

1 VROW-2016-0001

2 BILL NO. G-16-03-13

3 GENERAL ORDINANCE NO. G- 3-16

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

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

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

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

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

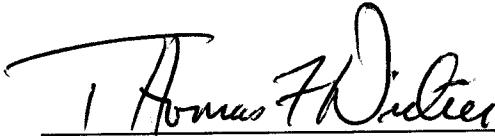
16 Part of the Southwest Quarter of Section 1, Township 31 North, Range 12 East, Allen County,  
17 Indiana, more particularly described as follows, to wit:

18 Commencing at the Northwest corner of the Southwest Quarter of said Section 1, thence  
19 North 89 degrees 42 minutes 27 seconds East (deed bearing and basis for all bearings in this  
20 description), on and along the historical centerline of East Till Road, a distance of 822.57  
21 feet; thence North 89 degrees 40 minutes 52 seconds East, a distance of 291.98 feet to the  
22 Northwest corner of the 2.27 acre base tract of real estate described in a deed to Tom H.  
23 Steele in Document Number 204041413 in the Office of the Recorder of Allen County,  
24 Indiana; thence South 00 degrees 53 minutes 11 seconds East, on and along the West line of  
25 said 2.27 acre tract, a distance of 50.12 feet to a chiseled cross at the Southwest corner of a  
26 0.07 acre tract of real estate described in a deed to the City of Fort Wayne in Document  
27 Number 205076890 in the Office of said Recorder; thence North 89 degrees 06 minutes 49  
28 seconds East, on and along the South line of said 0.07 acre tract, a distance of 162.64 feet to  
29 a #5 rebar at the Southeast corner thereof, this being the true point of beginning; thence  
30 North 85 degrees 13 minutes 17 seconds East, a distance of 66.85 feet to a #5 rebar at a  
Southwest corner of a 0.2 acre tract of real estate described in a deed to the City of Fort  
Wayne in Document Number 205076890 in the Office of said Recorder; thence South 09  
degrees 33 minutes 21 seconds West, a distance of 71.34 feet to a #5 rebar; thence South  
89 degrees 06 minutes 57 seconds West, a distance of 39.99 feet to a #5 rebar at a North  
corner of said 2.27 acre base tract; thence North 12 degrees 45 minutes 14 seconds West, a  
distance of 67.05 feet to the true point of beginning, containing 0.083 acres of land, subject  
to all easements of record.

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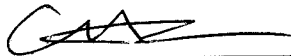
and which vacating amends the Thoroughfare Plan of the City Comprehensive ("Master") Plan and is hereby approved in all respects.

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.



COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:



Carol T. Taylor, City Attorney

**RECORDED  
AS  
RECEIVED**



8 3 8 0 8 7 4  
Tx:4214672

VROW-2016-0001

**2016020449**

BILL NO. G-16-03-13

RECORDED: 04/26/2016 8:10:28 AM

**ANITA MATHER  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN**

GENERAL ORDINANCE NO. G-

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

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

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

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

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

Part of the Southwest Quarter of Section 1, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Northwest corner of the Southwest Quarter of said Section 1, thence North 89 degrees 42 minutes 27 seconds East (deed bearing and basis for all bearings in this description), on and along the historical centerline of East Till Road, a distance of 822.57 feet; thence North 89 degrees 40 minutes 52 seconds East, a distance of 291.98 feet to the Northwest corner of the 2.27 acre base tract of real estate described in a deed to Tom H. Steele in Document Number 204041413 in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 53 minutes 11 seconds East, on and along the West line of said 2.27 acre tract, a distance of 50.12 feet to a chiseled cross at the Southwest corner of a 0.07 acre tract of real estate described in a deed to the City of Fort Wayne in Document Number 205076890 in the Office of said Recorder; thence North 89 degrees 06 minutes 49 seconds East, on and along the South line of said 0.07 acre tract, a distance of 162.64 feet to a #5 rebar at the Southeast corner thereof, this being the true point of beginning; thence North 85 degrees 13 minutes 17 seconds East, a distance of 66.85 feet to a #5 rebar at a Southwest corner of a 0.2 acre tract of real estate described in a deed to the City of Fort Wayne in Document Number 205076890 in the Office of said Recorder; thence South 09 degrees 33 minutes 21 seconds West, a distance of 71.34 feet to a #5 rebar; thence South 89 degrees 06 minutes 57 seconds West, a distance of 39.99 feet to a #5 rebar at a North corner of said 2.27 acre base tract; thence North 12 degrees 45 minutes 14 seconds West, a distance of 67.05 feet to the true point of beginning, containing 0.083 acres of land, subject to all easements of record.

APR 22 2016

*Jana K. Klutznick*  
Recorder of Allen County

① MIC

04/26/2016 8:10:28 AM  
CITY OF FT WAYNE CLERKS OFFICE  
0.00  
TERESA

TRANSACTION # 4214672  
DOCUMENT # 2016020449

ORDINANCE

RECORDING FEES: 0.00  
TOTAL: 0.00  
CASH: 0.00

THANK YOU

ANITA MATHER  
RECORDER  
ALLEN COUNTY, IN

# 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:

Legal description is attached as Exhibit "A" and a survey of the property is attached as Exhibit "B"

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(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 2<sup>nd</sup> Floor, City-County Building, One Main Street, Fort Wayne, IN)

Last deeds of record include Doc #202062495, 204041413, 205076890 and 2015006433.

The reasons for the proposed vacation are as follows:

The proposed vacation is necessary for the redevelopment of the real estate located at the southeast corner of the intersection of the southwest corner of Coldwater Road and Till Road as an office complex.

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(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:**

see attached Exhibit "C"

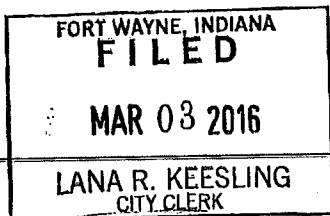
Property owner(s) Name(s); Street Address; City; State; Zip Code; Phone Number with Area Code.

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

Name: Tom H. Steele

Street Address: 4926 Chaucer Road

City: Fort Wayne            State: IN            Zip: 46835            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.

T H STEELE  
Signature

Tom H. Steele  
Printed Name

3/3/16  
Date

4926 Chaucer Road  
Address

Fort Wayne, IN 46835  
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): Thomas M. Niezer / Barrett McNagny LLP

Street Address: 215 East Berry Street

City: Fort Wayne State: IN Zip: 46802 Phone: 260-423-9551

**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:**

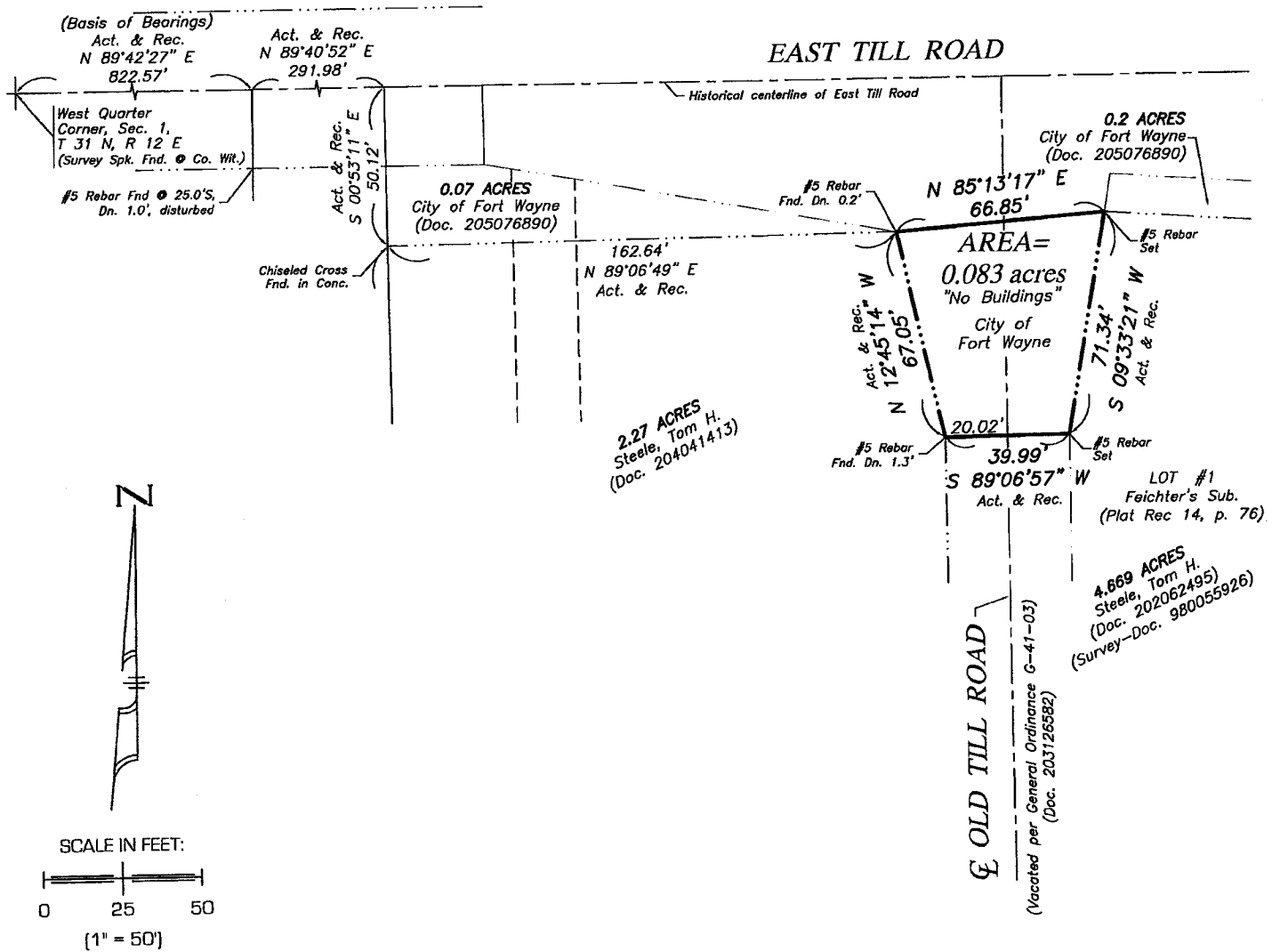
Receipt #: \_\_\_\_\_

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

Map #: \_\_\_\_\_

Reference #: \_\_\_\_\_

**EXHIBIT "B"**



**Sauer Land Surveying, Inc.**

14033 Illinois Road, Suite C Tel: 260/469-3300  
Fort Wayne, IN 46814 Fax: 469-3301

Exhibit "C"  
Vacation Petition

<b>Property Owner Name</b>	<b>Property Address</b>	<b>Owner Mailing Address</b>
Board of Commissioners	E Till Road	200 E. Berry Street, Suite 410 Fort Wayne, Indiana 46802
Fort Wayne City of Property Management	Coldwater Road	200 E. Berry Street, Suite 470 Fort Wayne, Indiana 46802
Tom H. Steele	757 E Till Road	4926 Chaucer Road Fort Wayne, Indiana 46835
Mike Thomas Associates Inc.	Coldwater Road	1020 East Dupont Road Fort Wayne, Indiana 46825

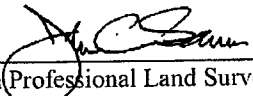
EXHIBIT "A"

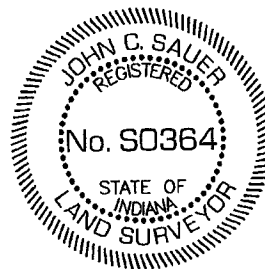
**NEW ORIGINAL DESCRIPTION:**

Part of the Southwest Quarter of Section 1, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Northwest corner of the Southwest Quarter of said Section 1; thence North 89 degrees 42 minutes 27 seconds East (deed bearing and basis for all bearings in this description), on and along the historical centerline of East Till Road, a distance of 822.57 feet; thence North 89 degrees 40 minutes 52 seconds East, a distance of 291.98 feet to the Northwest corner of the 2.27 acre base tract of real estate described in a deed to Tom H. Steele in Document Number 204041413 in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 53 minutes 11 seconds East, on and along the West line of said 2.27 acre tract, a distance of 50.12 feet to a chiseled cross at the Southwest corner of a 0.07 acre tract of real estate described in a deed to the City of Fort Wayne in Document Number 205076890 in the Office of said Recorder; thence North 89 degrees 06 minutes 49 seconds East, on and along the South line of said 0.07 acre tract, a distance of 162.64 feet to a #5 rebar at the Southeast corner thereof, this being the true point of beginning; thence North 85 degrees 13 minutes 17 seconds East, a distance of 66.85 feet to a #5 rebar at a Southwest corner of a 0.2 acre tract of real estate described in a deed to the City of Fort Wayne in Document Number 205076890 in the Office of said Recorder; thence South 09 degrees 33 minutes 21 seconds West, a distance of 71.34 to a #5 rebar; thence South 89 degrees 06 minutes 57 seconds West, a distance of 39.99 feet to a #5 rebar at a North corner of said 2.27 acre base tract; thence North 12 degrees 45 minutes 14 seconds West, a distance of 67.05 feet to the true point of beginning, containing 0.083 acres of land, subject to all easements of record.

I, John C. Sauer, certify the above statements to be correct to the best of my information, knowledge, and belief.

  
Date: 02/22/2016  
Indiana Professional Land Surveyor



Sauer Land Surveying, Inc.

14033 Illinois Road, Suite C    Tel: 260/469-3300  
Fort Wayne, IN 46814            Fax: 469-3301

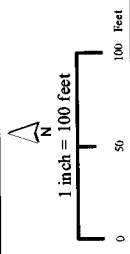
Vacation Petition VROW-2016-0001



Project boundaries represented by bold colored lines are for representational purposes only.

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 declares 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, Zone 16 East  
Photos and Contours: Spring 2009  
Date: 3/15/2016



# The Journal Gazette

Account # 1060008 - 1233194

Allen County, Indiana

**FW Common Council**

## PUBLISHER'S CLAIM

### LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines	_____
Head -- number of lines	_____
Body -- number of lines	_____
Tail -- number of lines	_____
Total number of lines in notice	<u>55</u>

### COMPUTATION OF CHARGES

<u>55</u> lines, <u>1</u> column(s) wide equals	
<u>55</u> equivalent lines at <u>\$ 0.436</u> cents per line	\$ 23.98
Additional charges for notices containing rule or tabular work (50 per cent of above amount)	-
Charge for extra proofs of publication (\$2.00 for each proof in excess of two)	-
<b>TOTAL AMOUNT OF CLAIM</b>	<u>\$ 23.98</u>

### DATA FOR COMPUTING COST

Width of single column in picas . . . . 9.8    Size of type . . . . 7point.  
Number of Insertions . . . . 1

ATTACH COPY OF ADVERTISEMENT HERE

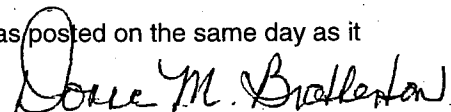
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times.

The dates of publication being as follows:

<u>3/26/2016</u>	-	-	-
-	-	-	-
-	-	-	-

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.



Donna M. Brotherton  
Legal Clerk

Date: March 26, 2016

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
BILL NO. G-16-03-13**

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING TO APPROVE OR DISAPPROVE THE THOROUGHFARE PLAN OF THE CITY COMPREHENSIVE ("MASTER") PLAN TO VACATE A PUBLIC RIGHT-OF-WAY, ON APRIL 12, 2016, AT 5:30 P.M. IN ROOM 030, COUNCIL DISCUSSION ROOM, GARDEN LEVEL, CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802.

PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PROPOSAL:**

Vacation VROW-2016-0001

BILL NO: G-16-03-13

APPLICANT: Tom H. Steele

REQUEST: To vacate an unused portion of Old Till Road for redevelopment of the adjacent property. Located between 708 and 750 Till Road. (Section 1 of Washington Township)

LAND AREA: Approximately 0.083 acres proposed to be vacated.

SEWER PROVIDER:

City of Fort Wayne

WATER PROVIDER:

City of Fort Wayne

ALL INTERESTED PARTIES ARE INVITED TO APPEAR AND BE HEARD. REASONABLE ACCOMMODATIONS FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH THE STATE AND FEDERAL LAW. ANY PERSON NEEDING A REASONABLE ACCOMMODATION SHOULD NOTIFY PUBLIC INFORMATION OFFICE (260) 427-1120, TTY (260) 427-1200 AT LEAST SEVENTY TWO (72) HOURS PRIOR TO THE MEETING.

LANA R. KEESLING  
CITY CLERK  
1233194 hspaxlp

# The News-Sentinel

Account # 1060008 - 1233194  
**FW Common Council**

Allen County, Indiana

## PUBLISHER'S CLAIM

### LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
**55**

### COMPUTATION OF CHARGES

55 lines, 1 column(s) wide equals

55 equivalent lines at \$ 0.436 cents per line

\$ 23.98

Additional charges for notices containing rule or tabular work  
(50 per cent of above amount)

-

Charge for extra proofs of publication  
(\$2.00 for each proof in excess of two)

-

TOTAL AMOUNT OF CLAIM

\$ 23.98

### DATA FOR COMPUTING COST

Width of single column in picas . . . . 9.8    Size of type . . . . 7point.

Number of Insertions . . . . 1

ATTACH COPY OF ADVERTISEMENT HERE

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 3 times.

The dates of publication being as follows:

3/26/2016

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The News-Sentinel.

Donna M. Brotherton  
Legal Clerk

Date: March 26, 2016

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
BILL NO. G-16-03-13**

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING TO APPROVE OR DISAPPROVE THE THOROUGHFARE PLAN OF THE CITY COMPREHENSIVE ("MASTER") PLAN TO VACATE A PUBLIC RIGHT-OF-WAY ON APRIL 12, 2016, AT 5:30 P.M. IN ROOM 03D, COUNCIL DISCUSSION ROOM, GARDEN LEVEL, CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802.

PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PROPOSAL:**

Vacation VROW-2016-0001

BILL NO. G-16-03-13

APPLICANT: Tom H. Steele

REQUEST: To vacate an unused portion of Old Till Road for redevelopment of the adjacent property. Located between 708 and 750 Till Road. (Section 1 of Washington Township)

LAND AREA: Approximately 0.083

acres proposed to be vacated.

SEWER PROVIDER:

City of Fort Wayne

WATER PROVIDER:

City of Fort Wayne

ALL INTERESTED PARTIES ARE INVITED TO APPEAR AND BE HEARD. REASONABLE ACCOMMODATIONS FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH THE STATE AND FEDERAL LAW. ANY PERSON NEEDING A REASONABLE ACCOMMODATION SHOULD NOTIFY PUBLIC INFORMATION OFFICE (260) 427-1120, TTY (260) 427-1200 AT LEAST SEVENTY TWO (72) HOURS PRIOR TO THE MEETING.

LANA R. KEESLING  
CITY CLERK  
1233194 hspaxlp

Public Hearing Date, if applicable APRIL 12, 2016

Read the first time in full and on motion by Councilman TON DIDIER  
Read the second time by title and referred to the REGULATIONS  
Committee. Read the third time in full and on motion by Councilman  
TON DIDIER, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>
ARP	<u>X</u>	_____	_____	_____
BARRANDA	<u>X</u>	_____	_____	_____
CRAWFORD	<u>X</u>	_____	_____	_____
DIDIER	<u>X</u>	_____	_____	_____
ENSLEY	<u>X</u>	_____	_____	_____
FREISTOFFER	<u>X</u>	_____	_____	_____
HINES	<u>X</u>	_____	_____	_____
JEHL	<u>X</u>	_____	_____	_____
PADDOCK	<u>X</u>	_____	_____	_____

DATED: 04/12/16 Lana R. Keesling  
LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) (ORDINANCE)  
(RESOLUTION) NO. 6-16-03-B on the 12<sup>th</sup> day of  
APRIL, 2016

ATTEST: Lana R. Keesling  
LANA R. KEESLING, CITY CLERK  
[Signature]  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13<sup>th</sup> day  
of APRIL, 2016, at the hour of 10:30 O'clock AM. E.S.T.

Lana R. Keesling  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 13<sup>th</sup> day of APRIL  
2016, at the hour of 2:30 O'clock PM. E.S.T.  
Thomas C. Henry  
THOMAS C. HENRY, MAYOR

**BILL NO. G-16-03-13**

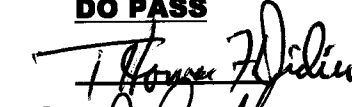






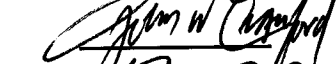

**REPORT OF COMMITTEE ON REGULATIONS**

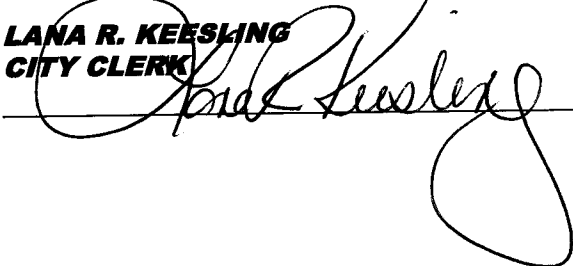
**APRIL 12, 2016**

**Tom Didler, Chair  
Tom Frelstroffer, Co-Chair  
All Council Members**

**AN ORDINANCE** amending the Thoroughfare Plan of the City Comprehensive ("Master") Plan by vacating public right-of-way. To vacate a portion of old Till Road right-of-way at the intersection of the relocated Till Rd, between 708 and 750 Till Road.

**COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance** under consideration and beg leave to report back to the Common Council that said ordinance

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
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	_____	_____	_____
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**LANA R. KEESLING  
CITY CLERK**  


City of Fort Wayne Common Council  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Vacation of Public Right-of-way  
Case Number: VROW-2016-0001  
Bill Number: G-16-03-13  
Council District: 3 – Tom Didier

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Introduction Date: March 22, 2016  
Public Hearing Date: April 12, 2016  
Next Council Action: Ordinance will return to Council after approvals from reviewing agencies.

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Synopsis of Ordinance: To vacate a portion of the old Till Road right-of-way at the intersection of the relocated Till Road.

Location: Between 708 and 750 Till Road.

Reason for Request: There is planned redevelopment for the property surrounding this right-of-way.

Applicant: Tom H. Steele

Property Owner: Tom H. Steele

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Related Petitions: none currently

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Effect of Passage: Vacation of the old Till Road right-of-way will help facilitate the redevelopment of the acreage at the corner of Till Road and Coldwater Road.

Effect of Non-Passage: This portion of old Till Road right-of-way has been abandoned and reduces the amount of land to be redeveloped. It also affects setbacks and other standards for future development.