

1 #1278

2 BILL NO. Z-12-05-03

3 ZONING MAP ORDINANCE NO. Z- Seeth

4 AN ORDINANCE amending the City of Fort Wayne
5 Zoning Map No. G-02 (Sec. 8 of Wayne Township)

6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7 INDIANA:

8 SECTION 1. That the area described as follows is hereby designated a CM1
9 (Professional Offices and Personal Services) District under the terms of Chapter 157 Title
10 XV of the Code of the City of Fort Wayne, Indiana:

11 Parcel "A":

12 Part of Lot #18 in Edsall's Subdivision of Lagro Reserve in Township 30 North, Range 12 East, Allen
13 County, Indiana, together with part of the East 26.0 rods of the South 160 rods of said Lagro Reserve,
14 more particularly described as follows, to wit:

15 Beginning at the Northwest corner of Lot #1 in Washington Place Addition recorded in Plat Book 15,
16 page 134, in the Office of the Recorder of Allen County, Indiana; thence Northerly, recorded parallel
17 with the East line of said Lot #18, a distance of 140.45 feet to the Southeast corner of a 0.0297 acre
18 tract of land dedicated for street purposes in Document No. 960021083 in the Office of the Recorder
19 of Allen County, Indiana; thence Southwesterly, by an interior angle of 51 degrees 15 minutes, 37
20 seconds, along the Southerly line of said 0.0297 acre tract, a distance of 132.00 feet (recorded 129.35
21 feet) to the Southwest corner thereof; thence Southerly, by a deflection angle left of 53 degrees 05
22 minutes 06 seconds, a distance of 251.50 feet to a square inch rod found on the North line of Lot #4 in
23 said Washington Place Addition; thence Northeasterly, by an interior angle of 52 degrees 48 minutes
24 50 seconds, along the North line of said Lot #4, a distance of 101.9 feet to the Northeast corner
25 thereof; thence continuing Northeasterly, along the North line of Lot #3 in said Washington Place
26 Addition, a distance of 20.3 feet to a 3/8 inch rod found at the Southwest corner of Lot #1 in said
27 Washington Place Addition; thence Northerly, by an interior angle of 129 degrees 00 minutes 39
28 seconds, along the West line of said #Lot 1, a distance of 120.00 feet to the point of beginning,
29 containing 0.585 acres of land.

30 Together with:

Parcel "B":

A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 Edsall's
Subdivision of Largo Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods
of said Lagro Section, by metes and bounds described as follows, to-wit:

COMMENCING at the Northwest corner of Lot Number 1 in the plat of Washington Place Addition,
as recorded in Plat Book 15, page 134, of the records in the Office of the Recorder of said County;
thence North and parallel to the East line of said Lot Number 18 of Edsall's Subivision, a distance of
204.35 feet to an intersection by the centerline of the public highway known as the Upper Huntington
Road; thence Southwesterly on the centerline of said Highway, 258.7 feet to its intersection by the
West line of said Lot Number 18 Edsall's Subdivision; thence South on the West line of aforesaid Lot
and on a line parallel to and 26.0 rods West of East line of said Lagro Section, a distance of 288.87
feet to the Northwest corner of Lot Number 5 of said Washington Place Addition; thence
Northeasterly on the North line of Lots Numbered 5, 4 and 3, a distance of 244.3 feet to the Southwest

1 corner of Lot Number 1 in said Washington Place Addition; thence North of the West line of the
2 aforesaid Lot, 120.0 feet to the Point of Beginning, in Allen County , Indiana.

3 EXCEPTING from the above described real estate the following tract:

4 A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 Edsall's
5 Subdivision of Lagro Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods
6 of said Lagro Section and by metes and bounds described as follows, to-wit:

7 COMMENCING at the Northwest corner of Lot Number 1 in the Plat of Washington Place Addition,
8 as recorded in Plat Book 15, page 134 in the records of the Office of the Recorder of Allen County,
9 Indiana, thence North and parallel to the East line of said Lot Number 18 of Edsall's Subdivision, a
10 distance of 204.35 feet to the center of the public highway known as the Upper Huntington Road,
11 thence Southwesterly on the aforesaid highway centerline, a distance of 129.35 feet, thence Southerly,
12 a distance of 309.87 feet to a point in the North line of Lot Number 4 Washington Place Addition,
13 aforesaid, situated at a distance of 17.65 feet Northeasterly from the Northwest corner of the aforesaid
14 Lot Number 4, thence Northeasterly on the North line of said Lot Number 4, a distance of 101.9 feet
15 to the Northeast corner thereof; thence continuing Northeasterly on the North line of Lot Number 3
16 Washington Place Addition, aforesaid, a distance of 20.3 feet to the Southwest corner of Lot Number
17 1 in said Washington Place Addition, thence North on the West line of the aforesaid Lot Number 1, a
18 distance of 120.0 feet to the Place of Beginning, containing approximately six-tenths of an acre.

19 EXCEPT that part being more particularly described as follows:

20 A tract of land in Township 30 North, Range 12 East, being a part of Lot Number 18 in Edsall's
21 Subdivision of Lagro Reserve, TOGETHER with a part of the East 26.0 rods of the South 160.0 rods
22 of said Lagro Section, by metes and bounds described as follows, to- wit:

23 COMMENCING at a point on the West line of Lot Number 18 of Edsall's Subdivision of the Lagro
24 Reserve, said point also being the Southerly right-of-way line of Jefferson Boulevard and being 2.0
25 feet North of the South line of Edsall's Subdivision of Lagro Reserve, this point shall also be the Point
26 of Beginning of the following described parcel of right-of-way; thence in a Northeasterly direction
27 along the Southerly right-of-way line of Jefferson Boulevard 129.35 feet to a point on the East
28 property line which is 100 feet East of the West line of the aforesaid Lot Number 18; thence South
29 along the East property line a distance of 12.8 feet; thence Southwesterly 129.35 feet to a point on the
30 West property line of Lot Number 18 of Edsall's Subdivision; thence North 12.8 feet to a point on the
existing 40 foot right-of-way line which is also the Point of Beginning; continuing 2587.0 square feet
or 0.0594 acres of land, more or less.

Together with:

Parcel "C":

Part of Lagro Reserve in Township 30 North Range 12 East (Wayne Township), Allen County,
Indiana, more particularly described as follows, to-wit:

Beginning on the West line of the East 6.50 chains (429.0) feet of Lagro Reserve at its intersection
with the South line of Lot Number 17 in Edsall's Subdivision in Lagro Reserve (recorded in Deed
Record 30, pages 160-161, in the Office of the Recorder of Allen County, Indiana); thence South 89
degrees 42 minutes West (bearings based on Indiana State Highway Commission plans for U.S.
Highway #24) on and along the South line of said Lot #17, a distance of 63.4 feet (recorded 66 feet)
to the centerline of U.S. Highway #24; thence South 51 degrees 30 minutes West on and along said
centerline 242.44 feet; thence South 26 degrees 12 minutes 30 seconds East, 253.8 feet; thence North
38 degrees 38 minutes East (recorded North 38 degrees 50 minutes East), 59.0 feet; thence North 48
degrees 48 minutes East (recorded North 49 degrees East) 141.0 feet to the West line of said East 6.50
chains; thence North 00 degrees 27 minutes West, on and along said West line, 240.0 feet to the point
of beginning, containing 1.345 acres of land.

1 Excepting that part being more particularly described as follows:

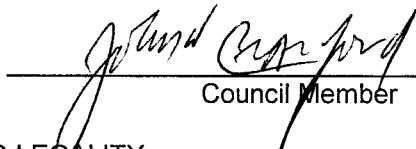
2 DOC. #960070152

3 Part of the Lagro Reserve in Township 30 North, Range 12 East (Wayne Township), Allen County,
4 Indiana, and more particularly described as follows, to wit: Commencing on the West line of the East
5 6.50 chains (429.0 feet) of Lagro Reserve at its intersection with the South line of Lot 17 in Edsall's
6 Subdivision in Lagro Reserve (recorded in Deed Record 30, pages 160-161, in the Office of the
7 Recorder of Allen County, Indiana;) thence South 89 degrees 42 minutes West (bearings based on
8 Indiana State Highway Commission plans for U.S. Highway #24) on and along the south line of said
9 Lot 17, a distance of 63.4 feet (recorded 66 feet) to the center line of U.S. Highway #24; thence South
10 51 degrees 30 minutes West on and along said centerline 242.44 feet; thence South 26 degrees 12
11 minutes 30 seconds East 40.9 feet to the South right of way line of West Jefferson Boulevard; which
12 is also the point of beginning of the following described parcel; thence continuing South 26 degrees
13 12 minutes 30 seconds East 10.22 feet; thence North 51 degrees 30 minutes East 294.46 feet; thence
14 North 12.7 feet to the intersection of the Southerly right of way line of Jefferson Boulevard; thence
15 South 51 degrees 30 minutes West a distance of 300.16 feet to the point of beginning and containing
16 2973.1 square feet or 0.0682 acres of land, more or less.

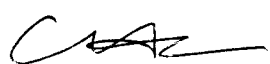
17 Subject to the 40 foot wide right of way of West Jefferson.

18 and the symbols of the City of Fort Wayne Zoning Map No. G-02 (Sec. 8 of Wayne
19 Township), as established by Section 157.201(B) of Title XV of the Code of the City of Fort
20 Wayne, Indiana is hereby changed accordingly.

21 SECTION 2. That this Ordinance shall be in full force and effect from and after its
22 passage and approval by the Mayor.

23 
24 _____
25 Council Member

26 APPROVED AS TO FORM AND LEGALITY:

27 
28 _____
29 Carol T. Helton, City Attorney
30

Read the first time in full and on motion by Crawford and duly adopted, read the second time by title and referred to the Committee on Regulation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at Room 030 - Council Discussion Garden Level - Citizens Square, Fort Wayne, Indiana, on _____ the _____ day of _____, 2012, at _____ o'clock _____ M.,E.S.T.

DATED: 5-8-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford and duly adopted, placed on its passage. ~~PASSED~~ LOST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	_____	<u>8</u>	_____	<u>1</u>
<u>BENDER</u>	_____	_____	_____	<u>✓</u>
<u>CRAWFORD</u>	_____	<u>✓</u>	_____	_____
<u>DIDIER</u>	_____	<u>✓</u>	_____	_____
<u>HARPER</u>	_____	<u>✓</u>	_____	_____
<u>HINES</u>	_____	<u>✓</u>	_____	_____
<u>JEHL</u>	_____	<u>✓</u>	_____	_____
<u>PADDOCK</u>	_____	<u>✓</u>	_____	_____
<u>SHOAFF</u>	_____	<u>✓</u>	_____	_____
<u>SMITH</u>	_____	<u>✓</u>	_____	_____

DATED: 6-12-12

Sandra E. Kennedy
SANDRA E. KENNEDY, 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. _____ on the _____ day of _____, 2012

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
[Signature]
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 2012, at the hour of _____ o'clock _____ M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this _____ day of _____, 2012, at the hour of _____ o'clock _____ M.,E.S.T.

THOMAS C. HENRY, MAYOR