

---

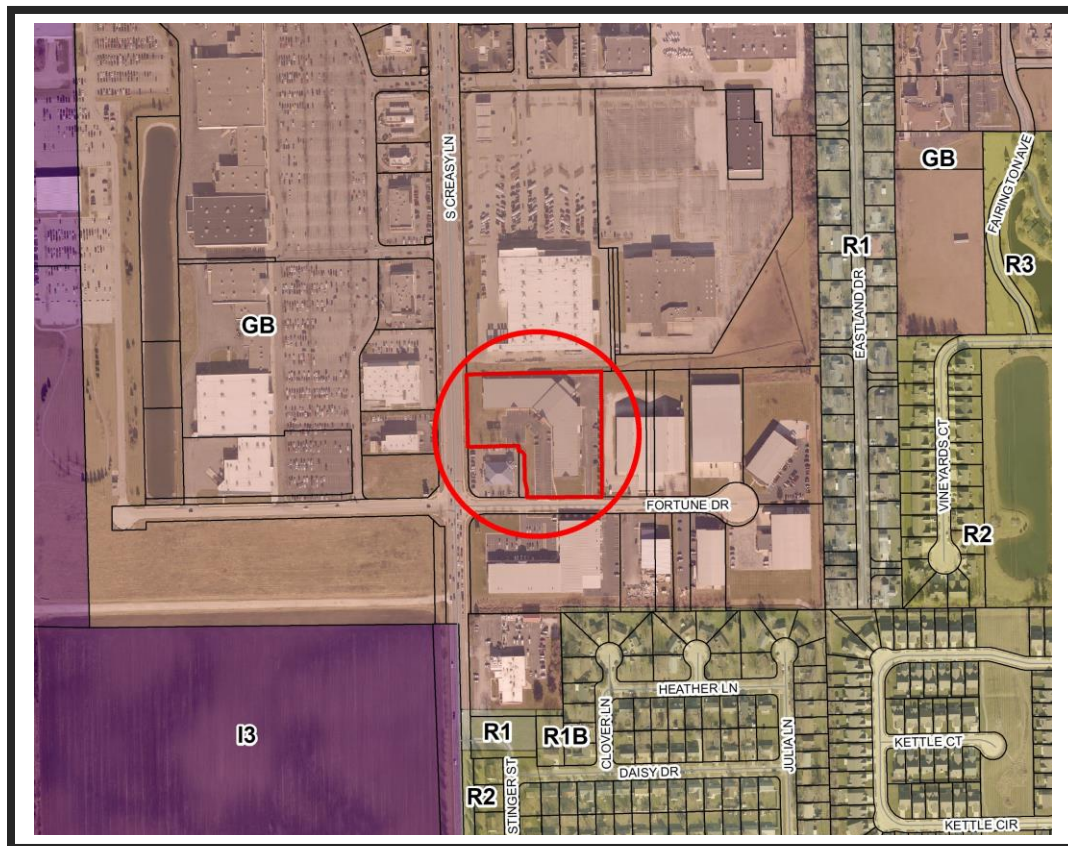
---

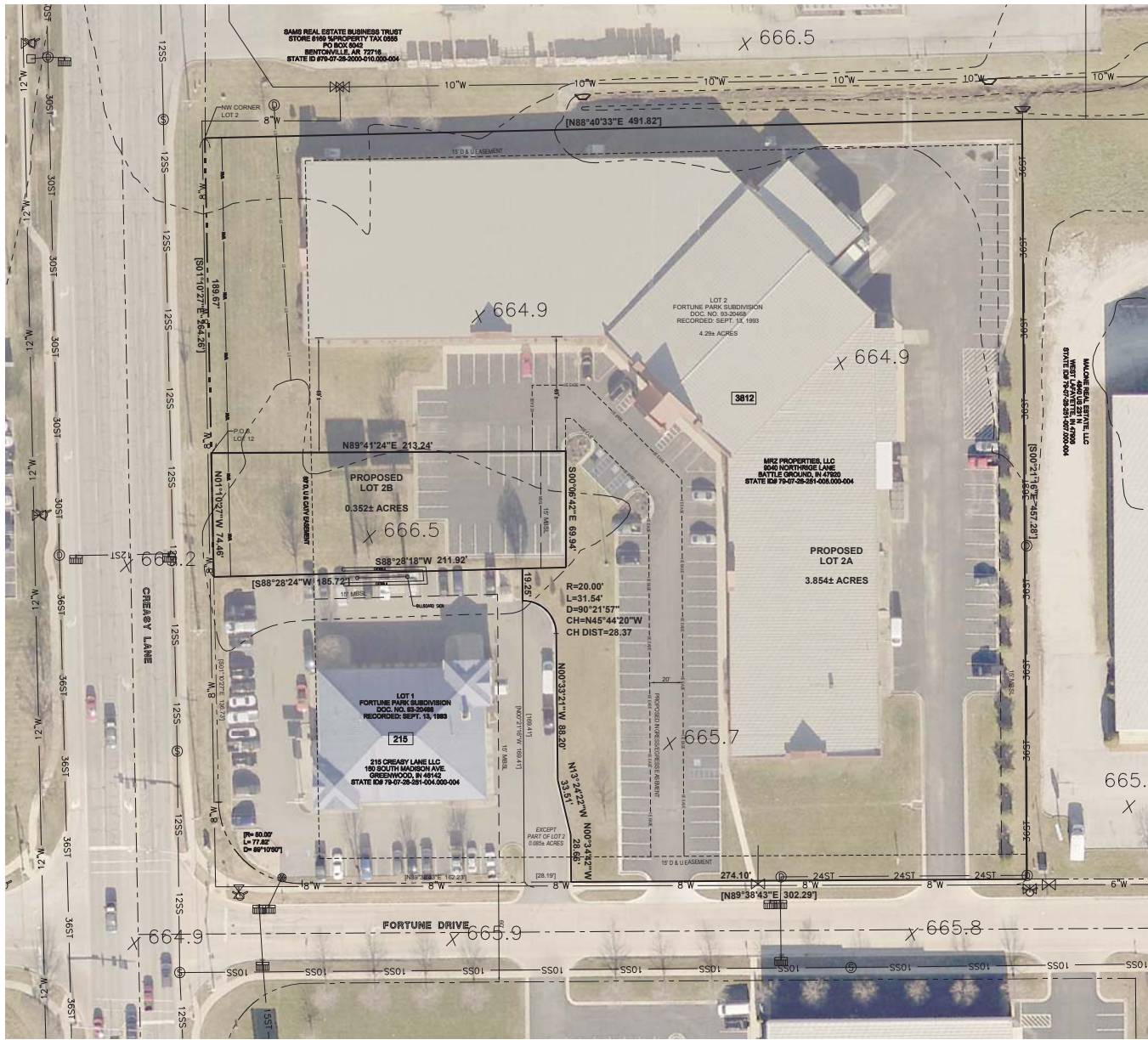
**S-4874**  
**FORTUNE PARK REPLAT OF LOT 2**  
**(minor-sketch)**

**STAFF REPORT**  
**October 10, 2019**

---

---





**RECORD LEGAL DESCRIPTION - FORTUNE PARK MINOR SUBDIVISION**  
**DOCUMENT NUMBER 201902245E**

Lot 2 in Fortune Park Subdivision, an Addition to the City of Lafayette, as per plat thereof dated September 3, 1993, and recorded September 13, 1993 in Plat Cabinet D, Slide 175, as Document Number 93-20488 in the Office of the Recorder of Tippecanoe County, Indiana.

EXCEPT THEREFROM the following part of the above-described Lot 2: Beginning at the southeast corner of said Lot 2 in Fortune Park Subdivision; thence North 89°38'43" East along the south line of Lot 2 a distance of 28.19 feet; thence North 00°34'21" West 88.66 feet; thence North 13°24'22" West 33.51 feet; thence North 00°33'21" West a distance of 88.20 feet to the point of curvature of a curve concave southwesterly, having a radius of 200.00 feet and a central angle of 80°17'07"; thence westerly along said curve an arc distance of 31.54 feet (said arc being subtended by a chord having a bearing of North 45°44'20" West and a length of 33.37 feet to the west line of Lot 2; being also the east line of Lot 1 in said Subdivision; thence South 00°21'16" East along said common lot line 169.41 feet to the Point of Beginning, containing 0.083 acres, more or less.

**SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD**

**LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:**

DOCUMENT NO: 1802246  
 GRANTOR: Michael R. Zeman  
 GRANTEE: MRZ Property, LLC  
 DATE: 12/04/2018

**LAND SURVEYOR'S CERTIFICATE**

The undersigned, a Registered Professional Land Surveyor of the State of Indiana does hereby certify that the above sketch plan was prepared under his direct supervision.



PREPARED FOR: MICHAEL ZEMAN  
 9040 NORTHRIDGE LANE  
 BATTLE GROUND, IN 47920

TITLE HOLDER: MRZ PROPERTY, LLC  
 STATE ID NUMBER: 79-07-26-251-005-000-004

**SURVEY NOTE**

This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.1 (Major Sketch Plan), of the Unified Subdivision Ordinance of Tippecanoe County as amended November, 1988 and is based on previous survey work by Tiron, Schulte & Associates, P.C. recorded as Fortune Park Subdivision, an Addition to the City of Lafayette, as per plat thereof dated September 3, 1993, and recorded September 13, 1993 in Plat Cabinet D, Slide 175, as Document Number 93-20488 in the Office of the Recorder of Tippecanoe County, Indiana.

**SKETCH PLAN NOTES:**

1. There is existing water service in the Right-of-Way of Creasy Lane and Fortune Drive.
2. There is an existing sanitary sewer line in the Right-of-Way of Creasy Lane and Fortune Drive.
3. There is an existing storm outlet located on the adjacent Lot 2, in the easement just North of the Proposed Lot.
4. Water and Sanitary Sewer Service shall be provided by the City of Lafayette.
5. Fire Protection will be provided by the City of Lafayette.
6. An erosion and sediment control plan will be submitted as part of the site construction plans.
7. Drainage and Utility Easements shown hereon shall be reserved for the installation and maintenance of storm water drainage and utilities, both public and private.
8. Easements for fireprotection and utilities will be granted and reserved on the adjacent Lot 2 property for use by the Proposed Minor Subdivision.
9. Current site zoning is GB.
10. Topography shown hereon is based on Tippecanoe County GIS.
11. Monuments shall be set at all lot corners as practical, as required by the unified subdivision ordinance and Indiana code.

**LEGEND**

- EDGING RIGHT-OF-WAY LINE
- - - NO VEHICULAR ACCESS
- - - EXISTING EASEMENT
- - - EXISTING MINIMUM BUILDING SETBACK LINE (MBSL)
- XXXX LOT ADDRESS
- - - PROPOSED INGRESS/EGRESS EASEMENT
- - - PROPOSED UTILITY EASEMENT
- - - PROPOSED MINIMUM BUILDING SETBACK LINE (MBSL)



**SKETCH PLAN**  
**FORTUNE PARK SUBDIVISION**  
**A RE-PLAT OF LOT 2**  
**LAFAYETTE, INDIANA**



|   |                                  |
|---|----------------------------------|
| DATE: 09/20/2019                            | A PART OF THE NORTHEAST QUARTER  |
| DRAWN BY: TJP                               | OF SECTION 36 TOWNSHIP 23 NORTH  |
| CHECKED BY: RAF                             | RANGE 4 WEST FAIRFIELD TOWNSHIP, |
| REVISIONS:                                  | TIPPECANOE COUNTY, INDIANA       |
| 11/19/2019 REVISE N/A LINE & BEARINGS, LINE |                                  |
| BY:   |                                  |
| DATE:                                       |                                  |
| Sheet 1 of 1 COMMISSION NO. 7407.00         |                                  |

---

---

**S-4874**

**FORTUNE PARK SUBDIVISION REPLAT OF LOT 2**  
**Minor-Sketch Plan**

**Staff Report**  
**October 10, 2019**

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner & property owner MRZ Property, LLC by member Michael Zeman, represented by Roger Fine of Fisher Engineering, is seeking primary approval to replat one commercial lot into two lots on 4.2 acres, located at the northeast corner of Creasy Lane and Fortune Drive, in Lafayette, Fairfield 26 (NE) 23-4.

**AREA ZONING PATTERNS:**

The site is zoned GB, General Business, as is all surrounding properties.

**AREA LAND USE PATTERNS:**

Proposed Lot 2B is currently vacant with some of the parking spaces from the business on Lot 2A; 2A has a building housing Star Furniture. Lot 1 of Fortune Park Subdivision has a Ziebart automotive shop. Other commercial uses line both Creasy Lane and Fortune Drive.

**TRAFFIC AND TRANSPORTATION:**

The required rights-of-way for both Creasy Lane and Fortune Drive are already in place. The City Engineer's Office will have to review parking onsite to see if UZO requirements can be met for uses on both lots after a use is decided for Lot 2B. The city is requiring that the "no vehicular access" statement shown on the original Fortune Park final plat also be included on the replat along the Creasy Lane frontage.

Since there is no access to proposed Lot 2B without crossing Lot 2A, a cross access easement is necessary as shown.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer and water are already in place along the Creasy corridor.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct; there is no lot width or area requirement in the GB zone. No buffering would be required since all surrounding land is also zoned GB.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. A "No Vehicular Access" statement shall be platted along the Creasy Lane right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. A cross-access easement on Lot 2A in favor of Lot 2B must be shown.
4. All required building setbacks shall be platted.
5. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.