



CITY OF NEW HAVEN

P.O. Box 570
815 Lincoln Highway East
(260) 748-7010 (260) 748-7075 Fax
www.newhaven.in.gov

AGENDA

Common Council Regular Agenda

May 19, 2026, at 5:30 PM

City Hall Community Room

815 Lincoln Highway E.

I. CALL TO ORDER

- A. Welcome - please silence cell phones and other electronic devices.
- B. Pledge of Allegiance
- C. Roll Call
- D. Title VI Statement
- E. Approval of Minutes from the previous meeting

II. STANDING COMMITTEE REPORTS

III. UNFINISHED BUSINESS

- A. Second reading of Ordinance G-26-6, an ordinance titled, Ordinance of the Common Council of the City of New Haven, Indiana, Authorizing the Issuance of the City of New Haven, Indiana Taxable Economic Development Revenue Bonds and Authorizing and Approving other Actions in Respect Thereto (Great Lakes Capital Project)

IV. NEW BUSINESS

- A. Public hearing and introduction of an ordinance titled, An Ordinance Amending Section 53.05 of the New Haven Code
- B. Introduction and first reading of an ordinance titled, An Ordinance Amending the Zoning Map of the New Haven Plan Commission's Jurisdictional Area

V. ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE COUNCIL

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

MEMBER	TERM
Matt Newbauer, 1st District	1/1/24-12/31/27
Jeff Turner, 2nd District	1/1/24-12/31/27
Craig Dellinger, 3rd District	1/1/24-12/31/27
Mike Mowery, 4th District	1/1/24-12/31/27
Amelia Gascoigne, 5th District	1/1/24-12/31/27
Bob Byrd, Council-At-Large	1/1/24-12/31/27
Terry Werling, Council-At-Large	1/1/24-12/31/27

Meetings are archived and can be viewed live at <https://newhavenin.portal.civicclerk.com/>.

May 5, 2026

MINUTES OF A REGULAR MEETING OF THE COMMON COUNCIL
OF THE CITY OF NEW HAVEN, INDIANA

The Common Council of the City of New Haven Indiana met in the City Hall Community Room on the May 5, 2026 at the hour of 5:30 PM in a Regular session in accordance with the rules of the Council.

I. CALL TO ORDER

The meeting was called to order by Mayor Steve McMichael, who presided.

- A. Welcome - please silence cell phones and other electronic devices.
- B. Pledge of Allegiance

Mayor Steve McMichael asked everyone to stand and recite the Pledge of Allegiance

- C. Roll Call

On the call of the roll, the members of the Common Council were shown to be present or absent as follows:

Present: Terry Werling, Matt Newbauer, Craig Dellinger, Mike Mowery, Bob Byrd, Jeff Turner and Amelia Gascoigne

Absent: None

Also Present: Mayor Steve McMichael

- D. Title VI Statement
- E. Approval of Minutes from the previous meeting

Terry Werling made a motion to approve the minutes from 04/21/2026, Craig Dellinger seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Matt Mewbauer, Jeff Turner, Craig Dellinger, Mike Mowery, Amelia Gascoigne and Bob Byrd

Nays: None

II. STANDING COMMITTEE REPORTS

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

- A. Swearing in of reserve officers Neil Wampole, Joshua Kearby, Derek Frejd, Zander Holmes, James Payne, and Andrew Clark.

Under new business item A, was the swearing in of reserve officers Neil Wampole, Joshua Kearby, Derek Frejd, Zander Holmes, James Payne, and Andrew Clark.

Clerk Treasurer Angela Hamrick swore in each officer to the position of Reserve Officer.

- B. Swearing in of Detective Nicole Simmons.

Under new business item B, was the swearing in of Detective Nicole Simmons.

Clerk Treasurer Angela Hamrick swore in Detective Simmons to the position of Detective.

- C. Public hearing and introduction of a resolution titled, Additional Appropriation for Fund #2249 Municipal Vehicle Excise Tax Funds (Surtax)

Under new business item C, was a public hearing and introduction of a resolution titled, Additional Appropriation for Fund #2249 Municipal Vehicle Excise Tax Funds (Surtax). Mayor Steve McMichael opened the public hearing for comments. The first call with no comments, the second call with no comments, and after the third and final call with no comments, Mayor Steve McMichael declared the public hearing closed. Matt Newbauer made a motion to approve, by title only, a resolution titled, Additional Appropriation for Fund #2249 Municipal Vehicle Excise Tax Funds (Surtax). Mike Mowery seconded the motion, and the motion was approved by the following vote:

Ayes: Terry Werling, Amelia Gascoigne, Matt Newbauer, Jeff Turner, Craig Dellinger, Mike Mowery, and Bob Byrd

Nays: None

Clerk Treasurer Angela Hamrick read by title only, and numbered R-26-21 a resolution titled, Additional Appropriation for Fund #2249 Municipal Vehicle Excise Tax Funds (Surtax).

- D. Introduction and first reading of an ordinance titled, Ordinance of the Common Council of the City of New Haven, Indiana, Authorizing the Issuance of the City of New Haven, Indiana Taxable Economic Development Revenue Bonds and Authorizing and Approving other Actions in Respect Thereto (Great Lakes Capital Project)

Under new business item D, was the first reading of an ordinance titled, Ordinance of the Common Council of the City of New Haven, Indiana, Authorizing the Issuance of the City of New Haven, Indiana Taxable Economic Development Revenue Bonds and Authorizing and Approving other Actions in Respect Thereto (Great Lakes Capital Project). Craig Dellinger made a motion to approve by title only an ordinance titled, Ordinance of the Common Council of the City of New Haven, Indiana, Authorizing the Issuance of the City of New Haven, Indiana Taxable Economic Development Revenue Bonds and Authorizing and Approving other Actions in Respect Thereto (Great Lakes Capital Project). Jeff Turner seconded the motion, and the

motion was approved by the following vote.

Ayes: Terry Werling, Amelia Gascoigne, Matt Newbauer, Jeff Turner, Craig Dellinger, Mike Mowery, and Bob Byrd

Nays: None

Clerk Treasurer Angela Hamrick read by title only, and numbered Ordinance G-26-6

E. Approval of Conflict of Interest Statement

Under new business item E, was the approval of the Conflict of Interest Statement. Terry Werling made a motion to approve the Conflict of Interest Statement, Mike Mowery seconded the motion and the motion was approved by the following vote:

Ayes: Terry Werling, Amelia Gascoigne, Matt Newbauer, Jeff Turner, Craig Dellinger, Mike Mowery, and Bob Byrd

Nays: None

V. ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE COUNCIL

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Mike Mowery made a motion to adjourn the meeting, Terry Werling seconded the motion, and the meeting was adjourned.

Steven McMichael
Presiding Officer

Angie Hamrick
Clerk Treasurer

ORDINANCE NO. _____

**ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF NEW HAVEN,
INDIANA, AUTHORIZING THE ISSUANCE OF THE CITY OF NEW HAVEN,
INDIANA, TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS AND
AUTHORIZING AND APPROVING OTHER ACTIONS IN RESPECT THERETO**

(Great Lakes Capital Project)

WHEREAS, the City of New Haven, Indiana (the “City”), is a municipal corporation and political subdivision of the State of Indiana and by virtue of Ind. Code 36-7-11.9 and Ind. Code 36-7-12 (collectively, the “Act”) is authorized and empowered to adopt this ordinance (this “Bond Ordinance”) and to carry out its provisions; and

WHEREAS, the City of New Haven Redevelopment Commission (the “Commission”) has previously established the Adams Center Road Economic Development Area (the “Economic Development Area”), has designated a portion thereof as an allocation area known as the Homefront at Maplecrest Allocation Area for purposes of the allocation and distribution of property taxes under Ind. Code § 36-7-14-39 (the “Allocation Area”), and has created an allocation fund pursuant to Ind. Code § 36-7-14-39 for the receipt of tax increment revenues from the Allocation Area (the “Allocation Fund”); and

WHEREAS, GLC New Haven, LLC, or an affiliate thereof (collectively, the “Developer”), intends to finance all or any portion of the acquisition, construction, renovation, equipping, and operating of a multi-family housing development, consisting of eight or more apartment buildings containing approximately two hundred forty (240) units, a clubhouse, surface parking areas, and related amenities and supporting infrastructure, together with related improvements (the “Project”), all of which will be located in or will be directly serving the Allocation Area; and

WHEREAS, the City and the City of New Haven Economic Development Commission (the “EDC”) propose that the City issue one or more series of economic development revenue bonds of the City, designated as the “City of New Haven, Indiana, Taxable Economic Development Revenue Bonds, Series 2026 (Great Lakes Capital Project)” (with such further series or different series designation as determined to be necessary or appropriate), in an amount not to exceed Five Million Dollars (\$5,000,000) (the “Bonds”) under the Act and provide (or be deemed to provide) the proceeds of such Bonds to the Developer to finance the costs of issuance of the Bonds and all or a portion of the costs of the acquisition, construction, and equipping of certain public infrastructure and related costs, which will support the Project (the “Public Infrastructure”); and

WHEREAS, the completion of the Project results in the diversification of industry and the creation of jobs and business opportunities in the City; and

WHEREAS, pursuant to Ind. Code § 36-7-12-24, the EDC published notice of a public hearing (the “Public Hearing”) on the proposed issuance of the Bonds to finance the Project (including the Public Infrastructure); and

WHEREAS, on the date specified in the notice of the Public Hearing, the EDC held the Public Hearing on the Project; and

WHEREAS, the Commission and EDC have performed all actions required of them by the Act preliminary to the adoption of this Bond Ordinance, and the EDC has approved and forwarded to the Common Council of the City (the “Council”) the forms of: (1) Loan Agreement, by and between the Developer and the City (the “Loan Agreement”); (2) a Trust Indenture governing the issuance of the Bonds (the “Trust Indenture”), by and between the City and a trustee bank to be selected by the Clerk-Treasurer of the City (the “Clerk-Treasurer”); (3) the Bonds; and (4) this Bond Ordinance (the Loan Agreement, the Trust Indenture, the Bonds, and this Bond Ordinance, collectively, the “Financing Agreements”).

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of New Haven, Indiana, as follows:

Section 1. Findings; Public Benefits. The Council hereby finds and determines that: (a) the Project and the related financing assistance for the Public Infrastructure are consistent with the economic development plan (the “Plan”) for the Economic Development Area; (b) the Developer would not develop the Project in the Allocation Area, and the Allocation Area could not be developed pursuant to the Plan, without the financing assistance of the City to complete the Public Infrastructure described herein; (c) the Project furthers the economic development and redevelopment of the Economic Development Area; (d) the Project involves the acquisition, construction, and equipping of an “economic development facility” as that phrase is used in the Act; (e) the Project will increase employment opportunities and diversification of economic development in the City, will improve and promote economic stability and the development and welfare of the City, and will encourage and promote the expansion of industry, trade, and commerce in the City and the location of other new industries in the City; and (f) the public benefits to be accomplished by this Bond Ordinance, intending to overcome insufficient employment opportunities and insufficient diversification of industry, are greater than the cost of public services (as that phrase is used in the Act), which will be required by the Project. Therefore, the financing of the Project and the Public Infrastructure by the issuance of the Bonds under the Act complies with the Act and will be of benefit to the health, prosperity, economic stability, and general welfare of the City.

Section 2. Approval of Financing. The proposed financing of the Project and the Public Infrastructure, including capitalized interest on the Bonds, if any, and costs of issuance of the Bonds, by the issuance of the Bonds under the Act, in the form that such financing was approved by the Commission, is hereby approved.

Section 3. Authorization of the Bonds. The issuance of the Bonds, payable solely from revenues and receipts derived from the Financing Agreements, is hereby authorized.

Section 4. Terms of the Bonds. (a) The Bonds, in one or more series, in the aggregate principal amount not to exceed Five Million Dollars (\$5,000,000), shall: (i) be executed at or prior to the closing date by the manual or facsimile signatures of the Mayor of the City (the “Mayor”) and the Clerk-Treasurer; (ii) be dated as of the date of their delivery; (iii) mature on a date not later than twenty-five (25) years after the date of issuance of the Bonds; (iv) bear interest at a rate not

to exceed seven percent (7.00%) per annum, the exact rates as determined through negotiation with the purchaser thereof, with such interest to be payable as provided in the Financing Agreements; (v) be issuable in such denominations as set forth in the Financing Agreements; (vi) be issuable only in fully registered form; (vii) be subject to registration on the bond register as provided in the Trust Indenture; (viii) be payable in lawful money of the United States of America; (ix) be payable at an office of the trustee as provided in the Trust Indenture; (x) be subject to optional redemption prior to maturity and subject to redemption as otherwise provided in the Financing Agreements; (xi) be issued in one or more series; (xii) be issued with taxable or tax-exempt interest as determined on the date of issuance of the Bonds; and (xiii) contain such other terms and provisions as may be provided in the Financing Agreements.

(b) The principal of the Bonds and the interest thereon do not and shall never constitute an indebtedness of, or a charge against the general credit or taxing power of, the City, but shall be special and limited obligations of the City, payable solely from revenues and other amounts derived from the Financing Agreements, including a pledge of the tax increment revenues generated by the Allocation Area (the “Tax Increment”) in the amount of such Tax Increment, less (i) twenty percent (20%) of the Tax Increment each year through 2029 (2028, pay 2029), and (ii) the greater of the following, beginning in 2030 (2029, pay 2030) and continuing each year thereafter in which the Bonds are outstanding: (A) twenty percent (20%) of the Tax Increment, or (B) \$45,000 (semiannually). Forms of the Financing Agreements are before this meeting and are by this reference incorporated into this Bond Ordinance, and the Clerk-Treasurer is hereby directed, in the name and on behalf of the City, to insert them into the minutes of the Council and to keep them on file.

Section 5. Sale of the Bonds. The Mayor and the Clerk-Treasurer are hereby authorized and directed, in the name and on behalf of the City, to sell the Bonds to the Developer (the “Purchaser”) at such prices and on such terms as may be determined at the time of sale and approved by the Mayor and the Clerk-Treasurer. The Mayor and the Clerk-Treasurer are hereby authorized to approve and execute a bond purchase agreement for the Bonds with the Purchaser, in a form approved by such officers, such approval to be conclusively evidenced by the execution thereof.

Section 6. Execution and Delivery of Financing Agreements. The Mayor and the Clerk-Treasurer are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse and deliver the Bonds and each of the Financing Agreements, submitted to the Council, which are hereby approved in all respects.

Section 7. Changes in Financing Agreements. The Mayor and the Clerk-Treasurer are hereby authorized, in the name and on behalf of the City, without further approval of the Council or the Commission, to approve such changes to the Financing Agreements as may be permitted by the Act, such approval to be conclusively evidenced by their execution thereof.

Section 8. Public Approval. The Council hereby approves the issue of the Bonds and the Project and Public Infrastructure to be financed by the Bonds, which facilities are also described in the published notice of the Public Hearing.

Section 9. General. The Mayor and the Clerk-Treasurer, and each of them, are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse any and all agreements, documents, and instruments, perform any and all acts, approve any and all matters, and do any and all other things deemed by them, or either of them, to be necessary or desirable in order to carry out and comply with the intent, conditions, and purposes of this Bond Ordinance (including the preambles hereto and the documents mentioned herein), the Project and Public Infrastructure, the issuance and sale of the Bonds, and the securing of the Bonds under the Financing Agreements, and any such execution, endorsement, performance, or doing of other things heretofore effected be, and hereby is, ratified and approved.

Section 10. Binding Effect. The provisions of the Financing Agreements shall constitute a binding contract between the City and the holders of the Bonds, and after issuance of the Bonds, this Bond Ordinance shall not be repealed or amended in any respect which would adversely affect the rights of the holders of the Bonds as long as the Bonds or interest thereon remain unpaid.

Section 11. Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 12. Effective Date. This Bond Ordinance shall be in full force and effect immediately upon adoption and compliance with Ind. Code § 36-4-6-14.

Section 13. Copies of Financing Agreements on File. Two copies of the forms of each of the Financing Agreements incorporated into this Bond Ordinance were duly filed in the office of the Clerk-Treasurer and are available for public inspection in accordance with Ind. Code § 36-1-5-4.

[Signature Page Follows]

Passed and adopted by the Common Council of the City of New Haven on the ____ day of _____, 2026.

CITY OF NEW HAVEN

Presiding Officer

Attest:

Clerk-Treasurer

Presented by me to the Mayor of the City of New Haven at ____ .m., on the ____ day of _____, 2026.

Clerk-Treasurer

This Ordinance approved and signed by me, the Mayor of the City of New Haven, at ____ .m., on the ____ day of _____, 2026.

Mayor

ORDINANCE G-11-_____

**AN ORDINANCE AMENDING SECTION 53.05
OF THE NEW HAVEN CODE**

WHEREAS, the Common Council of the City of New Haven sets forth its storm water rates which are currently listed in §53.05 of the New Haven City Code of Ordinance; and

WHEREAS, the City of New Haven working with its consultants has determined that the projections for revenue requirements for 2026 including capital projects require an increase of the storm water rates for 2026.

NOW, THEREFORE, be it resolved that §53.05 of the New Haven City Code and Ordinances is amended to read as follows:

§53.05 Storm Water Rates:

(A) The storm water residential service rate shall be \$6.37 per home per month.

(B) The storm water non-residential rate shall be \$10.58 per ERU per month, not to exceed \$306.82 per month, the equivalent of the rate for 29 ERUs.

(C) This storm water is designated to recover the cost of rendering storm water service to the users of the storm water system, and shall be the basis for assessment of the city's storm water service charge. This rate is established so as to maintain adequate fund reserves to provide for reasonably expected variations in the cost of providing services, as well as variations in the demand for services.

(D) This rate shall be evaluated and may be adjusted by the Common Council bi-annually, or more often as necessary, with regard to its sufficiency to satisfy the needs of the DSM.

This Ordinance shall be in full force and effect from and after its passage and approved by the Mayor.

Presiding Officer

This Ordinance presented by me to the Mayor on the _____ day of _____, 2026, at the hour of _____m.

Angela Hamrick, Clerk-Treasurer

This Ordinance approved and executed by me on the _____ day of _____, 2026, at the hour of _____m.

Steve McMichael, Mayor

ATTEST:

Angela Hamrick, Clerk-Treasurer

ORDINANCE NO. Z-26-

AN ORDINANCE amending the zoning map of the New Haven Plan Commission's jurisdictional area.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF NEW HAVEN, INDIANA:

SECTION 1. That the area described as follows is hereby changed from A1; Agricultural and NC Neighborhood Center to C3; general Commercial under the terms of Chapter 157 Title XV of the Code of the City of New Haven, Indiana:

Part of the Northeast Quarter of Section 18, Township 30 North, Range 14 East, Allen County, Indiana, more particularly described as follows,

COMMENCING at a 5/8" rebar found at the Southeast corner of said section's Northeast quarter; thence North 01 degrees 19 minutes 32 seconds West 953.75 feet to the POINT OF BEGINNING (basis of bearings per Indiana State Plane Coordinate System - East Zone); thence South 88 degrees 04 minutes 04 seconds West 586.03 feet to a set 5/8" rebar w/ yellow cap stamped "SPACECO INC FIRM#0190"; thence North 01 degrees 04 minutes 35 seconds West to a point on the north line of the south half of the northeast quarter of said section being 0.3 feet north of a found 1/2" rebar with orange ribbon; thence North 01 degrees 04 minutes 35 seconds West 325.96 feet to a found 3/8" iron pipe; thence South 72 degrees 15 minutes 09 seconds East 498.35 feet to a point lying 1.0 feet west of a found iron rod; thence South 01 degrees 04 minutes 35 seconds East 42.10 feet; thence North 88 degrees 04 minutes 04 seconds East 46.65 feet to a found right-of-way monument; thence South 22 degrees 42 minutes 18 seconds East 138.63 feet; thence North 80 degrees, 06 minutes 20 seconds East 15.17 feet; thence South 01 degrees 19 minutes 32 seconds East 354.11 feet to the Point of Beginning, containing 7.71 acres, more or less.

and the symbols of the City of New Haven Zoning Map as established by Section 157.201 of Title XV of the Code of the City of New Haven, 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 the 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.

Presiding Officer

ATTEST:

Clerk Treasurer Angela Hamrick

Presented to me to the Mayor (Steve McMichael) of the City of New Haven on the _____ day of _____, 20 ____, at the hour of _____. m.

Clerk Treasurer Angela Hamrick

This Ordinance approved and signed by me, the Mayor of the City of New Haven, on the _____ day of _____, 20 ____, at the hour of _____. m.

Steve McMichael, Mayor



Staff Report

Planning Department

815 Lincoln Highway East | New Haven, IN

Board/Commission:	New Haven Plan Commission
Meeting Date:	Tuesday May 12, 2026
Location:	Community Room, New Haven Administration Building, 815 Lincoln Highway East, Door #11, New Haven, Indiana
File Number:	26-Z-01
Petition Type	Rezoning
Applicant:	QuikTrip Corporation
Location:	Southwest corner of US 30 and S. Doyle Road
Land Area:	7.71 Acres
Existing Zoning:	A1, Agricultural and NC, Neighborhood Center
Proposed Zoning:	C3, General Commercial District

Planning Overview

The property is located on the west side of Doyle Road across from the Flying J Truck and Fueling Station. The northern part of the property comprises of four residential lots and the southern portion is a part of a parcel owned by Adams Memorial Hospital. The southern portion is currently zoned NC Neighborhood Center and was rezoned in 2022 for a Long Term Care Facility.

The proposed site plan has an approximately 8 thousand square foot convenience store with gas canopy areas. The southern canopy would serve semi-trucks and the eastern canopy along Doyle would serve automobiles. The current plan has access shown along a US 30 Access Road and two access points along S. Doyle Road.

The proposal is to rezone the project area to C3 General Commercial from A1 Agricultural and NC Neighborhood Center. This zoning designation would allow for a truck fueling and gas station convenience store. No waivers were requested as part of this rezoning request.

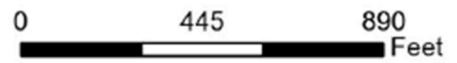
Land Use / Compatibility: The property is currently zoned MU, Mixed Use and is surrounded by the following zoning districts:

	Existing Zoning	Comprehensive Plan
North	Across US 30 C3 General Commercial & I1 Limited Industrial	Neighborhood Commercial
South	Neighborhood Center	Neighborhood Commercial
East	C4 Intensive Commercial	Community Commercial
West	US 469 – C3 General Commercial	Neighborhood Commercial

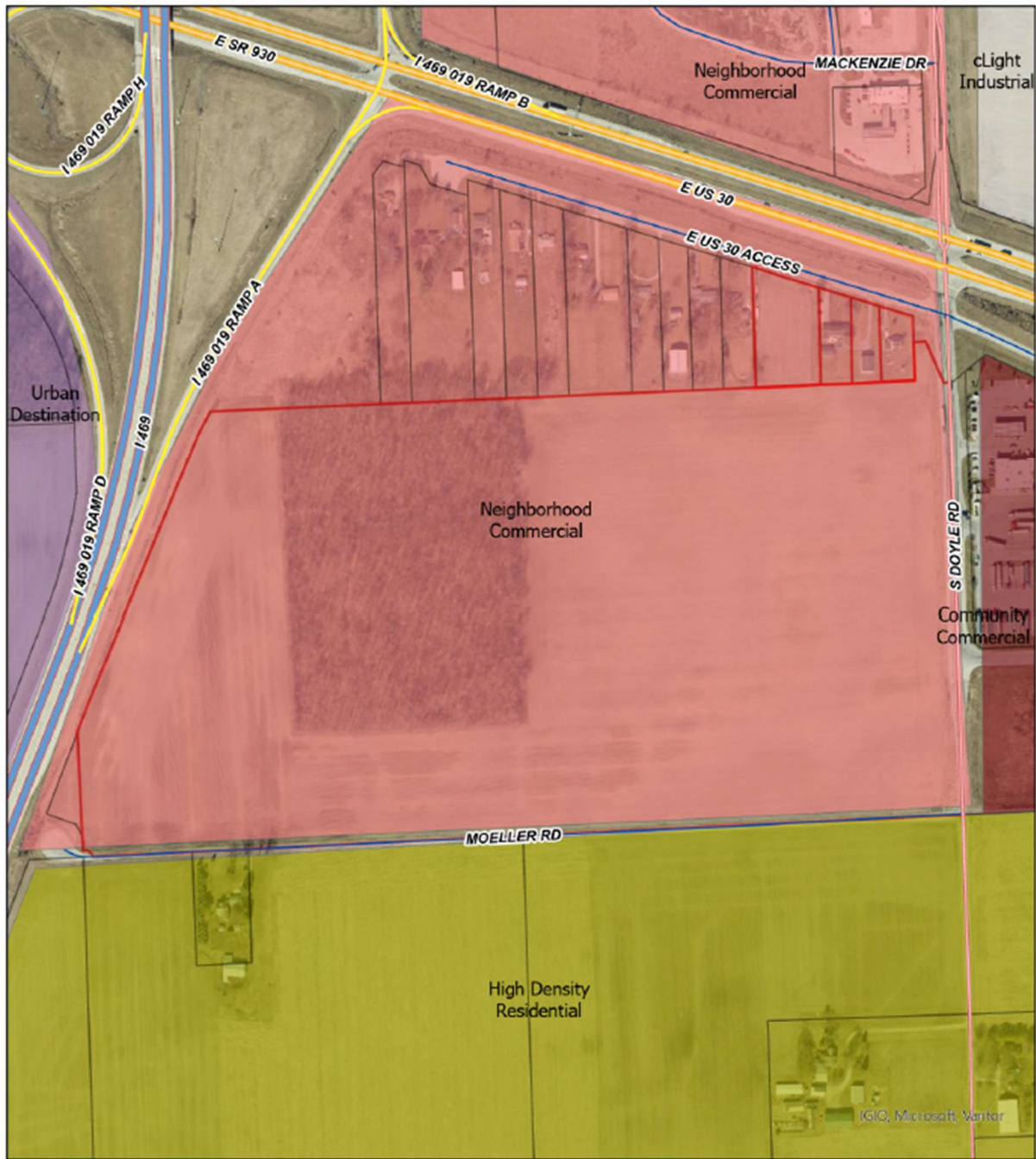
Zoning Map



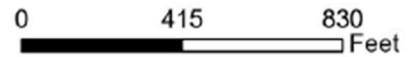
City of New Haven
Planning/GIS Department



Future Land Use Map

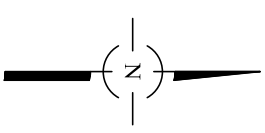
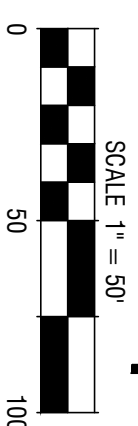
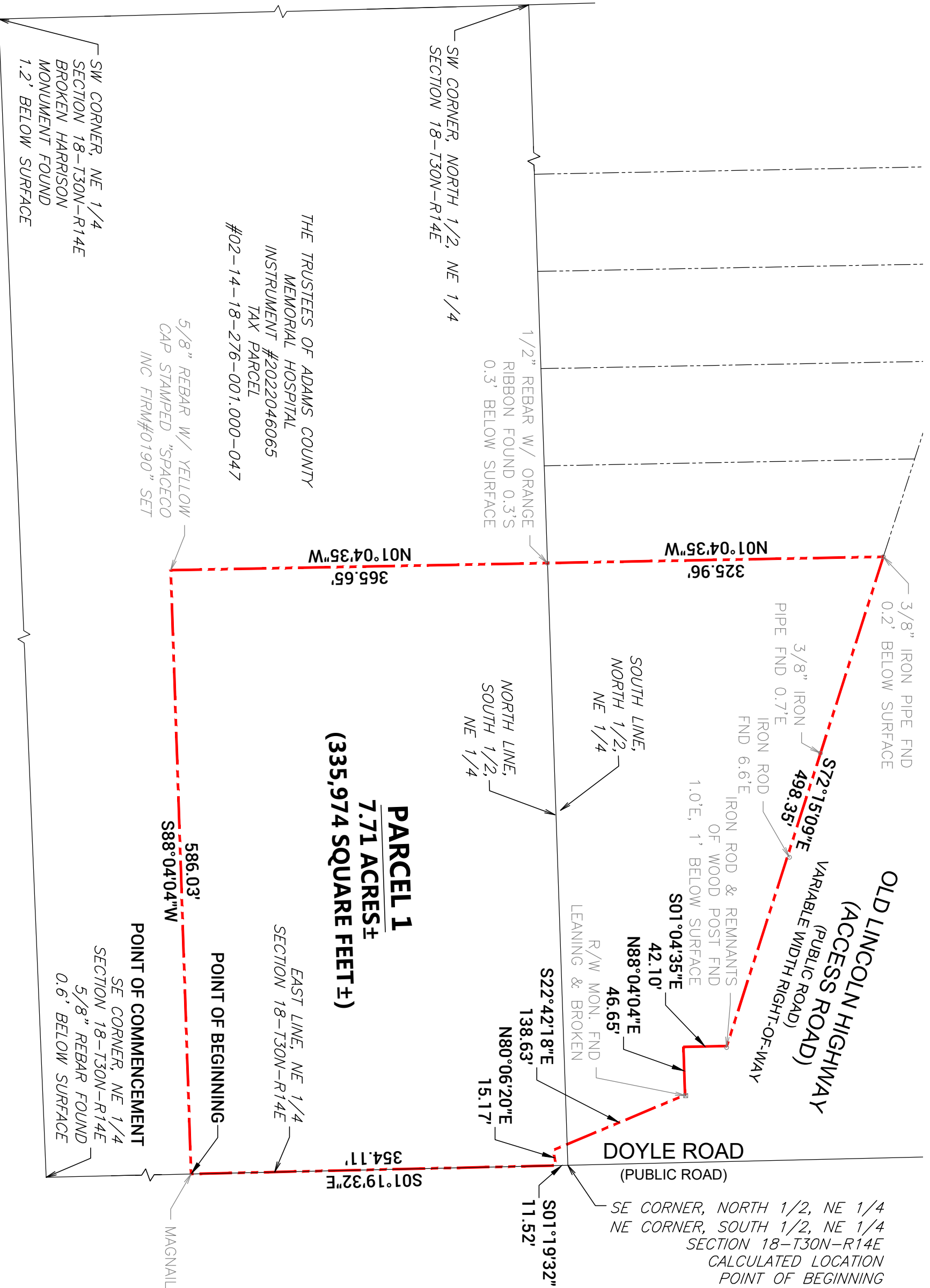


City of New Haven
Planning/GIS Department



PARCEL 1
 Part of the Northeast Quarter of Section 18, Township 30 North, Range 14 East, Allen County, Indiana, more particularly described as follows.

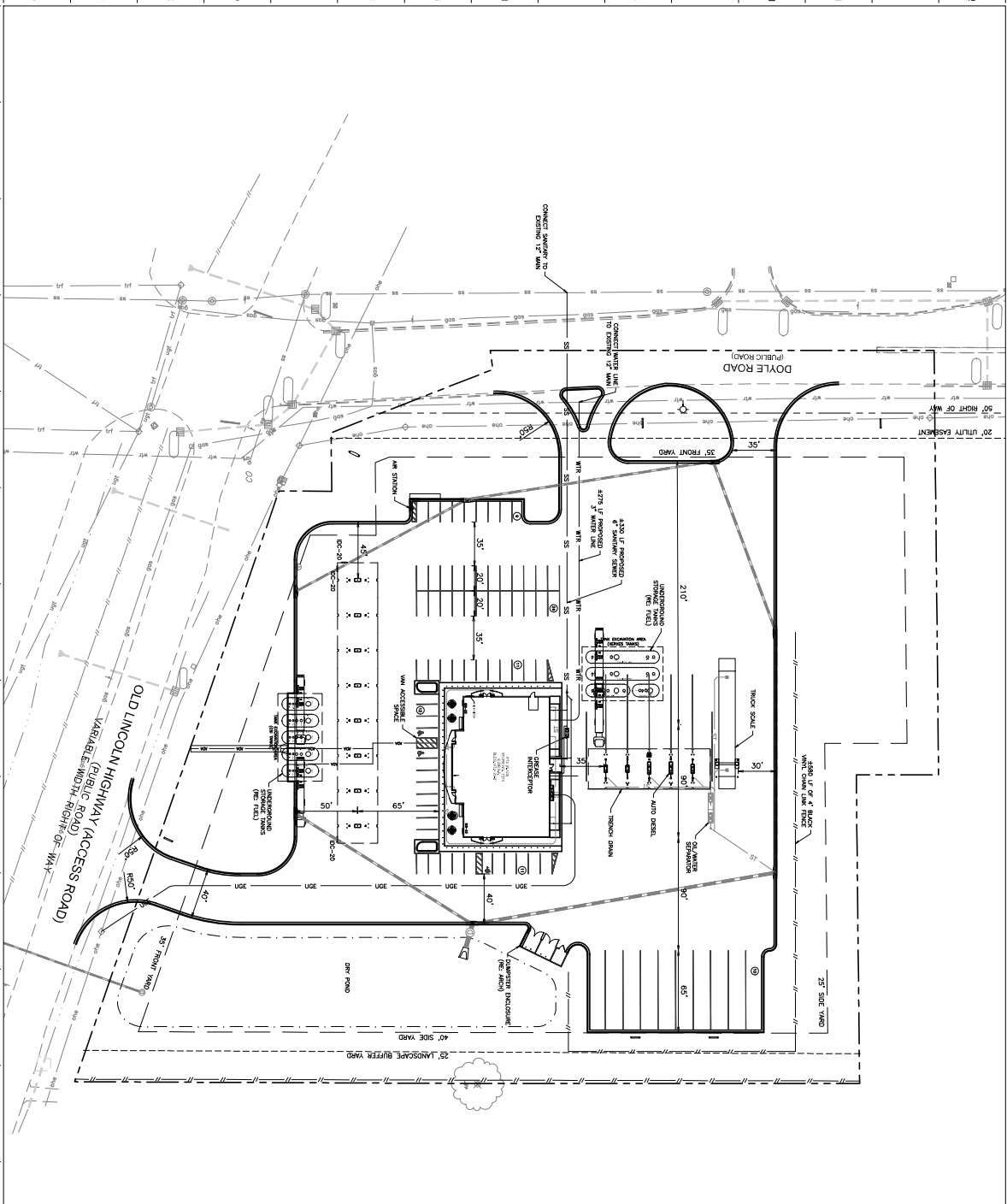
COMMENCING at a 5/8" rebar found at the Southeast corner of said section's Northeast quarter; thence North 01 degrees 19 minutes 32 seconds West 953.75 feet to the POINT OF BEGINNING (basis of bearings per Indiana State Plane Coordinate System - East Zone); thence South 88 degrees 04 minutes 04 seconds West 586.03 feet to a set 5/8" rebar w/ yellow cap stamped "SPACECO INC FIRM#0190"; thence North 01 degrees 04 minutes 35 seconds West to a point on the north line of the south half of the northeast quarter of said section being 0.3 feet north of a found 1/2" rebar with orange ribbon; thence North 01 degrees 04 minutes 35 seconds West 325.96 feet to a found 3/8" iron pipe; thence South 72 degrees 15 minutes 09 seconds East 498.35 feet to a point lying 1.0 feet west of a found iron rod; thence South 01 degrees 04 minutes 35 seconds East 42.10 feet; thence North 88 degrees 04 minutes 04 seconds East 46.65 feet to a found right-of-way monument; thence South 22 degrees 42 minutes 18 seconds East 138.63 feet; thence North 80 degrees 06 minutes 20 seconds East 15.17 feet; thence South 01 degrees 19 minutes 32 seconds East 354.11 feet to the Point of Beginning, containing 7.71 acres, more or less.



QUIKTRIP STORE #7273 - LAND DESCRIPTION
 SOUTHWEST CORNER OF LINCOLN ROAD (US-30) & SOUTH DOYLE ROAD
 NEW HAVEN, INDIANA 46774

DATE: 1/12/2026
 JOB NO. 14278





NOTE
ASSUMED FINAL ZONING OF CA INTENSIVE COMMERCIAL

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- HORIZONTAL CURB
- PAVEMENT
- ASPHALT
- GRASS
- WATER
- SEWER
- GAS
- UTILITY EASEMENT
- FUEL STATION ACCESS

PROJECT NO. 14278

NOT FOR CONSTRUCTION

QuikTrip No. 7273

SOUTH DOYLE RD & OLD LINCOLN HWY ACCESS ROAD
NEW HAVEN, INDIANA

REVISIONS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 12/02/25

