



DocId:9041570

Tx:4670464

2024028116

RECORDED: 05/30/2024 10:58:39 AM

NICOLE KEESLING

ALLEN COUNTY RECORDER

FORT WAYNE, IN

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VEAS-2024-0003

BILL NO. G-24-04-18

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

GENERAL ORDINANCE NO. G- 11-24

MAY 30 2024

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

AUDITOR OF ALLEN COUNTY

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:

A portion of the 20 foot wide easement along the West boundary line of Block 10 in Engle Ridge Industrial Park, Section C, as recorded in Plat Book 43, pages 58-61, also recorded as Document Number 79-32464, in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Block 10; thence South 02 degrees 12 minutes 00 seconds East (plat bearing and basis for all bearings this description), a distance of 338.50 feet to a point being 21.6 feet North of the Southwest corner of said Block 10; thence North 65 degrees 30 minutes 29 seconds East, a distance of 21.62 feet to a point on the East line the 20 foot wide easement; thence North 02 degrees 12 minutes 00 seconds West, on and along the East line of the 20 foot wide easement, a distance of 329.53 feet to a point on the North line of said Block 10; thence South 89 degrees 59 minutes 44 seconds West, on and along the North line of said Block 10, a distance of 20.01 feet to the Point of Beginning, containing 0.153 acres of land, more or less.

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

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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.



MICHELLE CHAMBERS
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

Prepared By and

I affirm, under the penalties for perjury, that I have
taken reasonable care to redact each Social Security
number in this document, unless required by law.

JILL HELFRICH

(name printed, stamped or signed w/print)

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

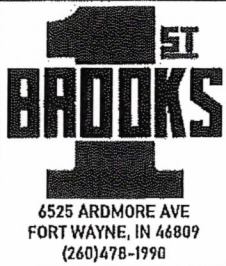
Title of Ordinance: Easement Vacation
Case Number: VEAS-2024-0003
Bill Number: G-24-04-18
Council District: 4 – Dr. Scott Myers

Introduction Date: April 23, 2024
Public Hearing Date: May 14, 2024 to be heard by Council
Next Council Action: Ordinance will return to Council after recommendation by reviewing agencies.

Synopsis of Ordinance: To vacate a portion of the 20-foot wide easement along the western property line of Block 10 in Engle Ridge Industrial Park, Sec C.
Location: 4720 Clubview Drive
Reason for Request: To allow for construction of a new 10,000 square foot building.
Applicant: Park Plastics Products
Property Owners: same

Related Petitions: Vacation Petition - VEAS-2024-0002

Effect of Passage: The vacation of the easement will allow for the construction of a new 10,000 square foot building.
Effect of Non-Passage: The easement will remain as dedicated and will impede the expanding development of site.

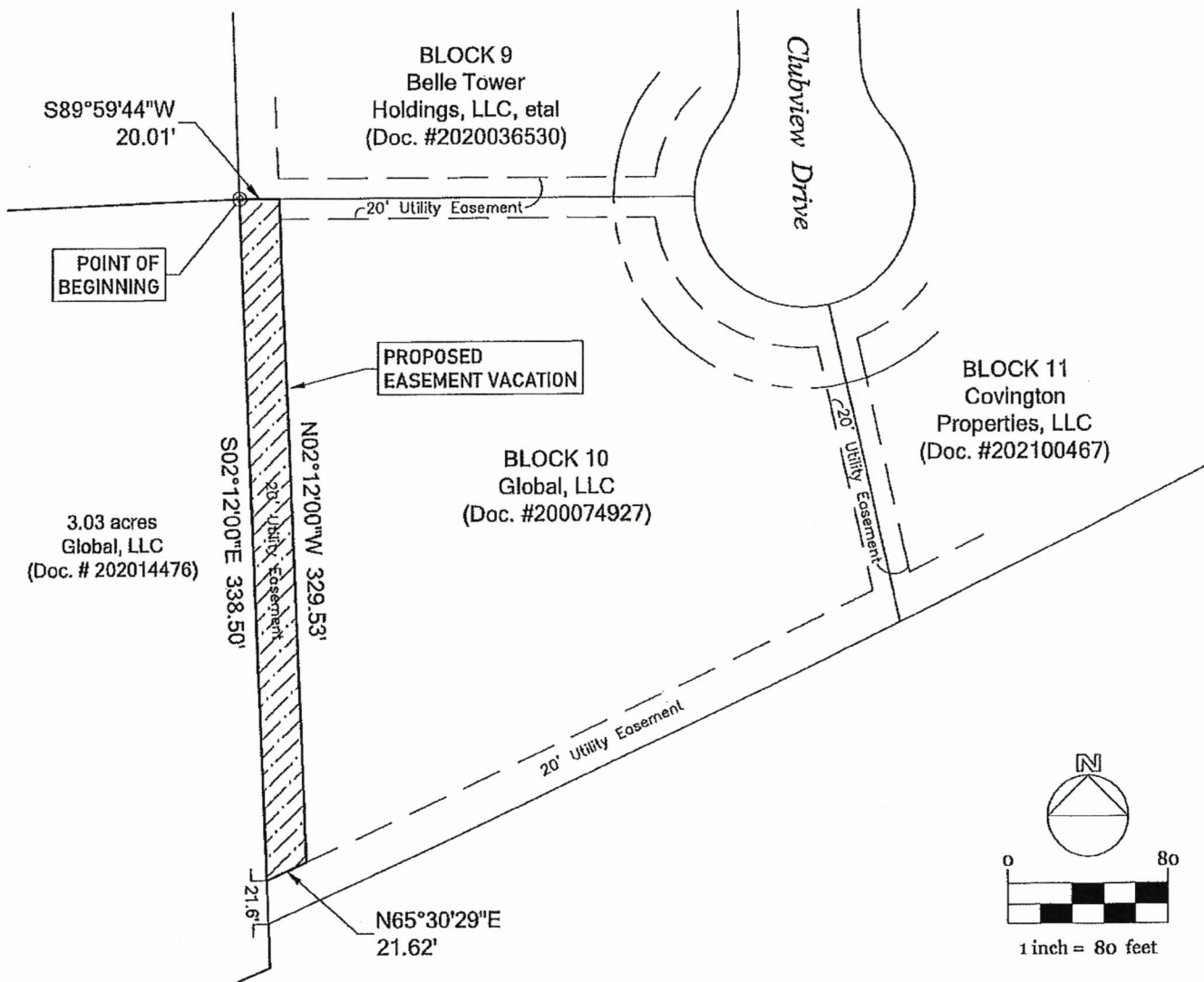


OWNER:	Global, Inc.
PROJECT:	Park Plastics Products - Easement Vacation Exhibit
ADDRESS:	4720 Clubview Drive
DATE:	03/27/2024
SHEET:	1 of 1

Easement Vacation Description:

A portion of the 20 foot wide easement along the West boundary line of Block 10 in Engle Ridge Industrial Park, Section C, as recorded in Plat Book 43, pages 58-61, also recorded as Document Number 79-32464, in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

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



Although this accuracy standard has been approved in the regulations of this state, Adams 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.

© 2024 Adams County, Kentucky, the County of Adams, Kentucky, and the County of Adams, Kentucky. This map was prepared by Adams County, Kentucky, and the County of Adams, Kentucky, Spring 2024.

Map Date: 03/15/2024
Drawing Date: 03/15/2024



VEAS-2024-0003
G-24-04-18

CITY OF FORT WAYNE

FORT WAYNE, INDIANA
FILED
APR 04 2024
LANA R. KEESLING
CITY CLERK

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:

See attached

(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)

The reasons for the proposed vacation are as follows:

A new 10,000 SF building construction

(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.

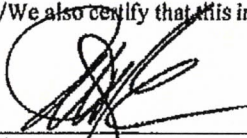
Applicant's name(s) if different from property owner(s):

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 Fort 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.


Signature
4720 Clubview Drive
Address

Peter C. SORG
Printed Name
Fort Wayne, IN 46804
City/State/Zip

4-4-24
Date

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): Brooks Construction Company, Inc. c/o Justin Hoffman

Street Address: 6525 Ardmore Avenue

City: Fort Wayne State: IN Zip: 46809 Phone: 260-478-1990

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 #: _____

List of property owners:

Subject Tract 1

Block 10 in Engle Ridge Industrial Park, Section C

Parcel ID: 02-12-20-251-003.000-074

Global, Inc

4720 Clubview Drive

Fort Wayne, IN 46804

Peter Sorg – 260-459-1074

Subject Tract 2

3.03 acre tract West of Block 10 in Engle Ridge Industrial Park, Section C

Parcel ID: 02-12-20-177-003.000-074

Global, Inc

4720 Clubview Drive

Fort Wayne, IN 46804

Peter Sorg – 260-459-1074

North adjoiner Tract

Block 9 in Engle Ridge Industrial Park, Section C & metes & bounds

Parcel ID: 02-12-20-251-002.000-074

Belle Tower Holdings, LLC, et al.

15260 Ventura Boulevard, Suite 1120

Sherman Oaks, CA 91403

West adjoiner Tract

Metes & Bounds tract

Parcel ID: 02-12-20-126-001.000-074

Belle Tower Holdings, LLC, et al.

15260 Ventura Boulevard, Suite 1120

Sherman Oaks, CA 91403

East adjoiner Tract

Block 11 in Engle Ridge Industrial Park, Section C

Parcel ID: 02-12-20-252-002.000-074

Covington Properties, LLC

4913 Illinois Road

Fort Wayne, IN 46804



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Journal Gazette**.

Notice ID: MSw4IzzOpQFbikjJZyKZ | **Proof Updated: Apr. 24, 2024 at 09:39am EDT**
Notice Name: G-24-04-18

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Iliana Phillips	Journal Gazette
iliana.phillips@cityoffortwayne.org	
(260) 427-1221	

Columns Wide: 1	Ad Class: Legals
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04/26/2024: Government Notice	29.70
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Subtotal	\$29.70
Tax %	0
Processing Fee	\$0.00
Total	\$29.70

See Proof on Next Page

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL**

ORDINANCE NO. G-24-04-18

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON MAY 14, 2024 AT 5:30 P.M. IN ROOM 035 - COUNCIL CHAMBERS COURTROOM - GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802; A REQUEST TO VACATE AN AREA KNOWN AS:

LOCATION: To vacate a portion of the 20-foot wide easement along the western property line of Block 10 in Engle Ridge Industrial Park, Sec C, to allow for construction of a new 10,000 square foot building

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, MAY 14, 2024.

ADDITIONAL INFORMATION CAN BE VIEWED AT THE DEPARTMENT OF PLANNING SERVICES OFFICE IN CITIZEN'S SQUARE: 200 E. BERRY ST, SUITE 150.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

REASONABLE ACCOMMODATIONS FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH 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 HOURS PRIOR TO THE MEETING.

LANA R. KEESLING
CITY CLERK
4--26 hspaxlp

**EASEMENT VACATION – PUBLIC HEARING
DISCUSSION AND PASSAGE
Department of Planning Services**

VEAS-2024-0003	Bill #G-24-04-18	Project Start: April 2024
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APPLICANT:	Park Plastics Products – “Clubview 2”
REQUEST:	To vacate a portion of the 20-foot wide easement along the western property line of Block 10 in Engle Ridge Industrial Park, Sec C.
LOCATION:	4720 Clubview Drive
COUNCIL DISTRICT:	4 – Scott Myers
PUBLIC HEARING DATE:	May 14, 2024

PROJECT SUMMARY

The petitioner, Park Plastic Products, wishes to vacate a portion of the 20-foot wide easement along the western property line of Block 10 in Engle Ridge Industrial Park, Sec C. The parcels to the east and west of the easement to be vacated are both owned by Global Inc. The adjacent parcels to the north and south, owned by Belle Tower Holdings, Inc. and Norfolk Southern Railway Company respectively, will not be affected by this vacation. Staff has sent requests for comment from all affected utility agencies. All responses have been received, and all have approved, with no necessary easement agreements required.

City Plan: Indiana Code (36-7-3-16 (b)) states that any public utility occupying a public way or easement shall not be deprived of the use of the public way for the location and operation of existing facilities. The petitioner shall provide all necessary easements (as approved) at the time the vacation petition is recorded.

- Public Works (Trans Eng, Traffic, ROW): Approved
- Stormwater Engineering: Approved
- Water Engineering: Approved
- WPC Engineering – Sanitary: Approved
- City Parks Department: Approved
- Fire Department: Approved
- Land Acquisition Agent: Approved
- Frontier: Approved
- Comcast: Approved
- REMC: Approved
- NIPSCO: Approved

VEAS-2024-0003
G-24-04-18

CITY OF FORT WAYNE

FORT WAYNE, INDIANA
FILED
APR 04 2024
LANA R. KEESLING
CITY CLERK

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:

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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 2nd Floor, City-County Building, One Main Street, Fort Wayne, IN)

The reasons for the proposed vacation are as follows:

A new 10,000 SF building construction

(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.


Signature
4720 Clubview Drive
Address

Peter C. SORG
Printed Name
Fort Wayne, IN 46804
City/State/Zip

4-4-24
Date

Signature
Address

Printed Name
City/State/Zip

Date

If additional space is needed for signatures please attach a separate page.

Agent's Name (Print Legibly): Brooks Construction Company, Inc. c/o Justin Hoffman

Street Address: 6525 Ardmore Avenue
City: Fort Wayne State: IN Zip: 46809 Phone: 260-478-1990

NOTICE:

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For Office Use Only:

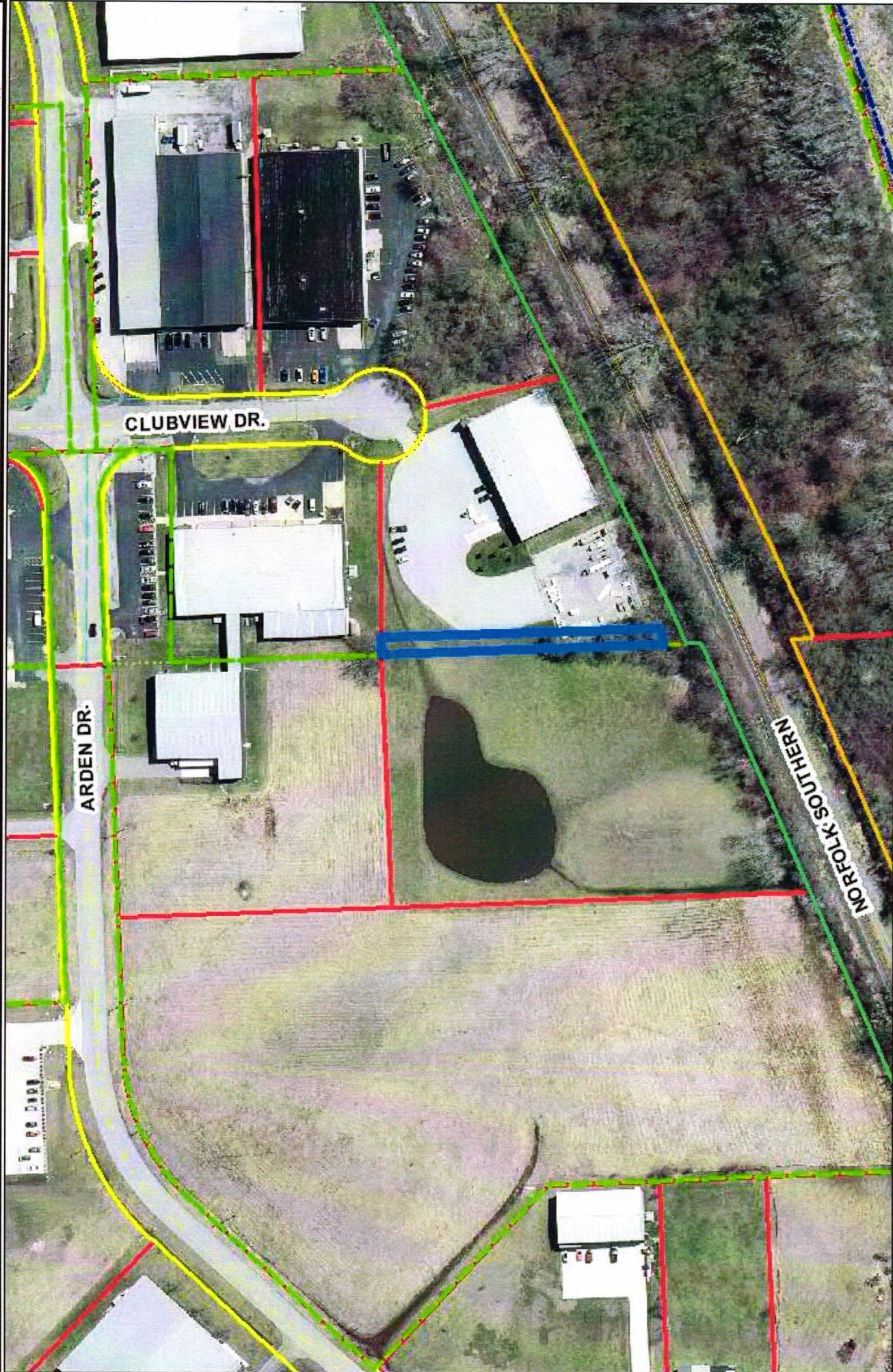
Receipt #: _____

Date Filed: _____

Map #: _____

Reference #: _____

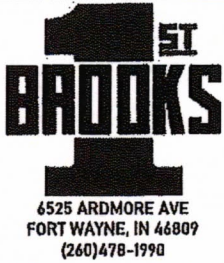
Vacation Easement VEAS-2024-0003- Clubview Drive East



Although this accuracy is a high level, it is not a guarantee of accuracy. The user of this map is responsible for verifying the accuracy of the information shown on this map. The user of this map is responsible for verifying the accuracy of the information shown on this map. © 2004, based on GIS data provided by the County of Anson. State Plane, Coordinate System: Indiana East North and Central, Spheroid: Spheroid 2019. Date: 4/10/2024



1 inch = 150 feet

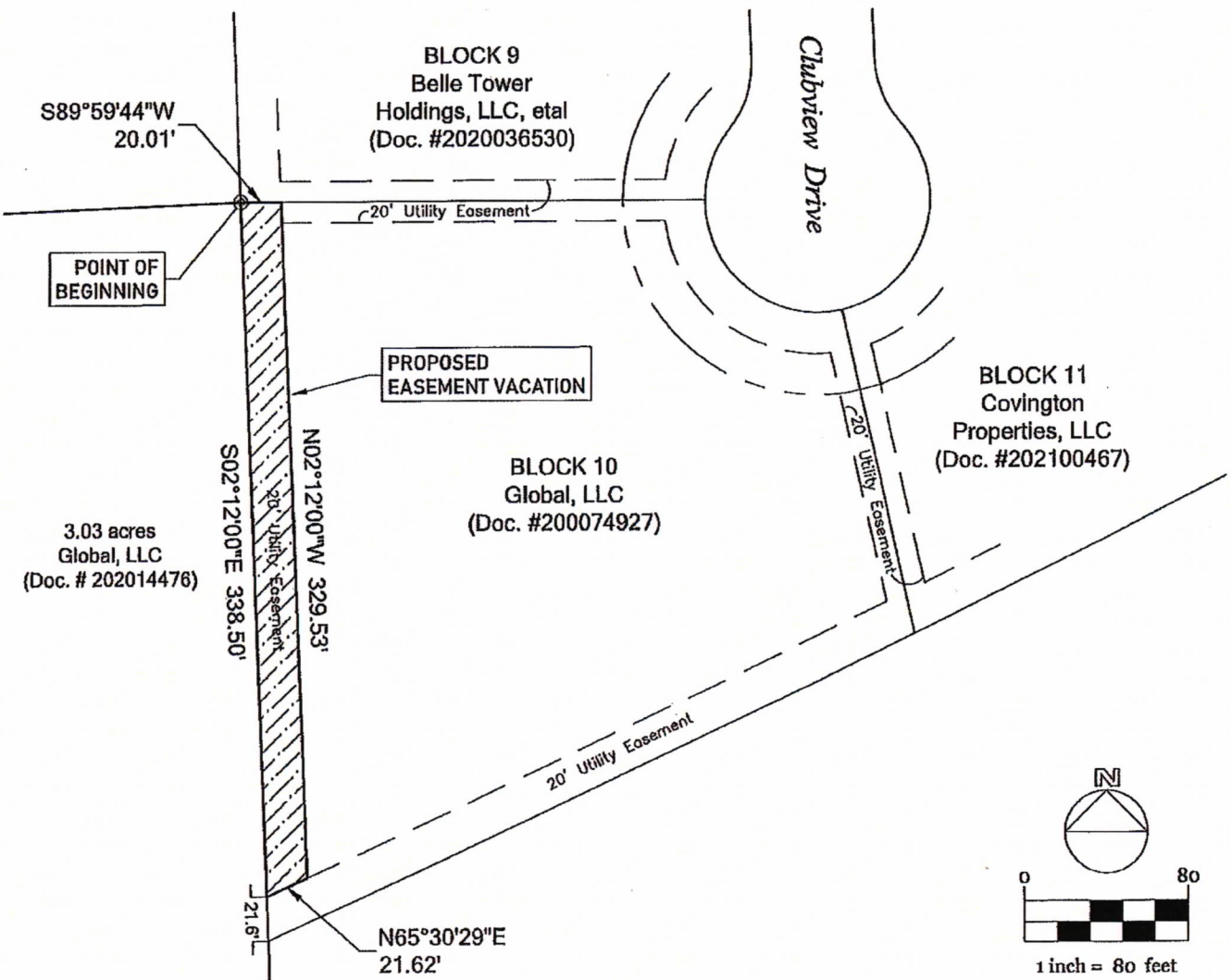


OWNER:	Global, Inc.
PROJECT:	Park Plastics Products - Easement Vacation Exhibit
ADDRESS:	4720 Clubview Drive
DATE:	03/27/2024
SHEET:	1 of 1

Easement Vacation Description:

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

05/30/2024 10:58:38 AM

CITY OF FT WAYNE

0.00

KEYANNA

TRANSACTION # 4670464

2024028115	ORDINANCE	25.00
2024028116	ORDINANCE	25.00
2024028117	ORDINANCE	25.00

RECORDING FEES:	75.00
TOTAL:	75.00
CREDIT CARD:	75.00

THANK YOU

NICOLE KEESLING
RECORDER
ALLEN COUNTY, IN

BILL NO. G-24-04-18

**REPORT OF COMMITTEE ON REGULATIONS
May 14, 2024**

Michelle Chambers Chair

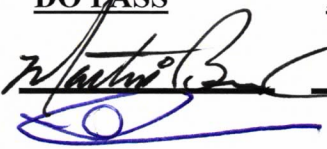


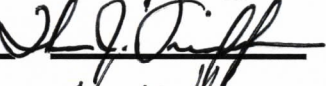
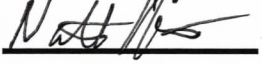

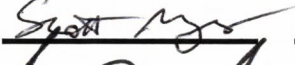

Scott Myers Co-Chair

All Council Members

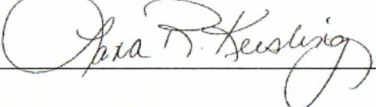
AN ORDINANCE amending the Thoroughfare Plan of the City Comprehensive ("Master") Plan by vacating public right-of-way.

To vacate a portion of the 20-foot wide easement along the western property line of Block 10 in Engle Ridge Industrial Park, Sec C to allow for construction of a new 10,000 square foot building

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
BENDER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: 05/14/2024


Read the first time in full and on motion by Councilperson Chambers.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilperson Chambers, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: May 14, 2024



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as General Ordinance No. G-24-04-18 on the 14th day of May, 2024

ATTEST:



 LANA R. KEESLING
 CITY CLERK




 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of May 2024, at the hour of 10:40 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 21st day of May 2024, at the hour of 10:13 o'clock A.M. E.S.T.



 SHARON TUCKER, MAYOR

