

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant RTM VENTURES, LLC  
 Address c/o ANCORA, 701 WEST MAIN STREET #200  
 City DURHAM State NORTH CAROLINA Zip 27701  
 Telephone 919-201-2360 E-mail jparker@ancora.re

**Contact Person**  
 Contact Person MICHAEL J. HOFFMAN, ESQ. OF BEERS MALLERS BACKS & SALIN, LLP  
 Address 110 WEST BERRY STREET, SUITE 1100  
 City FORT WAYNE State INDIANA Zip 46802  
 Telephone 260-426-9706 E-mail mjhoffman@beersmallers.com

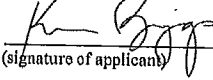
AND NICOLE BROGNANO MORRILL, SENIOR VICE PRESIDENT, DEVELOPMENT & CONSTRUCTION OF ANCORA; TELEPHONE: 202-558-8865; E-MAIL: nmorrill@ancora.re

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property WEST OF BROADWAY, SOUTH OF LAVINA STREET, EAST OF UNION STREET AND NORTH OF THE RAILROAD TRACKS  
 Present Zoning R2 / R3 Proposed Zoning UC Acreage to be rezoned 2.58  
 Proposed density N/A  
 Township name WAYNE Township section # 11  
 Purpose of rezoning (attach additional page if necessary) TO PROVIDE FOR DEVELOPMENT OF A PARKING GARAGE, INTEGRATED WITH AN APARTMENT COMPLEX, TO ALSO INCLUDE A FITNESS CENTER, RETAIL, CHILDCARE CENTER AND PLAYGROUND  
 Sewer provider CITY OF FORT WAYNE Water provider CITY OF FORT WAYNE

**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.*

- Applicable filing fee
- Applicable number of surveys showing area to be rezoned (plans must be folded)
- Legal Description of parcel to be rezoned
- Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in 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.

RTM VENTURES, LLC by:  5-3-21  
 (printed name of applicant) (signature of applicant) (date)

SEE ATTACHED LIST  
 (printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

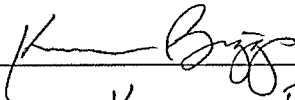
Received	Receipt No.	Hearing Date	Petition No.
5-4-21	136983	6/7/21	REZ-2021-0022

REZONING PETITION APPLICATION cont.

PROPERTY OWNERS

BROADWAY REDEVELOPMENT PARTNERS, LLC

Date: 4/29/2021

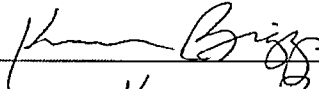
By: 

Printed Name: Kevan Biggs

Title: MEMBER

UNION PARKING COMPANY, LLC

Date: 4/29/2021

By: 

Printed Name: Kevan Biggs

Title: MEMBER

Date: \_\_\_\_\_

\_\_\_\_\_  
Scott Greider

Date: 4-30-21

Hallie Greider  
Hallie Greider

THISTLETHWAITE PROPERTIES LLC

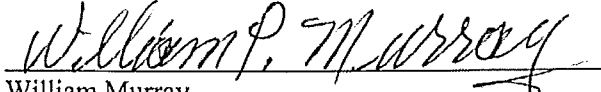
Date: 4/30/2021

By: 

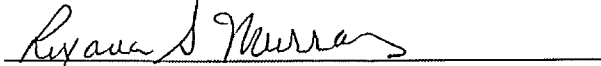
Printed Name: John Thistlethwaite

Title: member

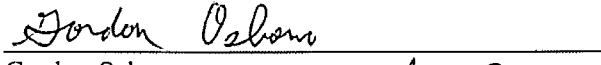
Date: 4/3/2021

  
William Murray


Date: May 3, 2021

  
Roxana Murray

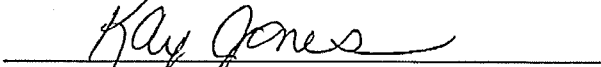
Date: 4/29/21

  
Gordon Osborne

Date: 4/29/2021

  
Deborah Lopresti

Date: 4/29/2021

  
Kay Jones

Date: 4/29/2021

  
Stéphen Valley

## DESCRIPTION OF DEVELOPMENT PARCEL

Part of Ayres Addition to Fort Wayne (Deed Record Q, page 215), Chipman's Addition to the City of Fort Wayne (Deed Record N, page 475), McMaken's Addition to Fort Wayne (Plat Record O, page 72) and proposed vacated alleys and streets in the City of Fort Wayne, Allen County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of Lot 8 in Ayres Addition to Fort Wayne, being also the intersection of the east line of Union Street and the north right-of-way line of the CSX Railroad; thence North 01 degree 44 minutes 09 seconds West (bearing based on the State Plane Coordinate System (NAD82)(2011), Indiana East zone) on the east line of Union Street and the west line of Ayres Addition, a distance of 306.53 feet to a 5/8" rebar found marking the northwest corner of a parcel of land described in Document 2011009084 in the Office of the Recorder of Allen County; thence North 89 degrees 08 minutes 09 seconds East on the north line thereof, a distance of 85.15 feet to a 1/2" rebar found marking the northeast corner of said parcel of land; thence North 01 degree 04 minutes 39 seconds West 3.72 feet to a 5/8" rebar with Miller cap found marking the southwest corner of a parcel of land described in Document 2018003536 in said Recorder's Office; thence North 88 degrees 40 minutes 12 seconds East on the south line thereof, a distance of 87.12 feet to a 5/8" rebar with Miller cap found marking the southeast corner of said parcel of land and the west line of Jackson Street; thence North 11 degrees 59 minutes 03 seconds West on the east line of said parcel of land and the west line of Jackson Street, a distance of 91.03 feet to the northeast corner of said parcel of land and the northeast corner of Lot 1 in Ayres Addition; thence North 89 degrees 10 minutes 48 seconds East 50.04 feet to the east line of Jackson Street and the west line of Lot 10 in Chipman's Addition; thence North 12 degrees 20 minutes 39 seconds West on said east line of Jackson Street and the west line of said Lot 10, a distance of 26.04 feet to the Northwest corner of said Lot 10 and the south line of Lavina Street; thence North 89 degrees 24 minutes 18 seconds East on the north line of Chipman's Addition and the north line of McMaken's Addition, being also the south line of Lavina Street, a distance of 447.07 feet to the northwest corner of Lot 2 in McMaken's Addition; thence South 34 degrees 49 minutes 22 seconds West on the west line of Lot 3 in McMaken's Addition, a distance of 9.65 feet to the northwest corner of a parcel of land described in Document 2018000124 in said Recorder's Office; thence South 76 degrees 07 minutes 11 seconds East on the northerly line of said parcel of land, a distance of 26.72 feet to the southwesterly line of said Lot 2 in McMaken's Addition; thence South 54 degrees 56 minutes 52 seconds East on said southwesterly line and the northerly line of said parcel of land, a distance of 50.62 feet to the southeast corner of said Lot 2 and the northwesterly line of Broadway; thence South 35 degrees 01 minute 10 seconds West on the northwesterly line of Broadway and the southeasterly line of McMaken's Addition and Chipman's Addition, a distance of 452.63 feet to the north right-of-way line of the CSX Railroad; thence North 79 degrees 50 minutes 32 seconds West on said north right-of-way line, a distance of 28.57 feet; thence South 00 degrees 41 minutes 38 seconds East on said north right-of-way line, a distance of 19.24 feet; thence South 89 degrees 18 minutes 22 seconds West on said north right-of-way line of the CSX Railroad, a distance of 409.76 feet to the point of beginning, containing 5.19 acres, more or less.

#### DESCRIPTION OF REZONING PARCEL

Part of Ayres Addition to Fort Wayne (Deed Record Q, page 215), Chipman's Addition to the City of Fort Wayne (Deed Record N, page 475), and proposed vacated alleys and streets in the City of Fort Wayne, Allen County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of Lot 8 in Ayres Addition to Fort Wayne, being also the intersection of the east line of Union Street and the north right-of-way line of the CSX Railroad; thence North 01 degree 44 minutes 09 seconds West (bearing based on the State Plane Coordinate System (NAD82)(2011), Indiana East zone) on the east line of Union Street and the west line of Ayres Addition, a distance of 306.53 feet to a 5/8" rebar found marking the northwest corner of a parcel of land described in Document 2011009084 in the Office of the Recorder of Allen County; thence North 89 degrees 08 minutes 09 seconds East on the north line thereof, a distance of 85.15 feet to a 1/2" rebar found marking the northeast corner of said parcel of land; thence North 01 degree 04 minutes 39 seconds West 3.72 feet to a 5/8" rebar with Miller cap found marking the southwest corner of a parcel of land described in Document 2018003536 in said Recorder's Office; thence North 88 degrees 40 minutes 12 seconds East on the south line thereof, a distance of 87.12 feet to a 5/8" rebar with Miller cap found marking the southeast corner of said parcel of land and the west line of Jackson Street; thence North 11 degrees 59 minutes 03 seconds West on the east line of said parcel of land and the west line of Jackson Street, a distance of 91.03 feet to the northeast corner of said parcel of land and the northeast corner of Lot 1 in Ayres Addition; thence North 89 degrees 10 minutes 48 seconds East 50.04 feet to the east line of Jackson Street and the west line of Lot 10 in Chipman's Addition; thence North 12 degrees 20 minutes 39 seconds West on said east line of Jackson Street and the west line of said Lot 10, a distance of 26.04 feet to the Northwest corner of said Lot 10 and the south line of Lavina Street; thence North 89 degrees 24 minutes 18 seconds East on the north line of Chipman's Addition, being also the south line of Lavina Street, a distance of 166.35 feet to the northwest corner of Lot 11 in Chipman's Addition; thence South 11 degrees 41 minutes 46 seconds East on the westerly line of said Lot 11, a distance of 190.43 feet to the easterly extension of the south line of a parcel of land described in Document 2016061973 in said Recorder's Office; thence South 89 degrees 19 minutes 32 seconds West on said extension and the south line thereof, a distance of 164.11 to the southwest corner of said parcel of land and the east line of Jackson Street; thence South 12 degrees 20 minutes 39 seconds East on the east line of Jackson Street, a distance of 194.37 feet to the southwest corner of Lot 3 in Chipman's Addition; thence North 89 degrees 49 minutes 00 seconds West on the westerly extension of the south line of said Lot 3, a distance of 25.61 feet to the center line of Jackson Street; thence South 12 degrees 20 minutes 39 seconds East 50.20 feet to the north right-of-way line of the CSX Railroad; thence South 89 degrees 18 minutes 22 seconds West on said north right-of-way line of the CSX Railroad, a distance of 255.98 feet to the point of beginning, containing 2.58 acres, more or less.

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

Project Name ELECTRIC WORKS - PHASE II

**Applicant**  
 Applicant RTM VENTURES, LLC  
 Address c/o ANCORA, 701 WEST MAIN STREET #200  
 City DURHAM State NORTH CAROLINA Zip 27701  
 Telephone 919-201-2360 E-mail jparker@ancora.re

**Contact Person**  
 Contact Person MICHAEL J. HOFFMAN, ESQ. OF BEERS MALLERS BACKS & SALIN, LLP  
 Address 110 WEST BERRY STREET, SUITE 1100  
 City FORT WAYNE State INDIANA Zip 46802  
 Telephone 260-426-9706 E-mail mjhoffman@beersmallers.com  
 AND NICOLE BROGNANO MORRILL, SENIOR VICE PRESIDENT, DEVELOPMENT & CONSTRUCTION OF ANCORA; TELEPHONE: 202-558-8865; E-MAIL: nmorrill@ancora.re

**Arch./Eng. Or Surveyor**  
 Arch./Eng./Surveyor SEAN STADLER, WDG ARCHITECTURE  
 Address 1025 CONNECTICUT AVENUE, NW, SUITE 300  
 City WASHINGTON State DC Zip 20036  
 Telephone 202-857-8300 E-mail sstadler@wdgarch.com  
 AND MARK REINHARD, VICE PRESIDENT OF CIVIL/SITE GROUP OF ENGINEERING RESOURCES, INC.; TELEPHONE: 260-451-9740; E-MAIL: mark@erl.consulting

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 WEST OF BROADWAY, SOUTH OF LAVINA STREET, EAST OF UNION STREET AND NORTH OF THE RAILROAD TRACKS  
 Development Address \_\_\_\_\_  
 Size of development (lots) 1 (units) SEE EXHIBIT "A" (acreage) 5.19  
 Building height (primary structures) \_\_\_\_\_ (accessory structures) \_\_\_\_\_  
 Building Sq. Ft. (primary structures) \_\_\_\_\_ (accessory structures) \_\_\_\_\_  
 Present Zoning R2 / R3 / UC Total acreage of site \_\_\_\_\_  
 Township name WAYNE Township section # 11  
 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 checklists.*  
 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.

RTM VENTURES, LLC by: \_\_\_\_\_ 5-3-21  
 (printed name of applicant) (signature of applicant) (date)

SEE ATTACHED LIST  
 (printed name of property owner) (signature of property owner) (date)

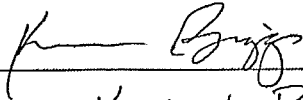
Received	Receipt No.	Hearing Date	Petition No.
5-4-21	136983	6/7/21	PDP - 2021 - 0018

DEVELOPMENT PLAN AND PLAT APPLICATION cont.

PROPERTY OWNERS

BROADWAY REDEVELOPMENT PARTNERS, LLC

Date: 4/29/2021

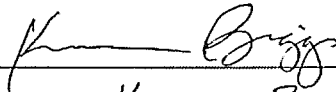
By: 

Printed Name: KEVAN BIGGS

Title: MEMBER

UNION PARKING COMPANY, LLC

Date: 4/29/2021

By: 

Printed Name: KEVAN BIGGS

Title: MEMBER



Date: 4/29/21

Michael B. Anderson  
Michael Anderson

Date: 4/29/2021

[Signature]  
Kevin Hershberger

Date: 4/30/2021

BROADWAY GRILL, INC.  
By: [Signature]  
Printed Name: DAN PAYNE  
Title: PRESIDENT

Date: \_\_\_\_\_

\_\_\_\_\_  
Scott Greider

Date: 4-30-21

Hallie Greider  
Hallie Greider

Date: \_\_\_\_\_

\_\_\_\_\_  
Scott Greider

Date: \_\_\_\_\_

\_\_\_\_\_  
Hallie Greider

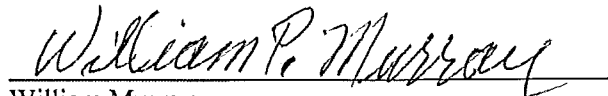
THISTLETHWAITE PROPERTIES LLC

Date: 4/30/21

By:   
Printed Name: John Thistlethwaite

Title: member

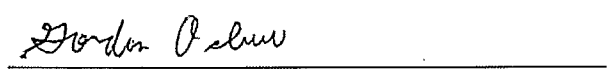
Date: May 3, 2021

  
William Murray

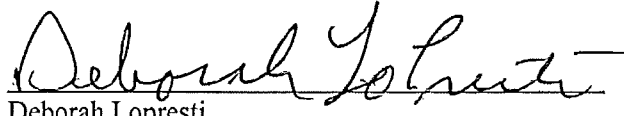
Date: May 3, 2021

  
Roxana Murray

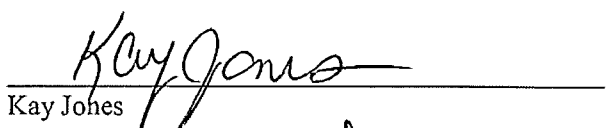
Date: 4/29/21

  
Gordon Osborne

Date: 4/29/2021

  
Deborah Lopresti

Date: 4/29/2021

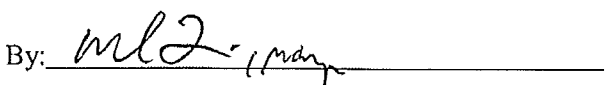
  
Kay Jones

Date: 5/3/2021

  
Stephen Valley

PRINCIPAL WEALTH MANAGEMENT, LLC

Date: 4/30/21

By: 

Printed Name: WILLIAM LENGHER, MANAGER

Title: MANAGER

**EXHIBIT "A"**

Parking Garage

Height – 60 feet for the structure, which will have an integrated and enclosed stairwell that will extend up to an additional 5 feet in height

Spaces – 1,144

Residential

Height – 60 feet

Size – 293,261 square feet

Units – 281

Commercial

Height – 22 feet

Size – 24,376 square feet

Childcare

Size – 11,555 square feet

Amenity

Size – 5,945 square feet

# RECEIPT DEPARTMENT OF PLANNING SERVICES

200 E. Berry St., Suite 150 • Fort Wayne, IN 46802

3 FW 6 FW 13 FW Fund

**NO 136983**

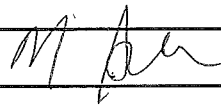
FORT WAYNE, IND., May 4<sup>th</sup>, 2021.

RECEIVED FROM Bees, Maller Backs + Salin, LLP \$ 1300<sup>00</sup>

THE SUM OF One Thousand, Three Hundred Dollars + <sup>00</sup>/<sub>100</sub> Dollars

ON ACCOUNT OF 1 Rezone @ 500<sup>00</sup>, 1 PDP @ 700<sup>00</sup>

1 Waiver Request @ 100<sup>00</sup>



CASH  CHECK # 115404, 115406, + 115405

AUTHORIZED SIGNATURE

THIS IS A RECEIPT—THIS IS NOT A PERMIT

APPLICATION FEES ARE NON-REFUNDABLE

**Department of Planning Services**  
**Application for Waiver of Required Design Standards**

Project Name ELECTRIC WORKS - PHASE II  
Project Address WEST OF BROADWAY, SOUTH OF LAVINA STREET, EAST OF UNION STREET AND NORTH OF THE RAILROAD TRACKS  
Applicant RTM VENTURES, LLC  
Address c/o ANCORA, 701 WEST MAIN STREET #200  
City DURHAM State NORTH CAROLINA Zip 27701  
Telephone 919-201-2360 Fax \_\_\_\_\_ E-mail jparker@ancora.re

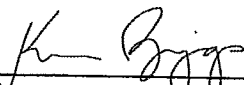
Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction

Description of Requested Waiver(s) TO ALLOW FOR INCREASED SETBACKS, AS SET FORTH IN EXHIBIT "A", ALONG THE NORTHEAST CORNER, THE NORTHWEST CORNER, THE SOUTHWEST CORNER, AND SOUTH BOUNDARY LINE OF THE PROPOSED DEVELOPMENT.

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan? THE PROPOSED REQUESTS DO NOT DETRACT FROM THE GOALS OF THE UC ZONING SETBACK REQUIREMENTS IN THAT THE MAJORITY OF THE STREET SCAPE COMPLIES WITH THE MAXIMUM REQUIRED SETBACKS. OVERALL, THE PROPOSAL WILL, EVEN IN LIGHT OF THE SPECIFIC INCREASED SETBACK AREAS, CONTINUE TO LEND ITSELF TO THE URBAN DEVELOPMENT FEEL IN CONFORMANCE WITH THE UC ZONING GOALS.

Will granting the waiver request(s) result in a significant impact on contiguous residential properties? THERE WILL BE NO IMPACT ON CONTIGUOUS RESIDENTIAL PROPERTIES BY ALLOWING PORTIONS OF THE PROPOSED DEVELOPMENT TO BE LOCATED FURTHER FROM THE NEIGHBORING RESIDENTIAL, AS THIS REQUEST CONTEMPLATES.

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development? THE REQUESTED SETBACK REDUCTIONS ARE INCIDENT TO VARIOUS NECESSARY ASPECTS OF THE PROPOSED BUILDING CONSTRUCTION, SUCH AS MAINTAINING AN INCREASED DISTANCE FROM THE RAILROAD TRACKS AND NEW PROPOSED INTER-DEVELOPMENT ROADWAYS, AS CRUCIAL FOR THE DEVELOPMENT TO OCCUR IN THIS LOCATION.

  
Signature of Applicant

RTM VENTURES, LLC by: \_\_\_\_\_  
Printed Name

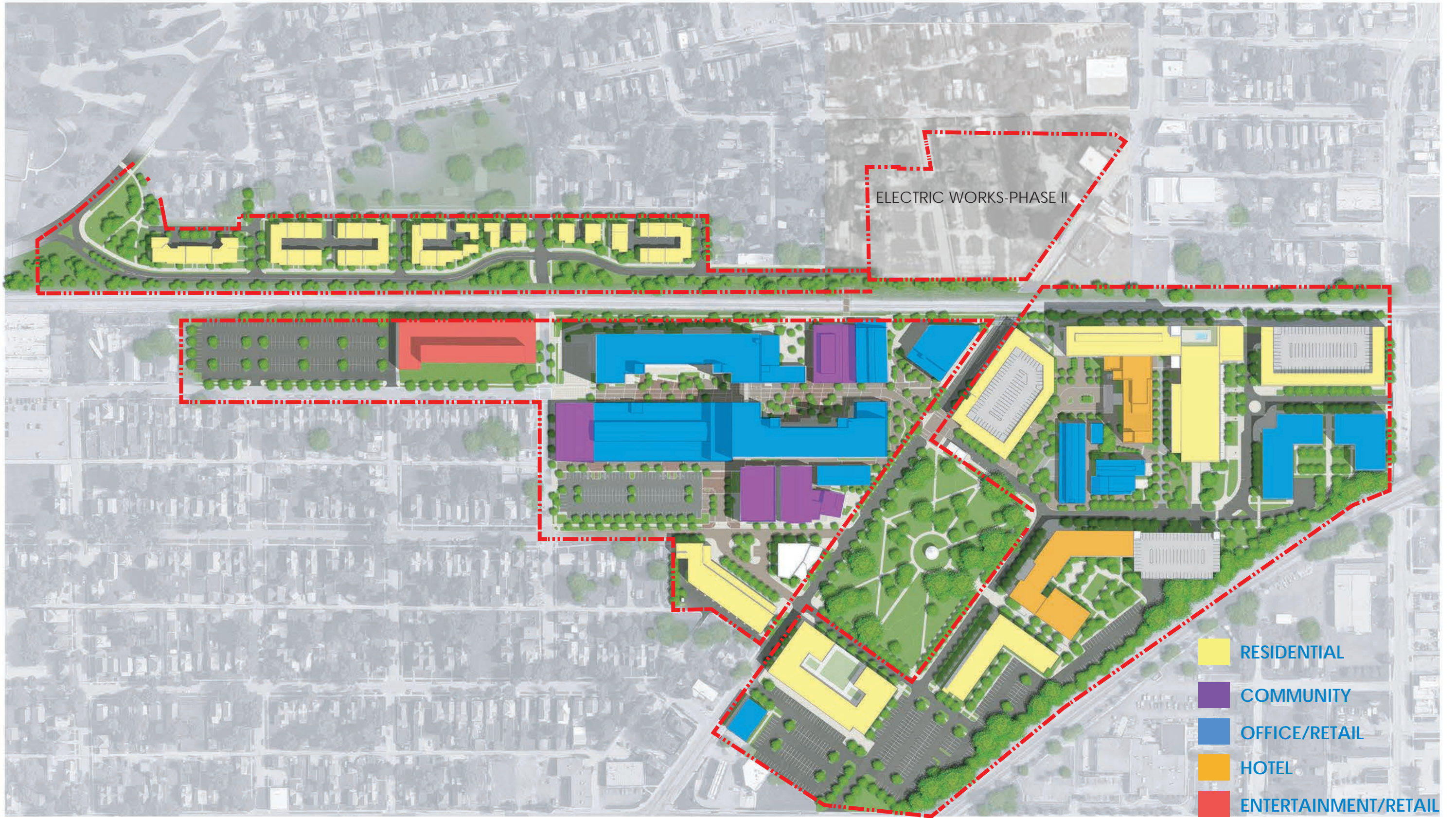
5-3-21  
Date

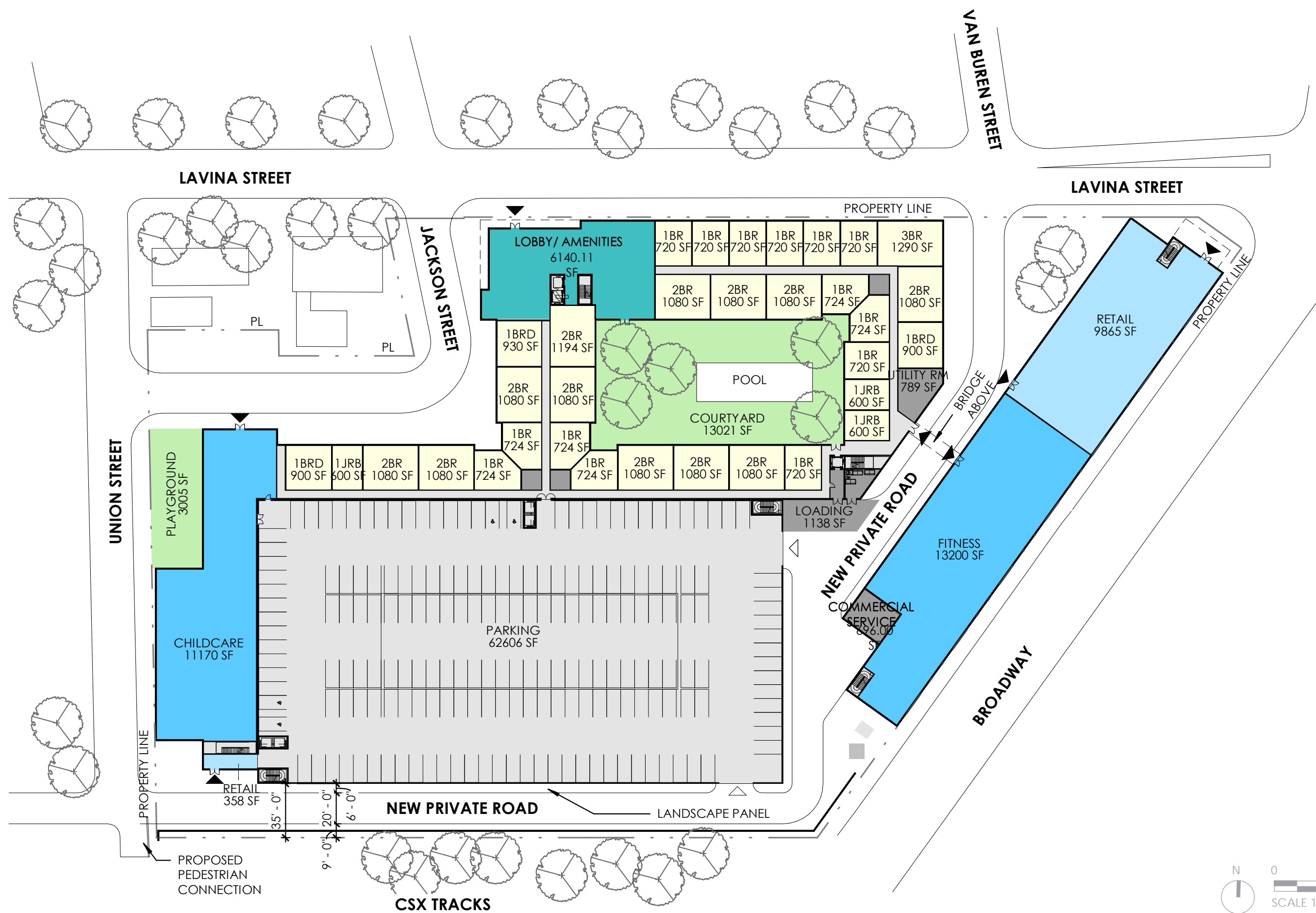
Department of Planning Services • 200 East Berry • Suite 150 Citizens Square • Fort Wayne, Indiana • 46802  
Phone (260) 449-7607 • Fax (260) 449-7682 • [www.allencounty.us](http://www.allencounty.us) • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)

Receipt #136983 Hearing Date: 6/7/21  
Received 5/4/21





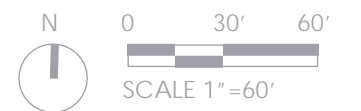
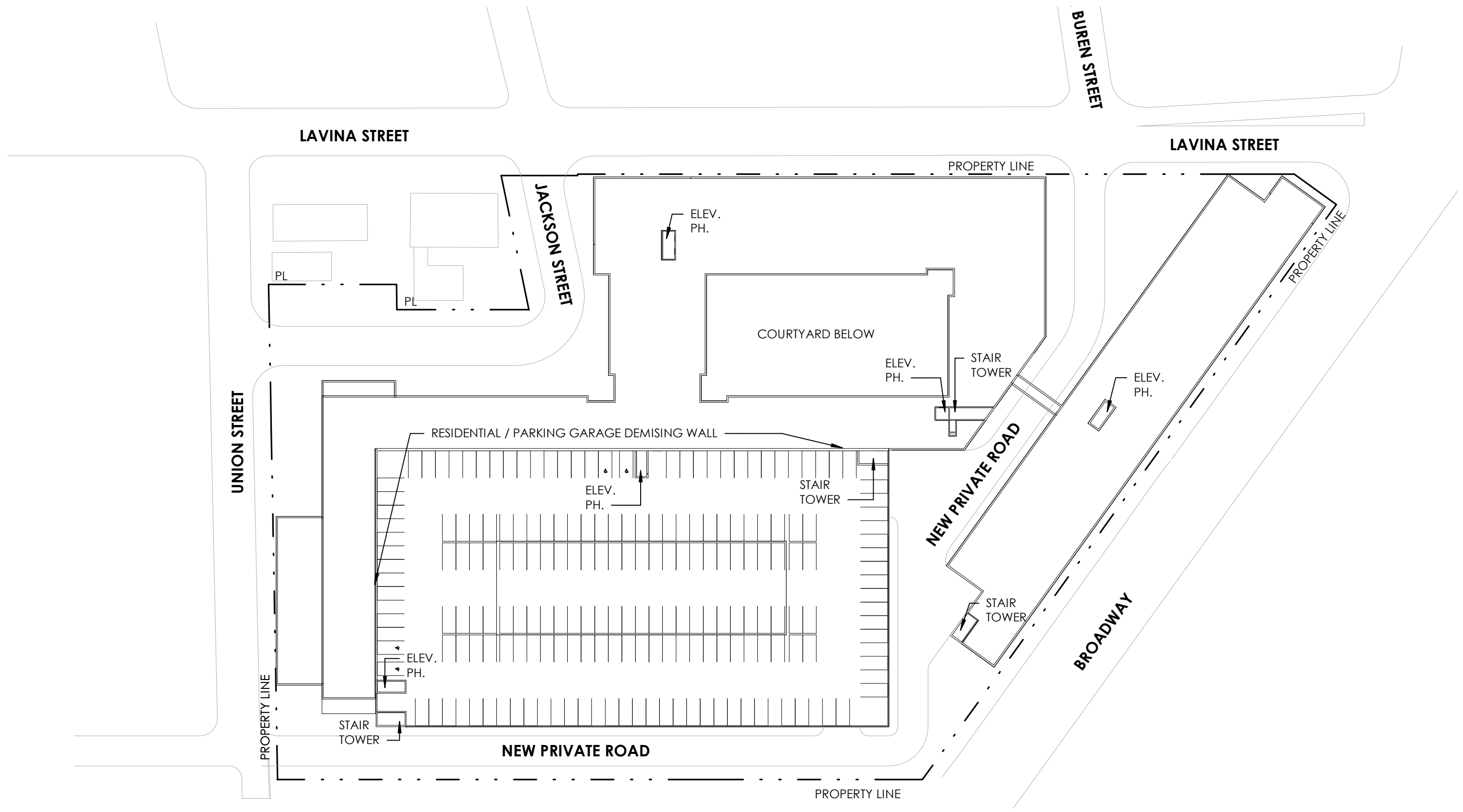














**DESCRIPTION OF DEVELOPMENT PARCEL**

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BEGINNING at the southwest corner of Lot 8 in Ayres Addition to Fort Wayne, being also the intersection of the east line of Union Street and the north right-of-way line of the CSX Railroad; thence North 01 degree 44 minutes 09 seconds West (bearing based on the State Plane Coordinate System (NAD82)(2011), Indiana East zone) on the east line of Union Street and the west line of Ayres Addition, a distance of 306.53 feet to a 5/8" rebar found marking the northwest corner of a parcel of land described in Document 2011009084 in the Office of the Recorder of Allen County; thence North 89 degrees 08 minutes 09 seconds East on the north line thereof, a distance of 85.15 feet to a 1/2" rebar found marking the northeast corner of said parcel of land; thence North 01 degree 04 minutes 39 seconds West 3.72 feet to a 5/8" rebar with Miller cap found marking the southwest corner of a parcel of land described in Document 2018003536 in said Recorder's Office; thence North 88 degrees 40 minutes 12 seconds East on the south line thereof, a distance of 87.12 feet to a 5/8" rebar with Miller cap found marking the southeast corner of said parcel of land and the west line of Jackson Street; thence North 11 degrees 59 minutes 03 seconds West on the east line of said parcel of land and the west line of Jackson Street, a distance of 91.03 feet to the northeast corner of said parcel of land and the northeast corner of Lot 1 in Ayres Addition; thence North 89 degrees 10 minutes 48 seconds East 50.04 feet to the east line of Jackson Street and the west line of Lot 10 in Chipman's Addition; thence North 12 degrees 20 minutes 39 seconds West on said east line of Jackson Street and the west line of said Lot 10, a distance of 26.04 feet to the Northwest corner of said Lot 10 and the south line of Lavina Street; thence North 89 degrees 24 minutes 18 seconds East on the north line of Chipman's Addition and the north line of McMaken's Addition, being also the south line of Lavina Street, a distance of 447.07 feet to the northwest corner of Lot 2 in McMaken's Addition; thence South 34 degrees 49 minutes 22 seconds West on the west line of Lot 2 in McMaken's Addition, a distance of 9.65 feet to the northwest corner of a parcel of land described in Document 201800124 in said Recorder's Office; thence South 76 degrees 07 minutes 11 seconds East on the northerly line of said parcel of land, a distance of 26.72 feet to the southwesterly line of said Lot 2 in McMaken's Addition; thence South 54 degrees 56 minutes 52 seconds East on said southwesterly line and the northerly line of said parcel of land, a distance of 50.62 feet to the southeast corner of said Lot 2 and the northwesterly line of Broadway; thence South 35 degrees 01 minute 10 seconds West on the northwesterly line of Broadway and the southeasterly line of McMaken's Addition and Chipman's Addition, a distance of 452.63 feet to the north right-of-way line of the CSX Railroad; thence North 79 degrees 50 minutes 32 seconds West on said north right-of-way line, a distance of 28.57 feet; thence South 00 degrees 41 minutes 38 seconds East on said north right-of-way line, a distance of 19.24 feet; thence South 89 degrees 18 minutes 22 seconds West on said north right-of-way line of the CSX Railroad, a distance of 409.76 feet to the point of beginning, containing 5.19 acres, more or less.

**DESCRIPTION OF REZONING PARCEL**

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**SURVEYOR'S REPORT**

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface, unless otherwise noted. Monuments found are noted with an above (x,x) or below (-x,x) ground surface dimension.

**PURPOSE:**  
The purpose of this survey is to satisfy the requirements of the City of Fort Wayne Department of Planning Services. There are multiple title holders of various parcels within the boundary of the development parcel described hereon. Additionally, the streets and alleys within the boundary of the development parcel are not vacated as of the date of this survey. This survey is not intended for use in the transfer of property.

**THEORY OF LOCATION:**  
The lines and corners for this survey were established as depicted on the survey drawing.

The uncertainty in the lines and corners found or established by this survey are as follows:

- (A) Availability and condition of reference monuments:  
Monuments found are described and depicted on the survey drawing. Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing. The uncertainty for this survey is 1.00 foot +/-.
- (B) Occupation or possession lines:  
No uncertainty was created by visible occupation or possession lines. See survey drawing for fence type and location. Fence ownership is unknown.
- (C) Clarity or ambiguity of the record description and or adjoiner's descriptions:  
No uncertainty was created by the above mentioned documents.
- (D) This survey falls under the classification of a "Suburban" survey. The acceptable relative positional accuracy (random errors in measurements) = 0.13 feet (40 millimeters) plus 100 parts per million as specified in Section 7 of said Rule 12.

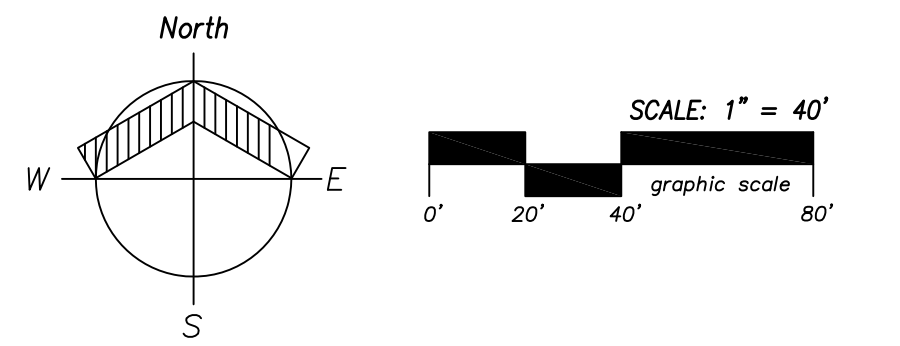
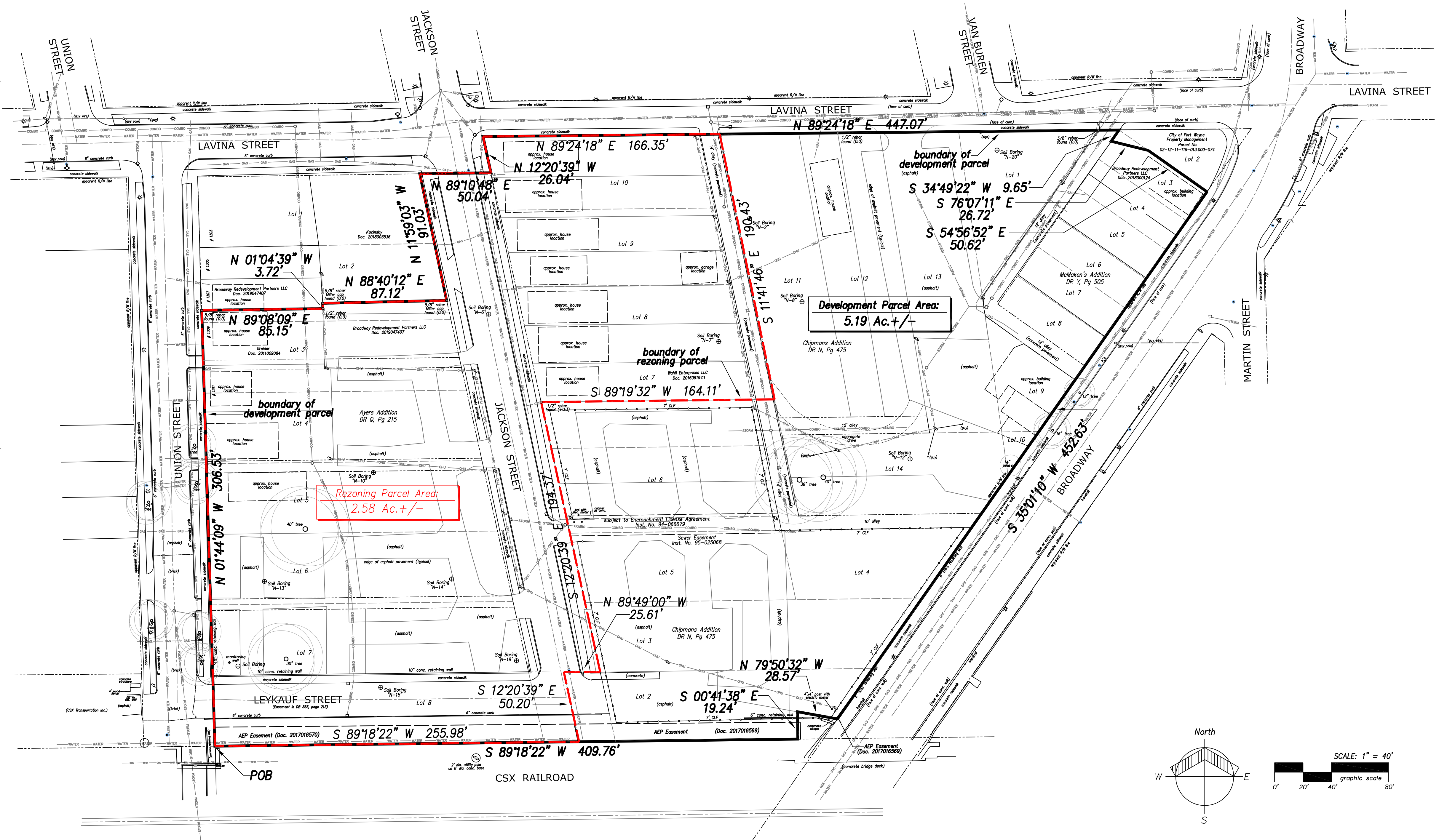
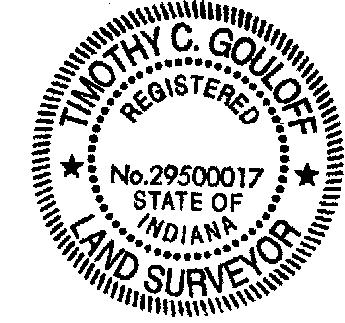
**SURVEYOR'S CERTIFICATION**

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

Field work performed in April, 2021.

DATED THIS 3rd DAY OF MAY, 2021.

*Timothy C. Gouloff*  
Timothy C. Gouloff, R.L.S. 29500017



**LEGEND**

	UTILITY POLE		UNDERGROUND COMMUNICATIONS
	LIGHT POLE		UNDERGROUND GAS LINE
	LAMP POLE		UNDERGROUND WATER LINE
	UTILITY REBAR (m)		MEASURED
	FIRE HYDRANT (g)		RECORDED
	WATER VALVE (g)		CALCULATED
	OVERHEAD UTILITY LINES (FFE)		FINISH FLOOR ELEVATION
	UNDERGROUND ELECTRIC LINE		
	STORM SEWER		
	COMBINATION SEWER		

**GENERAL NOTES:**  
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES AT TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.  
THE DATUM FOR VERTICAL (ELEVATION) INFORMATION DEPICTED HEREON IS NAVD 1988.  
FIELD WORK FOR THIS SURVEY WAS PERFORMED IN APRIL, 2021.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

**Boundary Survey**  
Development Parcel and Rezoning Parcel  
Electric Works - Phase II  
Wayne Township, Allen County, IN



Performed for:  
Broadway Redevelopment  
Partners LLC

DATE: May 3, 2021	PROJECT NUMBER: 20170123
Scale: 1" = 40'	DRAWING NUMBER: 20170123(NORTH)(BOUNDARY)
DRAWN: TMJ	CHK'D: TCG
Sheet: 1 of 1	





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