#REZ-2026-0010

BILL NO. Z-26-02-12

ZONING MAP ORDINANCE NO. Z-9-26

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. G02 (Sec. 08 of Wayne 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 as C1/Professional Office and Personal Services Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor, License Number LS21000228 and employed by Brooks Construction Company, Inc., was created as part of Job No. 2573-1000-0034, on February 3, 2026 being a description of the overall boundary of the tracts of land conveyed to Midwest America Federal Credit Union, by Document Numbers 970022776 & 970022777. All recorded documents in this description being recorded in the Office of the Recorder of Allen County, Indiana:

Lots 30B and 31B in the plat Westwood Extended Addition Amended, according to the plat thereof, recorded in Plat Book 11, page 103, together with a part of LaGro Reserve in Section 8, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of LaGro Reserve, being marked by a Harrison marker, thence South 89 degrees 10 minutes 08 seconds West (geodetic bearing based on NAD83 2011 East, and basis for all bearings in this description), a distance of 2151.93 feet to the intersection of the South line of said LaGro Reserve and the East boundary line of said Westwood plat, being marked by a Mag Nail; thence North 00 degrees 24 minutes 02 seconds West, on and along said East boundary line, a distance of 971.57 feet to the Northwest corner of a 2.18 acre tract of land conveyed to Tamara L. Rehm & Karen C. Murua by Document Number 2022006382, being marked by a 1/2-inch diameter rebar, said point being the Point of Beginning; thence South 00 degrees 24 minutes 02 seconds East, on and along said East line, also being on and along the East line of Lot 30B in said Westwood plat, a distance of 64.78 feet to the Southeast corner of said Lot 30B, being referenced by a 5/8-inch diameter rebar 0.1 feet North and 0.8 feet East of said corner; thence Southwesterly on and along a non-tangential curve to the left, an arc distance of 83.38 feet to the Southwest corner of said Lot 30B, being marked by a 1.25-inch pipe, said curve having a radius of 441.25 feet, a chord bearing of South 78 degrees 39 minutes 34 seconds West and a chord distance of 83.26 feet; thence North 01 degrees 34 minutes 41 seconds West, on and along the West line of said Lot 30B, a distance of 170.42 feet to the Northwest corner of said Lot 30B, also being the Southwest corner of Lot 31B, and being marked by a 5/8-inch diameter rebar with an identification cap stamped "Russell"; thence North 01 degrees 23 minutes 22 seconds West, a distance of 143.55 feet to the Southwest corner of a 0.025 acre tract of land conveyed to the City of Fort Wayne, by Document Number 960041111, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 50 degrees 30 minutes 43 seconds East, on and along the Southeasterly line of said 0.025 acre tract, a distance of 113.02 feet to the Northeast corner of said Lot 31B, also being the Southwest corner of a 0.031 acre tract conveyed to the City of Fort Wayne, by Document Number 960041114, being marked by a 5/8-

inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 50 degrees 30 minutes 43 seconds East, on and along the Southeasterly line of said 0.031 acre tract, a distance of 126.28 feet to the Southeast corner of said 0.031 acre tract, also being the Southwest corner of a 0.027 acre tract of land conveyed to the City of Fort Wayne by Document Number 960037439, also being on the West line of a 1.77 acre tract of land conveyed to Diamond Holdings, LLC, by Document Number 202050227, being marked by a 5/8-inch diameter rebar with an identification cap stamped "TAPP"; thence South 01 degrees 39 minutes 14 seconds East, on and along the West line of said 1.7 acre tract, a distance of 109.69 feet to an angle point, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence South 27 degrees 23 minutes 35 seconds East, continuing on and along the West line of said 1.77 acre tract, a distance of 257.50 feet to the Southwest corner of said 1.77 acre tract, being marked by a 3/4-inch pipe; thence South 50 degrees 19 minutes 30 seconds West, on and along the Northerly lines of a 1.31 acre tract of land conveyed to Steven H. and Connie P. Hazelrigg, by Document Number 2023047877, and a 1.89 acre tract of land conveyed to Robert and Judith Shugart, by Document Number 930066096, a distance of 92.64 feet to an angle point in the North line of said 1.89 acre tract, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 85 degrees 05 minutes 00 seconds West, on and along the Northerly lines of said 1.89 acre tract, and a 1.19 acre tract of land conveyed to Joshua P. and Lynette D. Fager, by Document Number 2024022449, and said 2.18 acre tract of land, a distance of 146.20 feet to the Point of Beginning, containing 1.886 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

and the symbols of the City of Fort Wayne Zoning Map No. G02 (Sec. 08 of Wayne Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated by reference.

SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

_____
Council Member

APPROVED AS TO FORM AND LEGALITY:

_____
Malak Heiny, City Attorney

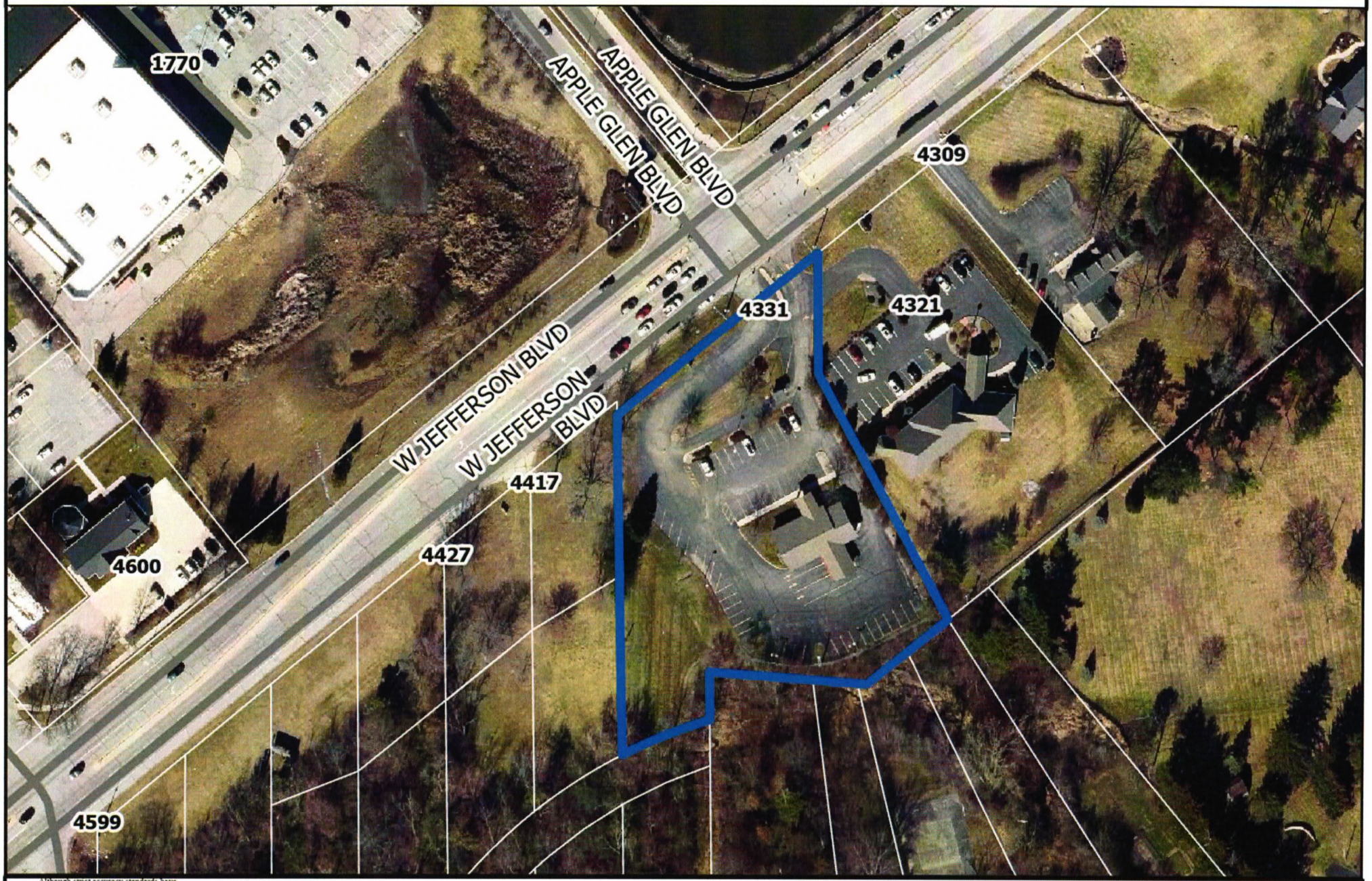
City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance:	Zoning Map Amendment
Case Number:	REZ-2026-0010
Bill Number:	Z-26-02-12
Council District:	4 – Scott Myers
Introduction Date:	February 24, 2026
Plan Commission Public Hearing Date:	March 9, 2026 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission
Synopsis of Ordinance:	To rezone 1.886 acres from RP/Planned Residential to C1/Professional Office and Personal Services
Location:	4331 W Jefferson Blvd (Section 8 of Wayne Township)
Reason for Request:	To align zoning with the use
Applicant:	Midwest America Federal Credit Union
Property Owner:	Midwest America Federal Credit Union
Related Petitions:	None
Effect of Passage:	Property will be rezoned to the C1/Professional Office and Personal Services to align the zoning with the current use.
Effect of Non-Passage:	Property will remain zoned RP/Planned Residential, which does not permit the current use. It may be redeveloped with mixed residential uses.

Rezoning Petition REZ-2026-0010 - Midwest America FCU - 4331 W Jefferson Blvd



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 disclaims any and all liability resulting from any error or omission in this map.

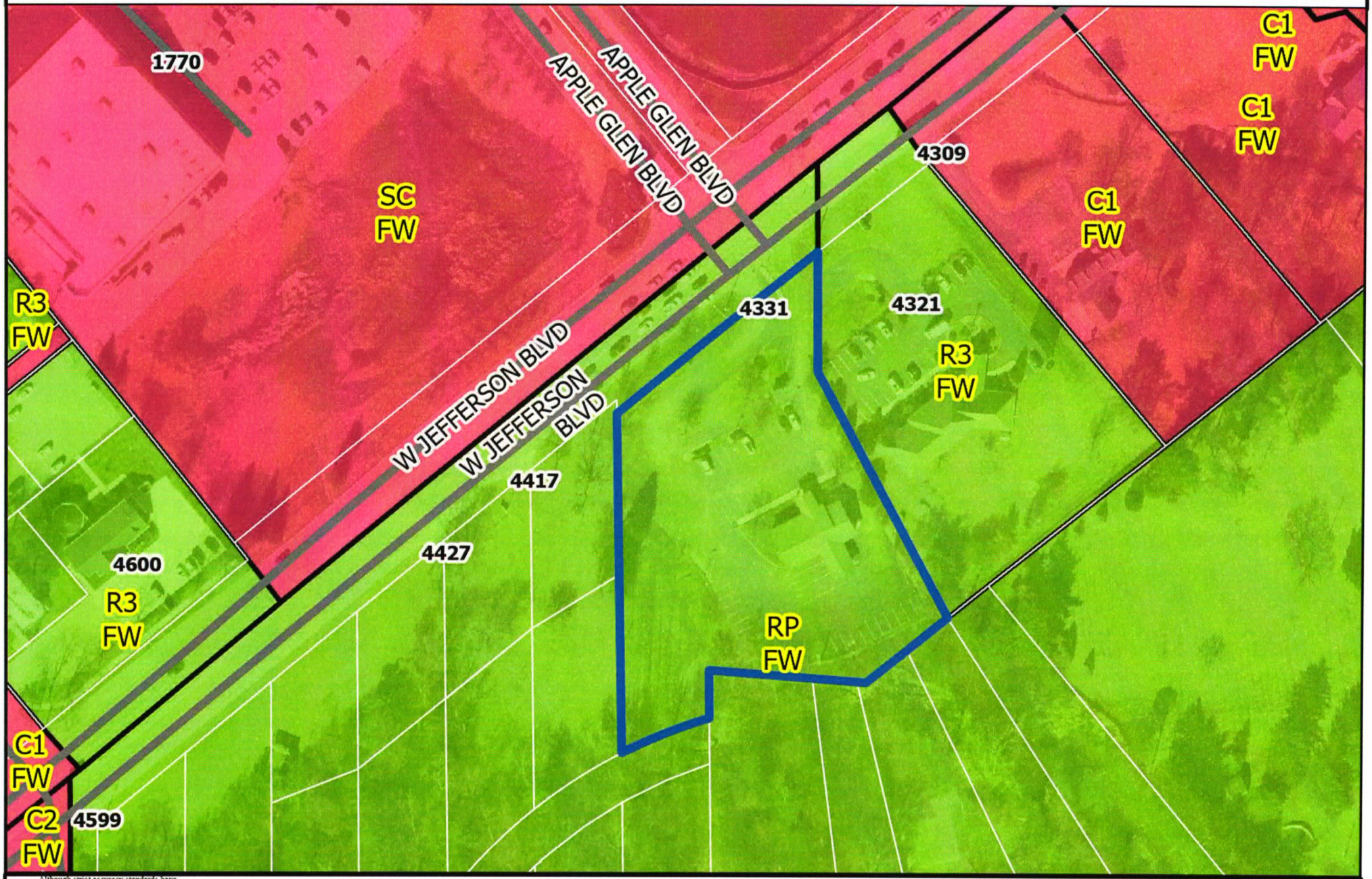
© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/10/2026

0 70 140 Feet

N

Rezoning Petition REZ-2026-0010 - Midwest America FCU - 4331 W Jefferson Blvd



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 disclaims 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, Indiana East
Photos and Contours: Spring 2009
Date: 2/10/2026

0 70 140 Feet

N

SURVEYOR'S REPORT

The purpose of this survey was to perform a retracement of the boundaries of the tracts of land conveyed to Midwest America Federal Credit Union, by Document Numbers 970022776 & 970022777

In accordance with 865 Indiana Administrative Code (IAC) 1-12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) Availability and condition of reference monuments
b) Occupation or possession lines
c) Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiner's lines
d) Relative Positional Accuracy (RPA); the acceptable relative positional accuracy for the various survey classifications are as follows:
(1) **Urban survey: 0.07 feet plus 50 parts per million.**
(2) Suburban survey: 0.13 feet plus 100 parts per million
(3) Rural survey: 0.26 feet plus 200 parts per million.

Reference Monuments
Section Corners - Section 8-30-12:
- The monument found along the East line of the Southeast Quarter of said Section 8, was accepted as marking the Southeast corner of LaGro Reserve and is referenced and witnessed by the County Surveyor's Office.

Westwood Extended Addition Amended (Plat Book 11, page 103):
- The monument found at the intersection of the East line of said Westwood plat and the South line of LaGro Reserve, was accepted as marking said intersection.
- The monument found at the Southwest corner of the 1.430 acre tract conveyed to Midwest America Federal Credit Union, was accepted as marking said corner and also being on the East line of said Westwood plat
- The monuments found at the interior corners of the lots in said Westwood plat, were accepted as marking said corners, as shown on the plat of survey.

W. Jefferson Boulevard (formerly US Highway 24 & formerly Huntington Road):
- The monuments along the Northerly portion of the lots in said Westwood plat, were accepted as marking the South Right-of-way per the 1938 location of U.S. Highway 24, per Project F.A. No. 98 Section. G
- The monuments found along at the Southeasterly and Southwesterly corners of the tract of land conveyed to the City of Fort Wayne, by Document Number 960037459, were accepted as marking said corners.

Subject Parcel 1 (Document Number 970022776):
- The monuments found at the Northwest corner of Lot 30B (also being the Southwest corner of Lot 31B) and Southwest corner of Lot 30B, were accepted as marking said corners.
- The monument found near the Southeast corner of Lot 30B, was accepted as a reference monument to said corner. No new monument was set at the record location of said corner.
- No monument was found or set at the Northeast corner of Lot 30B (also being the Southeast corner of Lot 31B).
- No monuments were found at the Southeasterly and Southwesterly corners of the tract of land conveyed to the City of Fort Wayne by Document Number 960041111. New monuments were set at the record locations of said corners, as shown on the plat of survey.

Subject Parcel 2 (Document Number 970022777):
- The monuments found at the Southeast and Southwest corners, were accepted as marking said corners.
- The monument found at the Southeasterly corner of the tract of land conveyed to the City of Fort Wayne by Document Number 960041114, was accepted as marking said corner.
- No monument was found at the angle point in the Easterly line of the subject parcel. A new monument was set at the record location of said corner, as shown on the plat of survey
- No monument was found at the angle point in the Southerly line of the subject parcel. A new monument was set at the record location of said corner, as shown on the plat of survey

Occupation and Possession Lines
Public Roadways, paved parking areas, fences and a dry detention pond exist along all lines of the subject parcels (not shown).

Clarity or Ambiguity in Possession and Record
There is some ambiguity in the record deeds and recorded plats, that affect the subject parcels.
- The plat of Westwood Extended Addition (Plat Book 10, page 18) calls for its East boundary line, North of Taylor Street, to be 20.00 chains in length (shown as 1346.00 feet). The interior lot and street dimensions combine for a total length of 1354.7 feet. This reveals a shortage in length of 11.7 feet.
- The plat of Westwood Extended Addition Amended (Plat Book 11, page 103), does not show any overall boundary dimensions. The interior lot and street dimensions along the East line, combine for a total length of 1232.2 feet, which reveals a shortage of 114.2 feet, from the overall dimension of the original recorded plat
- The description in the current deed of record for the 1.430 acre tract (Document Number 970022777) does not mathematically close. There appears to be a missing call along the Northerly line of the parcel.
- The descriptions for the tracts of land that abut W. Jefferson Boulevard, all have commencing calls referencing a stone corner and the centerline of Huntington Road (or Upper Huntington Road). Neither the stone corner, nor the former centerline of Huntington Road were able to be re-established this survey.
- The plans for U.S. Highway 24 Project F.A. No. 98 Section. G, show a curve along the centerline of Line BB. The curve falls along the entire frontage of the subject parcel, however the curve information is not present or accounted for in the description of the deeds to the City of Fort Wayne for the widening of W. Jefferson Boulevard.

Theory of Location:
- The location of the East line of the aforesaid Westwood plat was established by holding the monument found at the Southeast corner of the Northern portion of said plat and the monument found at the Southeast corner of said 1.430 acre tract.
- The Southerly lines of the 1.430 acre tract were determined by holding the record distances and projecting the lines from the monuments found at the Southeast and Southwest corners of said 1.430 acre tract, through the monuments found marking the Southerly adjoining properties.
- The location of the East line of the 1.430 acre tract was established by holding the record distances from the found and accepted monuments marking the Northeast and Southeast corners of said 1.430 acre tract
- The location of the Southerly Right-of-way line of W. Jefferson Boulevard was established by the Southwesterly projection of the Southeasterly line of the tract of land conveyed to the City of Fort Wayne by Document Number 960037459 (East adjoiner).

Referenced Documents:
- All deeds referenced this survey are as shown on the Plat of Survey
- Plat of Westwood Extended Addition, dated 2/28/1923, recorded in Plat Book 10, page 18
- Plat of Westwood Extended Addition Amended, dated 10/17/1925, recorded in Plat Book 11, page 103.
- Plat of Westwood Extended Addition, dated 1/8/1926, recorded in Plat Book 12, page 15
- Bledsoe Tapp & Riggert, Inc. survey, Project No. 3445, dated December 13, 2000, recorded in Document Number 201005378.
- Sauer Land Surveying survey, Survey No. 150-116, dated November 4, 2024, recorded in Document Number 202505260S
- Sauer Land Surveying survey, Survey No. 110-164, dated February 3, 2021, recorded in Document Number 202102970?
- Sauer Land Surveying survey, Survey No. 110-164, dated May 5, 2015, recorded in Document Number 205048551
- Sauer Land Surveying survey, Survey No. 129-109, dated July 23, 2018, recorded in Document Number 201805?868
- Sauer Land Surveying survey, Survey No. 104-159, dated September 13, 2013, recorded in Document Number 201306?631
- Brunell Engineering Associates, Inc. survey, Job No. 9406-006, dated June 10, 1994, recorded in Document Number 940058254
- Z.K. Tatlar Associates, Inc. survey, Drawing Number DI-136"A", dated Nov. 5, 1992, recorded in Document Number 930028890
- Donovan Engineering survey, for Hazelrigg, dated 4-29-92, recorded in Document Number 920040541
- Donovan Engineering survey, for Bruggeman, last dated 12-6-91, recorded in Document Number 910055990
- U.S. State Highway F.A. Project No 98 Sec. G (1938) Huntington-Fort Wayne Road plans (from INDOT records)
- All record documents referenced above being recorded in the Office of the Recorder of Allen County, Indiana, unless otherwise noted.

Parcel 1 Description per Document Number 970022776:

Lot Number 30B and Lot Number 31B in Westwood Extended Addition, as recorded in Plat Record 10, pages 8-9 and amended by Plat Record 11, page 103, in the Office of the Recorder of Allen County, Indiana.

Parcel 2 Description per Document Number 970022777:

Part of Section 8, Township 30 North, Range 12 East of the Second Principle Meridian in Allen County, Indiana, more particularly described as follows:

Beginning at a point in the center of Huntington Road as the road was located on August 4, 1917, 2600.72 feet Southeast of the intersection of the Huntington Road and the East line of Section 8, Township 30 North, Range 12 East; thence South 00 degrees 00 minutes 00 seconds West a distance of 190.80 feet, parallel with the east line of Lot Numbered 30 B and Lot Numbered 31 B in said Westwood Extended; thence South 26 degrees 08 minutes 48 seconds East a distance of 257.64 feet to a 1" pipe; thence South 51 degrees 34 minutes 32 seconds West a distance of 92.64 feet; thence North 83 degrees 47 minutes 21 seconds West a distance of 146.20 feet to the east line of said Lot Number 30 B in said Westwood Extended; thence North 00 degrees 00 minutes 00 seconds East a distance of 382.97 feet along the east line of said Lot Numbered 30 B and said Lot Numbered 31 B to the POINT OF BEGINNING. Containing 1.430 (62,273.637 square feet)

Overall Boundary Description:

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor, License Number LS21000228 and employed by Brooks Construction Company, Inc., was created as part of Job No. 2573-1000-0034, on February 3, 2026 being a description of the overall boundary of the tracts of land conveyed to Midwest America Federal Credit Union, by Document Numbers 970022776 & 970022777. All recorded documents in this description being recorded in the Office of the Recorder of Allen County, Indiana:

Lots 30B and 31B in the plat Westwood Extended Addition Amended, according to the plat thereof, recorded in Plat Book 11, page 103, together with a part of LaGro Reserve in Section 8, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

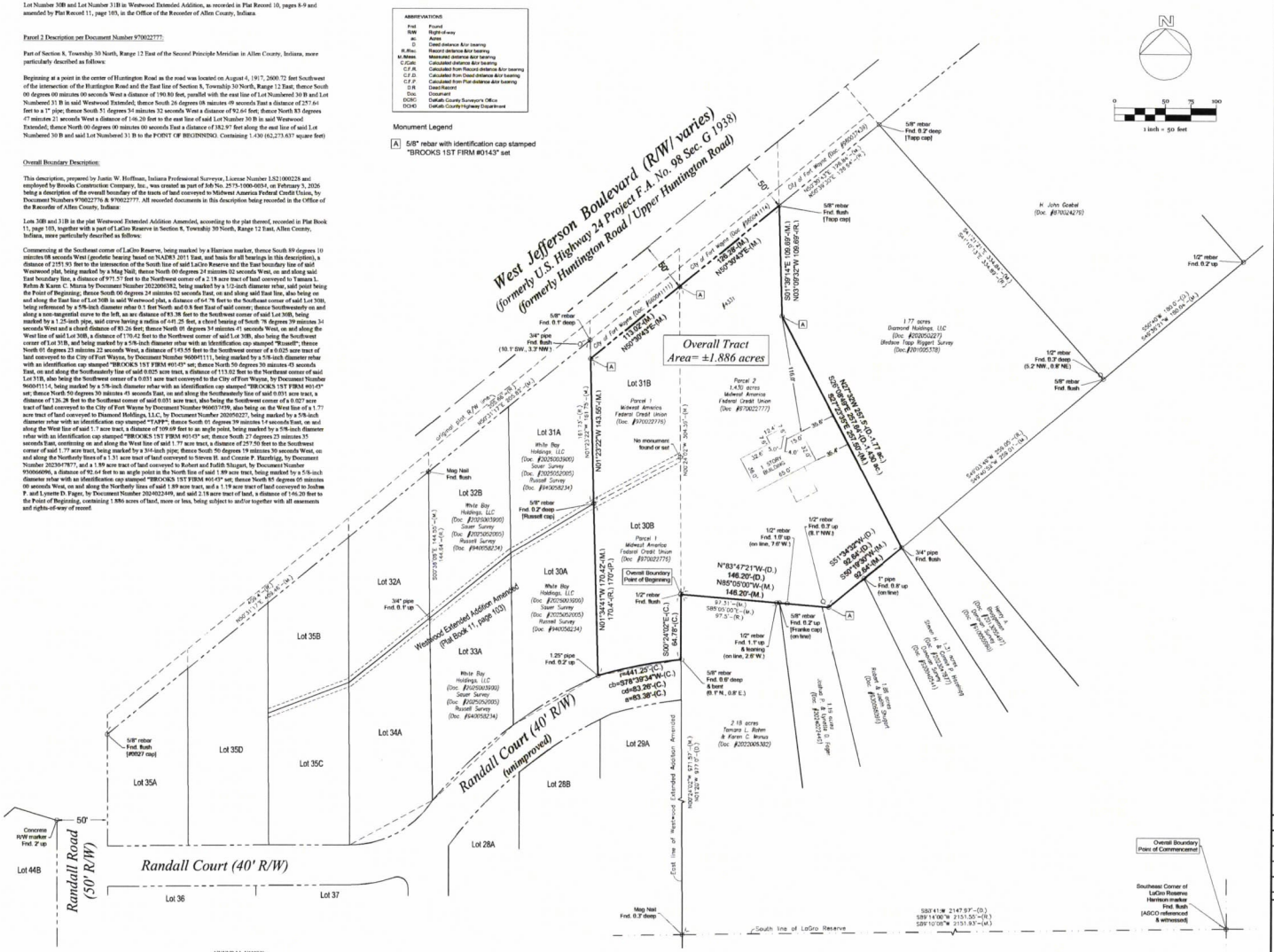
Commencing at the Southeast corner of LaGro Reserve, being marked by a Harrison marker, thence South 89 degrees 10 minutes 08 seconds West (geodetic bearing based on NAD83 2011 East, and basis for all bearings in this description), a distance of 2151.93 feet to the intersection of the South line of said LaGro Reserve and the East boundary line of said Westwood plat, being marked by a Mag Nail; thence North 00 degrees 24 minutes 02 seconds West, on and along said East boundary line, a distance of 971.57 feet to the Northwest corner of a 2.18 acre tract of land conveyed to Tamara L. Rehm & Karen C. Moreta by Document Number 202200382, being marked by a 1/2-inch diameter rebar, said point being the Point of Beginning; thence South 00 degrees 24 minutes 02 seconds East, on and along said East line, also being on and along the East line of Lot 30B in said Westwood plat, a distance of 64.78 feet to the Southeast corner of said Lot 30B, being referenced by a 5/8-inch diameter rebar 0.1 feet North and 0.8 feet East of said corner; thence Southwesterly on and along a non-tangential curve to the left, an arc distance of 83.38 feet to the Southwest corner of said Lot 30B, being marked by a 1.25-inch pipe, said curve having a radius of 641.25 feet, a chord bearing of South 78 degrees 39 minutes 34 seconds West and a chord distance of 83.26 feet; thence North 01 degrees 54 minutes 45 seconds West, on and along the West line of said Lot 30B, a distance of 170.42 feet to the Northwest corner of said Lot 30B, also being the Southwest corner of Lot 31B, and being marked by a 5/8-inch diameter rebar with an identification cap stamped "Russell"; thence North 01 degrees 23 minutes 22 seconds West, a distance of 143.95 feet to the Southwest corner of a 0.025 acre tract of land conveyed to the City of Fort Wayne, by Document Number 960041111, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0145" set; thence North 50 degrees 30 minutes 45 seconds East, on and along the Southeasterly line of said 0.025 acre tract, a distance of 113.02 feet to the Northeast corner of said Lot 31B, also being the Southwest corner of a 0.031 acre tract conveyed to the City of Fort Wayne, by Document Number 960041114, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0145" set; thence North 50 degrees 30 minutes 45 seconds East, on and along the Southeasterly line of said 0.031 acre tract, a distance of 126.28 feet to the Southeast corner of said 0.031 acre tract, also being the Southwest corner of a 0.027 acre tract of land conveyed to the City of Fort Wayne by Document Number 960037459, also being on the West line of a 1.77 acre tract of land conveyed to Diamond Holdings, LLC, by Document Number 202050227, being marked by a 5/8-inch diameter rebar with an identification cap stamped "FAPP"; thence North 01 degrees 39 minutes 14 seconds East, on and along the West line of said 1.7 acre tract, a distance of 109.69 feet to an angle point, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0145" set; thence South 27 degrees 25 minutes 35 seconds East, continuing on and along the West line of said 1.77 acre tract, a distance of 257.50 feet to the Southwest corner of said 1.77 acre tract, being marked by a 3/4-inch pipe; thence South 50 degrees 19 minutes 30 seconds West, on and along the Northerly lines of a 1.31 acre tract of land conveyed to Steven H. and Connie P. Hazelrigg, by Document Number 202304?877, and a 1.89 acre tract of land conveyed to Robert and Judith Shigart, by Document Number 9300660?6, a distance of 92.64 feet to an angle point in the North line of said 1.89 acre tract, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0145" set; thence North 85 degrees 05 minutes 00 seconds West, on and along the Northerly lines of said 1.89 acre tract, and a 1.19 acre tract of land conveyed to Joshua P. and Lynette D. Fager, by Document Number 202402?449, and said 2.18 acre tract of land, a distance of 146.20 feet to the Point of Beginning, containing 1.886 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

ABBREVIATIONS

Fnd	Found
R/W	Right-of-way
ac.	Acres
D.	Deed distance &/or bearing
R.Rec.	Record distance &/or bearing
M.Meas.	Measured distance &/or bearing
C.Calc.	Calculated distance &/or bearing
C.F.R.	Calculated from Record distance &/or bearing
C.F.D.	Calculated from Deed distance &/or bearing
C.F.P.	Calculated from Plat distance &/or bearing
D.R.	Deed Record
Doc.	Document
DCRC	DeKalb County Surveyor's Office
DCHD	DeKalb County Highway Department

Monument Legend

[A] 5/8" rebar with identification cap stamped "BROOKS 1ST FIRM #0143" set


West Jefferson Boulevard (R/W varies)
(formerly U.S. Highway 24 Project F.A. No. 98 Sec. G 1938)
(formerly Huntington Road / Upper Huntington Road)
Overall Tract
Area= ±1.886 acres
Lot 31B
Lot 31A
Lot 32B
Lot 32A
Lot 30B
Lot 30A
Lot 33A
Lot 34A
Lot 35B
Lot 35D
Lot 35C
Lot 35A
Lot 44B
Lot 36
Lot 37
Lot 29A
Lot 28B
Lot 28A
Parcel 1
Midwest America
Federal Credit Union
(Doc. #970022776)
Parcel 2
1.430 acres
Midwest America
Federal Credit Union
(Doc. #970022777)
1.77 acres
Diamond Holdings, LLC
(Doc. #202050227)
Bledsoe Tapp Riggert Survey
(Doc.#201005378)
2.18 acres
Tamara L. Rehm
& Karen C. Moreta
(Doc. #202200382)
Westwood Extended Addition Amended
(Plat Book 11, page 103)
Randall Court (40' R/W)
(unimproved)
Randall Road
(50' R/W)
Overall Boundary
Point of Beginning
Overall Boundary
Point of Commencement
Southeast Corner of
LaGro Reserve
Harrison marker
Fnd. flush
(AGCO referenced
& witnessed)
South line of LaGro Reserve
East line of Westwood Extended Addition Amended
CPK & T set Point (Doc. #960041111)
CPK & T set Point (Doc. #960041114)
CPK & T set Point (Doc. #960037459)
5/8" rebar
Fnd. 0.2' deep
[Tapp cap]
3/4" pipe
Fnd. flush
(10.1' SW., 3.3' NW.)
Mag Nail
Fnd. flush
5/8" rebar
Fnd. 0.2' deep
[Russell cap]
1/2" rebar
Fnd. 0.3' up
(8.1' NW.)
1/2" rebar
Fnd. 1.0' up
(on line, 7.6' W.)
1" pipe
Fnd. 0.8' up
(on line)
5/8" rebar
Fnd. 0.2' up
[Franke cap]
(on line)
1/2" rebar
Fnd. 1.1' up
& bent
(on line, 2.6' W.)
5/8" rebar
Fnd. 0.6' deep
& bent
(0.1' N., 0.8' E.)
1.25" pipe
Fnd. 0.2' up
5/8" rebar
[#0027 cap]
Concrete
R/W marker
Fnd. 2' up
1/2" rebar
Fnd. 0.2' up
1/2" rebar
Fnd. 0.7' up
(5.2' NW., 0.8' NE.)
5/8" rebar
Fnd. flush
H. John Goebel
(Doc. #870024?9)
Mag Nail
Fnd. 0.3' deep
N83°47'21"W-(D.)
146.20'-(D.)
N85°05'00"W-(M.)
146.20'-(M.)
S51°34'32"W-(D.)
92.64'-(D.)
S50°19'30"W-(M.)
92.64'-(M.)
S87°39'14"E 109.69'-(M.)
S87°41'W 2147.97'-(D.)
S89°14'00"W 2151.50'-(R.)
S89°10'08"W 2151.93'-(M.)
N00°24'02"E 971.57'-(M.)
N00°24'02"E 971.57'-(C.)
S00°24'02"E-(C.)
64.78'-(C.)
r=641.25'-(C.)
ch=S78°39'34"W-(C.)
cd=83.26'-(C.)
a=83.38'-(C.)
N01°23'22"W 143.95'-(M.)
N01°54'45"E 170.42'-(M.)
N01°54'45"E 170.42'-(R.)
S00°24'02"E 144.55'-(M.)
144.24'-(R.)
S00°24'02"E 257.64'-(M.)
S00°24'02"E 257.64'-(R.)
N00°24'02"E 382.97'-(M.)
N00°24'02"E 382.97'-(R.)
S00°24'02"E 190.80'-(M.)
S00°24'02"E 190.80'-(R.)
S00°24'02"E 1321.51'-(M.)
S00°24'02"E 1321.51

Overall Boundary Description:

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor, License Number LS21000228 and employed by Brooks Construction Company, Inc., was created as part of Job No. 2573-1000-0034, on February 3, 2026 being a description of the overall boundary of the tracts of land conveyed to Midwest America Federal Credit Union, by Document Numbers 970022776 & 970022777. All recorded documents in this description being recorded in the Office of the Recorder of Allen County, Indiana:

Lots 30B and 31B in the plat Westwood Extended Addition Amended, according to the plat thereof, recorded in Plat Book 11, page 103, together with a part of LaGro Reserve in Section 8, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of LaGro Reserve, being marked by a Harrison marker, thence South 89 degrees 10 minutes 08 seconds West (geodetic bearing based on NAD83 2011 East, and basis for all bearings in this description), a distance of 2151.93 feet to the intersection of the South line of said LaGro Reserve and the East boundary line of said Westwood plat, being marked by a Mag Nail; thence North 00 degrees 24 minutes 02 seconds West, on and along said East boundary line, a distance of 971.57 feet to the Northwest corner of a 2.18 acre tract of land conveyed to Tamara L. Rehm & Karen C. Murua by Document Number 2022006382, being marked by a 1/2-inch diameter rebar, said point being the Point of Beginning; thence South 00 degrees 24 minutes 02 seconds East, on and along said East line, also being on and along the East line of Lot 30B in said Westwood plat, a distance of 64.78 feet to the Southeast corner of said Lot 30B, being referenced by a 5/8-inch diameter rebar 0.1 feet North and 0.8 feet East of said corner; thence Southwesterly on and along a non-tangential curve to the left, an arc distance of 83.38 feet to the Southwest corner of said Lot 30B, being marked by a 1.25-inch pipe, said curve having a radius of 441.25 feet, a chord bearing of South 78 degrees 39 minutes 34 seconds West and a chord distance of 83.26 feet; thence North 01 degrees 34 minutes 41 seconds West, on and along the West line of said Lot 30B, a distance of 170.42 feet to the Northwest corner of said Lot 30B, also being the Southwest corner of Lot 31B, and being marked by a 5/8-inch diameter rebar with an identification cap stamped "Russell"; thence North 01 degrees 23 minutes 22 seconds West, a distance of 143.55 feet to the Southwest corner of a 0.025 acre tract of land conveyed to the City of Fort Wayne, by Document Number 960041111, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 50 degrees 30 minutes 43 seconds East, on and along the Southeasterly line of said 0.025 acre tract, a distance of 113.02 feet to the Northeast corner of said Lot 31B, also being the Southwest corner of a 0.031 acre tract conveyed to the City of Fort Wayne, by Document Number 960041114, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 50 degrees 30 minutes 43 seconds East, on and along the Southeasterly line of said 0.031 acre tract, a distance of 126.28 feet to the Southeast corner of said 0.031 acre tract, also being the Southwest corner of a 0.027 acre tract of land conveyed to the City of Fort Wayne by Document Number 960037439, also being on the West line of a 1.77 acre tract of land conveyed to Diamond Holdings, LLC, by Document Number 202050227, being marked by a 5/8-inch diameter rebar with an identification cap stamped "TAPP"; thence South 01 degrees 39 minutes 14 seconds East, on and along the West line of said 1.7 acre tract, a distance of 109.69 feet to an angle point, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence South 27 degrees 23 minutes 35 seconds East, continuing on and along the West line of said 1.77 acre tract, a distance of 257.50 feet to the Southwest corner of said 1.77 acre tract, being marked by a 3/4-inch pipe; thence South 50 degrees 19 minutes 30 seconds West, on and along the Northerly lines of a 1.31 acre tract of land conveyed to Steven H. and Connie P. Hazelrigg, by Document Number 2023047877, and a 1.89 acre tract of land conveyed to Robert and Judith Shugart, by Document Number 930066096, a distance of 92.64 feet to an angle point in the North line of said 1.89 acre tract,

being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 85 degrees 05 minutes 00 seconds West, on and along the Northerly lines of said 1.89 acre tract, and a 1.19 acre tract of land conveyed to Joshua P. and Lynette D. Fager, by Document Number 2024022449, and said 2.18 acre tract of land, a distance of 146.20 feet to the Point of Beginning, containing 1.886 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

DPS Plan Commission
Rezoning Petition Application

Applicant

Applicant Name: MidWest America Federal Credit Union c/o Becky Swing

Address: 1104 Medical Park Drive City: Fort Wayne State: IN Zip: 46825

Email (type or print): bswing@mwafcu.org Phone: 260-609-7014

Property Ownership ☑ Same as applicant

Owner Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Email (type or print): _____ Phone: _____

Primary Contact Person ☐ Same as applicant

All staff correspondence will be sent only to the designated primary contact person

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

Address: 6525 Ardmore Avenue City: Fort Wayne State: IN Zip: 46809

Email (type or print): jwhoffman@Brooks1st.com Phone: 260-478-1990

Planning Jurisdiction

☐ Unincorporated Allen County ☐ Town of Grabill ☐ Town of Monroeville

☑ City of Fort Wayne ☐ Town of Huntertown ☐ City of Woodburn

Property Information

Development Address or PIN #: 4331 W. Jefferson Boulevard, Fort Wayne, IN 46804

Present Zoning : RP Proposed Zoning : C1 Acreage to be rezoned : _____

Purpose of rezoning (attach additional page if necessary): To align zoning with existing use and to allow a garage accessory building to be contructed

Township Name: Wayne Township Section Number: 8

Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

Filing Requirements

☐ Filing fee $1250.00 or $350.00 for downzoning an existing SFR use to R1 Zoning

☐ Application signed by property owner(s)

☐ Boundary/ Utility Survey showing area to be rezoned

☐ Legal Description of parcel to be rezoned **(Please provide in separate word document)**

☐ Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions 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.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Becky Swing	(Becky Swing)	1/28/2026
printed name of applicant	signature of applicant	date
_____	_____	_____
printed name of property owner	signature of property owner	date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
2/3	113429		

Department of Planning Services
Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

(1) The Comprehensive Plan;

This petition supports the Comprehensive Plan by formalizing an existing and established use, along with allowing an accessory improvement.

(2) Current conditions and the character of current structures and uses in the district;

The site is currently developed and used as a banking facility. The proposed zoning aligns with the site's current use.

(3) The most desirable use for which the land in the district is adapted;

The most desirable use of the property is to continue its use as a banking facility, which the proposed zoning allows.

(4) The conservation of property values throughout the jurisdiction;

The primary use of the property will not be changed due to the rezoning, thereby maintaining its current value.

(5) Responsible development and growth.

This request allows for an efficient infill and reinvestment of a currently developed site.

COMPLETE FILING TO INCLUDE:

- ☐ Filing Fee
- ☐ Complete application signed by property owner*
- ☐ Legal description (in Word document format)*
- ☐ Boundary/Utility Survey*
- ☐ Rezoning Criteria *
- ☐ Written Commitment (if applicable)*

**All documents may be digital*

FACT SHEET

Case # REZ-2026-0010 Bill # Z-26-02-12 Project Start: February 2026

PROPOSAL:	Rezoning Petition REZ-2026-0010 – MidWest America Federal Credit Union
APPLICANT:	MidWest America Federal Credit Union
REQUEST:	To rezone property from RP/Planned Residential to C1/Professional Office and Personal Services to align zoning with the current use.
LOCATION:	4331 W Jefferson Blvd (Section 8 of Wayne Township)
LAND AREA:	1.886 acres
PRESENT ZONING:	RP/Planned Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	4 – Scott Myers

March 9, 2026 Public Hearing

- One person spoke in support.
- One person spoke and submitted a letter in opposition.
- Rachel Tobin-Smith and Karen Richards were absent.

March 16, 2026 Business Meeting

Plan Commission Recommendation: DO PASS, with a Written Commitment

A motion was made by Scott Myers and seconded by Karen Richards to return the ordinance with a Do Pass recommendation, with a Written Commitment, to Common Council for their final decision.

6-0 MOTION PASSED

- Paul Sauerteig, Rick Briley, and Rachel Tobin-Smith were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
March 20, 2026

PROJECT SUMMARY

The applicant is petitioning to rezone the 1.89 acre parcel at 4331 West Jefferson Boulevard. The Credit Union has been on the property since the late 1990s and prior to that, the land was farmland/homestead. The immediate adjacent property to the north is zoned SC/Shopping Center housing Jefferson Pointe Mall and Apple Glen Shopping Center. The property directly east is zoned R3/Multiple Family Residential where Bradley Gough Jewelers is operating with a variance. Properties to the west and south are zoned RP/Planned Residential, with the west parcel sitting vacant, and the south parcels being wooded areas on the back end of residential homes. Midwest America Federal Credit Union was granted a Special Use Variance to operate at this location in 1997. The requested rezoning of this property to C1/Professional Office and Personal Services would bring the longstanding use of the real estate as a bank/credit union into compliance with the terms and conditions of the Ordinance. It will also allow for investing in the property and an easier permitting process. This request does not contemplate any change in the current use of the property. The request meets the goals and policies of the Comprehensive Plan as outlined below. Many businesses along the south side of West Jefferson Boulevard were originally approved with Board of Zoning Appeals approval, only to be rezoned at a later date to reflect the appropriate zoning district – C1/Professional Office and Personal Services – a district considered compatible with adjacent residential properties and can serve as a buffer between the neighborhood and more intensive commercial activity within the shopping centers to the north.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Urban Infill Area.

- The following Goals and Strategies would be applicable:
  LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.
  LUD 1.1 -Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
  LUD Policy 4- Nonresidential Development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.

Generalized Future Land Use Map

- The project site is located within the Mixed Suburban Commercial Corridor generalized land use category.
- Primary Land Uses in this category are Entertainment, Low to Moderate-Intensity Business, Service, and Retail, Multiple-Family Residential, Professional Office and Personal Services, Single-Family Attached and Detached Residential, and Two-Family Residential.
- Some Secondary Land Uses are Civic and Cultural Facilities, Religious Institutions, and Schools.
- Adjacent properties to the north are Regional Commercial, Mixed Suburban Commercial Corridor to the east and west, and Suburban Neighborhood to the south.

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

- **HN.1.1.2.** Encourage smart growth development practices to support efficient use of land and resources.

Compatibility Matrix

- This proposed rezoning to C1/Professional Office and Personal Services is considered compatible with the Mixed Suburban Commercial Corridor land use category.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Justin Hoffman (representing the applicant) and Joe Carroll (VP) presented the request as outlined above.

Public Comments:
Kyle Gough (4211 Clubview Dr): Support – owns adjacent property; wants to rezone to C1 in the future.
Kirtis Christensen (4120 N Washington Rd): Opposed – thought previous agreement stated all properties were under BZA approvals. Not opposed to building addition.

Rebuttal: Justin Hoffman stated they will talk to leadership about a Written Commitment.

FORT WAYNE PLAN COMMISSION
Findings of Fact • March 2026

PROPOSAL:	Rezoning Petition-2026-0010 – 4331 West Jefferson Boulevard
APPLICANT:	Midwest America Federal Credit Union
LOCATION:	Rezone from RP to C1 to align the zoning with the existing use
REQUEST:	4331 West Jefferson Boulevard
LAND AREA:	1.89 acres
PRESENT ZONING:	RP/Planned Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

The Plan Commission recommends that Rezoning Petition REZ-2026-0010 be returned to Council, with a "Do Pass" recommendation, with a Written Commitment, after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. The rezoning would bring the longstanding use of the property as a bank into compliance with the terms and conditions of the Ordinance.

2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The applicant intends to continue the use as a bank, which would not create any additional burden on the surrounding area.

3. Approval is consistent with the preservation of property values in the area. The uniform zoning should allow more consistent development, now and in the future.

4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by public utilities and no additional burden on infrastructure is planned.

5. An approved Written Commitment will be executed and provided to staff prior to Council action on the rezoning.

These findings were approved by the Fort Wayne Plan Commission on March 16, 2026.

Benjamin J. Roussel

Benjamin J. Roussel
Executive Director
Secretary to the Commission

Rezoning Petition REZ-2026-0010 - Midwest America FCU - 4331 W Jefferson Blvd

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 disclaims any and all liability resulting from any error or omission in this map.

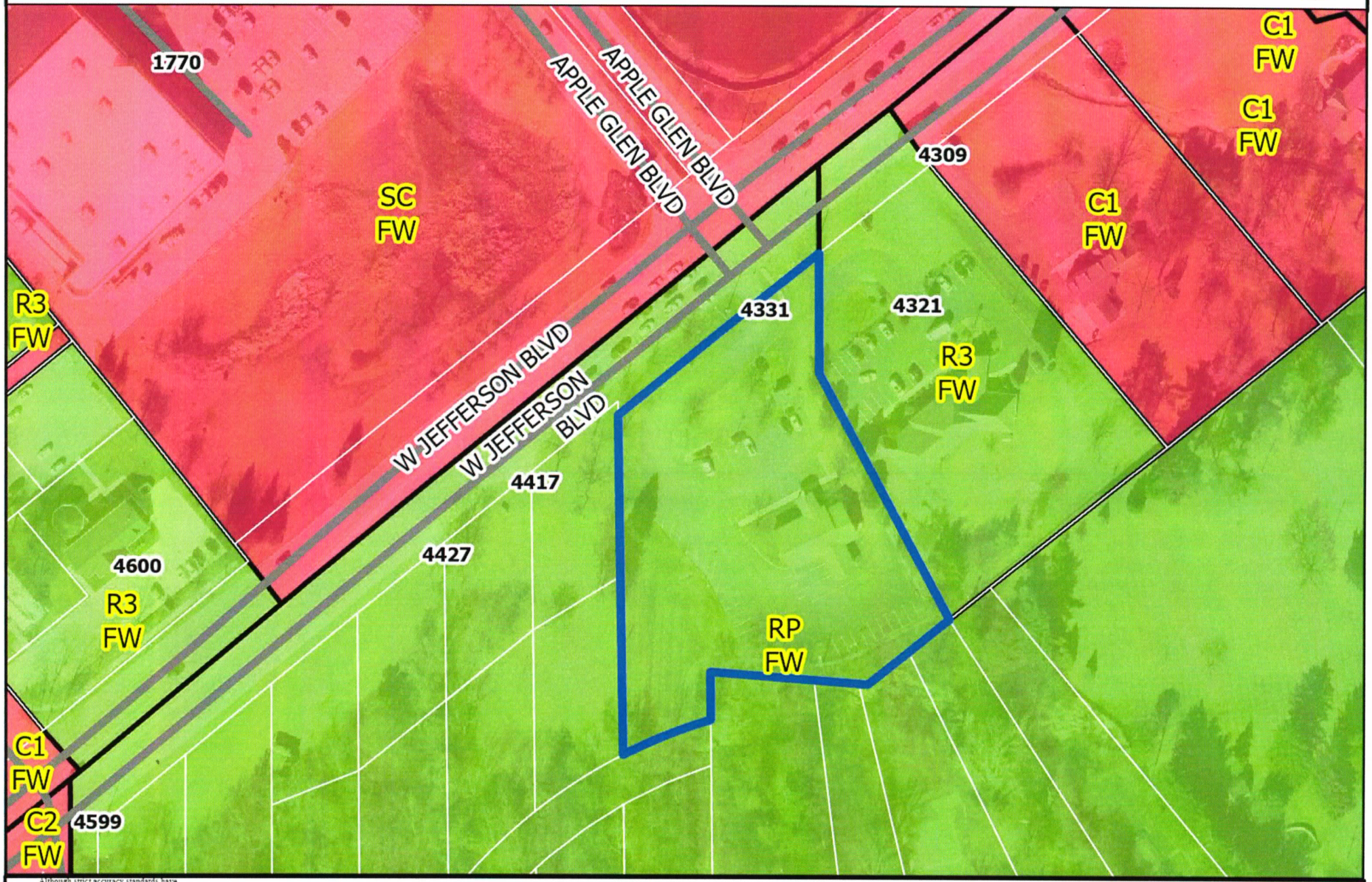
© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/10/2026

0 70 140 Feet

N

Rezoning Petition REZ-2026-0010 - Midwest America FCU - 4331 W Jefferson Blvd



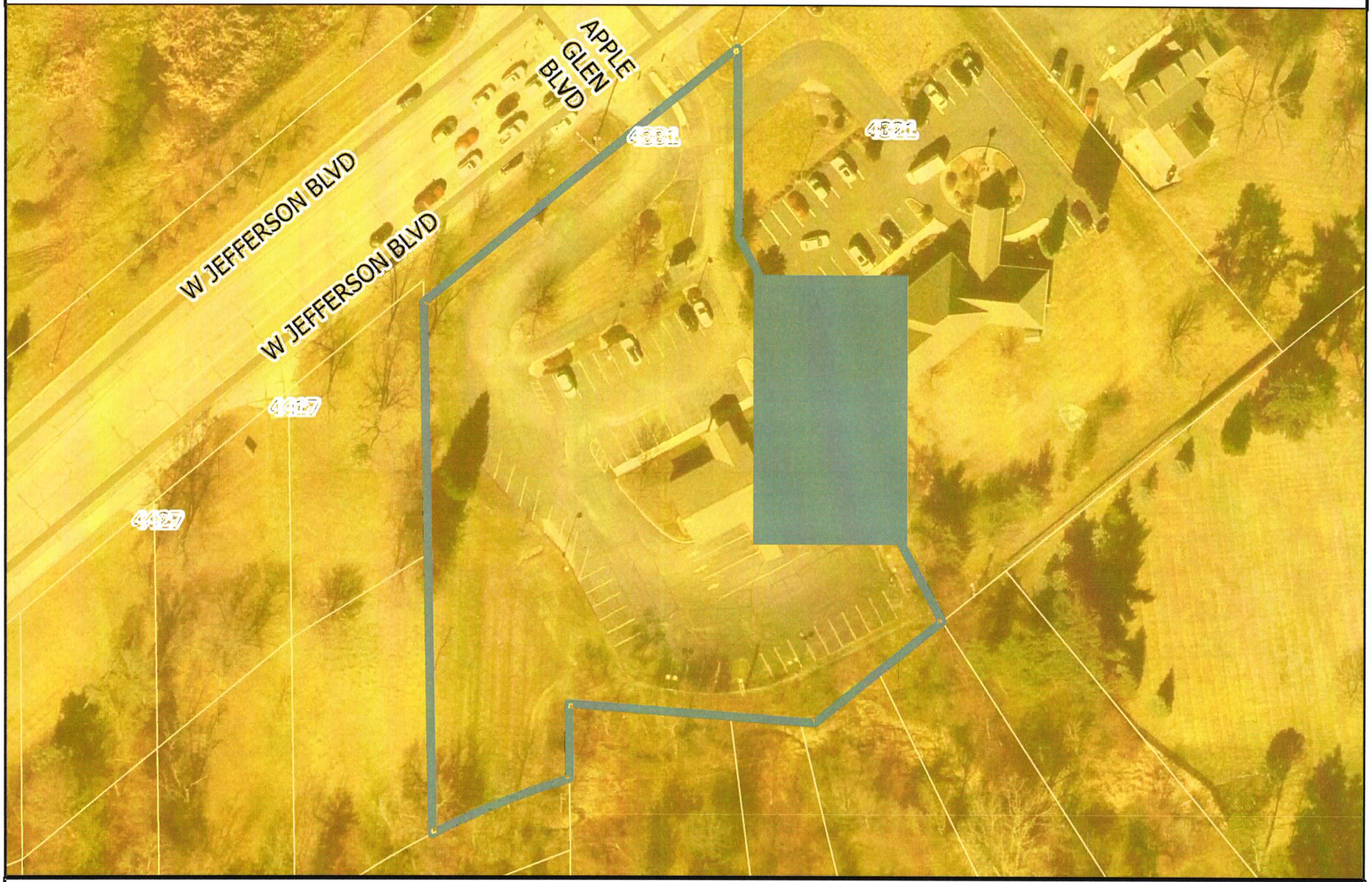
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/10/2026

0 70 140 Feet

N



Urban Infill Area

APPLE GLEN BLVD
APPLE GLEN BLVD
W JEFFERSON BLVD
W JEFFERSON BLVD
4427
4427
4303
4303
4303

SURVEYOR'S REPORT

The purpose of this survey was to perform a retracement of the boundaries of the tracts of land conveyed to Midwest America Federal Credit Union, by Document Numbers 970022776 & 970022777.

In accordance with 865 Indiana Administrative Code (IAC) 1-12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) Availability and condition of reference monuments.
b) Occupation or possession lines.
c) Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiner's lines.
d) Relative Positional Accuracy (RPA); the acceptable relative positional accuracy for the various survey classifications are as follows:
(1) **Urban survey: 0.07 feet plus 50 parts per million.**
(2) Suburban survey: 0.13 feet plus 100 parts per million.
(3) Rural survey: 0.26 feet plus 200 parts per million.

Reference Monuments
Section Corners - Section 8-30-12:
The monument found along the East line of the Southeast Quarter of said Section 8, was accepted as marking the Southeast corner of LaGro Reserve and is referenced and witnessed by the County Surveyor's Office

Westwood Extended Addition Amended (Plat Book 11, page 103):
- The monument found at the intersection of the East line of said Westwood plat and the South line of LaGro Reserve, was accepted as marking said intersection.
- The monument found at the Southwest corner of the 1.430 acre tract conveyed to Midwest America Federal Credit Union, was accepted as marking said corner and also being on the East line of said Westwood plat
- The monuments found at the interior corners of the lots in said Westwood plat, were accepted as marking said corners, as shown on the plat of survey.

W. Jefferson Boulevard (formerly US Highway 24 & formerly Huntington Road):
- The monuments along the Northerly portion of the lots in said Westwood plat, were accepted as marking the South Right-of-way per the 1938 location of U.S. Highway 24, per Project F.A. No. 98 Section. G
- The monuments found along of the Southeasterly and Southwesterly corners of the tract of land conveyed to the City of Fort Wayne, by Document Number 960037439, were accepted as marking said corners.

Subject Parcel 1 (Document Number 970022776):
- The monuments found at the Northwest corner of Lot 30B (also being the Southwest corner of Lot 31B) and Southwest corner of Lot 30B, were accepted as marking said corners.
- The monument found near the Southeast corner of Lot 30B, was accepted as a reference monument to said corner. No new monuments were set at the record location of said corner.
- No monument was found or set at the Northeast corner of Lot 30B (also being the Southeast corner of Lot 31B).
- No monuments were found at the Southeasterly and Southwesterly corners of the tract of land conveyed to the City of Fort Wayne by Document Number 960041111. New monuments were set at the record locations of said corners, as shown on the plat of survey

Subject Parcel 2 (Document Number 970022777):
- The monuments found at the Southeast and Southwest corners, were accepted as marking said corners
- The monument found at the Southeasterly corner of the tract of land conveyed to the City of Fort Wayne by Document Number 960041114, was accepted as marking said corner
- No monument was found at the angle point in the Easterly line of the subject parcel. A new monument was set at the record location of said corner, as shown on the plat of survey.
- No monument was found at the angle point in the Southerly line of the subject parcel. A new monument was set at the record location of said corner, as shown on the plat of survey.

Occupation and Possession Lines
Public Roadways, paved parking areas, fences and a dry detention pond exist along all lines of the subject parcels (not shown)

Clarity or Ambiguity in Possession and Record
There is some ambiguity in the record deeds and recorded plats, that affect the subject parcels
- The plat of Westwood Extended Addition (Plat Book 10, page 18) calls for its East boundary line, North of Taylor Street, to be 20.40 chains in length (shown as 1346.40 feet). The interior lot and street dimensions combine for a total length of 1354.7 feet. This reveals a shortage in length of 11.7 feet
- The plat of Westwood Extended Addition Amended (Plat Book 11, page 103), does not show any overall boundary dimensions. The interior lot and street dimensions along the East line, combine for a total length of 1232.2 feet, which reveals a shortage of 114.2 feet, from the overall dimension of the original recorded plat.
- The description in the current deed of record for the 1.450 acre tract (Document Number 970022777) does not mathematically close. There appears to be a missing call along the Northerly line of the parcel.
- The descriptions for the tracts of land that abut W. Jefferson Boulevard, all have commencing calls referencing a stone corner and the centerline of Huntington Road (or Upper Huntington Road). Neither the stone corner, nor the former centerline of Huntington Road were able to be re-established this survey.
- The plans for U.S. Highway 24 Project F.A. No. 98 Section. G, show a curve along the centerline of Line BB. The curve falls along the entire frontage of the subject parcel, however the curve information is not present or accounted for in the description of the deeds to the City of Fort Wayne for the widening of W. Jefferson Boulevard.

Theory of Location:
- The location of the East line of the aforesaid Westwood plat was established by holding the monument found at the Southeast corner of the Northern portion of said plat and the monument found at the Southwest corner of said 1.430 acre tract
- The Southerly item of the 1.430 acre tract were determined by holding the record distances and projecting the lines from the monuments found at the Southeast and Southwest corners of said 1.450 acre tract, through the monuments found marking the Southerly adjoining properties
- The location of the East line of the 1.450 acre tract was established by holding the record distances from the found and accepted monuments marking the Northeast and Southeast corners of said 1.430 acre tract
- The location of the Southerly Right-of-way line of W. Jefferson Boulevard was established by the Southwesterly projection of the Southeasterly line of the tract of land conveyed to the City of Fort Wayne by Document Number 960037439 (East adjoiner).

Referenced Documents:
- All deeds referenced this survey are as shown on the Plat of Survey.
- Plat of Westwood Extended Addition, dated 2/28/1923, recorded in Plat Book 10, page 18.
- Plat of Westwood Extended Addition Amended, dated 10/7/1925, recorded in Plat Book 11, page 103
- Plat of Westwood Extended Addition, dated 1/8/1926, recorded in Plat Book 12, page 15.
- Bledsoe Tapp & Riggert, Inc. survey, Project No. 3445, dated December 13, 2000, recorded in Document Number 2010005378.
- Sauer Land Surveying survey, Survey No. 150-116, dated November 4, 2024, recorded in Document Number 2025052005
- Sauer Land Surveying survey, Survey No. 110-164, dated February 3, 2021, recorded in Document Number 2021029707
- Sauer Land Surveying survey, Survey No. 110-164, dated May 5, 2015, recorded in Document Number 2050458551
- Sauer Land Surveying survey, Survey No. 128-108, dated July 23, 2018, recorded in Document Number 2018058868
- Sauer Land Surveying survey, Survey No. 164-159, dated September 13, 2013, recorded in Document Number 2013066631
- Rosselli Engineering Associates, Inc. survey, Job No. 9406-006, dated June 10, 1994, recorded in Document Number 9400558234
- Z.K. Tarlas Associates, Inc. survey, Drawing Number DJ-136"A", dated Nov. 5, 1992, recorded in Document Number 9500288890
- Donovan Engineering survey, for Huntzbig, dated 4-29-92, recorded in Document Number 9200600541.
- Donovan Engineering survey, for Bruggeman, last dated 12-4-91, recorded in Document Number 9100559960.
- U.S. State Highway F.A. Project No 98 Sec. G (1938) Huntington-Fort Wayne Road plans (from INDOT records)
- All record documents referenced above being recorded in the Office of the Recorder of Allen County, Indiana, unless otherwise noted.

Parcel 1 Description per Document Number 970022776:

Lot Number 30B and Lot Number 31B in Westwood Extended Addition, as recorded in Plat Record 10, pages 8-9 and amended by Plat Record 11, page 103, in the Office of the Recorder of Allen County, Indiana.

Parcel 2 Description per Document Number 970022777:

Part of Section 8, Township 30 North, Range 12 East of the Second Principle Meridian in Allen County, Indiana, more particularly described as follows:

Beginning at a point in the center of Huntington Road as the road was located on August 4, 1917, 2600.72 feet Southwest of the intersection of the Huntington Road and the East line of Section 8, Township 30 North, Range 12 East; thence South 00 degrees 00 minutes 00 seconds West a distance of 190.80 feet, parallel with the east line of Lot Numbered 30 B and Lot Numbered 31 B in said Westwood Extended; thence South 26 degrees 08 minutes 49 seconds East a distance of 257.64 feet to a 1" pipe; thence South 51 degrees 34 minutes 32 seconds West a distance of 92.64 feet; thence North 83 degrees 47 minutes 21 seconds West a distance of 146.20 feet to the east line of said Lot Number 30 B in said Westwood Extended; thence North 00 degrees 00 minutes 00 seconds East a distance of 382.97 feet along the east line of said Lot Numbered 30 B and said Lot Numbered 31 B to the POINT OF BEGINNING. Containing 1.430 (62,273.63" square feet)

Overall Boundary Description:

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor, License Number LS21000228 and employed by Brooks Construction Company, Inc., was created as part of Job No. 2573-1000-0034, on February 3, 2026 being a description of the overall boundary of the tracts of land conveyed to Midwest America Federal Credit Union, by Document Numbers 970022776 & 970022777. All recorded documents in this description being recorded in the Office of the Recorder of Allen County, Indiana:

Lots 30B and 31B in the plat Westwood Extended Addition Amended, according to the plat thereof, recorded in Plat Book 11, page 103, together with a part of LaGro Reserve in Section 8, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

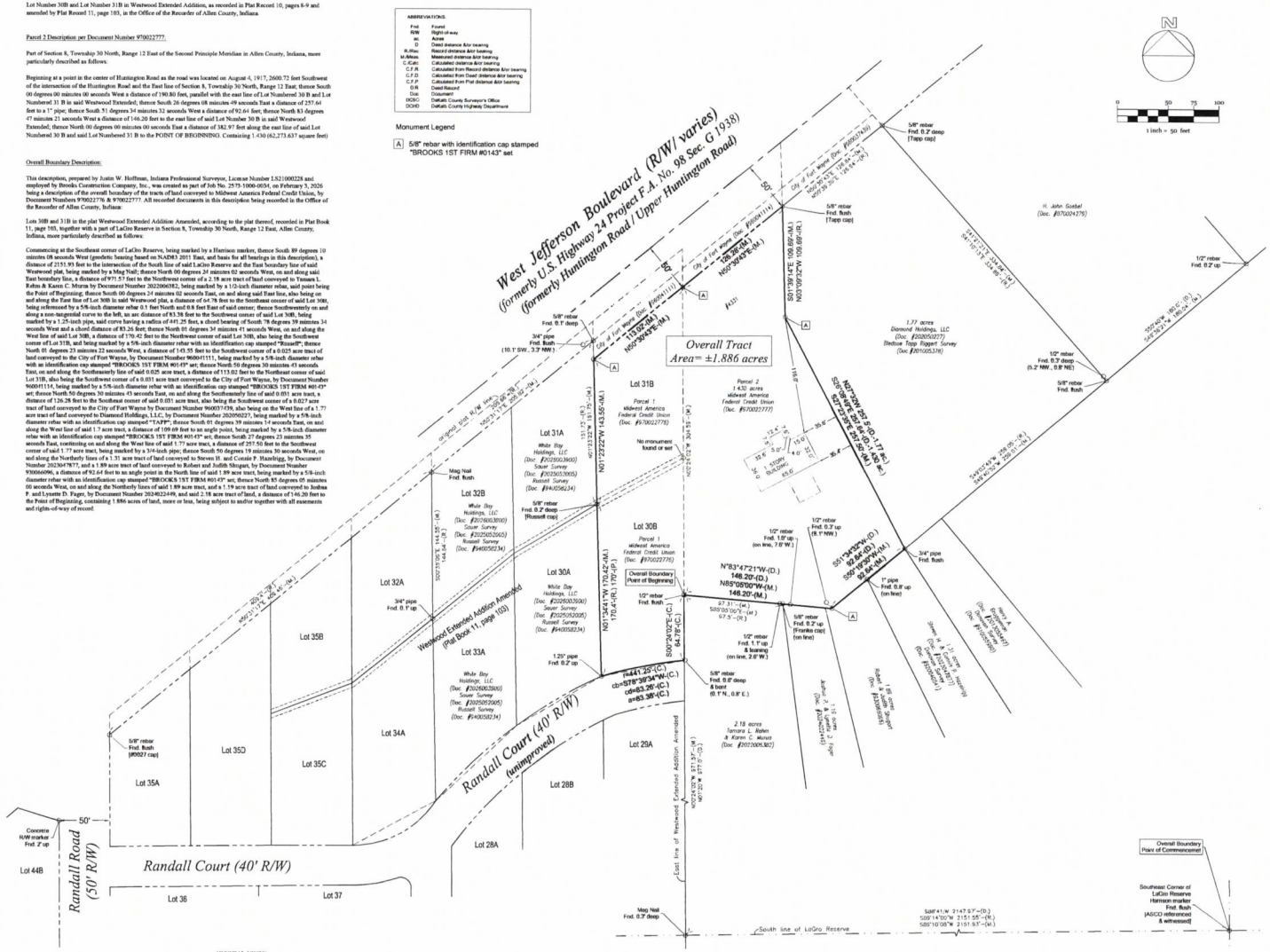
Commencing at the Southeast corner of LaGro Reserve, being marked by a Harrison marker, thence South 89 degrees 10 minutes 08 seconds West (geodetic bearing based on NAD83 2011 East, and basis for all bearings in this description), a distance of 2151.93 feet to the intersection of the South line of said LaGro Reserve and the East boundary line of said Westwood plat, being marked by a Mag Nail; thence North 00 degrees 24 minutes 02 seconds West, on and along said East boundary line, a distance of 971.57 feet to the Northwest corner of a 2.18 acre tract of land conveyed to Tamara L. Rehm & Karen C. Muras by Document Number 202200582, being marked by a 1/2-inch diameter rebar, said point being the Point of Beginning; thence South 00 degrees 24 minutes 02 seconds East, on and along said East line, also being on and along the East line of Lot 30B in said Westwood plat, a distance of 64.78 feet to the Southeast corner of said Lot 30B, being referenced by a 5/8-inch diameter rebar 0.1 feet North and 0.8 feet East of said corner; thence Southwesterly on and along a non-tangential curve to the left, an arc distance of 83.38 feet to the Southwest corner of said Lot 30B, being marked by a 1.25-inch pipe, said curve having a radius of 641.25 feet, a chord bearing of South 78 degrees 39 minutes 34 seconds West and a chord distance of 83.26 feet; thence North 01 degrees 34 minutes 41 seconds West, on and along the West line of said Lot 30B, a distance of 176.42 feet to the Northwest corner of said Lot 30B, also being the Southwest corner of Lot 31B, and being marked by a 5/8-inch diameter rebar with an identification cap stamped "Russell"; thence North 01 degrees 23 minutes 22 seconds West, a distance of 143.55 feet to the Southwest corner of a 0.025 acre tract of land conveyed to the City of Fort Wayne, by Document Number 960041111, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #01-93" set; thence North 50 degrees 30 minutes 45 seconds East, on and along the Southeasterly line of said 0.025 acre tract, a distance of 113.02 feet to the Northeast corner of said Lot 31B, also being the Southwest corner of a 0.031 acre tract conveyed to the City of Fort Wayne, by Document Number 960041114, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #01-93" set; thence North 50 degrees 30 minutes 45 seconds East, on and along the Southeasterly line of said 0.031 acre tract, a distance of 126.28 feet to the Southeast corner of said 0.031 acre tract, also being the Southwest corner of a 0.027 acre tract of land conveyed to the City of Fort Wayne by Document Number 960037439, also being on the West line of a 1.77 acre tract of land conveyed to Diamond Holdings, LLC, by Document Number 202050227, being marked by a 5/8-inch diameter rebar with an identification cap stamped "TAPP"; thence South 01 degrees 39 minutes 14 seconds East, on and along the West line of said 1.7 acre tract, a distance of 109.69 feet to an angle point, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #01-93" set; thence South 27 degrees 23 minutes 35 seconds East, continuing on and along the West line of said 1.77 acre tract, a distance of 257.50 feet to the Southwest corner of said 1.77 acre tract, being marked by a 3/4-inch pipe; thence South 50 degrees 19 minutes 30 seconds West, on and along the Northerly lines of a 1.33 acre tract of land conveyed to Steven H. and Connie P. Hunnibig, by Document Number 202030478577, and a 1.89 acre tract of land conveyed to Robert and Judith Shugart, by Document Number 930060096, a distance of 92.64 feet to an angle point in the North line of said 1.89 acre tract, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #01-93" set; thence North 85 degrees 05 minutes 00 seconds West, on and along the Northerly lines of said 1.89 acre tract, and a 1.19 acre tract of land conveyed to Joshua F. and Lynette D. Pager, by Document Number 202402249, and said 2.18 acre tract of land, a distance of 146.20 feet to the Point of Beginning, containing 1.886 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

ABBREVIATIONS

Fnd.	Found
R/W	Right-of-way
ac.	Acres
D	Deed distance &/or bearing
R./Rec.	Record distance &/or bearing
M./Meas.	Measured distance &/or bearing
C./Calc.	Calculated distance &/or bearing
C.F.R.	Calculated from Record distance &/or bearing
C.F.D.	Calculated from Deed distance &/or bearing
C.F.P.	Calculated from Plat distance &/or bearing
D.R.	Deed Record
Doc.	Document
OCRO	DeKalb County Surveyor's Office
DCHD	DeKalb County Highway Department

Monument Legend

A 5/8" rebar with identification cap stamped "BROOKS 1ST FIRM #0143" set



GENERAL NOTES:

1. This survey represents the professional opinion of a Licensed Land Surveyor registered in the State of Indiana regarding the location of the boundary lines and corners described hereto. The conclusions shown are based upon the deed record, field evidence recovered, research of available public records, and accepted surveying principles. Interpretations of record descriptions and adjoining boundary evidence may vary, and another surveyor may reach a different professional conclusion.
2. This survey cannot eliminate uncertainties in the position of original boundary lines. Only a court of competent jurisdiction may resolve disputes involving boundary ownership or establish title. Boundary determinations shown are based upon the most current recorded descriptions available. No abstract, title commitment, or title evidence was provided for review as part of this survey.
3. All documents of record and other public information referenced in the preparation of this survey are hereby made a part of this survey as though fully set forth herein.
4. The existence of fences, improvements, or other evidence of possession that differs from the boundary lines shown may constitute matters of encroachment, adverse possession, or prescriptive rights.
5. Distances are shown to the nearest one-hundredth of a foot and angles to the nearest second of arc solely to reduce rounding error. Such values do not imply measurement precision beyond the relative positional accuracy stated in the Surveyor's Report.
6. This survey was prepared for the exclusive use of the original client and is not intended for reliance by additional parties without the written consent of the surveyor. Validity is contingent upon inclusion of all pages and the original signed and sealed document.

SURVEYOR'S STATEMENT

This survey is, to the best of my knowledge, information and belief, made according to the instructions of 865 IAC 1-12 for an URBAN retracement survey. The within survey was completed under my supervision on February 3, 2026. The within survey plat is not valid without the accompanying "Surveyor's Report" and is only for the use of the person(s) who the property is "SURVEYED FOR". 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.
Printed name: Justin W. Hoffman.

Brooks Construction Company, Inc.
FIRM #0143
6525 Ardmore Avenue
Fort Wayne, IN 46809
(260) 478-1990

BY: Justin W. Hoffman
Licensed Professional Surveyor
Indiana PS #21000228

JUSTIN HOFFMAN
REGISTERED
No. 21000228
STATE OF INDIANA
LAND SURVEYOR

1ST BROOKS

6525 ARDMORE AVE, FORT WAYNE, IN 46809 (260)478-1990

The concepts, designs, plans details and specifications and surveys as shown on and within this document are the sole property of Brooks Construction Company, Inc. and were created, developed and presented for use on this specific project. None of the concepts, ideas, designs, plans, details or specifications shall be used or dissemination of any data hereon may be made without the express written permission of Brooks Construction Company, Inc.

Title 865 I.A.C. Rule 12 Boundary Survey

Location: 4331 W. Jefferson Boulevard, Fort Wayne, Indiana 46804

Surveyed for: Midwest America Federal Credit Union
1104 Medical Park Drive
Fort Wayne, IN 46825

JOB NUMBER:	2573-1000-0034
DRAWN BY:	JWH
CHECKED BY:	JWH
SCALE:	As Shown
DATE:	02/03/2026
REVISION	DATE

TITLE: Plat of Survey

SHEET: 1 of 1

WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT ("Commitment") is made this 13 day of March, 2026 by Beery Group, an MWAFCU (the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of approximately 1.89 acres of real estate located in Fort Wayne, Allen County, Indiana, the legal description of which is attached hereto as Exhibit "A" (the "Real Estate"); and

WHEREAS, Declarant submitted a rezoning petition and Primary Development Plan petition with respect to the Real Estate to rezone the Real Estate from RP/Planned Residential zoning district to a CI/Professional Office and Personal Services zoning district, bearing numbers REZ-2026-0010 (the "Petition"), which Petition has been approved by the City of Fort Wayne Plan Commission (the "Plan Commission") and the Fort Wayne Common Council ("City Council"); and

WHEREAS, Declarant has offered this Commitment, voluntarily, pursuant to Indiana Code 36-7-4-1015, for the purpose of limiting certain uses for the Real Estate; and

WHEREAS, in conjunction with the Petition, the Plan Commission has accepted Declarant's offer of this Commitment and its recordation with the Allen County, Indiana, Recorder's Office upon approval of the Petition by the Plan Commission and City Council.

NOW, THEREFORE, in consideration of the above and foregoing recitals, Declarant hereby impresses upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon Declarant and all future owners of the Real Estate, and all lessees of all or any portion of the Real Estate.

1. Prohibited Uses. Subject to the terms and conditions herein contained, the following uses shall be prohibited upon the Real Estate:

1) Adult care center
2) Adult care home
3) Advertising
4) Answering service
5) Appraiser
6) Assisted living facility
7) Auction service

8) Audio-visual studio
9) Bankruptcy service
10) Bed and breakfast
11) Blood bank
12) Blood or plasma donor facility
13) Boarding/lodging house
14) Broker
15) Business training
16) Campus housing
17) Catalog showroom
18) Child care center
19) Clinic
20) Collection agency
21) Community garden
22) Correctional services facility
23) Credit service
24) Customer service facility
25) Data processing facility
26) Data storage facility
27) Dating service
28) Dormitory
29) Driving instruction
30) Employment agency
31) Fraternity house
32) Funeral home
33) Group residential facility, FHAA (large)
34) Group residential facility, FHAA (small)
35) Gymnastics instruction
36) Health club
37) Homeless/emergency shelter
38) Hospital
39) Model unit
40) Multiple family complex
41) Multiple family dwelling
42) Music instruction

43) Music studio
44) Nursing home
45) Park or recreation area
46) Parking area (off-site)
47) Public transportation facility
48) Recording facility
49) Radio station
50) Rehabilitation facility
51) Religious institution/school field
52) Residential facility for homeless individuals
53) Retirement facility
54) Security service
55) Social service agency
56) Sorority house
57) Tanning salon
58) Television station
59) Townhouse complex
60) Treatment center
61) Veterinary clinic
62) Wind energy conversion system (micro)
63) Zoo

2. Permitted Uses. Any use otherwise permitted in a C1/Professional Office and Personal Service zoning district pursuant to the Ordinance which is not expressly prohibited pursuant to Section 1 above shall be a permitted use upon the Real Estate.

3. Other Commitments:

4. Permits. No permits shall be issued under the zoning ordinance by the Zoning Administrator, or any successor agency having zoning jurisdiction over the Real Estate, until this Commitment is recorded with the Allen County Recorder. The Declarant shall deliver to the Zoning Administrator and the Plan Commission an executed and recorded copy of this Commitment.

5. Binding Effect, Modification, and Termination. This Commitment shall run with the Real Estate, and shall be binding upon the Declarant and each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. The recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or

terminated only by a decision of the Plan Commission, following a public hearing held by the Plan Commission wherein notice has been given as provided by the Plan Commission's rules of procedure. The Plan Commission shall have the discretion whether to approve or deny any proposed modification or termination of this Commitment. This Commitment may be modified or terminated by the Plan Commission making findings of fact that the proposed modification or termination is required because: (a) there is a substantial change in circumstances from the time of the original Commitment; (b) the proposed modification or termination is in substantial compliance with the Comprehensive Plan; (c) the proposed modification or termination in consistent with the Plan Commission's prior approval; and (d) the application of the terms of the original Commitment would cause an unnecessary hardship absent the modification or termination. Further, pursuant to I.C. 36-7-4-1015(b)(4), this Commitment shall automatically terminate if: (i) the zoning district or classification applicable to the Real Estate is changed; or (ii) if the land use to which this Commitment relates is changed.

6. Recording. Declarant or Applicant shall, at Declarant's or Applicant's expense, record this Commitment with the Allen County Recorder and shall provide two copies of the recorded Commitment to the Zoning Administrator.

7. Enforcement. Any violation of this Commitment shall be deemed a violation of the zoning ordinance in effect at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Plan Commission or any enforcement official designated in the zoning ordinance, or any successor agency having zoning jurisdiction over the Real Estate. Pursuant to I.C. §36-7-4-1015, the Plan Commission or any enforcement official designated in the zoning ordinance, shall be entitled to all legal and equitable remedies available, including specific performance and injunctive relief, for any violation of this Commitment. The enforcement rights of the Plan Commission or any enforcement official designated in the zoning ordinance are cumulative, not exclusive. This Commitment may be enforced by any successor commission or enforcement official having zoning jurisdiction over the Real Estate.

-optional-

8. Authority to Sign. The person signing this Commitment in a representative capacity on behalf of Declarant warrants and represents that: (a) the person has the actual authority and power to so sign, and to bind the respective entity to the provisions of this Commitment; and (b) all corporate or other entity action necessary for the making of this Commitment has been duly taken.

9. Last Deeds of Record. The most recent deed of record for the Real Estate was recorded in the Office of the Recorder of Allen County, Indiana as Document Number(s) _____ _____.

10. Severability. Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or

covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.

11. Governing Law. This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.

12. Effective Date. The effective date ("Effective Date") of this Commitment shall be the date of its recordation with the Office of the Recorder of Allen County, Indiana.

"DECLARANT"

Midwest America FCU
1104 Medical Park Drive

By: Becky Swing
Printed Name: Becky Swing
Title: COO

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, this 13th day of March, 2026, personally appeared Becky Swing and acknowledged the execution of the foregoing. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Hannah Louise Niman
Notary Public

My Commission Expires: 09/05/2027

My County of Residence: Allen

Hannah Louise Niman
Notary Public Seal State of Indiana
Allen County
Commission Number NP0722247
My Commission Expires 09/05/2027

THIS INSTRUMENT prepared by: *Name and address*.

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. *Name*.

When Recorded, mail to: *Name/Firm and address*.

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

Overall Boundary Description:

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor, License Number LS21000228 and employed by Brooks Construction Company, Inc., was created as part of Job No. 2573-1000-0034, on February 3, 2026 being a description of the overall boundary of the tracts of land conveyed to Midwest America Federal Credit Union, by Document Numbers 970022776 & 970022777. All recorded documents in this description being recorded in the Office of the Recorder of Allen County, Indiana:

Lots 30B and 31B in the plat Westwood Extended Addition Amended, according to the plat thereof, recorded in Plat Book 11, page 103, together with a part of LaGro Reserve in Section 8, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of LaGro Reserve, being marked by a Harrison marker, thence South 89 degrees 10 minutes 08 seconds West (geodetic bearing based on NAD83 2011 East, and basis for all bearings in this description), a distance of 2151.93 feet to the intersection of the South line of said LaGro Reserve and the East boundary line of said Westwood plat, being marked by a Mag Nail; thence North 00 degrees 24 minutes 02 seconds West, on and along said East boundary line, a distance of 971.57 feet to the Northwest corner of a 2.18 acre tract of land conveyed to Tamara L. Rehm & Karen C. Murua by Document Number 2022006382, being marked by a 1/2-inch diameter rebar, said point being the Point of Beginning; thence South 00 degrees 24 minutes 02 seconds East, on and along said East line, also being on and along the East line of Lot 30B in said Westwood plat, a distance of 64.78 feet to the Southeast corner of said Lot 30B, being referenced by a 5/8-inch diameter rebar 0.1 feet North and 0.8 feet East of said corner; thence Southwesterly on and along a non-tangential curve to the left, an arc distance of 83.38 feet to the Southwest corner of said Lot 30B, being marked by a 1.25-inch pipe, said curve having a radius of 441.25 feet, a chord bearing of South 78 degrees 39 minutes 34 seconds West and a chord distance of 83.26 feet; thence North 01 degrees 34 minutes 41 seconds West, on and along the West line of said Lot 30B, a distance of 170.42 feet to the Northwest corner of said Lot 30B, also being the Southwest corner of Lot 31B, and being marked by a 5/8-inch diameter rebar with an identification cap stamped "Russell"; thence North 01 degrees 23 minutes 22 seconds West, a distance of 143.55 feet to the Southwest corner of a 0.025 acre tract of land conveyed to the City of Fort Wayne, by Document Number 960041111, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 50 degrees 30 minutes 43 seconds East, on and along the Southeasterly line of said 0.025 acre tract, a distance of 113.02 feet to the Northeast corner of said Lot 31B, also being the Southwest corner of a 0.031 acre tract conveyed to the City of Fort Wayne, by Document Number 960041114, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 50 degrees 30 minutes 43 seconds East, on and along the Southeasterly line of said 0.031 acre tract, a distance of 126.28 feet to the Southeast corner of said 0.031 acre tract, also being the Southwest corner of a 0.027 acre tract of land conveyed to the City of Fort Wayne by Document Number 960037439, also being on the West line of a 1.77 acre tract of land conveyed to Diamond Holdings, LLC, by Document Number 202050227, being marked by a 5/8-inch diameter rebar with an identification cap stamped "TAPP"; thence South 01 degrees 39 minutes 14 seconds East, on and along the West line of said 1.7 acre tract, a distance of 109.69 feet to an angle point, being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence South 27 degrees 23 minutes 35 seconds East, continuing on and along the West line of said 1.77 acre tract, a distance of 257.50 feet to the Southwest corner of said 1.77 acre tract, being marked by a 3/4-inch pipe; thence South 50 degrees 19 minutes 30 seconds West, on and along the Northerly lines of a 1.31 acre tract of land conveyed to Steven H. and Connie P. Hazelrigg, by Document Number 2023047877, and a 1.89 acre tract of land conveyed to Robert and Judith Shugart, by Document Number 930066096, a distance of 92.64 feet to an angle point in the North line of said 1.89 acre tract,

being marked by a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM #0143" set; thence North 85 degrees 05 minutes 00 seconds West, on and along the Northerly lines of said 1.89 acre tract, and a 1.19 acre tract of land conveyed to Joshua P. and Lynette D. Fager, by Document Number 2024022449, and said 2.18 acre tract of land, a distance of 146.20 feet to the Point of Beginning, containing 1.886 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

BILL NO. Z-26-02-12

REPORT OF COMMITTEE ON REGULATIONS
April 7, 2026

Scott Myers Chair
Rohli Booker Co-Chair
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. G02 (Sec. 08 of Wayne Township)

To rezone 1.886 acres from RP/Planned Residential to C1/Professional Office and Personal Services at 4331 W Jefferson Blvd

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

COUNCIL MEMBER	DO PASS	DO NOT PASS	ABSTAIN
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

JOHN D. MCGAULEY
CITY CLERK

Public Hearing Date: N/A
Read the first time in full and on motion by Councilperson Myers.
Read the second time by title and referred to the Regulations Committee.
Read the third time in full and on motion by Councilperson Myers, placed on passage by the following vote:

TOTAL VOTES	AYES	NAYS	ABSTAINED	ABSENT
BENDER	☒	☐	☐	☐
BOOKER	☒	☐	☐	☐
CHAMBERS	☒	☐	☐	☐
ENSLEY	☒	☐	☐	☐
FREISTROFFER	☐	☐	☐	☒
HARTMAN	☒	☐	☐	☐
JEHL	☐	☐	☐	☒
MYERS	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

DATED: April 14, 2026

JOHN D. MCGAULEY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-26-02-12 on the 14th day of April , 2026

ATTEST:

JOHN D. MCGAULEY
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of April 2026, at the hour of 9:00 o'clock A.M. E.S.T.

JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 15th day of April 2026, at the hour of 11:10 o'clock A.M. E.S.T.

SHARON TUCKER, MAYOR

Fort Wayne Indiana
Office of the City Clerk
APR 15 2026
RECEIVED