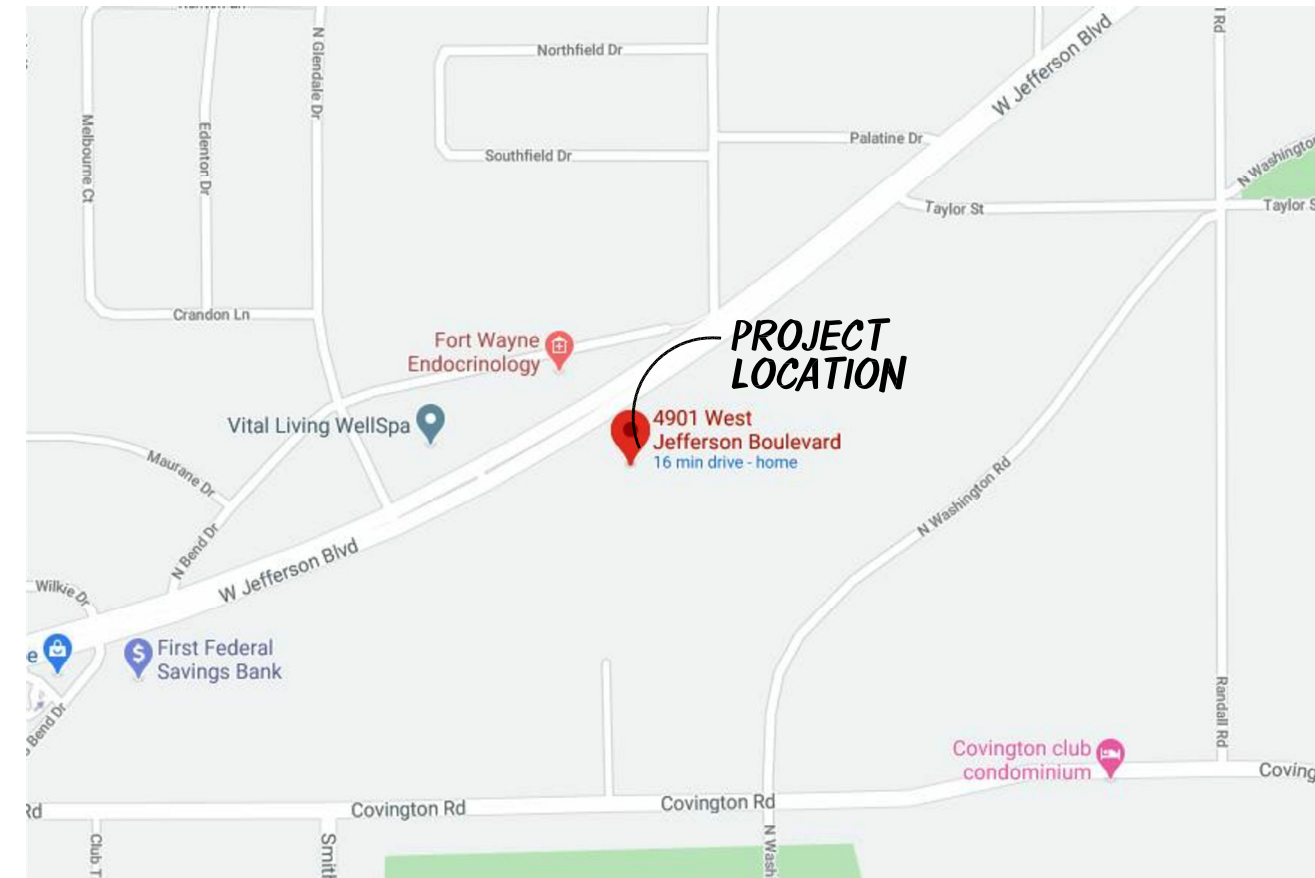
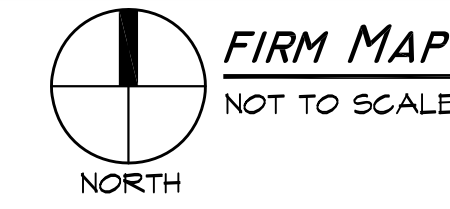
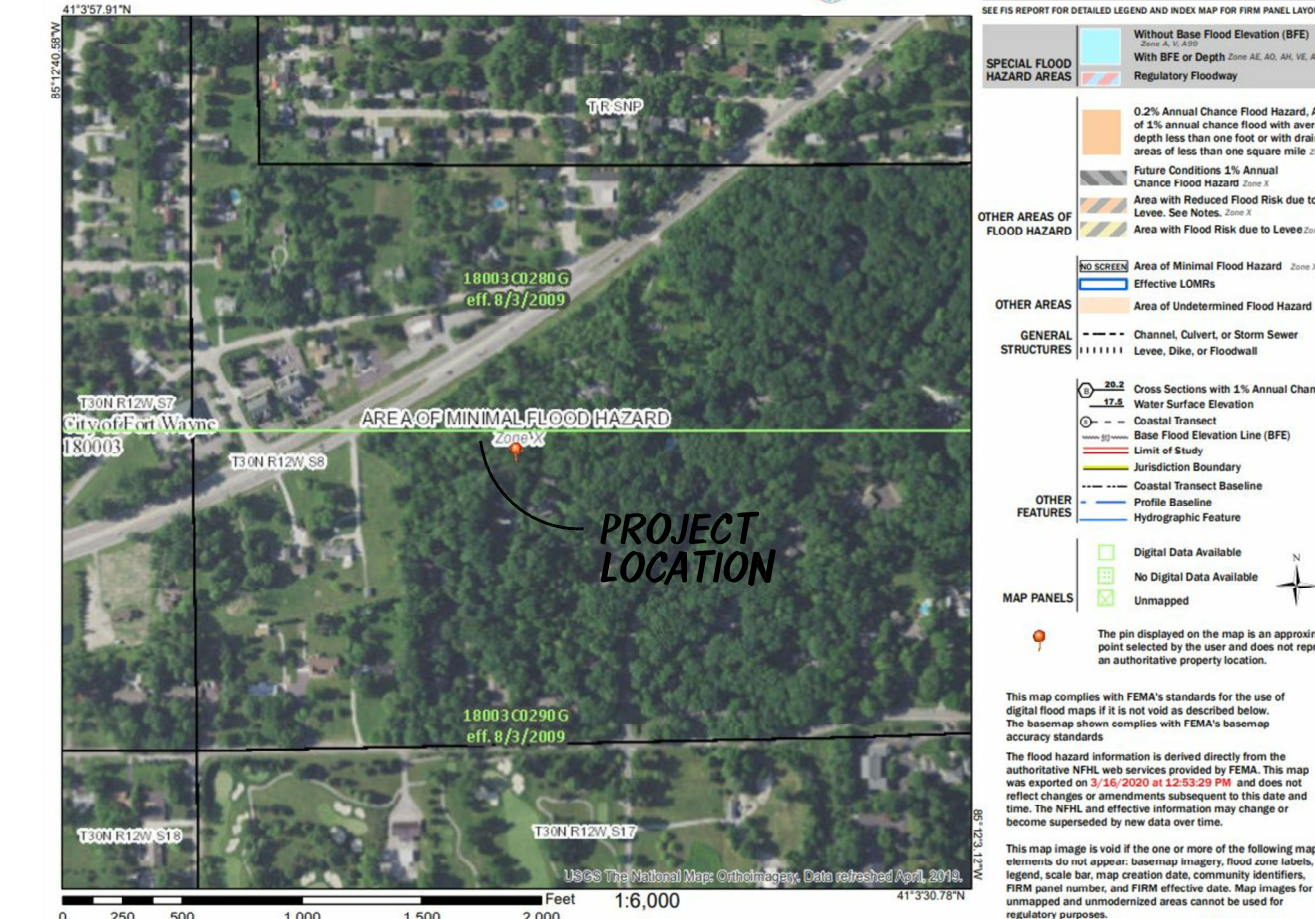
A 5/8" X 24" REBAR LOCATED APPROXIMATELY 43' NORTH AND 22' WEST OF THE WEST END OF THE CONCRETE MEDIAN LOCATED WITHIN WEST JEFFERSON BOULEVARD.  
 N=218332.04  
 E=454814.86  
 ELEVATION=806.86

**HORIZONTAL CONTROL #504 (H.C. #504)**

A 5/8" X 24" REBAR LOCATED APPROXIMATELY 43' WEST AND 4' SOUTH OF A WOOD POST LOCATED NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.  
 N=218070.32  
 E=454570.44  
 ELEVATION=805.93



**National Flood Hazard Layer FIRMette**



**GENERAL NOTES**

- THE LOCATION AND DIMENSIONS OF ALL BUILDING STRUCTURES ON THE FACE OF THIS SURVEY (IF APPLICABLE) ARE NOT INTENDED FOR STRUCTURAL DESIGN.
- UTILITIES DEPICTED ON THE WITHIN PLAT OF SURVEY WERE LOCATED FROM ABOVE-GROUND PHYSICAL EVIDENCE AND APPURTENANCES. NO UTILITY LOCATION SERVICE WAS REQUESTED FOR THIS SURVEY.  
 DISTURBING UNDERGROUND UTILITIES MAY RESULT IN SUBSTANTIAL PENALTIES AND DAMAGES FOR WHICH YOU WILL BE LIABLE. BEFORE DIGGING OR EXCAVATING ON YOUR PROPERTY YOU ARE REQUIRED TO CHECK FOR THE PRESENCE OF UTILITIES BY CALLING 1-800-362-5544. ADDITIONAL UTILITIES MAY NOT BE INCLUDED IN THE ONE-CALL UTILITY LOCATION SERVICE AND IT IS YOUR ADDITIONAL RESPONSIBILITY TO CONTACT EACH OF THESE UTILITY PROVIDERS.
- THE IDENTIFICATION AND DELINEATION OF WETLANDS WERE NOT A PART OF THE SURVEY SERVICES PROVIDED. FEDERAL AND STATE LEGISLATION HAS DEFINED AND ESTABLISHED RESTRICTIONS FOR THE PROTECTION OF WETLANDS. THE PRESENCE OF WETLANDS ON OR NEAR YOUR PROPERTY WILL LIMIT OR RESTRICT THE USE AND IMPROVEMENT OF YOUR PROPERTY. YOU SHOULD CONSULT WITH YOUR STATE ENVIRONMENTAL PROTECTION AGENCY FOR A MORE DETAILED EXPLANATION ON IDENTIFYING WETLANDS AND LAWS MEANT TO ENSURE THEIR PROTECTION.
- ELEVATIONS ON THIS SURVEY ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988.

| Topographic Survey Positional Accuracy Standards  |                                    |                                      |
|---|------------------------------------|--------------------------------------|
| Based on the National Society of Professional Surveyors Model Standards for Topographic Surveys |                                    |                                      |
| Item  | Vertical Accuracy Tolerance (Feet) | Horizontal Accuracy Tolerance (Feet) |
| Contour Line (1 Foot Interval)  | 0.65' plus or minus                | 1' plus or minus                     |
| Contour Line (5 Foot Interval)  | 3.20' plus or minus                | 4' plus or minus                     |
| Contour Line (10 Foot Interval)   | 6.50' plus or minus                | 8' plus or minus                     |
| Finish Floor Elevations   | 0.05' plus or minus                | 1' plus or minus                     |
| Spot Paving Elevations  | 0.05' plus or minus                | 1' plus or minus                     |
| Spot Ground Elevations  | 0.20' plus or minus                | 2' plus or minus                     |
| Sewer Invert Elevations   | 0.05' plus or minus                | 1' plus or minus                     |
| Well Defined Planimetric Features   | 0.10' plus or minus                | 1' plus or minus                     |

*Positional Accuracy is given at the 95% confidence interval level*

**PROFESSIONAL SURVEYOR CERTIFICATION**

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFIES THAT HE HAS CONDUCTED THIS TOPOGRAPHICAL AND UTILITY SURVEY, UNDER HIS DIRECT SUPERVISION.

COMMISSION NUMBER: 202422  
 CLIENT: PETER FRANKLIN JEWELERS  
 DATES OF FIELD WORK: DECEMBER 1ST AND 2ND, 2016.  
 FIELD WORK COMPLETED: DECEMBER 2ND, 2016.



IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL THIS 7TH DAY OF JANUARY, 2021.

Todd R. Bauer, PS No. 29800007  
 todd@4site.biz

**ForeSight Consulting, LLC**  
 Professional Engineers & Surveyors  
 1910 St. Joe Center Road, Suite #51  
 Fort Wayne, Indiana 46825  
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**SITE TOPOGRAPHIC SURVEY FOR:**  
**Peter Franklin Jewelers**  
 4901 West Jefferson Boulevard  
 Fort Wayne, Indiana 46804

Drawing Revisions

Commission Number  
 202922

Date  
 January 7th, 2021

Title

Sheet Number

**S1.1**