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BILL NO. Z-12-09-07

ZONING MAP ORDINANCE NO. Z-25-12

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. Z-26 (Sec. 25 of St. Joseph Township)**

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

SECTION 1. That the area described as follows is hereby designated a CM3
(General Commercial) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

Part of the Northwest Quarter of Section 25, Township 31 North, Range 13 East of the Second
Principal Meridian, St. Joseph Township in Allen County, Indiana, more particularly described as
follows:

Commencing at a rebar stake at the Northwest corner of said Northwest Quarter; thence South 02
degrees 44 minutes 28 seconds West (GPS Grid Basis of Bearings), a distance of 209.14 feet along
the West line of said Northwest Quarter to the North line of a 27.74 acre tract; thence North 78 degrees
36 minutes 32 seconds West, a distance of 211.52 feet along said North line to the West line of said
27.74 acre tract; thence South 07 degrees 10 minutes 23 seconds West, a distance of 413.98 feet
along said West line to the South line of an ingress/egress easement as described in Document
Number 205018106 in the Office of the Recorder of Allen County, Indiana, also being on a South line
of said 27.74 acre tract; thence North 72 degrees 44 minutes 10 seconds East, a distance of 136.09
feet along said South lines; thence Easterly a distance of 48.60 feet along said South lines and a
circular arc that is concave to the South, having a radius of 275.00 feet, having a central angle of 10
degrees 07 minutes 33 seconds and having a chord bearing North 77 degrees 47 minutes 56 seconds
East with a distance of 48.54 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap
on the West line of said 27.74 acre tract; thence continuing Easterly a distance of 28.46 feet along the
South line of said ingress/egress easement and along said circular arc that is concave to the South,
having a radius of 275.00 feet, having a central angle of 05 degrees 56 minutes 13 seconds and
having a chord bearing North 85 degrees 49 minutes 41 seconds East with a distance of 28.45 feet to
a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence North 88 degrees 47 minutes
33 seconds East, a distance of 124.98 feet along said South line to a 5/8" steel rebar with a "Miller LS
Firm #0095" identification cap; thence Easterly a distance of 41.07 feet along said South line and a
circular arc that is concave to the South, having a radius of 275.00 feet, having a central angle of 08
degrees 33 minutes 26 seconds and having a chord bearing South 86 degrees 55 minutes 44 seconds
East with a distance of 41.03 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap;
thence South 82 degrees 39 minutes 01 seconds East, a distance of 103.97 feet along said South line
to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence Easterly a distance of
37.49 feet along said South line and a circular arc that is concave to the North, having a radius of
325.00 feet, having a central angle of 06 degrees 36 minutes 31 seconds and having a chord bearing
South 85 degrees 57 minutes 17 seconds East with a distance of 37.47 feet to a 5/8" steel rebar with a
"Miller LS Firm #0095" identification cap; thence South 89 degrees 15 minutes 32 seconds East, a
distance of 171.18 feet along said South line to a 5/8" steel rebar with a "Miller LS Firm #0095"
identification cap; thence Easterly a distance of 63.06 feet along said South line and a circular arc that
is concave to the North, having a radius of 325.00 feet, having a central angle of 11 degrees 07
minutes 03 seconds and having a chord bearing North 85 degrees 10 minutes 57 seconds East with a
distance of 62.96 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence North
79 degrees 37 minutes 25 seconds East, a distance of 102.68 feet along said South line to a point on


1 the Southwesterly line of an ingress/egress easement, said point also being the POINT OF
2 BEGINNING of the herein described tract; thence continuing North 79 degrees 37 minutes 25 seconds
3 East, a distance of 32.91 feet along said South line to a 5/8" steel rebar with a "Miller LS Firm #0095"
4 identification cap set; thence Easterly a distance of 46.03 feet along said South line and a circular arc
5 that is concave to the North, having a radius of 325.00 feet, having a central angle of 08 degrees 06
6 minutes 54 seconds and having a chord bearing North 75 degrees 41 minutes 28 seconds East with a
7 distance of 45.99 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap set; thence
8 North 71 degrees 38 minutes 01 seconds East, a distance of 112.59 feet along said South line a 5/8"
9 steel rebar with a "Miller LS Firm #0095" identification cap set; thence Easterly a distance of 17.21 feet
10 along said South line and a circular arc that is concave to the South, having a radius of 275.00 feet,
11 having a central angle of 03 degrees 35 minutes 08 seconds and having a chord bearing North 73
12 degrees 25 minutes 35 seconds East with a distance of 17.21 feet to a 5/8" steel rebar with a "Miller LS
13 Firm #0095" identification cap set; thence North 75 degree 13 minutes 09 seconds East, a distance of
14 95.78 feet along said South line to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap
15 set; thence Easterly a distance of 35.31 feet along said South line and a circular arc that is concave to
16 the South, having a radius of 115.00 feet, having a central angle of 17 degrees 35 minutes 32 seconds
17 and having a chord bearing North 84 degrees 00 minutes 55 seconds East with a distance of 35.17
18 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap set; thence South 87 degrees
19 11 minutes 19 seconds East, a distance of 9.10 feet along said South to a 5/8" steel rebar with a "Miller
20 LS Firm #0095" identification cap set on the West line of an ingress/egress easement as described in
21 Document Number 205018106 in the Office of the Recorder of Allen County, Indiana; thence South 00
22 degrees 03 minutes 32 seconds East, a distance of 29.50 feet along said West line to a 5/8" steel rebar
23 with a "Miller LS Firm #0095" identification cap set; thence Southerly a distance of 91.44 feet along
24 said West line and a circular arc that is concave to the West, having a radius of 175.00 feet, having a
25 central angle of 29 degrees 56 minutes 17 seconds and having a chord bearing South 14 degrees 54
26 minutes 36 seconds West with a distance of 90.40 feet to a 5/8" steel rebar with a "Miller LS Firm
27 #0095" identification cap set; thence South 29 degrees 52 minutes 44 seconds West, a distance of
28 227.02 feet along said West line to a point on the Southwesterly line of an ingress/egress easement;
29 thence North 60 degrees 50 minutes 56 seconds West, a distance of 34.52 feet along said
30 Southwesterly line; thence Northwesterly a distance of 9.04 feet along said Southwesterly line and a
circular arc that is concave to the Northeast, having a radius of 125.00 feet, having a central angle of
04 degrees 08 minutes 38 seconds and having a chord bearing North 58 degrees 46 minutes 38
seconds West with a distance of 9.04 feet to a 5/8" steel rebar with a "Miller LS Firm #0095"
identification cap; thence North 56 degrees 42 minutes 19 seconds West, a distance of 109.92 feet
along said Southwesterly line to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap;
thence Northwesterly a distance of 92.88 feet along said Southwesterly line and a circular arc that is
concave to the Northeast, having a radius of 125.00 feet, having a central angle of 42 degrees 34
minutes 18 seconds and having a chord bearing North 35 degrees 25 minutes 10 seconds West with a
distance of 90.76 feet to a 5/8" steel rebar with a "Miller LS Firm #0095" identification cap; thence North
14 degrees 08 minutes 01 seconds West, a distance of 74.82 feet along said West line to a 5/8" steel
rebar with a "Miller LS Firm #0095" identification cap to the Point of Beginning. Containing 1.42 Acres,
more or less. Subject to rights-of-way and easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. Z-26 (Sec. 25 of St. Joseph
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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

3 
4 Council Member

5 APPROVED AS TO FORM AND LEGALITY:

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7 Carol T. Helton, City Attorney

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Read the first time in full and on motion by Bender, and duly adopted, read the second time by title and referred to the Committee on Regulations, (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: 9-25-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bender, 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>9</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: 10-23-12

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. 2-2512 on the 23rd day of October, 2012

ATTEST:

SEAL

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Thomas C. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of October, 2012, at the hour of 3 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of October, 2012, at the hour of 9:30 o'clock A. M., E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR