



FORT WAYNE PARKS AND RECREATION

705 E State Blvd

Fort Wayne, IN 46805

(260) 427-6000

www.fortwayneparks.org

Director McDaniel,

The Fort Wayne Redevelopment Commission, through the Fort Wayne Department of Redevelopment has made an official proposal to transfer ownership of the property identified on the attached exhibit from the Board of Park Commissioners to the Redevelopment Commission. (See attached Resolution and associated exhibits).

Pursuant to the Fort Wayne Parks and Recreation Department's Stewardship of Public Land/Facilities Policy, The Department of Redevelopment's request was referred by the Director to an Advisory Committee convened to evaluate the proposal. The Advisory Committee tested the proposal against the Policy's criteria for consideration of the use of public park land and has determined, after thorough and careful study, that this property transfer meets the Policy's requirements. The use of this property for a private development will support Riverfront and it's associated public park space adjacent to the development, and furthermore will benefit the greater good of the Fort Wayne community and will assign to this public resource to an accepted higher and better use.

We would request that the Department of Redevelopment staff work with the Parks and Recreation staff to provide a nearby space for Riverfront maintenance operations, to compensate for the space to be lost, and currently being utilized for that purpose. We would also request that the private development follow recommendations from the Riverfront Implementation regarding land use and best management strategies for green infrastructure.

Sincerely,

Alec Johnson

Deputy Director of Planning and Development

Fort Wayne Parks and Recreation Department

Advisory Committee:

Justin Shurley

Steve McDaniel

Jonathon Leist

Chuck Reddinger

Steve Schuhmacher

Chad Shaw

Lawrence Shine

**RESOLUTION 2021-38
FORT WAYNE REDEVELOPMENT COMMISSION**

**APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL PROPERTY TRANSFER
BETWEEN THE CITY OF FORT WAYNE BOARD OF PARK COMMISSIONERS
AND THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT**

WHEREAS, the Fort Wayne Board of Park Commissioners is the owner of certain real estate located in the City of Fort Wayne, Allen County, Indiana, as evidenced by a deed recorded May 1, 2017, as Document Number 2017021421 in the Office of the Recorder of Allen County, Indiana, the legal description of which is attached hereto as Exhibit A (the "Parks Tract"); and

WHEREAS, pursuant to Indiana Code 36-1-11-8 and Indiana Code 36-7-14-19, the Fort Wayne Redevelopment Commission ("Commission") desires to acquire that certain portion of the Parks Tract located east of Ewing Street, west of North Wells Street, and 15 feet north of the levee, as depicted on Exhibit B, attached hereto (the "Real Estate"), to facilitate redevelopment of the Real Estate.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that:

1. Conveyance of the Real Estate depicted on Exhibit B from the Fort Wayne Board of Park Commissioners to the Fort Wayne Department of Redevelopment is hereby approved.
2. The Executive Director is authorized on behalf of the Commission to execute all documents necessary to complete the conveyance.
3. This Resolution shall be effective upon adoption.

FORT WAYNE REDEVELOPMENT COMMISSION



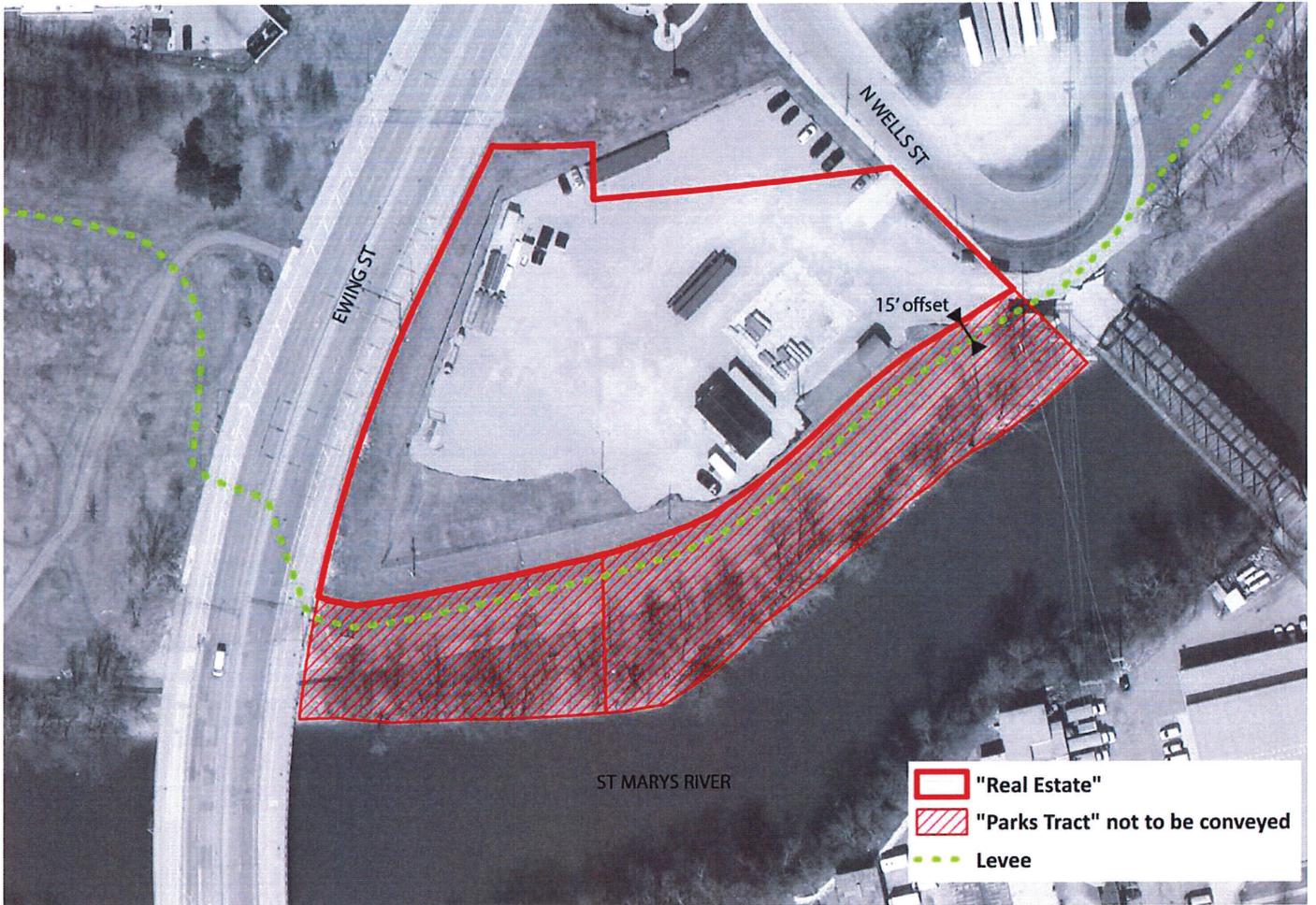
Christopher Guerin, President

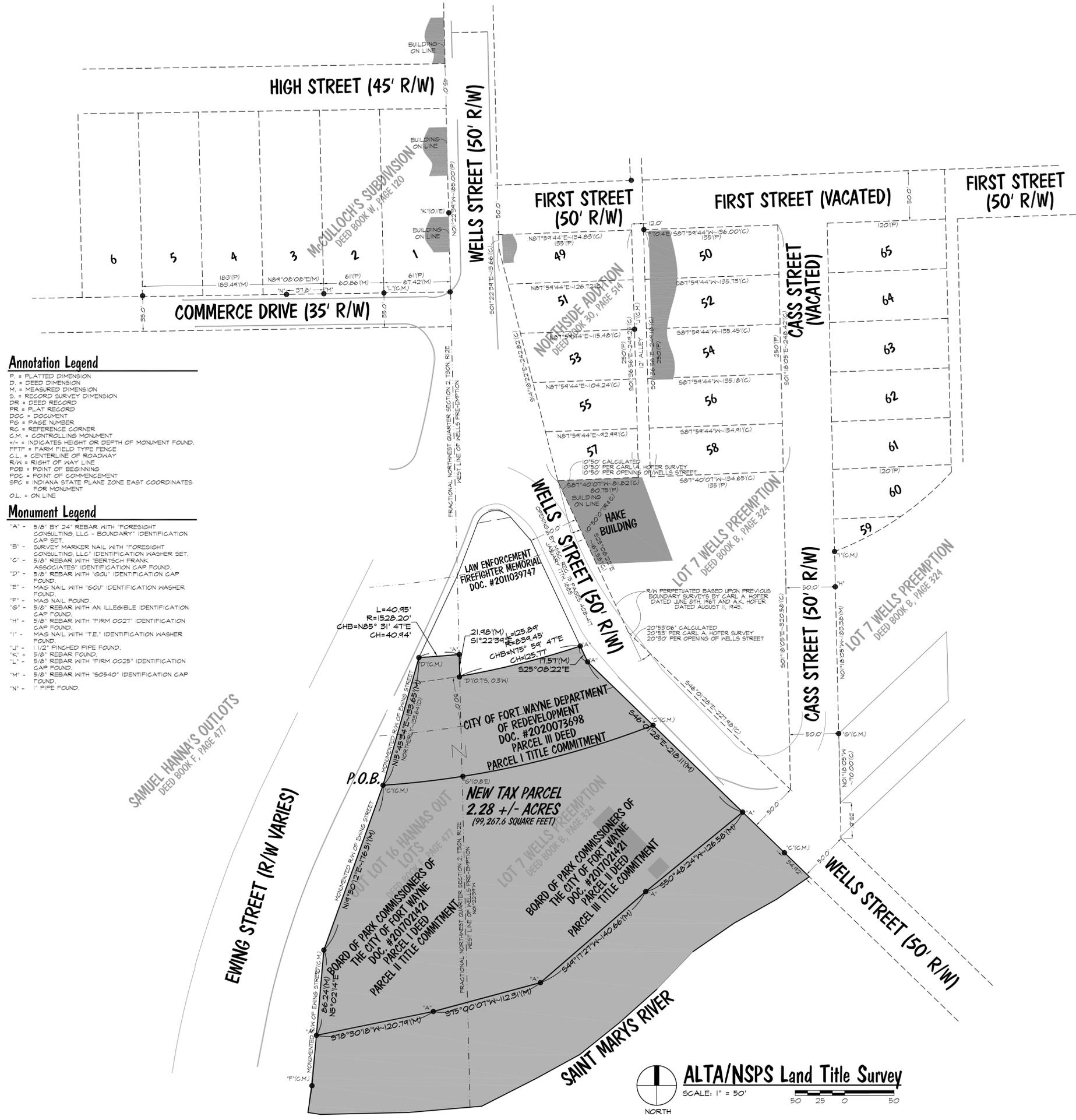


Nathan Hartman, Secretary

ADOPTED: AUGUST 23, 2021

EXHIBIT B: the "Real Estate"

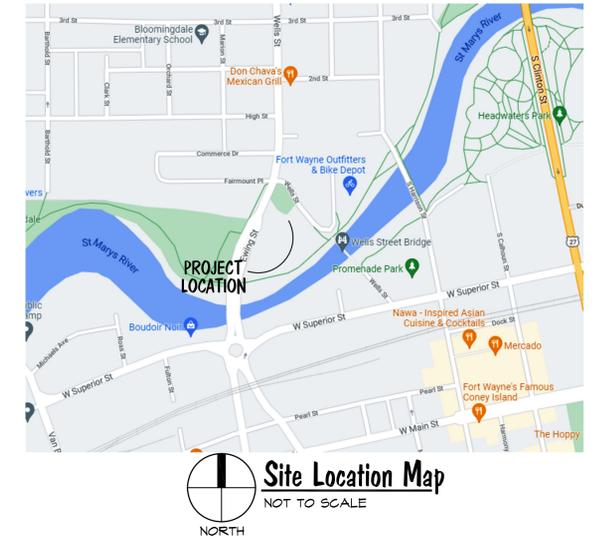




- Annotation Legend**
- F = PLATTED DIMENSION
 - D = DEED DIMENSION
 - M = MEASURED DIMENSION
 - S = RECORD SURVEY DIMENSION
 - DR = DEED RECORD
 - PR = PLAT RECORD
 - DOC = DOCUMENT
 - PS = PAGE NUMBER
 - RC = REFERENCE CORNER
 - C.M. = CONTROLLING MONUMENT
 - +/- = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.
 - FFTF = FARM FIELD TYPE FENCE
 - C.L. = CENTERLINE OF ROADWAY
 - R/W = RIGHT OF WAY LINE
 - POB = POINT OF BEGINNING
 - SPC = POINT OF COMMENCEMENT
 - SPC = INDIANA STATE PLANE ZONE EAST COORDINATES FOR MONUMENT
 - OL = ON LINE

- Monument Legend**
- "A" - 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP SET.
 - "B" - SURVEY MARKER NAIL WITH "FORESIGHT CONSULTING, LLC" IDENTIFICATION WASHER SET.
 - "C" - 5/8" REBAR WITH "BERTSCH FRANK ASSOCIATES" IDENTIFICATION CAP FOUND.
 - "D" - 5/8" REBAR WITH "GOU" IDENTIFICATION CAP FOUND.
 - "E" - MAG NAIL WITH "GOU" IDENTIFICATION WASHER FOUND.
 - "F" - MAG NAIL WITH "FORESIGHT CONSULTING, LLC" IDENTIFICATION WASHER FOUND.
 - "G" - 5/8" REBAR WITH AN ILLEGIBLE IDENTIFICATION CAP FOUND.
 - "H" - 5/8" REBAR WITH "FIRM 0021" IDENTIFICATION CAP FOUND.
 - "I" - MAG NAIL WITH "I.E." IDENTIFICATION WASHER FOUND.
 - "J" - 1/2" FINCHED PIPE FOUND.
 - "K" - 1" REBAR FOUND.
 - "L" - 5/8" REBAR WITH "FIRM 0025" IDENTIFICATION CAP FOUND.
 - "M" - 5/8" REBAR WITH "50540" IDENTIFICATION CAP FOUND.
 - "N" - 1" PIPE FOUND.

ALTA/NSPS Land Title Survey
 SCALE: 1" = 50'
 50 25 0 50



New Tax Parcel Real Estate Description

THE WEDGE PARCEL REAL ESTATE DESCRIPTION: THE INTENT OF THIS REAL ESTATE DESCRIPTION IS TO DESCRIBE A NEW TAX PARCEL THAT COMBINES THE ENTIRETY OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AS RECORDED IN DOCUMENT NUMBER 2020073698 AND A PORTION OF THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS RECORDED IN DOCUMENT NUMBER 201021421 ALL WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA FOR A REAL ESTATE CONVEYANCE IN ACCORDANCE WITH AN ORIGINAL BOUNDARY SURVEY COMPLETED BY FORESIGHT CONSULTING, LLC AS COMMISSION NUMBER 219175, CERTIFIED BY TODD R. BAUER, INDIANA PROFESSIONAL SURVEYOR NUMBER 29800007 AND DATED OCTOBER 25TH, 2021 FOR A REAL ESTATE CONVEYANCE.

THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AS RECORDED IN DOCUMENT NUMBER 2020073698 AND A PORTION OF THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS RECORDED IN DOCUMENT NUMBER 201021421 ALL WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA (FORMERLY BEING A PART OF THE LANDS OF NORFOLK SOUTHERN RAILWAY COMPANY) AND BEING A PART OF LOT 16 IN SAMUEL HANNA'S OUTLOTS ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK "F" PAGE 471 AND LOCATED IN WELLS RESERVE AND THE NORTHERN BOUNDARY OF SECTION 2, TOWNSHIP 30 NORTH RANGE 12 EAST, KAYNE TOWNSHIP, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF EWING STREET WITH THE SOUTHERN LINE OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AS RECORDED IN DOCUMENT NUMBER 2020073698 SAID POINT BEING 50 FEET NORMALLY DISTANT FROM THE CENTERLINE OF THE RAILWAY CONTROL ROUTE SURVEY (LGRS) FOR HEAVENATE JUNCTION PHASE 2, COMPLETED BY BERTSCH-FRANK & ASSOCIATES, LLC DATED MARCH 25, 2018 AND MARKED BY A 5/8" BY 24" REBAR WITH "BERTSCH-FRANK ASSOCIATES" IDENTIFICATION CAP;

THENCE SOUTH 01 DEGREES 45 MINUTES 54 SECONDS EAST ON AND ALONG THE EAST RIGHT-OF-WAY OF EWING STREET A DISTANCE OF 133.65 FEET TO THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF EWING STREET WITH THE NORTHERN LINE OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT SAID NORTHERN LINE BEING 50 FEET TO A POINT ON THE WEST LINE OF WELL FRE-EMPTION SAID POINT BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE NORTHEASTERLY ALONG SAID SOUTH LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1528.20 FEET AN ARC LENGTH OF 40.95 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 85 DEGREES 51 MINUTES 41 SECONDS EAST A DISTANCE OF 40.94 FEET TO A POINT ON THE WEST LINE OF WELL FRE-EMPTION SAID POINT BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 01 DEGREES 22 MINUTES 34 SECONDS EAST ON AND ALONG THE WEST LINE OF WELL FRE-EMPTION AND CONTINUING ON AND ALONG THE SOUTHERN BOUNDARY OF THE LANDS OF LAW ENFORCEMENT FIREFIGHTER MEMORIAL OF ALLEN COUNTY, INC. A DISTANCE OF 21.98 FEET TO A POINT 50 FEET NORMALLY DISTANT FROM THE CENTERLINE OF THE RAILWAY AS RE-ESTABLISHED BY THE AFOREMENTIONED LOCATION CONTROL ROUTE SURVEY;

THENCE NORTHEASTERLY CONTINUING ON AND ALONG THE SOUTH LINE OF THE LANDS OF LAW ENFORCEMENT FIREFIGHTER MEMORIAL OF ALLEN COUNTY, INC. BEING COINCIDENT WITH THE NORTH LINE OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT, ON AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 894.45 FEET AN ARC LENGTH OF 128.84 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 75 DEGREES 59 MINUTES 47 SECONDS EAST A CHORD DISTANCE OF 128.77 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WELLS STREET AS OPENED IN MISCELLANEOUS RECORD 19, PAGES 408 THROUGH 417 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA SAID POINT BEING THE SOUTHEASTERN MOST BOUNDARY CORNER OF THE LANDS OF THE LAW ENFORCEMENT FIREFIGHTER MEMORIAL OF ALLEN COUNTY, INC. AND BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 25 DEGREES 08 MINUTES 22 SECONDS EAST ON AND ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF WELLS STREET, ALSO BEING THE EASTERN BOUNDARY OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT, A DISTANCE OF 17.31 FEET TO A POINT OF DEFLECTION OF THE WESTERLY RIGHT OF WAY LINE OF WELLS STREET SAID POINT OF DEFLECTION BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 46 DEGREES 01 MINUTES 28 SECONDS EAST ON AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF WELLS STREET A DISTANCE OF 150.81 FEET TO THE EASTERN BOUNDARY LINE OF THE AFOREMENTIONED LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AND THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE A DISTANCE OF 218.11 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THE FOLLOWING FOUR CORNERS LIE WITHIN THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS RECORDED WITHIN DOCUMENT 201021421 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND CONSTITUTE THE NEW SOUTHERN BOUNDARY OF THE HEREIN DESCRIBED REAL ESTATE:

THENCE SOUTH 50 DEGREES 48 MINUTES 24 SECONDS WEST A DISTANCE OF 126.58 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 44 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 140.66 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

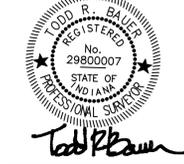
THENCE SOUTH 75 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 112.31 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 16 DEGREES 30 MINUTES 18 SECONDS WEST A DISTANCE OF 120.74 FEET TO A POINT ON THE MONUMENTED EAST RIGHT OF WAY LINE OF EWING STREET SAID POINT BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE NORTH 05 DEGREES 02 MINUTES 14 SECONDS EAST ON AND ALONG THE MONUMENTED EASTERLY RIGHT OF WAY LINE OF EWING STREET A DISTANCE OF 86.24 FEET TO A 5/8" BY 24" REBAR WITH "BERTSCH-FRANK ASSOCIATES" IDENTIFICATION CAP;

THENCE NORTH 18 DEGREES 50 MINUTES 13 SECONDS EAST ON AND ALONG THE MONUMENTED EASTERLY RIGHT OF WAY LINE OF EWING STREET A DISTANCE OF 176.51 FEET THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE.

CONTAINING 2.23 ACRES OF LAND MORE OR LESS. ALL AS SHOWN ON FORESIGHT CONSULTING, LLC PLAT OF SURVEY AS COMMISSION NUMBER 219175 DATED OCTOBER 25TH, 2021 AND CERTIFIED BY TODD R. BAUER, INDIANA PROFESSIONAL SURVEYOR NUMBER 29800007.



Professional Surveyor's Certification

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 36B IAC, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 FOR AN SUBURBAN CLASSIFICATION RETRACEMENT SURVEY.

COMMISSION NUMBER: 219175
 SURVEYED FOR: FORT WAYNE REDEVELOPMENT COMMISSION
 DATES OF FIELDWORK: AUGUST 27TH AND OCTOBER 5TH, 2021.

IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL, THIS 25TH DAY OF OCTOBER, 2021

CERTIFICATION AND DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF INVOICE, AND COMPLETE WITH ALL PAGES OF THE SURVEY DOCUMENTS.

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.

Foresight Consulting, LLC
 Professional Engineers & Surveyors
 1910 St. Joe Center Road, Suite #61
 Fort Wayne, Indiana 46825
 260.484.9900 phone
 260.484.9960 fax
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Site Location Map
 NOT TO SCALE

NOTES: THIS SURVEY REPORT IS NOT LIMITED TO ANY RELATED PROJECTS OR ORIGINAL CREATIVE WORK PRODUCT UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. THIS ORIGINAL CREATIVE WORK PRODUCT IS THE SOLE PROPERTY OF FORESIGHT CONSULTING, LLC. ANY REUSE OF THIS SURVEY OR ANY INFORMATION THEREON SHALL BE AT THE USER'S RISK WITHOUT ANY PERSON, FIRM OR COMPANY BEING RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR FORESIGHT CONSULTING, LLC.

ADDITIONALLY, THE SURVEY CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES COMPLETED WITHIN THE CASE OR CASES LISTED ON THE IDENTIFIED REAL ESTATE TRANSACTION. THESE CERTIFICATIONS ARE NOT VALID FOR ANY OTHER REAL ESTATE TRANSACTION OR FOR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORESIGHT CONSULTING, LLC.

AFTER THE ISSUE DATE OF SURVEY DOCUMENTS.

Performed for:

AN ORIGINAL BOUNDARY SURVEY FOR:
THE CITY OF FORT WAYNE, INDIANA DEPARTMENT OF REDEVELOPMENT & THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE

Wedge Parcel

EWING AND WELLS STREETS, FORT WAYNE, INDIANA

Drawing Revisions

Commission Number
213173

Date
October 25th, 2021

Title

Sheet Number
S3.1
SHEET 1 OF 2

EXPERIENCE. INNOVATION. RESULTS.

Professional Surveyor's Report

IN ACCORDANCE WITH TITLE 36S, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING REPORT IS SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS PARCEL AS A RESULT OF:

- (A) VARIANCES IN REFERENCE MONUMENTS;
- (B) DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS;
- (C) INCONSISTENCIES IN LINES OF OCCUPATION AND/OR POSSESSION;
- (D) RELATIVE POSITIONAL ACCURACY (RPA), THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY FOR THE VARIOUS SURVEY CLASSIFICATIONS ARE AS FOLLOWS:
 - (1) URBAN SURVEYS: 0.01 FEET PLUS 50 PARTS PER MILLION.
 - (2) SUBURBAN SURVEYS: 0.15 FEET PLUS 100 PARTS PER MILLION.
 - (3) RURAL SURVEYS: 0.26 FEET PLUS 200 PARTS PER MILLION.

PROFESSIONAL SURVEYOR'S REPORT: GENERAL INFORMATION

COPYRIGHT, OWNERSHIP OF DOCUMENTS, AND LIMITED REVOCABLE LICENSE FOR THE USE OF THIS PLAT OF SURVEY
 THE PLAT OF SURVEY INCLUDING BUT NOT LIMITED TO PLANS, NOTES, SYMBOLS, LEGENDS, REPORTS, CERTIFICATIONS AND ANY RELATED PRODUCTS, IS AN ORIGINAL CREATIVE WORK PRODUCT PREPARED BY FORESIGHT CONSULTING, LLC AND IS PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. THIS ORIGINAL CREATIVE WORK PRODUCT IS THE SOLE PROPERTY OF FORESIGHT CONSULTING, LLC. NEITHER THE PLAT OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION BEYOND THE PARTIES TO THIS CONTRACT AND EXPLICITLY REPRESENTED HEREON, FOR ANY USE OR PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORESIGHT CONSULTING, LLC.

ADDITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES CONTAINED WITHIN THE SURVEY CERTIFICATION AND REPRESENT A LIMITED REVOCABLE LICENSE FOR USE ONLY IN THE PROPOSED REAL ESTATE TRANSACTION. THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, PARTIES OR SUBSEQUENT OWNERS AND ENTITIES. THIS LICENSE FOR USE AUTOMATICALLY EXPIRES, AND IS REVOKED, NINETY (90) DAYS AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S).

BOUNDARY RESOLUTION - BASIS OF THE ESTABLISHED BOUNDARY OF THE SUBJECT PARCEL

THIS SURVEY AND ASSOCIATED REPORT ARE BASED IN PART UPON THE OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH LAW OR A PRECEDENT (36S IAC 11-2-11(B)), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS. SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION.

TITLE OWNERSHIP AND EASEMENT DOCUMENT REFERENCES

THE HORIZONTAL LOCATION OF ALL FOUND AND ESTABLISHED MONUMENTS ARE BASED UPON RECORD DOCUMENT RESEARCH WITHIN THE OFFICE OF THE RECORDER IN WHICH THE SURVEYED PROPERTY IS LOCATED. THE DOCUMENT REFERENCES ARE NEITHER CERTIFIED NOR WARRANTED BY THE OFFICE OF FORESIGHT CONSULTING, LLC, AND DO NOT CONSTITUTE A COMPLETE AND ACCURATE REPRESENTATION OF TITLE OWNERSHIP AND EASEMENT ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE RESEARCH PERFORMED BY FORESIGHT CONSULTING, LLC COMPLIES WITH THE LOCAL STANDARD OF CARE EXERCISED BY PROFESSIONAL SURVEYORS WITHIN THE STATE OF INDIANA, AND CONFORMS TO THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 36S, ARTICLE 1, RULE 12 (COMPETENT PRACTICE OF LAND SURVEYING) SECTIONS 1 THROUGH 30.

VARIANCES IN DEED V.S. MEASURED DIMENSIONS

THERE MAY BE VARIANCES BETWEEN THE DEED DIMENSIONS AND THE MEASURED DIMENSIONS ALONG THE ESTABLISHED BOUNDARY LINES SHOWN ON THIS PLAT OF SURVEY. LIKEWISE, THERE MAY BE FOUND SURVEY MONUMENTS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. WHEN THE MAGNITUDE OF THESE VARIANCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY STATED BELOW AND ARE LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION, THE DIFFERENCES HAVE BEEN CONSIDERED INCONSIDERABLE AND ARE SHOWN ONLY FOR THE PURPOSES OF MATHEMATICAL CLARITY. WHEN SUCH MEASURED VARIANCES ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTS, THESE VARIANCES ARE WORTHY OF DISCUSSION AND ARE ADDRESSED IN THIS REPORT.

HORIZONTAL POSITIONING METHODOLOGY

THE HORIZONTAL LOCATION OF ALL FOUND AND ESTABLISHED MONUMENTS ARE BASED UPON STANDARD SURVEYING MEASUREMENT TECHNIQUES USING A POSITIONAL SOLUTION DERIVED BY USING RTK GLOBAL POSITIONING (GPS) OBSERVATIONS WITH TRIMBLE 5800 RO RECEIVERS USING THE INDIANA DEPARTMENT OF TRANSPORTATION 'INCORS' VIRTUAL REFERENCE LAND SURVEYING NETWORK.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON INDIANA STATE PLANE COORDINATE ZONE EAST GEODETIC GRID BEARING VALUES AS SHOWN AND REPRESENTED ON THE PLAT OF THIS SURVEY.

PROFESSIONAL SURVEYOR'S REPORT: SURVEYED PROPERTY REPORT

TITLE COMMITMENT
 NO DOCUMENT HAS BEEN PROVIDED FOR THE COMPLETION OF THIS ORIGINAL BOUNDARY SURVEY.

FLOOD HAZARD STATEMENT

SOUTHERN PORTION OF THE SURVEYED PROPERTY LIE WITHIN THE REGULATED FLOODWAY AREA PLOTTED BY SCALE BASED UPON FLOOD INSURANCE RATE MAP 1800SC0284G WITH AN EFFECTIVE DATE OF AUGUST 3RD, 2009. A REGULATED FLOODWAY IS DEFINED AS THE CHANNEL OR OTHER WATER COURSE AND THE ADJACENT LAND AREAS THAT MUST BE RESERVED IN ORDER TO DISCHARGE THE BASE FLOOD WITHOUT CUMULATIVELY INCREASING THE WATER SURFACE ELEVATION MORE THAN A DESIGNATED HEIGHT. THE REMAINING PORTION OF THE SURVEYED PROPERTY LIES WITHIN ZONE 'X' BEING AN AREA OF REDUCED FLOOD RISK DUE TO LEVELS. THE ACCURACY OF THE PLOTTED FLOODWAY IS LIMITED TO THE SCALE OF THE FLOOD INSURANCE RATE MAP.

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO RETRACE A PORTION OF THE BOUNDARIES OF THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS RECORDED IN DOCUMENT NUMBER 2011021421, AND A PORTION OF THE LANDS OF THE CITY OF FORT WAYNE REDEVELOPMENT AS RECORDED IN DOCUMENT NUMBER 2020013619.

REFERENCE INFORMATION UTILIZED THIS SURVEY

THE RECORDED DOCUMENTS FOR THE SURVEYED PROPERTY AND THE ADJOINING PARCELS WERE UTILIZED DURING THE COURSE OF THIS BOUNDARY SURVEY.

- PREVIOUS SURVEY BY A.K. HOFER AND CARL A. HOFER OF A PORTION OF LOT 7 IN WELLS PREEMPTION DATED JUNE 8TH, 1967.
- PREVIOUS SURVEY OF A PORTION OF THE SUBJECT PROPERTY BY A.K. HOFER DATED APRIL 16, 1945.
- PREVIOUS SURVEY BY CARL HOFER DATED MAY 16TH, 1971.
- PREVIOUS SURVEY BY BERTSCH-FRANK & ASSOCIATES AS PROJECT NUMBER 19019.100, DATED APRIL 30TH, 2019.
- PREVIOUS SURVEY BY GOULOFF JORDAN RECORDED AS DOCUMENT NUMBER 2010039147 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, DATED MAY 22ND, 2010.
- PREVIOUS ALTA/NSP LAND TITLE SURVEY OF THE PARENT PARCEL BY FORESIGHT CONSULTING, LLC AS COMMISSION NUMBER 213173 DATED OCTOBER 7TH 2021.
- THE RECORDED PLAT OF WELLS PREEMPTION AS RECORDED IN DEED BOOK B, PAGE 324 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.
- THE RECORDED PLAT OF HANNA'S OUT LOTS AS RECORDED IN DEED BOOK F, PAGE 471 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.
- THE RECORDED PLAT OF NORTH SIDE ADDITION AS RECORDED IN DEED BOOK 30, PAGE 514 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.
- THE RECORDED PLAT OF MCCULLOUGH'S SUBDIVISION AS RECORDED IN DEED BOOK N, PAGE 120 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AND THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT LIE WITHIN LOT 16 OF SAMUEL HANNA'S OUTLOTS AND LOT 7 OF THE WELLS PREEMPTION. THE RECORDED DOCUMENTS ASSOCIATED WITH THESE SUBDIVISIONS OF LAND DO NOT SPECIFY THE TYPE, MATERIAL OR CHARACTERISTICS OF THE CONTROLLING MONUMENTS SET AT THE TIME OF THE ORIGINAL SUBDIVISION OF LAND AND CREATION OF THE INDIVIDUAL PARCELS. THESE LARGER LOTS AND TRACTS HAVE BEEN FURTHER SUBDIVIDED INTO SMALLER SUBDIVISIONS AND LOTS THAT IN MANY CASES HAVE BEEN SUBSEQUENTLY VACATED, COMBINED OR MODIFIED THROUGH ROAD OPENINGS AND RELOCATION. ADDITIONALLY, THE AREA PREVIOUSLY INCLUDED RAILROAD TRACKS AND SPURS THAT HAVE BEEN REMOVED AND IN MANY CASES ALL EVIDENCE OF THEIR PREVIOUS LOCATION LOST AND OBLITERATED. NONE OF THE MONUMENTS FOUND DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS CAN BE SUBSTANTIATED AS ORIGINAL CONTROLLING MONUMENTS FOR THIS BOUNDARY RETRACEMENT AND ALTA/NSP LAND TITLE SURVEY.

IN ABSENCE OF ORIGINAL CONTROLLING MONUMENTS, AND IN LIGHT OF THE CHANGING CONDITIONS WITHIN THE IMMEDIATE SURVEY AREA, EXTENSIVE RESEARCH INTO PRIOR SURVEYS WAS UNDERTAKEN TO EVALUATE THE HISTORICAL LOCATION OF THE ROAD RIGHT OF WAY TO THE SUBJECT PARCELS AND NEIGHBORING PROPERTIES. OF PARTICULAR IMPORTANCE WERE SURVEYS PERFORMED BY A.K. HOFER DATED AUGUST 11TH, 1945 AND BY CARL A. HOFER DATED JUNE 8TH, 1967. THESE SURVEYS REPRESENT THE RIGHT OF WAY LINES FOR WELLS BASED UPON THE PHYSICAL LOCATION OF THE 'HAKE BUILDING' ON THE EASTERN SIDE OF WELLS STREET. THE APPLICATION OF THE GEOMETRIC RELATIONSHIPS REPRESENTED ON THE 1967 'HOFER' SURVEY CONFORMS WELL WITH THE REMAINING IMPROVEMENTS (CURBING, SIDEWALKS, ETC.) AND WAS USED TO ESTABLISH THE EASTERN RIGHT OF WAY LINE OF WELLS STREET ADJACENT TO THE SUBJECT PARCEL.

ALTHOUGH NONE OF THE MONUMENTS FOUND CAN BE SUBSTANTIATED AS ORIGINAL CONTROLLING MONUMENTS FOR EITHER SAMUEL HANNA'S OR WELLS PREEMPTION, SEVERAL MONUMENTS WITH 'BERTSCH-FRANK ASSOCIATES' IDENTIFICATION CAPS WERE FOUND ALONG THE EWING AND WELLS STREET RIGHT OF WAY LINES. THESE MONUMENTS WERE SET BY 'BERTSCH-FRANK ASSOCIATES' DURING THE PREVIOUS SURVEY OF THE SUBJECT PARCEL AND ARE RELATIVE TO A LOCATION CONTROL ROUTE SURVEY REESTABLISHING THE LOCATION OF THE FORMER RAILWAY WITH THE IMMEDIATE AREA AND SUBJECT PARCEL. BERTSCH-FRANK ALSO RELIED UPON THE HISTORICAL SURVEYS AND THEIR MONUMENTS LIE UPON THE WEST RIGHT OF WAY LINE OF WELLS STREET USING THE GEOMETRIC RELATIONSHIPS REPRESENTED ON THE 'HOFER' SURVEYS. ALTHOUGH THESE MONUMENTS ARE OF RECENT VINTAGE, THEY DO REPRESENT MONUMENTS SET TO ESTABLISH THE BOUNDARY PERIMETER OF THE SUBJECT PARCELS AND HAVE BEEN HELD AS CONTROLLING MONUMENTS FOR THIS BOUNDARY RETRACEMENT AND ALTA/NSP LAND TITLE SURVEY.

DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS

THERE WERE VARIOUS DISCREPANCIES BETWEEN THE RECORD DESCRIPTIONS OF THE VARIOUS PARENT PARCELS WITHIN THE IMMEDIATE AREA. IN MOST CASES, THESE VARIANCES EXIST AS A RESULT OF DIFFERING BASIS OF BEARINGS, ANGULAR MEASUREMENTS AND ALTERNATIVE THEORIES FOR THE SUBDIVISION OF THE SECTION. THESE INCONSISTENCIES BEING MINOR IN NATURE HAVE NO SIGNIFICANT MATERIAL EFFECT ON THE ESTABLISHED BOUNDARY OF THE SURVEYED PROPERTY OR THE THEORY OF LOCATION APPLIED TO THE SAME.

DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION

NO SIGNIFICANT DISCREPANCIES WERE FOUND IN LINES OF OCCUPATION DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS.

THEORY OF LOCATION

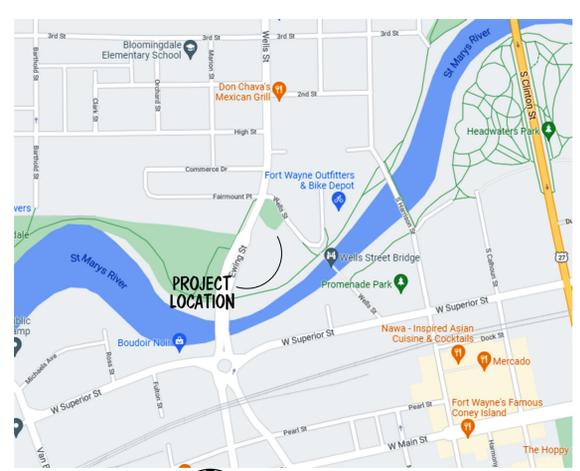
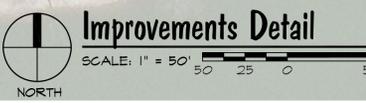
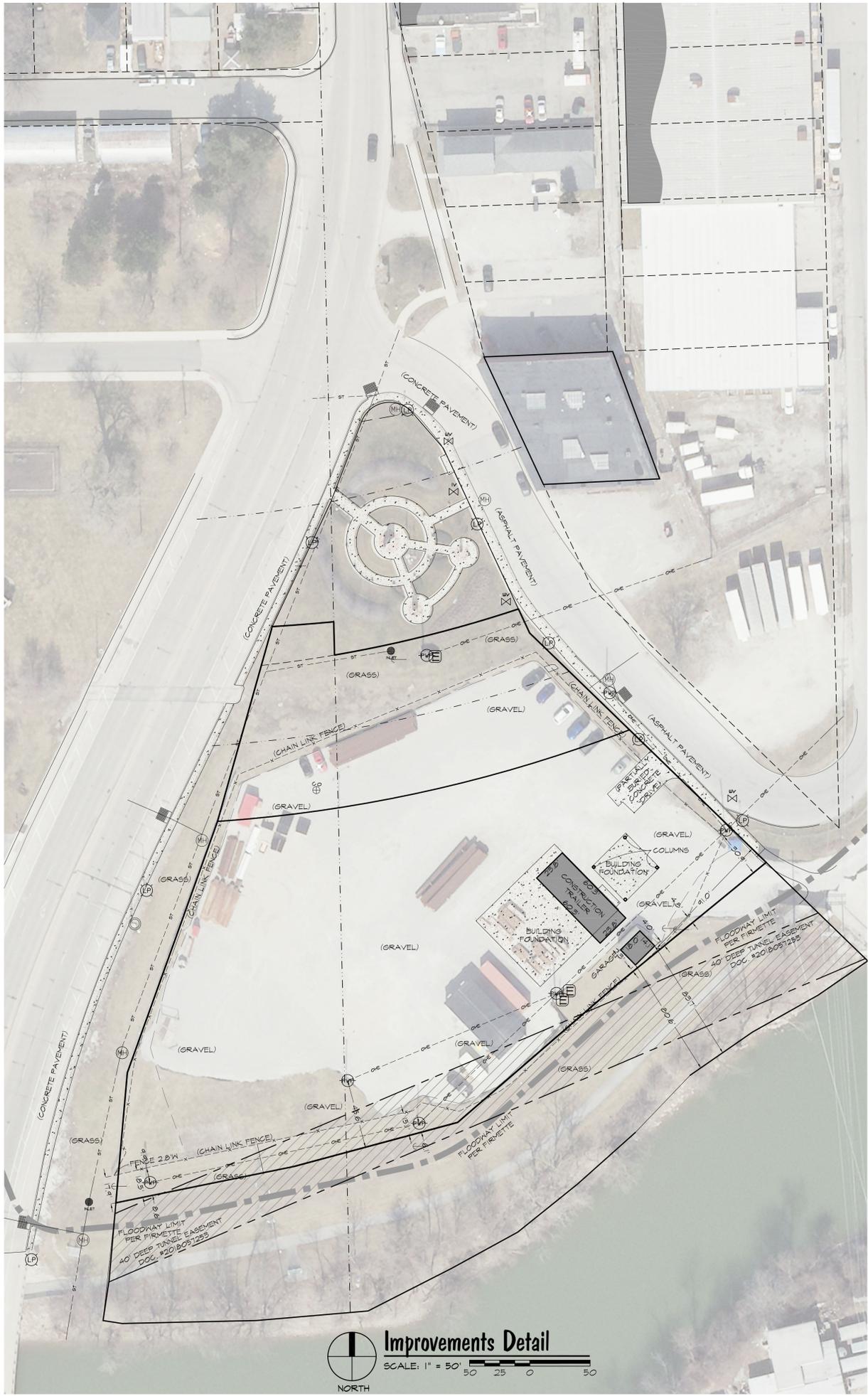
AS NOTED ABOVE, THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AND THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT LIE WITHIN LOT 16 OF SAMUEL HANNA'S OUTLOTS AND LOT 7 OF THE WELLS PREEMPTION. THE RECORDED DOCUMENTS ASSOCIATED WITH THESE SUBDIVISIONS OF LAND DO NOT SPECIFY THE TYPE, MATERIAL OR CHARACTERISTICS OF THE CONTROLLING MONUMENTS SET AT THE TIME OF THE ORIGINAL SUBDIVISION OF LAND AND CREATION OF THE INDIVIDUAL PARCELS. SIGNIFICANT WEIGHT WAS GIVEN TO THE AFOREMENTIONED HISTORICAL 'HOFER' SURVEYS AND THE RECENT WORK BY BERTSCH-FRANK ASSOCIATES IN PERPETUATING THE BOUNDARY OF THE SUBJECT PARCELS.

THE NORTHERN BOUNDARY LINES OF THE SUBJECT PARCELS WERE PERPETUATED USING THE 'BERTSCH-FRANK ASSOCIATES' MONUMENTS FOUND AND THE PRIOR LOCATION CONTROL ROUTE SURVEY. THE PERPETUATED BOUNDARY LINE IS CONSISTENT WITH THE LINES OF OCCUPATION AND POSSESSION FOR THE PARCEL TO THE NORTH, AS WELL AS THE APPLICATION OF THE GEOMETRIC RELATIONSHIPS WITHIN THE RECORDED DOCUMENTS FOR THEIR PROPERTY.

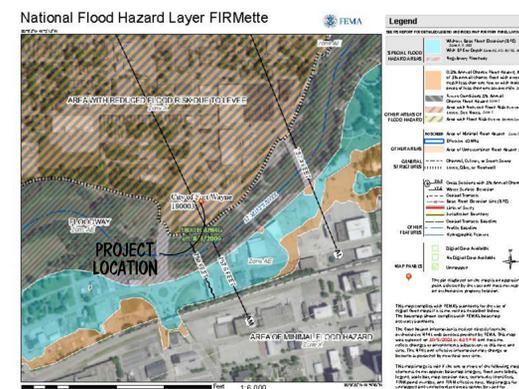
THE WESTERN BOUNDARY LINES OF THE SUBJECT PARCELS WERE PERPETUATED USING THE 'BERTSCH-FRANK ASSOCIATES' MONUMENTS AND LOCATION CONTROL ROUTE SURVEY AS THE CONTROLLING ELEMENTS OF THE BOUNDARY LOCATION.

THE EASTERN BOUNDARY LINES OF THE SUBJECT PARCELS WERE PERPETUATED ALONG THE WESTERN RIGHT OF WAY LINE OF WELLS STREET IMPLEMENTING THE CONTROLLING GEOMETRIC RELATIONSHIPS REPRESENTED ON THE AFOREMENTIONED 'HOFER' SURVEYS. THE 'BERTSCH-FRANK ASSOCIATES' MONUMENTS FOUND DURING THE COURSE OF LAND SURVEYING OPERATIONS LIE UPON THE WESTERN RIGHT OF WAY LINE OF WELLS STREET, AND WERE ACCEPTED AS CONTROLLING MONUMENTS FOR THIS BOUNDARY RETRACEMENT AND ALTA/NSP LAND TITLE SURVEY.

THE SOUTH BOUNDARY LINES WERE ESTABLISHED AS DIRECTED BY THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AND THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE, INDIANA.



Site Location Map
 NOT TO SCALE



Flood Insurance Rate Map
 NOT TO SCALE

Professional Surveyor's Certification

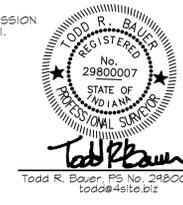
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 36S IAC, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 FOR AN SUBURBAN CLASSIFICATION SURVEY.

COMMISSION NUMBER: 213173
 SURVEYED FOR: FORT WAYNE REDEVELOPMENT COMMISSION
 DATES OF FIELDWORK: AUGUST 27TH AND OCTOBER 5TH, 2021.

IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL, THIS 25TH DAY OF OCTOBER, 2021.

CERTIFICATION AND DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF INVOICE, AND COMPLETE WITH ALL PAGES OF THE SURVEY DOCUMENTS.

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.



ForeSight Consulting, LLC
 Professional Engineers & Surveyors
 1910 St. Joe Center Road, Suite #61
 Fort Wayne, Indiana 46825
 260.484.9900 phone
 260.484.9980 fax
 www.4site.biz



EXPERIENCE. INNOVATION. RESULTS.

NOTES: THIS SURVEY INCLUDING BUT NOT LIMITED TO PLANS, NOTES, SYMBOLS, LEGENDS, REPORTS, CERTIFICATIONS AND ANY RELATED PRODUCTS, IS AN ORIGINAL CREATIVE WORK PRODUCT PREPARED BY FORESIGHT CONSULTING, LLC AND IS PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. THIS ORIGINAL CREATIVE WORK PRODUCT IS THE SOLE PROPERTY OF FORESIGHT CONSULTING, LLC. NEITHER THE PLAT OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION BEYOND THE PARTIES TO THIS CONTRACT AND EXPLICITLY REPRESENTED HEREON, FOR ANY USE OR PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORESIGHT CONSULTING, LLC.

ADDITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES CONTAINED WITHIN THE SURVEY CERTIFICATION AND REPRESENT A LIMITED REVOCABLE LICENSE FOR USE ONLY IN THE PROPOSED REAL ESTATE TRANSACTION. THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, PARTIES OR SUBSEQUENT OWNERS AND ENTITIES. THIS LICENSE FOR USE AUTOMATICALLY EXPIRES, AND IS REVOKED, NINETY (90) DAYS AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S).

Performed for:

AN ORIGINAL BOUNDARY SURVEY FOR:
THE CITY OF FORT WAYNE, INDIANA DEPARTMENT OF REDEVELOPMENT
& THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE

Wedge Parcel

EWING AND WELLS STREETS, FORT WAYNE, INDIANA

Drawing Revisions
Commission Number 213173
Date October 25th, 2021
Title
Sheet Number S3.2 SHEET 2 OF 2

THE WEDGE PARCEL REAL ESTATE DESCRIPTION:

THE INTENT OF THIS REAL ESTATE DESCRIPTION IS TO DESCRIBE A NEW TAX PARCEL THAT COMBINES THE ENTIRETY OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AS RECORDED IN DOCUMENT NUMBER 2020073698 AND A PORTION OF THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS RECORDED IN DOCUMENT NUMBER 2017021421 ALL WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA FOR A REAL ESTATE CONVEYANCE IN ACCORDANCE WITH AN ORIGINAL BOUNDARY SURVEY COMPLETED BY FORESIGHT CONSULTING, LLC AS COMMISSION NUMBER 213173, CERTIFIED BY TODD R. BAUER, INDIANA PROFESSIONAL SURVEYOR NUMBER 29800007 AND DATED OCTOBER 25H, 2021 FOR A REAL ESTATE CONVEYANCE.

THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AS RECORDED IN DOCUMENT NUMBER 2020073698 AND A PORTION OF THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS RECORDED IN DOCUMENT NUMBER 2017021421 ALL WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA (FORMERLY BEING A PART OF THE LANDS OF NORFOLK SOUTHERN RAILWAY COMPANY) AND BEING A PART OF LOT 16 IN SAMUEL HANNA'S OUTLOTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK "F", PAGE 477 AND LOCATED IN WELLS RESERVE AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 12 EAST. WAYNE TOWNSHIP, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF EWING STREET WITH THE SOUTHERN LINE OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AS RECORDED IN DOCUMENT NUMBER 2020073698, SAID POINT BEING 50 FEET NORMALLY DISTANT FROM THE CENTERLINE OF THE RAILWAY AS RE-ESTABLISHED BY LOCATION CONTROL ROUTE SURVEY (LCRS) FOR HEADWATERS JUNCTION PHASE 2, COMPLETED BY BERTSCH-FRANK & ASSOCIATES, LLC, DATED MARCH 23, 2018 AND MARKED BY A 5/8" BY 24" REBAR WITH "BERTSH-FRANK ASSOCIATES" IDENTIFICATION CAP;
THENCE NORTH 15 DEGREES 45 MINUTES 34 SECONDS EAST ON AND ALONG THE EAST RIGHT-OF-WAY OF EWING STREET, A DISTANCE OF 133.65 FEET TO THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF EWING STREET WITH THE NORTHERN LINE OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT, SAID NORTHERN LINE ALSO BEING THE SOUTH LINE OF THE LANDS OF LAW ENFORCEMENT FIREFIGHTER MEMORIAL OF ALLEN COUNTY, INC. AS DESCRIBED IN DOCUMENT 2011039747 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, SAID POINT BEING MARKED WITH A 5/8" REBAR WITH "GOU" IDENTIFICATION CAP;
THENCE NORTHEASTERLY, ALONG SAID SOUTH LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1528.20 FEET AN ARC LENGTH OF 40.95 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 85 DEGREES 31 MINUTES 47 SECONDS EAST A CHORD DISTANCE OF 40.94 FEET TO A POINT ON THE WEST LINE OF WELL PRE-EMPTION, SAID POINT BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;
THENCE SOUTH 01 DEGREES 22 MINUTES 39 SECONDS EAST ON AND ALONG THE WEST LINE OF WELL PRE-EMPTION AND CONTINUING ON AND ALONG THE SOUTHERN BOUNDARY OF THE LANDS OF LAW ENFORCEMENT FIREFIGHTER MEMORIAL OF ALLEN COUNTY, INC. A DISTANCE OF 21.98 FEET TO A POINT 50 FEET NORMALLY DISTANT FROM THE CENTERLINE OF THE RAILWAY AS RE-ESTABLISHED BY THE AFOREMENTIONED LOCATION CONTROL ROUTE SURVEY;
THENCE NORTHEASTERLY CONTINUING ON AND ALONG THE SOUTH LINE OF THE LANDS OF LAW ENFORCEMENT FIREFIGHTER MEMORIAL OF ALLEN COUNTY, INC., BEING COINCIDENT WITH THE NORTH LINE OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT, ON AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 839.45 FEET AN ARC LENGTH OF 125.89 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 75 DEGREES 59 MINUTES 47 SECONDS EAST A CHORD DISTANCE OF 125.77 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WELLS STREET AS OPENED IN MISCELLANEOUS RECORD 15, PAGES 408 THROUGH 417 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, SAID POINT BEING THE SOUTHEASTERN

MOST BOUNDARY CORNER OF THE LANDS OF THE LAW ENFORCEMENT FIREFIGHTER MEMORIAL OF ALLEN COUNTY, INC. AND BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 25 DEGREES 08 MINUTES 22 SECONDS EAST ON AND ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF WELLS STREET, ALSO BEING THE EASTERN BOUNDARY OF THE LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT, A DISTANCE OF 17.57 FEET TO A POINT OF DEFLECTION OF THE WESTERLY RIGHT OF WAY LINE OF WELLS STREET, SAID POINT OF DEFLECTION BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 46 DEGREES 01 MINUTES 28 SECONDS EAST ON AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF WELLS STREET, ALSO BEING THE NORTHEASTERLY BOUNDARY LINE OF THE AFOREMENTIONED LANDS OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT AND THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE, A DISTANCE OF 218.11 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THE FOLLOWING FOUR COURSES LIE WITHIN THE LANDS OF THE BOARD OF PARK COMMISSIONERS OF THE CITY OF FORT WAYNE AS RECORDED WITHIN DOCUMENT 2017021421 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND CONSTITUTE THE NEW SOUTHERN BOUNDARY OF THE PARCEL HEREIN DESCRIBED.

THENCE SOUTH 50 DEGREES 48 MINUTES 24 SECONDS WEST A DISTANCE OF 126.58 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 49 DEGREES 17 MINUTES 27 SECONDS WEST A DISTANCE OF 140.66 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 75 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 112.31 FEET TO A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE SOUTH 78 DEGREES 30 MINUTES 18 SECONDS WEST A DISTANCE OF 120.79 FEET TO A POINT ON THE MONUMENTED EAST RIGHT OF WAY LINE OF EWING STREET, SAID POINT BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP;

THENCE NORTH 05 DEGREES 02 MINUTES 14 SECONDS EAST ON AND ALONG THE MONUMENTED EASTERLY RIGHT OF WAY LINE OF EWING STREET A DISTANCE OF 86.24 FEET TO A 5/8" BY 24" REBAR WITH "BERTSCH-FRANK ASSOCIATES" IDENTIFICATION CAP;

THENCE NORTH 19 DEGREES 50 MINUTES 12 SECONDS EAST ON AND ALONG THE MONUMENTED EASTERLY RIGHT OF WAY LINE OF EWING STREET A DISTANCE OF 176.51 FEET THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE.

CONTAINING 2.28 ACRES OF LAND, MORE OR LESS. ALL AS SHOWN ON FORESIGHT CONSULTING, LLC PLAT OF SURVEY AS COMMISSION NUMBER 213173 DATED OCTOBER 25TH/, 2021 AND CERTIFIED BY TODD R. BAUER, INDIANA PROFESSIONAL SURVEYOR NUMBER 29800007.

**RESOLUTION 2021-01
FORT WAYNE BOARD OF PARK COMMISSIONERS**

**APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL PROPERTY TRANSFER
BETWEEN THE CITY OF FORT WAYNE BOARD OF PARK COMMISSIONERS
AND THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT**

WHEREAS, the Fort Wayne Board of Park Commissioners is the owner of certain real estate located in the City of Fort Wayne, Allen County, Indiana, as evidenced by a deed recorded May 1, 2017, as Document Number 2017021421 in the Office of the Recorder of Allen County, Indiana, the legal description of which is attached hereto as Exhibit A (the "Parks Tract"); and

WHEREAS, pursuant to Indiana Code 36-1-11-8 and Indiana Code 36-7-14-19, the Fort Wayne Redevelopment Commission ("Commission") desires to acquire that certain portion of the Parks Tract located east of Ewing Street, west of North Wells Street, and 15 feet north of the levee, as depicted on Exhibit B, attached hereto (the "Real Estate"), to facilitate redevelopment of the Real Estate.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Board of Park Commissioners that:

1. Conveyance of the Real Estate depicted on Exhibit B from the Fort Wayne Board of Park Commissioners to the Fort Wayne Department of Redevelopment is hereby approved.
2. The Executive Director is authorized on behalf of the Commission to execute all documents necessary to complete the conveyance.
3. This Resolution shall be effective upon adoption.

Board of Park Commissioners

Richard Samek, President

Pamela Kelly, Commissioner

Justin Shurley, Commissioner

William Zielke, Commissioner

ADOPTED: NOVEMBER 18, 2021

EXHIBIT A: Legal Description of the "Parks Tract"

PARCEL I:

All of Hanna's Out Lot 16 which lies south of the Penn-Central Railroad tracks and that part of Hanna's Out Lot 15 which lies south of a line which begins at a point on the west line of Out Lot 16, 190 feet south of the south right-of-way line of Penn-Central Railroad tracks and runs west perpendicular to the west line of Hanna's Out Lot 16 to the water's edge of the St. Mary's River. Subject to the right-of-way for Ewing Street.

PIN: 02-12-02-182-002.000-074

PARCEL II:

All that part of the Southwest corner of Lot 7 in Wells Pre-emption, in Section 2, Township 30 North, Range 12 East, bounded on the East by Lima Plank Road or Wells Street; on the West by the fractional Northwest Quarter of Section 2, Township 30 North, Range 12 East; on the South by the St. Mary's River; and on the North by the right-of-way of Fort Wayne, Jackson and Saginaw Railroad.

PIN: 02-12-02-183-002.000-074

PARCEL III:

All that tract or parcel of land lying and being South and East of the New York Central Railroad and South and East of land condemned in the Superior Court of Allen County, by the Lake Shore and Michigan Southern Railway, now the New York Central Railroad, all in Lots numbered Six (6) and Seven (7) of Wells Reserve, and being South and West of the real estate conveyed to the Fort Wayne Board of Park Commissioners by deeds recorded as Document Numbers 84-028256 and 990094251; excepting therefrom a strip seventy feet (70) by one hundred and fifty feet (150) fronting on Cass Street conveyed to William J. F. Horstmen on November 7, 1907 by deed recorded in Volume 195 of the Deed Records of Allen County, at page 392; also excepting therefrom, that part of Lot 7 lying from Cass Street west. Subject to the right-of-way for Harrison Street, Wells Street and Cass Street.

PIN: 02-12-02-251-002.000-074

EXHIBIT B: the "Real Estate"

