

ORDINANCE 17-12

**AN ORDINANCE OF THE CITY OF BLOOMINGTON,
MONROE COUNTY, INDIANA, ANNEXING TERRITORY TO THE
CITY OF BLOOMINGTON, PLACING THE SAME WITHIN THE CORPORATE
BOUNDARIES THEREOF, AND MAKING THE SAME A PART OF
THE CITY OF BLOOMINGTON**

South-East Bloomington Annexation

- WHEREAS, the City of Bloomington (“City”) has studied the City’s municipal boundaries, areas historically identified for annexation or urbanization, surrounding developed territory, provisions of local government service, agreements for annexation in exchange for City services, and opportunities for growth and development of the City and its surrounding community; and
- WHEREAS, the City has identified several areas outside of the City’s current municipal boundaries that are appropriate for annexation to the City, and has determined to proceed through the introduction and consideration of separate ordinances for the several areas, of which the “South-East Bloomington Annexation Area” set forth in this Ordinance is one; and
- WHEREAS, prior to the introduction of annexation ordinances, the City has provided notice to landowners and conducted an outreach program to inform citizens regarding the then-proposed annexations, actively investigated the proposed annexations, and conducted numerous meetings with local residents, businesses, and entities in an effort to develop annexations that include terms that are fair and equitable to the property owners and residents of the City and the annexation areas; and
- WHEREAS, a map and legal description of the “South-East Bloomington Annexation Area” (“Annexation Territory”) are attached hereto as Exhibit A and Exhibit B, respectively; and
- WHEREAS, the Annexation Territory consists of approximately 2,755.15 acres, and is contiguous to the existing City limits; and
- WHEREAS, the City has engaged professionals to study the fiscal and governmental impacts of the annexation on the City and on affected landowners and taxing units; and
- WHEREAS, the City recognizes and accepts its obligations, where applicable, pursuant to I.C. §§ 36-4-3-7 and 36-4-3-10; and
- WHEREAS, prior to adoption of this Ordinance, the City, by resolution, has adopted a written fiscal plan and policy for the provision of services of both a non-capital and capital nature to the Annexation Territory, including cost estimates and financing, and the estimated effect on taxpayers, municipal finances, and other political subdivisions, that meet the requirements of I.C. § 36-4-3; and
- WHEREAS, the terms and conditions of this annexation, including the written fiscal plan and policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the City; and
- WHEREAS, the City has further determined the Annexation Territory is needed and can be used by the City of Bloomington for its development in the reasonably near future; and
- WHEREAS, prior to the final adoption of this Ordinance, the City has conducted a public hearing pursuant to proper notice; and

WHEREAS, it is the determination of the Common Council that the annexation set forth herein is appropriate and the Annexation Territory should be annexed to the City of Bloomington pursuant to the terms of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The above recitals are incorporated herein by this reference as though fully set forth herein below. In accordance with I.C. § 36-1-5-4 two copies of the recitals are on file in the office of the city clerk for public inspection.

SECTION 2. In accordance with I.C. § 36-4-3 et seq., the Annexation Territory described and depicted in Exhibit A and Exhibit B is hereby annexed to the City and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.

SECTION 3. The City will be responsible for local right-of-way contiguous to the Annexation Territory. As set forth in I.C. § 36-4-3-2.5, where the legal description attached as Exhibit B describes land that is contiguous to a public highway right-of-way that has not previously been annexed and is not within another municipality as of the effective date hereof, the Annexation Territory shall include the contiguous public highway right-of-way even if it is not described in Exhibit B.

SECTION 4. Notwithstanding any discrepancies, errors, or omissions in the legal descriptions of prior annexation ordinances or this Ordinance, it is the intent of the City that where a parcel of property within the Annexation Territory is adjacent to a parcel of property within the existing City limits, the Annexation Territory boundary shall conform to and match the boundary of the existing City boundaries so long as this does not result in adding or removing parcels of property from the Annexation Territory depicted in the map attached as Exhibit A.

SECTION 5. As authorized by I.C. § 36-4-3-8(b)(1), the effective date of this annexation is postponed such that the Annexation Territory shall be a part of the City as of the January 1, 2024 assessment date (i.e. effective immediately prior to January 1, 2024).

SECTION 6. As provided in I.C. § 36-4-3-4.1, any real property in the Annexation Territory assessed as agricultural land (under the real property assessment rules and guidelines of the department of local government finance) is exempt from property tax liability under I.C. § 6-1.1 for municipal purposes, and is not considered a part of the City for purposes of annexing future additional territory, while the property's assessment classification remains agricultural land.

SECTION 7. The Annexation Territory is assigned to Council District No. 4. The City recognizes its redistricting responsibilities under I.C. § 36-4-6-3(g)(1) (following the 2020 census) and I.C. § 36-4-6-3(g)(2) (following annexation). Following the effective date of the annexations, whether in conjunction with the post-census redistricting or as an additional redistricting, the City will review and redistrict its Council Districts as appropriate and required to ensure compliance with I.C. § 36-4-6-3(j) or other applicable laws.

SECTION 8. There is hereby created a special fund titled the "South-East Bloomington Annexation Impoundment Fund" ("Impoundment Fund"). For a period of three (3) years following the effective date of this annexation, all municipal property taxes imposed in the Annexation Territory after the annexation takes effect that are not used to meet the basic non-capital and capital services set forth in the fiscal plan shall be impounded in the Impoundment Fund. The impounded property taxes in the Fund shall be used to provide additional services that were not specified in the fiscal plan, and shall be expended not later than five (5) years after the annexation becomes effective.

SECTION 9. There is hereby created an advisory board titled the "South-East Bloomington Annexation Advisory Board" ("Advisory Board"). The Advisory Board is governed by I.C. § 36-4-3-8.1, and shall advise the City on the provision of services to the Annexation Territory that are paid for with the municipal property taxes impounded in the Impoundment Fund. The Advisory

Board shall be appointed not later than ninety (90) days after the annexation becomes effective, and shall consist of the following seven (7) members:

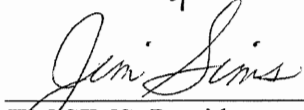
- (1) The township trustee of the township with the largest number of residents living within the Annexation Territory;
- (2) One (1) member of the County Council representing the district with the largest number of residents living within the Annexation Territory;
- (3) One (1) member who is the City engineer (or, a licensed professional engineer appointed by the Mayor if the City does not have a municipal engineer);
- (4) Two (2) citizen members, appointed by the Mayor, who own real property and reside within the Annexation Territory;
- (5) Two (2) citizen members, appointed by the County Commissioners, who own real property and reside within the Annexation Territory.

SECTION 10. The Annexation Territory shall maintain its current zoning classification(s) and designation(s) until such time as the City updates its respective comprehensive plan, zoning ordinance, or zoning map.

SECTION 11. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby superseded. The paragraphs, sentences, words, and Annexation Territory of this Ordinance are separable, and if a court of competent jurisdiction hereof declares any portion of this Ordinance or the Annexation Territory unconstitutional, invalid, or unenforceable for any reason, such declaration shall not affect the remaining portions of the Annexation Territory or this Ordinance.


SECTION 12. The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, and publication as required by law, except as otherwise set forth above.

INTRODUCED on March 29, 2017, and passed by the Common Council of the City of Bloomington, Monroe County, Indiana, on this 22 day of September, 2021.¹



JIM SIMS, President
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____

¹ 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. Stephen C. Unger

This Ordinance was prepared by Stephen C. Unger, Attorney At Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204.

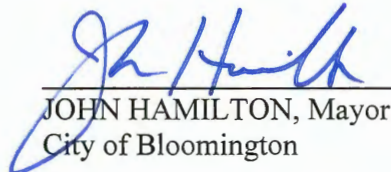
24 day of September, 2021.

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 24th day of September, 2021.



JOHN HAMILTON, Mayor
City of Bloomington

Synopsis

Upon adoption, this ordinance would take various steps necessary for the annexation of the South-East Bloomington Annexation area, which is depicted in Exhibit A and attached to this ordinance. In the course of proposing the annexation of this area, the City prepared a written Fiscal Plan for Municipal Annexation ("Fiscal Plan") that describes the proposed provision of both non-capital and capital services to the Annexation Territory and was initially adopted via Resolution 17-19 and amended via Resolution 21-12. The approval of a further amendment to the written Fiscal Plan is scheduled for consideration at a Common Council Session on September 15, 2021, when the Common Council will consider adoption of the proposed annexation.

Note on amendments, which have been incorporated into Ordinance 17-12:

At the May 19, 2021 Regular Session, the Council adopted Amendment 01 to Ordinance 17-12, which changed various date references and signature lines to bring the proposed ordinance forward to 2021 so that it could be properly considered by the Common Council.

At the August 31, 2021 Special Session, the Council adopted the following amendments:

- *Amendments 02 and 03, which removed identified parcels from the South-East Bloomington Annexation Area;*
- *Amendment 05, which added an impoundment fund and corresponding advisory board for South-East Bloomington Annexation Area.*

At the September 22, 2021 Special Session, the Council adopted Amendment 06 to Ordinance 17-12, which updated Exhibits A and B the acreage total to reflect previous amendments.

Distributed to: Clerk, Council Attorney, Legal, Mayor, Controller

EXHIBIT A

Map of South-East Bloomington Annexation Territory

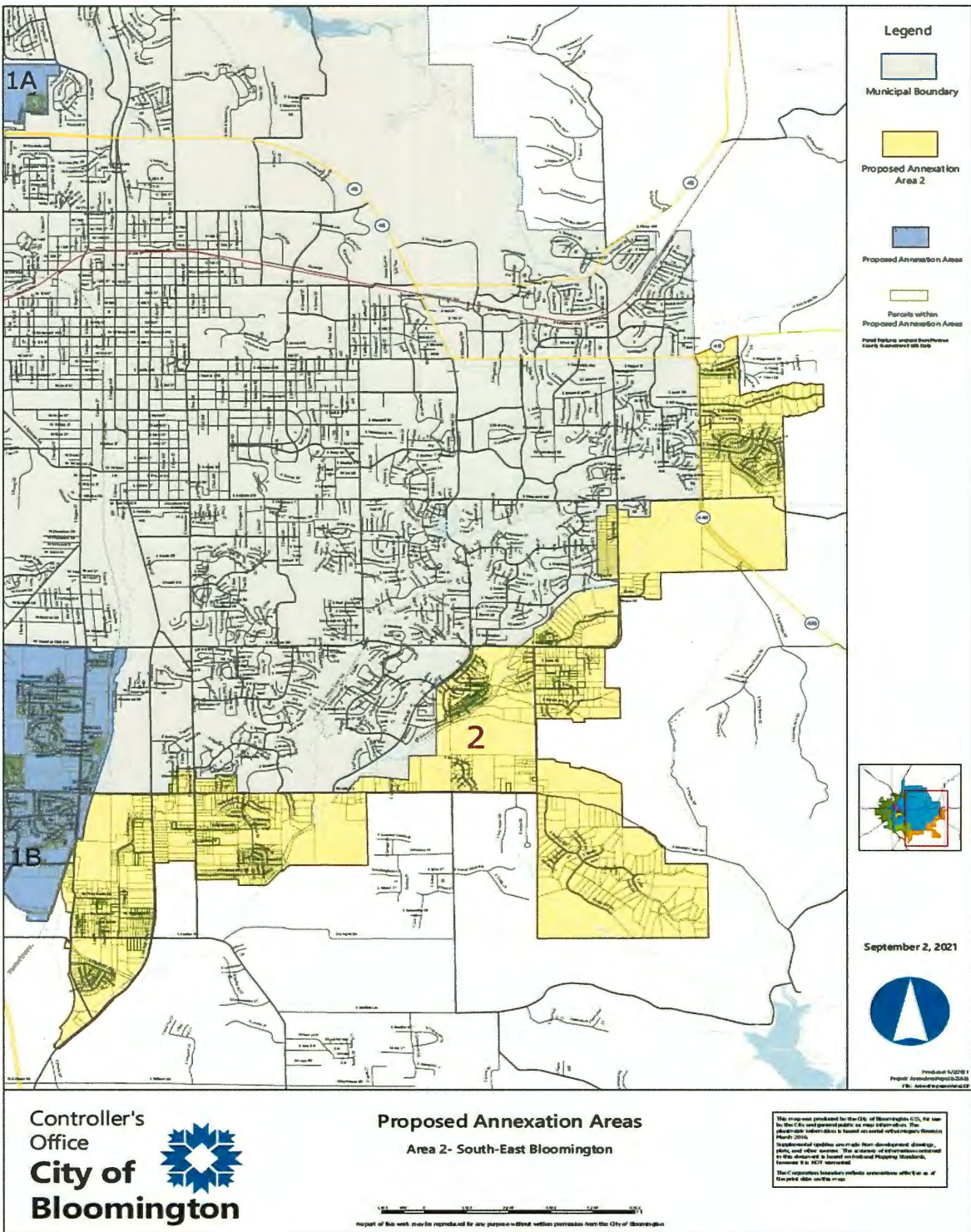


EXHIBIT B

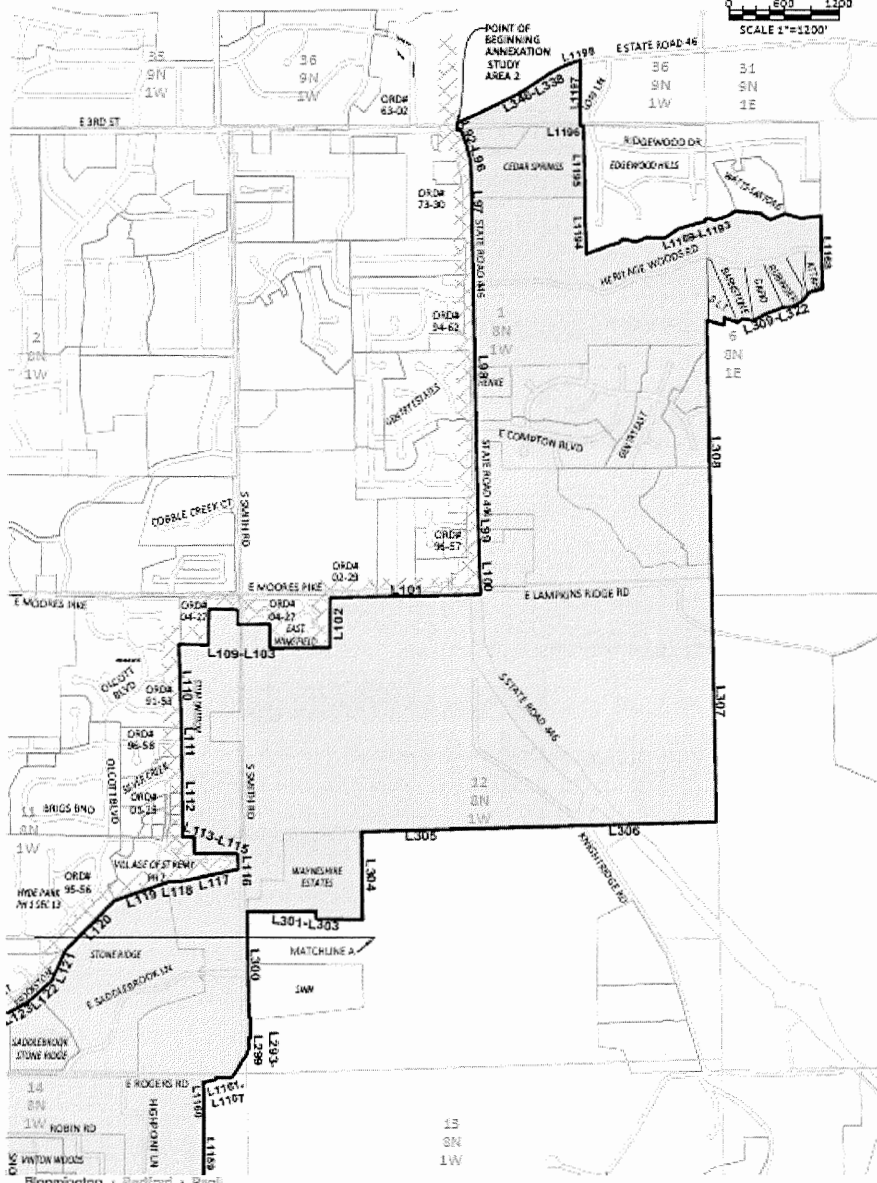
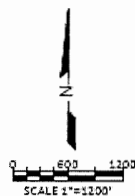
Legal Description of South-East Bloomington Annexation Territory



ANNEXATION STUDY AREA 2 (2017) EXHIBIT

A part of Section 31, Township 9 North, Range 1 East, Section 36, Township 9 North, Range 1 West, Section 6, Township 8 North, Range 1 East, Sections 1, 11, 12, 14, 15, 16, 20, 21, 22, 23, 24, 28 and 29, Township 8 North, Range 1 West Monroe County, Indiana

- SECTION LINE PER GIS
- ANNEXATION STUDY AREA
- ▨ EXISTING CITY OF BLOOMINGTON BOUNDARY

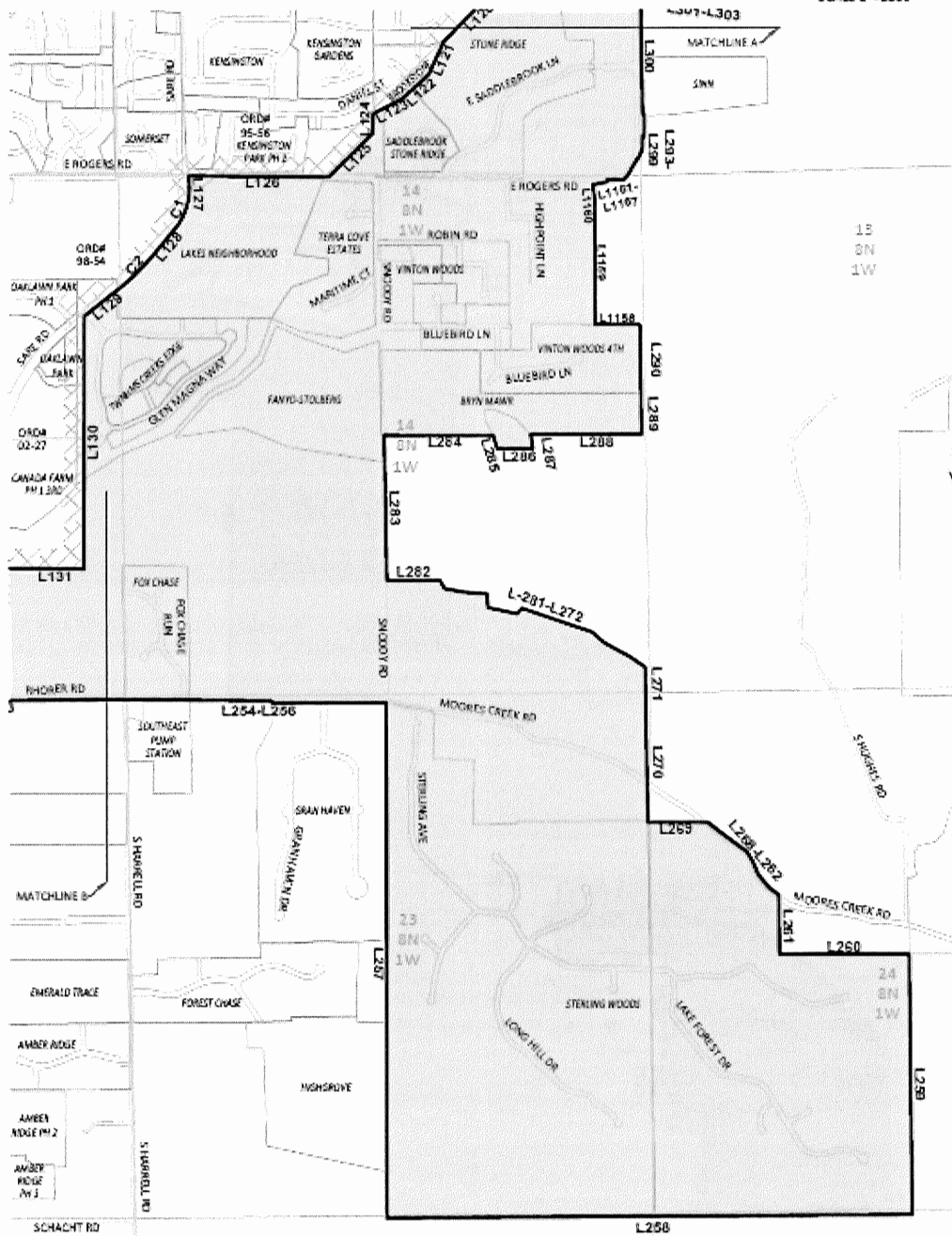
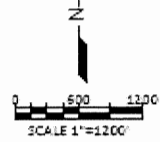




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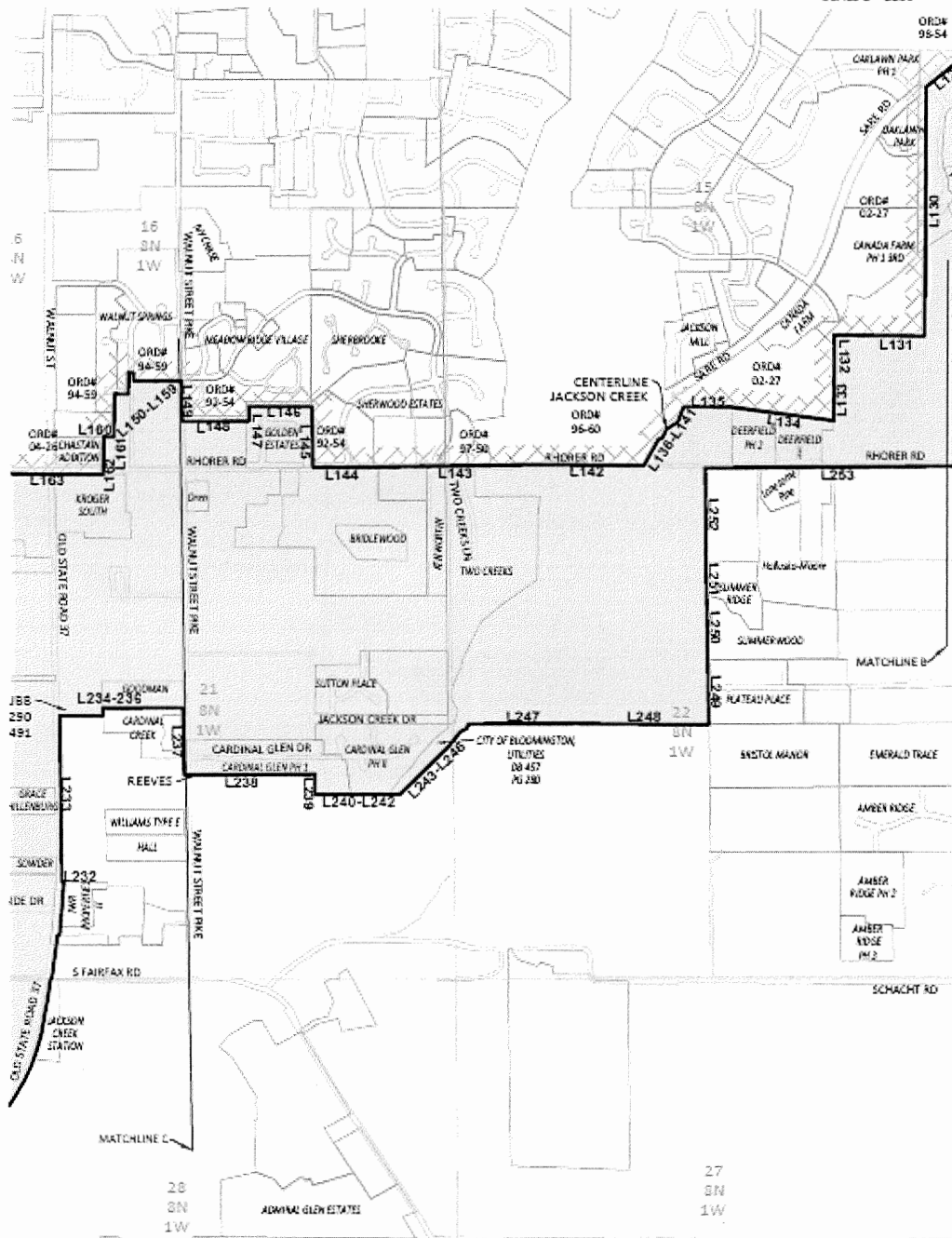
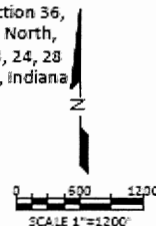
Bloomington • Bedford • Paoli



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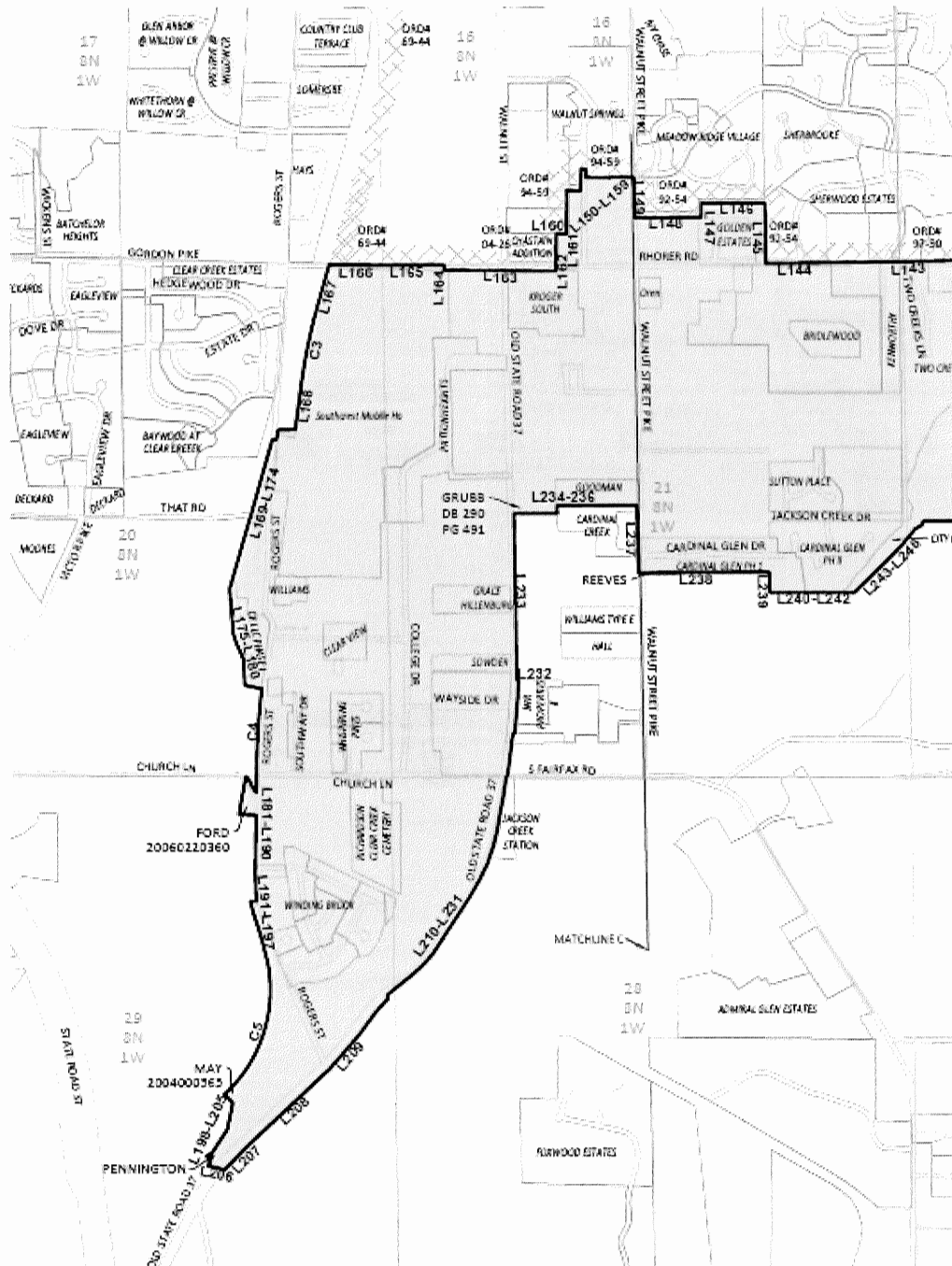
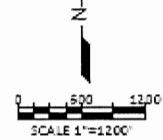




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AREA 2 LINE TABLE			AREA 2 LINE TABLE		
L92	3 00°18'00" E	61.61'	L168	3 07°64'50" W	370.77'
L93	N 78°12'50" E	42.65'	L169	3 32°16'10" W	171.00'
L94	3 19°33'50" E	162.28'	L170	3 10°00'01" W	130.81'
L95	3 15°27'04" E	160.78'	L171	N 00°00'00" W	43.04'
L96	3 07°42'51" E	103.12'	L172	3 15°42'11" W	147.84'
L97	3 01°16'18" E	600.08'	L173	3 15°47'48" W	665.83'
L98	3 01°16'18" E	2832.01'	L174	3 15°10'30" W	755.63'
L99	3 01°56'34" E	661.56'	L175	3 03°44'00" E	130.13'
L100	3 01°57'51" E	392.46'	L176	3 05°13'60" E	232.71'
L101	3 33°54'58" W	1645.34'	L177	3 17°12'28" E	100.67'
L102	3 00°04'04" W	564.37'	L178	3 23°44'10" E	177.77'
L103	3 30°26'21" W	658.54'	L179	3 03°18'14" E	258.31'
L104	N 00°09'53" W	264.18'	L180	3 78°08'33" E	173.89'
L105	3 30°34'57" W	354.83'	L181	3 00°58'51" W	171.00'
L106	N 00°07'58" E	166.09'	L182	N 55°09'23" W	22.33'
L107	N 88°58'02" W	310.72'	L183	N 34°50'42" W	44.70'
L108	3 00°24'18" W	394.00'	L184	N 25°06'53" W	73.50'
L109	N 88°58'02" W	330.00'	L185	N 38°29'52" W	42.97'
L110	3 02°11'37" E	903.62'	L186	3 11°12'51" W	238.09'
L111	3 01°06'37" E	326.01'	L187	3 09°10'34" W	128.63'
L112	3 00°30'38" E	885.70'	L188	3 05°23'62" W	20.96'
L113	3 30°16'58" E	123.56'	L189	3 38°47'37" E	159.64'
L114	3 00°43'46" E	181.82'	L190	3 01°01'28" W	608.16'
L115	3 30°16'58" E	480.97'	L191	3 01°38'32" E	199.28'
L116	3 00°26'20" E	171.31'	L192	3 07°33'13" E	79.92'
L117	3 77°57'44" W	610.57'	L193	3 39°33'62" W	66.16'
L118	3 30°47'14" W	166.37'	L194	3 14°54'19" E	117.67'
L119	3 70°42'46" W	615.57'	L195	3 17°54'09" E	162.16'
L120	3 44°42'10" W	764.42'	L196	3 16°33'16" E	152.00'
L121	3 24°19'51" W	366.90'	L197	3 14°02'12" E	134.42'
L122	3 47°36'23" W	359.30'	L198	3 44°07'66" E	122.14'
L123	3 62°41'36" W	332.94'	L199	3 11°46'26" W	273.81'
L124	3 00°06'40" W	193.68'	L200	3 33°18'60" W	62.68'
L125	3 46°12'26" W	631.77'	L201	3 33°18'60" W	227.47'
L126	N 89°17'61" W	1405.05'	L202	3 53°42'03" W	65.80'
L127	3 01°18'17" E	112.64'	L203	3 73°06'30" E	42.10'
L128	3 30°16'21" W	306.33'	L204	3 31°52'11" E	11.00'
L129	3 51°18'03" W	490.68'	L205	3 21°42'69" W	93.76'
L130	3 00°10'00" W	2645.78'	L206	3 70°46'01" E	153.36'
L131	N 89°23'43" W	915.24'	L207	N 44°24'29" E	373.31'
L132	3 00°20'50" E	236.34'	L208	N 40°30'31" E	1093.41'
L133	3 00°22'20" W	684.00'	L209	N 41°04'53" E	467.89'
L134	N 82°23'56" W	1037.60'	L210	N 36°11'29" E	297.02'
L135	N 89°26'50" W	492.34'	L211	N 43°29'50" E	170.67'
L136	3 20°38'37" W	163.54'	L212	N 01°09'10" W	45.37'
L137	3 50°31'54" W	115.79'	L213	N 50°20'30" E	153.80'
L138	3 79°59'00" W	12.88'	L214	N 61°30'04" E	147.89'
L139	3 25°07'00" W	107.58'	L215	N 48°37'53" E	132.26'
L140	3 65°50'46" W	41.34'	L216	N 43°42'55" E	130.43'
L141	3 29°20'10" W	304.00'	L217	N 39°12'18" E	70.88'
L142	N 89°23'16" W	1040.00'	L218	N 33°23'05" E	645.41'
L143	3 39°07'36" W	1771.44'	L219	N 30°27'21" E	222.32'
L144	3 30°36'11" W	642.47'	L220	N 25°04'37" E	151.40'
L145	N 00°42'27" W	615.95'	L221	N 19°20'03" E	175.00'
L146	N 00°00'00" W	636.37'	L222	N 14°38'40" E	151.05'
L147	3 00°00'00" E	148.53'	L223	N 09°33'53" E	205.70'
L148	3 30°40'41" W	677.97'	L224	N 11°46'28" E	124.70'
L149	N 01°00'30" W	411.10'	L225	N 08°24'25" E	203.23'
L150	N 89°08'30" W	238.00'	L226	N 19°07'50" E	62.58'
L151	3 00°00'00" E	0.62'	L227	N 07°16'34" E	211.36'
L152	N 89°08'30" W	243.51'	L228	N 07°27'50" E	207.42'
L153	N 00°50'03" E	84.50'	L229	N 89°37'20" E	25.13'
L154	N 89°08'30" W	50.50'	L230	N 04°36'13" E	359.42'
L155	3 00°50'03" W	220.00'	L231	N 03°29'42" E	154.49'
L156	N 89°08'30" W	123.45'	L232	N 59°50'00" W	19.80'
L157	N 89°08'30" W	18.35'	L233	N 01°00'47" W	1066.06'
L158	3 00°26'20" W	172.54'	L234	N 59°50'00" E	433.80'
L159	3 00°26'20" W	264.00'	L235	N 01°47'14" W	81.00'
L160	N 89°31'55" W	105.00'	L236	N 89°51'50" E	813.97'
L161	3 00°22'22" W	380.00'	L237	3 01°14'08" E	668.09'
L162	3 00°22'22" W	50.00'	L238	N 89°30'30" E	1327.07'
L163	N 89°31'55" W	1132.70'	L239	3 00°08'00" E	203.02'
L164	N 00°26'20" E	51.41'	L240	N 89°58'19" E	354.06'
L165	3 30°45'08" W	623.46'	L241	N 89°58'19" E	380.09'
L166	N 88°42'08" W	541.29'	L242	N 89°58'18" E	114.32'
L167	3 15°46'30" W	444.12'	L243	N 45°13'49" E	662.19'



ANNEXATION STUDY AREA 2 (2017) EXHIBIT
 A part of Section 31, Township 9 North, Range 1 East, Section 36,
 Township 9 North, Range 1 West, Section 6, Township 8 North,
 Range 1 East, Sections 1, 11, 12, 14, 15, 16, 20, 21, 22, 23, 24, 28
 and 29, Township 8 North, Range 1 West Monroe County, Indiana

AREA 2 LINE TABLE		
L244	N 38°27'43" E	195.10'
L245	N 00°40'52" E	73.74'
L246	N 26°14'09" E	60.31'
L247	N 82°51'22" E	1106.11'
L248	S 89°36'02" E	1324.61'
L249	N 00°50'47" W	654.84'
L250	N 01°07'17" W	662.02'
L251	N 01°07'21" W	339.33'
L252	N 00°42'26" W	652.81'
L253	N 89°39'14" E	2508.14'
L254	S 89°22'11" E	1499.40'
L255	S 00°28'20" E	19.80'
L256	S 89°57'07" E	1164.05'
L257	S 00°02'40" E	6197.62'
L258	N 89°40'14" E	6230.38'
L259	N 00°30'51" W	2538.03'
L260	S 89°58'19" W	1304.41'
L261	N 00°28'23" W	692.24'
L262	N 62°48'10" W	123.66'
L263	N 39°24'40" W	166.27'
L264	N 22°42'11" W	147.62'
L265	N 31°50'23" W	109.14'
L266	N 64°07'19" W	163.47'
L267	N 63°38'59" W	212.60'
L268	N 60°38'01" W	109.80'
L269	N 89°54'52" W	905.88'
L270	N 00°58'37" W	1232.89'
L271	N 00°50'19" W	335.02'
L272	N 65°44'18" W	179.40'
L273	N 61°20'48" W	295.24'
L274	N 48°39'27" W	170.27'
L275	N 70°58'07" W	745.08'
L276	S 39°44'58" W	76.17'
L277	N 77°54'10" W	363.90'
L278	N 03°20'49" W	137.38'
L279	N 85°30'01" W	238.03'
L280	N 79°27'17" W	192.82'
L281	N 30°00'31" W	102.00'
L282	S 89°59'58" W	632.24'
L283	N 01°02'17" W	1490.24'
L284	S 89°56'12" E	1067.85'
L285	S 10°43'02" E	142.00'
L286	N 89°18'53" E	367.66'
L287	N 09°11'19" W	136.04'
L288	N 89°46'31" E	1118.06'
L289	N 00°50'19" W	411.18'
L290	N 00°50'19" W	662.23'
L291	N 00°50'19" W	1467.47'
L292	N 00°18'52" W	221.61'
L293	S 37°19'19" E	9.58'
L294	N 27°21'49" E	68.98'
L295	N 19°30'07" E	68.98'
L296	N 01°06'42" W	121.30'
L297	S 69°22'40" E	21.18'
L298	N 00°03'20" E	238.93'
L299	S 88°46'24" W	15.61'
L300	N 00°56'34" W	1164.43'
L301	N 89°39'56" E	755.49'
L302	S 00°21'64" E	83.96'
L303	S 89°09'01" E	605.28'
L304	N 00°47'40" W	963.66'
L305	N 88°26'24" E	1269.14'
L306	N 88°26'24" E	2662.02'
L307	N 01°10'22" W	2646.25'
L308	N 01°11'54" W	2890.66'
L309	S 76°26'04" W	162.04'
L310	N 01°28'56" E	75.58'
L311	S 71°48'58" E	165.90'
L312	N 62°07'57" E	66.10'
L313	S 79°20'02" E	124.90'
L314	N 64°26'03" E	29.96'
L315	N 63°24'18" E	135.66'
L316	N 70°40'52" E	92.11'
L317	N 66°10'57" E	94.38'
L318	N 87°21'52" E	107.01'
L319	N 60°03'32" E	111.79'

AREA 2 LINE TABLE		
L320	N 38°41'47" E	130.24'
L321	N 47°40'58" E	41.99'
L322	N 73°16'58" E	132.02'
L323	N 91°14'47" W	1844.66'
L324	N 89°59'43" E	28.03'
L325	N 01°34'01" W	914.42'
L326	S 86°50'08" W	47.61'
L327	S 84°28'09" W	499.95'
L328	N 00°07'44" E	8.64'
L329	S 86°25'21" W	039.49'
L330	S 00°00'00" E	8.62'
L331	S 86°45'46" W	401.02'
L332	N 84°07'03" W	46.89'
L333	S 84°31'04" W	634.06'
L334	S 84°43'02" W	466.20'
L335	S 82°54'42" W	138.04'
L336	S 70°50'38" W	74.72'
L337	S 76°57'48" W	66.77'
L338	S 72°33'33" W	69.49'
L339	S 68°39'45" W	126.74'
L340	S 60°24'12" W	103.69'
L341	S 60°32'51" W	338.26'
L342	S 69°18'41" W	100.18'
L343	S 69°53'12" W	250.07'
L344	S 04°14'17" W	182.14'
L345	S 06°21'27" W	233.91'
L346	S 72°07'42" W	46.06'

AREA 2 CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	466.44'	668.38'	S 19°00'02" W	466.74'
C2	468.82'	2191.59'	S 45°18'12" W	467.98'
C3	888.67'	6699.56'	S 11°18'58" W	887.77'
C4	879.65'	6693.06'	S 05°20'17" W	878.90'
C6	1492.51'	1464.24'	S 17°37'56" W	1427.96'

LINE TABLE		
LINE	DISTANCE	
L158	N 80°45'57" W	464.35'
L159	N 00°00'21" W	1255.28'
L160	N 08°31'01" W	155.97'
L161	N 00°00'00" E	13.40'
L162	N 77°30'11" E	129.25'
L163	N 00°15'52" W	22.82'
L164	S 85°27'18" E	122.53'
L165	N 64°14'23" E	43.33'
L166	N 38°26'02" E	42.33'
L167	N 29°22'51" E	175.23'
L168	N 01°14'17" W	806.62'
L169	S 82°59'58" W	206.84'
L170	N 89°54'32" W	14.47'
L171	N 74°54'21" W	178.40'
L172	S 67°40'23" W	174.61'
L173	N 67°07'00" W	136.64'
L174	N 81°03'45" W	161.20'
L175	N 82°15'35" W	110.87'
L176	S 68°38'26" W	102.34'
L177	S 70°03'01" W	164.47'
L178	N 69°22'30" W	63.56'
L179	S 87°58'07" W	63.77'
L180	S 01°11'58" E	28.63'
L181	S 78°25'58" W	79.82'
L182	S 72°55'41" W	233.40'
L183	S 64°51'20" W	166.90'
L184	N 88°38'02" W	199.00'
L185	S 68°25'24" W	126.71'
L186	N 77°04'30" W	139.89'
L187	S 64°35'56" W	22.20'
L188	S 47°40'42" W	44.66'
L189	S 74°47'56" W	105.60'
L190	S 68°09'21" W	166.00'
L191	N 10°04'07" W	3.74'
L192	S 67°59'54" W	103.01'
L193	S 71°14'24" W	14.03'
L194	N 02°14'21" W	383.36'
L195	N 01°01'43" W	1035.52'
L196	S 88°44'48" W	37.68'
L197	N 00°00'19" E	722.84'
L198	S 76°57'48" W	11.97'

NOTE:

- THIS PLAN AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017 WITH A REVISION IN SEPTEMBER, 2021. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.
- THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.
- 2755.15 ACRES CALCULATED IN AREA 2.
- TOTAL LENGTH OF AREA 2 BOUNDARY: 122,363' CONTIGUOUS WITH EXISTING BOUNDARY: 37,024' NON-CONTIGUOUS WITH EXISTING BOUNDARY: 85,339' PERCENTAGE OF AREA 2 CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 30.3%.
- LINES 291, 292 and 323-327 INTENTIONALLY DELETED IN SEPTEMBER, 2021.

City of Bloomington Indiana Annexation Study Area Number 2 Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 2 as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017 with a revision in September, 2021. The following described lines are intended to be coincident with existing annexation ordinance and parcel boundary lines. No field work was performed in preparing this description. Bearings and distances shown were taken from the Monroe County Geographic Information System files.

A part of Section 31, Township 9 North, Range 1 East, Section 36, Township 9 North, Range 1 West, Section 6, Township 8 North, Range 1 East, Sections 1, 11, 12, 14, 15, 16, 20, 21, 22, 23, 24, 28 and 29, Township 8 North, Range 1 West Monroe County, Indiana, more particularly described as:

Beginning at the point of intersection of the north right of way line of State Highway Number 46 and the east line of the Southwest Quarter of Section 36, Township 9 North, Range 1 West, Monroe County, Indiana, said point being on the eastern line of Ordinance 63-02; thence SOUTH 00 degrees 18 minutes 09 seconds EAST a distance of 81.61 feet coincident with said Ordinance 63-02 and with the extension of said east line to its intersection with the south right of way line of said State Highway Number 46; thence coincident with said south right of way line and a north line of Ordinance 73-30 NORTH 78 degrees 12 minutes 50 seconds EAST a distance of 42.66 feet to the east right of way line of Indiana State Highway #446; thence continuing coincident with said Ordinance 73-30 and coincident with said east right of way line the following 4 courses:

- 1) SOUTH 19 degrees 33 minutes 59 seconds EAST a distance of 162.28 feet;
- 2) SOUTH 16 degrees 27 minutes 04 seconds EAST a distance of 160.78 feet;
- 3) SOUTH 07 degrees 42 minutes 51 seconds EAST a distance of 103.12 feet;
- 4) SOUTH 01 degrees 16 minutes 18 seconds EAST a distance of 800.08 feet to the northeast corner of Ordinance 94-62;

thence continuing coincident with said east right of way line and coincident with said Ordinance 94-62 SOUTH 01 degrees 16 minutes 18 seconds EAST a distance of 2832.01 feet to the northeast corner of Ordinance 96-57; thence continuing coincident with said east right of way line and coincident with said Ordinance 96-57 SOUTH 01 degrees 55 minutes 34 seconds EAST a distance of 681.66 feet to a northeast corner of Ordinance 02-29; thence continuing coincident with said east right of way line and coincident with said Ordinance 02-29 SOUTH 01 degrees 57 minutes 51 seconds EAST a distance of 392.45 feet to the south right of way line of Moore's Pike; thence continuing coincident with said Ordinance 2-29 and coincident with said south right of way line SOUTH 88 degrees 54 minutes 58 seconds WEST a distance of 1645.24 feet to the east line of East Wingfield; thence coincident with said east line and the east line of Ordinance 04-27 SOUTH 00 degrees 04 minutes 04 seconds WEST a distance of 554.37 feet to the southeast corner thereof; thence coincident with a south line of said East Wingfield and said Ordinance 04-27 SOUTH 89 degrees 26 minutes 21 seconds WEST a distance of 658.64 feet to a southwest corner thereof; thence coincident with a west line of said East Wingfield and said Ordinance 04-27 NORTH 00 degrees 03 minutes 53 seconds WEST a distance of 264.18 feet to a corner thereof; thence coincident with a south line of said East Wingfield and said Ordinance 04-27 SOUTH 89 degrees 34 minutes 57 seconds WEST a distance of 354.83 feet to the west right of way line of Smith Road; thence coincident with said right of way line and said Ordinance 04-27 NORTH 00 degrees 07 minutes 58 seconds EAST a distance of 165.03 feet to the south line of Lot 2 in Rolling Hills; thence coincident with said south line and said Ordinance 04-27 NORTH 88 degrees 58 minutes 20 seconds WEST a distance of 310.72 feet to the southwest corner of said Lot 2; thence coincident with the east lines of Lots 73 through 78 in said Rolling Hills and said Ordinance 04-27 SOUTH 00 degrees 24 minutes 18 seconds WEST a distance of 396.00 feet; thence coincident with the south line of said Lot 73 and said Ordinance 04-27 NORTH 88 degrees 58 minutes 20 seconds WEST a distance of 330.00 feet to the southwest corner of said Lot 73 and said Ordinance 04-27; thence coincident with the east line of Hyde Park Section 12 and Ordinance 91-53 SOUTH 02 degrees 11 minutes 37 seconds EAST a distance of 903.62 feet to the northeast corner of Ordinance 96-58; thence coincident with said Ordinance 96-58 and the west line of Rolling Hills Addition SOUTH 01 degrees 05 minutes 37 seconds EAST a distance of 326.01 feet to the northeast corner of Ordinance 01-25; thence coincident with Ordinance 01-25 and said west line of Rolling Hills Addition SOUTH 00 degrees 30 minutes 38 seconds EAST a distance of 886.70 feet to the north line of the land of Ordinance 95-56 on the north line of the Village of St. Remy; thence coincident with said north line SOUTH 89 degrees 16 minutes 56 seconds EAST a distance of 123.56 feet to the northwest corner of the land of Sinn as stated in said Ordinance 95-56; thence coincident with Ordinance 95-56 and the land of Sinn the following 2 courses:

- 1) SOUTH 00 degrees 43 minutes 46 seconds EAST a distance of 181.62 feet;
- 2) SOUTH 89 degrees 16 minutes 58 seconds EAST a distance of 480.97 feet to the east line of Section 11, Township 8 North, Range 1 West;

thence coincident with said Ordinance 95-56 and said east line SOUTH 00 degrees 26 minutes 29 seconds EAST a distance of 171.31 feet; thence coincident with said Ordinance 95-56 and the south line of the Village of St. Remy the following 3 courses:

- 1) SOUTH 77 degrees 57 minutes 44 seconds WEST a distance of 610.67 feet;
- 2) SOUTH 86 degrees 47 minutes 14 seconds WEST a distance of 166.87 feet;
- 3) SOUTH 70 degrees 42 minutes 45 seconds WEST a distance of 616.67 feet;

thence coincident with said Ordinance 95-56 and the south line of Hyde Park, Section 13 SOUTH 44 degrees 42 minutes 10 seconds WEST a distance of 764.42 feet; thence coincident with said Ordinance 95-56 and the south line of Brookstone the following 3 courses:

- 1) SOUTH 24 degrees 19 minutes 51 seconds WEST a distance of 365.99 feet;
- 2) SOUTH 47 degrees 35 minutes 23 seconds WEST a distance of 359.39 feet;
- 3) SOUTH 62 degrees 41 minutes 35 seconds WEST a distance of 332.94 feet;

thence continuing coincident with said Ordinance 95-56 SOUTH 00 degrees 05 minutes 49 seconds WEST a distance of 193.98 feet; thence continuing coincident with said Ordinance 95-56 and the land of Mackey as stated in said Ordinance 95-56 SOUTH 45 degrees 12 minutes 26 seconds WEST a distance of 631.77 feet to the south line of said Section 11; thence coincident with said Ordinance 95-56 and said south line NORTH 89 degrees 17 minutes 51 seconds WEST a distance of 1405.95 feet to the east right of way line of Sare Road and the northeast corner of Ordinance 98-54; thence coincident with said Ordinance 98-54 and said east right of way line the following 5 courses:

- 1) SOUTH 01 degrees 18 minutes 17 seconds EAST a distance of 112.64 feet to the point of curvature of a curve concave westerly, with a radius of 658.08 feet, a chord bearing of SOUTH 19 degrees 00 minutes 02 seconds WEST, and a chord length of 456.74 feet;
- 2) Southerly along said curve a distance of 466.44 feet;
- 3) SOUTH 39 degrees 18 minutes 21 seconds WEST a distance of 309.33 feet to the point of curvature of a curve concave to the northwest, with a radius of 2191.63 feet, a chord bearing of SOUTH 45 degrees 18 minutes 12 seconds WEST, and a chord length of 457.98 feet;
- 4) Southerly along said curve a distance of 458.82 feet;
- 5) SOUTH 51 degrees 18 minutes 03 seconds WEST a distance of 490.08 feet to the northeast corner of Ordinance 02-27;

thence coincident with said Ordinance 02-27 and the west line of the land of Young as stated in said Ordinance SOUTH 00 degrees 10 minutes 09 seconds WEST a distance of 2546.78 feet to the south line of the Northeast Quarter of the Southeast Quarter of Section 15, Township 8 North, Range 1 West; thence coincident with said south line and said Ordinance 02-27 NORTH 89 degrees 23 minutes 43 seconds WEST a distance of 916.24 feet to the Southwest Corner of said quarter quarter; thence coincident with said Ordinance 02-27 and the west line of the land of Deckard as stated in said Ordinance SOUTH 00 degrees 20 minutes 59 seconds EAST a distance of 239.84 feet; thence continuing coincident with said Ordinance 02-27 and said west line SOUTH 00 degrees 22 minutes 20 seconds WEST a distance of 634.00 feet to the south line of Canada Farm; thence coincident with said south line and said Ordinance 02-27 NORTH 82 degrees 23 minutes 36 seconds WEST a distance of 1037.56 feet; thence continuing coincident with said south line and said Ordinance 02-27 NORTH 89 degrees 26 minutes 36 seconds WEST a distance of 492.34 feet to the centerline of Jackson Creek; thence coincident with said centerline and said Ordinance 02-27 SOUTH 20 degrees 38 minutes 37 seconds WEST a distance of 163.84 feet; thence continuing coincident with said centerline and said Ordinance 02-27 SOUTH 56 degrees 31 minutes 54 seconds WEST a distance of 116.73 feet to the east line of Annexation Ordinance 96-60; thence coincident with said Ordinance 96-60 and said centerline the following 3 courses:

- 1) SOUTH 79 degrees 59 minutes 09 seconds WEST a distance of 12.88 feet;
- 2) SOUTH 26 degrees 07 minutes 09 seconds WEST a distance of 107.68 feet;
- 3) SOUTH 68 degrees 50 minutes 45 seconds WEST a distance of 41.34 feet;

thence continuing coincident with said Ordinance 96-60 SOUTH 29 degrees 20 minutes 19 seconds WEST a distance of 304.00 feet to the north right of way line of Rhorer Road; thence coincident with said Ordinance 96-60 and said north line NORTH 89 degrees 23 minutes 15 seconds WEST a distance of 1040.00 feet to the southeast corner of Ordinance 97-50; thence coincident with said Ordinance 97-50 and said north line SOUTH 89 degrees 07 minutes 35 seconds WEST a distance of 1771.44 feet to a southeast corner of Ordinance 92-54; thence coincident with said Ordinance 92-54 and said north line SOUTH 89 degrees 36 minutes 11 seconds WEST a distance of 548.47 feet; thence leaving said north line and coincident with said Ordinance 92-54 and the west line of Sherwood Estates Section V as recorded in Plat Book 8 page 174 in the office of the Recorder of Monroe County, Indiana NORTH 00 degrees 42 minutes 27 seconds WEST a distance of 616.95 feet to the northeast corner of Golden Estates as recorded in Plat Cabinet C Envelope 29 in said office; thence coincident with said Ordinance 92-54 and the north line of said Golden Estates NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 639.87 feet; thence coincident with said Ordinance 92-54 SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 148.52 feet to the northeast corner of the Schroeder Tract as recorded in Deed Book 365, page 41 of said office; thence coincident with said Ordinance 92-54 and the north line of said tract SOUTH 89 degrees 40 minutes 41 seconds WEST a distance of 677.97 feet to the east right of way line of Walnut Street Pike; thence coincident with said east line and Ordinance 92-54 NORTH 01 degrees 00 minutes 30 seconds WEST a distance of 411.10 feet a southeast corner of Ordinance 94-59 at the southeast corner of Walnut Springs Subdivision, Phase I, Plat Cabinet C, Envelope 51 in said office; thence coincident with said Ordinance 94-59 and parallel with the south line of the Southwest Quarter of Section 16, Township 8 North, Range 1 West NORTH 89 degrees 08 minutes 30 seconds WEST a distance of 238.00 feet; thence continuing coincident with said Ordinance 94-59 SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 6.50 feet; thence continuing coincident with said Ordinance 94-59 NORTH 89 degrees 08 minutes 30 seconds WEST a distance of 248.51 feet to the east right of way line of Kennedy Drive; thence coincident with said Ordinance 94-59 and said

east line NORTH 00 degrees 50 minutes 03 seconds EAST a distance of 84.50 feet; thence coincident with said Ordinance 94-59 NORTH 89 degrees 08 minutes 30 seconds WEST a distance of 50.00 feet to the west right of way line of Kennedy Drive; thence coincident with said Ordinance 94-59 and said west line SOUTH 00 degrees 50 minutes 03 seconds WEST a distance of 220.00 feet; thence coincident with said Ordinance 94-59 NORTH 89 degrees 08 minutes 30 seconds WEST a distance of 123.45 feet to the east line of Walnut Springs Subdivision, Phase II, as recorded in Plat Cabinet C, Envelope 56; thence continuing coincident with said Ordinance 94-59 NORTH 89 degrees 08 minutes 30 seconds WEST a distance of 18.38 feet; thence continuing coincident with said Ordinance 94-59 SOUTH 00 degrees 25 minutes 20 seconds WEST a distance of 172.64 feet to the northeast corner of Ordinance 04-26; thence coincident with said Ordinance 04-26 the following 4 courses:

- 1) SOUTH 00 degrees 25 minutes 20 seconds WEST a distance of 264.00 feet;
- 2) NORTH 89 degrees 31 minutes 55 seconds WEST a distance of 106.00 feet;
- 3) SOUTH 00 degrees 22 minutes 22 seconds WEST a distance of 330.00 feet;
- 4) SOUTH 00 degrees 22 minutes 22 seconds WEST a distance of 50.00 feet to the south right of way line of Rhorer Road;

thence coincident with said Ordinance 04-26 and said south line NORTH 89 degrees 31 minutes 55 seconds WEST a distance of 1132.70 feet; thence continuing coincident with said Ordinance 04-26 NORTH 00 degrees 25 minutes 20 seconds EAST a distance of 51.41 feet to the south line of the Southwest Quarter of Section 16, Township 8 North, Range 1 West; thence coincident with Ordinance 69-44 and said south line SOUTH 89 degrees 46 minutes 08 seconds WEST a distance of 623.46 feet to the Southwest Corner of said Section 16; thence continuing coincident with said Ordinance 69-44 and the south line of Section 17, Township 8 North, Range 1 West NORTH 88 degrees 42 minutes 08 seconds WEST a distance of 541.29 feet to the eastern right of way line of the former Chicago, Indianapolis and Louisville Railroad; thence leaving said Ordinance 69-44, and the existing city of Bloomington boundary, and coincident with said eastern right of way line SOUTH 15 degrees 46 minutes 30 seconds WEST a distance of 444.12 feet to the point of curvature of a curve concave to the east, with a radius of 5699.65 feet, a chord bearing of SOUTH 11 degrees 18 minutes 30 seconds WEST and a chord length of 887.77 feet; thence southerly along said curve a distance of 888.67 feet; thence continuing coincident with said eastern right of way line SOUTH 07 degrees 54 minutes 50 seconds WEST a distance of 370.77 feet to the north line of a parcel in the name of David A Rose, Jacob, Whitney and Joshua Seth Young Trust, and Jessica Lynn & Craig Allen Newsome Trust, with a tax identification number of 53-08-20-100-057.000-008; thence leaving said eastern right of way line and coincident with said north line SOUTH 89 degrees 16 minutes 10 seconds WEST a distance of 171.90 feet to the eastern right of way line of South Rogers Street; thence coincident with said right of way line SOUTH 10 degrees 00 minutes 01 seconds WEST a distance of 100.81 feet; thence leaving said right of way line NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 43.04 feet to the eastern right of way line of a former railroad; thence coincident with said eastern right of way line the following 3 courses:

- 1) SOUTH 15 degrees 42 minutes 11 seconds WEST a distance of 147.84 feet;
- 2) SOUTH 15 degrees 47 minutes 48 seconds WEST a distance of 666.83 feet;
- 3) SOUTH 16 degrees 10 minutes 36 seconds WEST a distance of 755.63 feet;

thence leaving said eastern right of way line and coincident with the western line of CR, LLC Subdivision Phase One as recorded in Plat Cabinet C, Envelope 311 the following 6 courses:

- 1) SOUTH 03 degrees 44 minutes 00 seconds EAST a distance of 180.13 feet;
- 2) SOUTH 05 degrees 13 minutes 56 seconds EAST a distance of 282.71 feet;
- 3) SOUTH 17 degrees 12 minutes 28 seconds EAST a distance of 100.57 feet;
- 4) SOUTH 23 degrees 44 minutes 16 seconds EAST a distance of 177.77 feet;
- 5) SOUTH 03 degrees 18 minutes 14 seconds EAST a distance of 268.31 feet;
- 6) SOUTH 78 degrees 03 minutes 33 seconds EAST a distance of 173.89 feet to the western right of way line of South Rogers Street and the point of commencement of a non-tangent curve, concave to the east, with a radius of 6533.05 feet, a chord bearing of SOUTH 03 degrees 20 minutes 17 seconds WEST and a chord length of 878.90 feet;

thence southerly along said curve a distance of 879.56 feet; thence continuing coincident with said western right of way line SOUTH 00 degrees 38 minutes 51 seconds WEST a distance of 171.06 feet to the intersection of said western right of way line with the northern right of way line of West Church Lane; thence coincident with said northern right of way line the following 4 courses:

- 1) NORTH 55 degrees 09 minutes 28 seconds WEST a distance of 22.33 feet;
- 2) NORTH 34 degrees 59 minutes 40 seconds WEST a distance of 44.70 feet;
- 3) NORTH 25 degrees 06 minutes 53 seconds WEST a distance of 73.60 feet;
- 4) NORTH 38 degrees 29 minutes 52 seconds WEST a distance of 48.97 feet to the eastern right of way of a railroad;

thence coincident with said eastern right of way the following 3 courses:

- 1) SOUTH 11 degrees 12 minutes 51 seconds WEST a distance of 238.09 feet;
- 2) SOUTH 09 degrees 10 minutes 34 seconds WEST a distance of 126.63 feet;
- 3) SOUTH 05 degrees 23 minutes 52 seconds WEST a distance of 20.95 feet;

thence leaving said eastern right of way and coincident with the southern line of a parcel in the name of Eric and Emma Ford, as

recorded in Instrument Number 2006022030, SOUTH 88 degrees 47 minutes 37 seconds EAST a distance of 169.64 feet to the western right of way line of South Rogers Street; thence coincident with said western right of way line the following 3 courses:

- 1) SOUTH 01 degrees 01 minutes 28 seconds WEST a distance of 598.16 feet;
- 2) SOUTH 01 degrees 38 minutes 32 seconds EAST a distance of 199.28 feet;
- 3) SOUTH 07 degrees 33 minutes 13 seconds EAST a distance of 76.92 feet;

thence leaving said western right of way line SOUTH 89 degrees 33 minutes 52 seconds WEST a distance of 65.15 feet to the eastern right of way line of a railroad; thence coincident with said eastern right of way line the following 5 courses:

- 1) SOUTH 14 degrees 54 minutes 19 seconds EAST a distance of 117.67 feet;
- 2) SOUTH 17 degrees 54 minutes 09 seconds EAST a distance of 152.15 feet;
- 3) SOUTH 16 degrees 33 minutes 16 seconds EAST a distance of 162.00 feet;
- 4) SOUTH 14 degrees 02 minutes 12 seconds EAST a distance of 184.42 feet to the point of curvature of a curve concave westerly, with a radius of 1454.24 feet, a chord bearing of SOUTH 17 degrees 37 minutes 55 seconds WEST and a chord length of 1427.95 feet;
- 5) thence southerly along said curve a distance of 1492.61 feet;

thence leaving said eastern right of way line and coincident with the lines of a parcel in the name of J & H May Properties LLC, as recorded in Instrument Number 2004000565, the following 3 courses:

- 1) SOUTH 44 degrees 07 minutes 55 seconds EAST a distance of 122.14 feet;
- 2) SOUTH 11 degrees 45 minutes 25 seconds WEST a distance of 273.81 feet;
- 3) SOUTH 33 degrees 18 minutes 56 seconds WEST a distance of 52.08 feet;

thence coincident with the lines of a parcel in the name of Nathaniel C Pennington, with a tax identification number of 53-08-29-400-021.000-008, the following 6 courses:

- 1) SOUTH 33 degrees 18 minutes 56 seconds WEST a distance of 227.47 feet;
- 2) SOUTH 58 degrees 42 minutes 03 seconds WEST a distance of 65.80 feet;
- 3) SOUTH 73 degrees 05 minutes 36 seconds EAST a distance of 42.10 feet;
- 4) SOUTH 81 degrees 52 minutes 11 seconds EAST a distance of 11.00 feet;
- 5) SOUTH 21 degrees 42 minutes 59 seconds WEST a distance of 93.75 feet;
- 6) SOUTH 76 degrees 46 minutes 01 seconds EAST a distance of 168.36 feet to the eastern right of way line of South Old State Road 37;

thence coincident with said eastern right of way line the following 27 courses:

- 1) NORTH 44 degrees 24 minutes 29 seconds EAST a distance of 373.31 feet;
- 2) NORTH 46 degrees 36 minutes 31 seconds EAST a distance of 1093.41 feet;
- 3) NORTH 41 degrees 04 minutes 53 seconds EAST a distance of 457.89 feet;
- 4) NORTH 36 degrees 11 minutes 29 seconds EAST a distance of 297.02 feet;
- 5) NORTH 43 degrees 29 minutes 56 seconds EAST a distance of 170.67 feet;
- 6) NORTH 01 degrees 09 minutes 16 seconds WEST a distance of 46.87 feet;
- 7) NORTH 50 degrees 20 minutes 30 seconds EAST a distance of 153.86 feet;
- 8) NORTH 51 degrees 36 minutes 04 seconds EAST a distance of 147.89 feet;
- 9) NORTH 48 degrees 37 minutes 53 seconds EAST a distance of 132.26 feet;
- 10) NORTH 43 degrees 42 minutes 55 seconds EAST a distance of 130.43 feet;
- 11) NORTH 39 degrees 12 minutes 18 seconds EAST a distance of 70.88 feet;
- 12) NORTH 33 degrees 23 minutes 05 seconds EAST a distance of 645.41 feet;
- 13) NORTH 30 degrees 27 minutes 21 seconds EAST a distance of 222.32 feet;
- 14) NORTH 25 degrees 04 minutes 37 seconds EAST a distance of 181.40 feet;
- 15) NORTH 19 degrees 20 minutes 08 seconds EAST a distance of 176.06 feet;
- 16) NORTH 14 degrees 38 minutes 49 seconds EAST a distance of 161.05 feet;
- 17) NORTH 09 degrees 33 minutes 58 seconds EAST a distance of 206.70 feet;
- 18) NORTH 11 degrees 46 minutes 28 seconds EAST a distance of 124.70 feet;
- 19) NORTH 08 degrees 24 minutes 25 seconds EAST a distance of 203.22 feet;
- 20) NORTH 19 degrees 07 minutes 56 seconds EAST a distance of 52.68 feet;
- 21) NORTH 07 degrees 16 minutes 34 seconds EAST a distance of 211.36 feet;
- 22) NORTH 07 degrees 27 minutes 09 seconds EAST a distance of 207.42 feet;
- 23) NORTH 89 degrees 37 minutes 29 seconds EAST a distance of 20.13 feet;
- 24) NORTH 04 degrees 36 minutes 13 seconds EAST a distance of 359.42 feet;
- 25) NORTH 03 degrees 29 minutes 42 seconds EAST a distance of 184.49 feet;
- 26) NORTH 89 degrees 50 minutes 00 seconds WEST a distance of 19.86 feet;
- 27) NORTH 01 degrees 00 minutes 47 seconds WEST a distance of 1696.65 feet to the southwest corner of a parcel in the name of Donald E. & Waneta J. Grubb, as recorded in Deed Book 290, Page 491;

thence leaving said eastern right of way line and coincident with the south line of said Grubb parcel NORTH 89 degrees 59

minutes 09 seconds EAST a distance of 438.50 feet to the southeast corner said parcel; thence coincident with the east line of said parcel NORTH 01 degrees 47 minutes 14 seconds WEST a distance of 81.00 feet to the southwest corner of a parcel in the name of Harold & Diana Sue Goodman, as recorded in Instrument Number 2006002837; thence coincident with the south line of said Goodman parcel NORTH 89 degrees 51 minutes 56 seconds EAST a distance of 813.97 feet to the west right of way line of South Walnut Street Pike; thence coincident with said west right of way line SOUTH 01 degrees 14 minutes 08 seconds EAST a distance of 686.03 feet to the point of intersection of said west right of way line and the south line extended of a parcel in the name of Stanley R. Reeves, with a tax identification number of 53-08-21-400-007.000-008; thence coincident with said south line extended and said south line NORTH 89 degrees 39 minutes 36 seconds EAST a distance of 1327.07 feet to a western line of Cardinal Glen Phase I as recorded in Plat Cabinet C, Envelope 245; thence coincident with said western line SOUTH 00 degrees 03 minutes 00 seconds EAST a distance of 208.02 feet to a southwestern corner of said Cardinal Glen Phase I; thence along a southern line of said Cardinal Glen Phase I NORTH 89 degrees 58 minutes 19 seconds EAST a distance of 364.06 feet to a southwestern corner of Cardinal Glen Phase II as recorded in Plat Cabinet C, Envelope 291; thence coincident with the south line of said Cardinal Glen Phase II NORTH 89 degrees 58 minutes 19 seconds EAST a distance of 380.09 feet to a southeast corner of said Cardinal Glen Phase II; thence continuing NORTH 89 degrees 58 minutes 18 seconds EAST a distance of 114.32 feet to the eastern line of a parcel in the name of the City of Bloomington Utilities, as recorded in Deed Book 457, Page 280; thence coincident with said eastern line NORTH 45 degrees 13 minutes 49 seconds EAST a distance of 692.19 feet to the southernmost corner of a parcel in the name of the City of Bloomington Utilities, as recorded in Deed Book 456, Page 516; thence coincident with the southeastern line of said parcel the following 3 courses:

- 1) NORTH 38 degrees 27 minutes 43 seconds EAST a distance of 196.16 feet;
- 2) NORTH 60 degrees 40 minutes 59 seconds EAST a distance of 73.74 feet;
- 3) NORTH 25 degrees 14 minutes 09 seconds EAST a distance of 50.31 feet to the north line of the Southwest Quarter of Section 22, Township 8 North, Range 1 West;

thence coincident with said north line NORTH 89 degrees 51 minutes 20 seconds EAST a distance of 1106.11 feet to the Northeast Corner of the east half of said Southwest Quarter; thence continuing coincident with said north line SOUTH 89 degrees 35 minutes 02 seconds EAST a distance of 1324.51 feet to the southwest corner of Plateau Place Second Addition as recorded in Plat Cabinet B, Envelope 323; thence coincident with the west line of said Plateau Place Second Addition NORTH 00 degrees 56 minutes 47 seconds WEST a distance of 654.84 feet to the southwest corner of Summerwood Subdivision as recorded in Plat Cabinet D, Envelope 54; thence coincident with the west line of said Summerwood Subdivision NORTH 01 degrees 07 minutes 17 seconds WEST a distance of 660.62 feet to a southwestern corner of Summer Ridge Minor Subdivision as recorded in Plat Cabinet D, Envelope 62; thence coincident with the west line of said Summer Ridge Minor Subdivision and the west line of the Northeast Quarter of Section 22, Township 8 North, Range 1 West, NORTH 01 degrees 07 minutes 21 seconds WEST a distance of 339.33 feet to the northwest corner of said Summer Ridge Minor Subdivision; thence continuing coincident with said west line of said Northeast Quarter NORTH 00 degrees 42 minutes 25 seconds WEST a distance of 950.81 feet to the south right of way line of Rhorer Road; thence coincident with said south right of way line the following 4 courses:

- 1) NORTH 89 degrees 33 minutes 14 seconds EAST a distance of 2608.14 feet;
- 2) SOUTH 89 degrees 22 minutes 11 seconds EAST a distance of 1499.40 feet;
- 3) SOUTH 00 degrees 23 minutes 29 seconds EAST a distance of 19.86 feet;
- 4) SOUTH 89 degrees 57 minutes 37 seconds EAST a distance of 1154.05 feet to the west line of Sterling Woods Subdivision, as recorded in Plat Cabinet C, Envelope 244;

thence coincident with the lines of said Sterling Woods Subdivision the following 4 courses:

- 1) SOUTH 00 degrees 02 minutes 49 seconds EAST a distance of 5197.52 feet;
- 2) NORTH 89 degrees 40 minutes 14 seconds EAST a distance of 5280.38 feet;
- 3) NORTH 00 degrees 36 minutes 51 seconds WEST a distance of 2638.93 feet;
- 4) SOUTH 89 degrees 53 minutes 19 seconds WEST a distance of 1304.41 feet to a corner of said Sterling Woods Subdivision;

thence coincident with an eastern line of said Sterling Woods Subdivision and said line extended NORTH 00 degrees 28 minutes 23 seconds WEST a distance of 592.24 feet to the northern right of way line of East Moores Creek Road; thence coincident with said northern line the following 7 courses:

- 1) NORTH 52 degrees 48 minutes 10 seconds WEST a distance of 123.65 feet;
- 2) NORTH 39 degrees 24 minutes 40 seconds WEST a distance of 169.27 feet;
- 3) NORTH 22 degrees 42 minutes 11 seconds WEST a distance of 147.62 feet;
- 4) NORTH 31 degrees 50 minutes 23 seconds WEST a distance of 109.14 feet;
- 5) NORTH 54 degrees 07 minutes 16 seconds WEST a distance of 163.47 feet;
- 6) NORTH 53 degrees 38 minutes 59 seconds WEST a distance of 212.60 feet;
- 7) NORTH 50 degrees 38 minutes 01 seconds WEST a distance of 109.80 feet to the south line of the Northwest Quarter of the Northwest Quarter of Section 24, Township 8 North, Range 1 West;

thence coincident with said south line NORTH 89 degrees 54 minutes 52 seconds WEST a distance of 605.88 feet to the

southwest corner of said quarter quarter; thence coincident with the west line of said quarter quarter NORTH 00 degrees 58 minutes 37 seconds WEST a distance of 1232.89 feet to the Southwest Corner of the Southwest Quarter of Section 13, Township 8 North, Range 1 West; thence coincident with the west line of said Southwest Quarter NORTH 00 degrees 50 minutes 19 seconds WEST a distance of 336.02 feet to a corner of a parcel in the name of Tibetan Cultural Center, Inc. C/o Thumpton Norbu, with a tax identification number of 53-08-14-400-007.000-008; thence coincident with the northern line of said parcel the following 11 courses:

- 1) NORTH 55 degrees 44 minutes 18 seconds WEST a distance of 179.40 feet;
- 2) NORTH 61 degrees 26 minutes 46 seconds WEST a distance of 295.24 feet;
- 3) NORTH 48 degrees 38 minutes 27 seconds WEST a distance of 170.27 feet;
- 4) NORTH 70 degrees 58 minutes 07 seconds WEST a distance of 745.08 feet;
- 5) SOUTH 39 degrees 44 minutes 58 seconds WEST a distance of 75.17 feet;
- 6) NORTH 77 degrees 54 minutes 10 seconds WEST a distance of 303.90 feet;
- 7) NORTH 03 degrees 20 minutes 49 seconds WEST a distance of 137.38 feet;
- 8) NORTH 85 degrees 36 minutes 01 seconds WEST a distance of 238.03 feet;
- 9) NORTH 79 degrees 27 minutes 17 seconds WEST a distance of 190.82 feet;
- 10) NORTH 30 degrees 00 minutes 01 seconds WEST a distance of 100.00 feet;
- 11) SOUTH 89 degrees 59 minutes 58 seconds WEST a distance of 532.24 feet to the east right of way line of Snoddy Road;

thence coincident with said east line NORTH 01 degrees 02 minutes 17 seconds WEST a distance of 1460.24 feet to the south line of Bryn Mawr Subdivision as recorded in Plat Cabinet C, Envelope 386; thence coincident with said south line SOUTH 89 degrees 55 minutes 12 seconds EAST a distance of 1097.86 feet to the western line of a tract in the name of Malcolm Dalglish and Judith A. Klein, with a tax identification number of 53-08-14-100-001.001-008; thence coincident with the lines of said parcel the following 3 courses:

- 1) SOUTH 16 degrees 43 minutes 02 seconds EAST a distance of 140.00 feet;
- 2) NORTH 89 degrees 18 minutes 53 seconds EAST a distance of 357.66 feet;
- 3) NORTH 09 degrees 11 minutes 19 seconds WEST a distance of 139.04 feet to the south line of the Northeast Quarter of Section 14, Township 8 North, Range 1 West;

thence coincident with said south line NORTH 89 degrees 46 minutes 31 seconds EAST a distance of 1118.65 feet to the Southeast Corner of said Northeast Quarter; thence coincident with the east line of said Northeast Quarter NORTH 00 degrees 50 minutes 19 seconds WEST a distance of 411.18 feet to the southeast corner of Vinton Woods Fourth Addition as recorded in Plat Cabinet B, Envelope 221; thence coincident with the east line of said Vinton Woods Fourth Addition NORTH 00 degrees 50 minutes 19 seconds WEST a distance of 690.28 feet to the northeast corner of said Vinton Woods Fourth Addition on the east line of said Northeast Quarter; thence coincident with the north line of said Vinton Woods Fourth Addition NORTH 89 degrees 46 minutes 57 seconds WEST a distance of 454.36 feet to the southwest corner of a parcel in the name of Karl Fredrick Frey, Barbara Louise Frey and Katharine Elizabeth Frey with a tax identification number of 53-08-14-100-021.000-008; thence coincident with the lines of said parcel the following 6 courses:

- 1) NORTH 00 degrees 00 minutes 01 seconds WEST a distance of 1255.28 feet;
- 2) NORTH 05 degrees 31 minutes 01 seconds WEST a distance of 155.97 feet;
- 3) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 16.49 feet;
- 4) NORTH 77 degrees 30 minutes 14 seconds EAST a distance of 129.56 feet;
- 5) NORTH 00 degrees 15 minutes 52 seconds WEST a distance of 22.52 feet;
- 6) SOUTH 88 degrees 57 minutes 18 seconds EAST a distance of 162.50 to the southern right of way line of East Rogers Road;

thence coincident with said southern right of way line the following 3 courses:

- 1) NORTH 44 degrees 44 minutes 26 seconds EAST a distance of 43.30 feet;
- 2) NORTH 35 degrees 26 minutes 00 seconds EAST a distance of 42.33 feet;
- 3) NORTH 29 degrees 22 minutes 51 seconds EAST a distance of 176.20 feet to the east right of way line of South Smith Road;

thence coincident with said eastern right of way the following 8 courses:

- 1) SOUTH 37 degrees 10 minutes 19 seconds EAST a distance of 9.68 feet;
- 2) NORTH 27 degrees 21 minutes 49 seconds EAST a distance of 58.98 feet;
- 3) NORTH 19 degrees 30 minutes 07 seconds EAST a distance of 58.98 feet;
- 4) NORTH 01 degrees 05 minutes 42 seconds WEST a distance of 121.30 feet;
- 5) SOUTH 63 degrees 22 minutes 40 seconds EAST a distance of 21.18 feet;
- 6) NORTH 00 degrees 03 minutes 20 seconds EAST a distance of 236.93 feet;
- 7) SOUTH 88 degrees 46 minutes 24 seconds WEST a distance of 15.51 feet;

- 8) NORTH 00 degrees 55 minutes 34 seconds WEST a distance of 1154.43 feet to the south line of Wayneshire Estates Subdivision Phase I, as recorded in Plat Cabinet D, Envelope 44;

thence coincident with the lines of said Wayneshire Estates Subdivision Phase I the following 4 courses:

- 1) NORTH 89 degrees 36 minutes 56 seconds EAST a distance of 755.49 feet;
- 2) SOUTH 00 degrees 21 minutes 54 seconds EAST a distance of 83.05 feet;
- 3) SOUTH 89 degrees 09 minutes 31 seconds EAST a distance of 505.28 feet;
- 4) NORTH 00 degrees 47 minutes 40 seconds WEST a distance of 963.65 feet to the south line of the Northwest Quarter of Section 12, Township 8 North, Range 1 West;

thence coincident with said south line NORTH 88 degrees 25 minutes 24 seconds EAST a distance of 1293.14 feet; to the Southwest Corner of the Northeast Quarter of said Section 12; thence coincident with the south line of said Northeast Quarter NORTH 88 degrees 25 minutes 24 seconds EAST a distance of 2592.02 feet to the Southeast Corner of said Northeast Quarter; thence coincident with the east line of said Northeast Quarter NORTH 01 degrees 16 minutes 22 seconds WEST a distance of 2645.25 feet to the Southeast Corner of Section 1, Township 8 North, Range 1 West; thence coincident with the east line of said Section 1 NORTH 01 degrees 11 minutes 54 seconds WEST a distance of 2869.55 feet to the southwest corner of a parcel in the name of Sycamore Land Trust Inc, with a tax identification number of 53-07-06-200-010.000-014; thence coincident with the southern line of said parcel the following 3 courses:

- 1) SOUTH 75 degrees 25 minutes 04 seconds EAST a distance of 192.94 feet;
- 2) NORTH 01 degrees 28 minutes 55 seconds EAST a distance of 76.58 feet;
- 3) SOUTH 71 degrees 48 minutes 58 seconds EAST a distance of 156.90 feet to the southwest corner of a parcel in the name of Elli P. Barnstone Revocable Trust, as recorded in Instrument Number 2008009077

thence coincident with the southern line of said parcel the following 2 courses:

- 1) NORTH 52 degrees 07 minutes 57 seconds EAST a distance of 65.10 feet;
- 2) SOUTH 79 degrees 20 minutes 02 seconds EAST a distance of 124.90 feet to the southwest corner of a parcel in the name of Roy M. and Jonnamarie Capiro Revocable Living Trust, as recorded in Instrument Number 2013007314;

thence coincident with the southern line of said parcel the following 4 courses:

- 1) NORTH 54 degrees 25 minutes 03 seconds EAST a distance of 29.95 feet;
- 2) NORTH 63 degrees 24 minutes 16 seconds EAST a distance of 136.55 feet;
- 3) NORTH 70 degrees 40 minutes 52 seconds EAST a distance of 92.11 feet;
- 4) NORTH 66 degrees 16 minutes 57 seconds EAST a distance of 94.38 feet to the southwest corner of a parcel in the name of Richard and Noriko Rubinger, as recorded in Deed Book 375, Page 147;

thence coincident with said parcel the following 2 courses:

- 1) NORTH 87 degrees 21 minutes 52 seconds EAST a distance of 107.91 feet;
- 2) NORTH 60 degrees 03 minutes 38 seconds EAST a distance of 111.76 feet to the southwest corner of a parcel in the name of Robert L. Ralston, as recorded in Instrument Number 2010005676;

thence coincident with said parcel NORTH 38 degrees 41 minutes 47 seconds EAST a distance of 100.24 feet to the southwest corner of a parcel in the name of Shahzeen Z. Attari, as recorded in Instrument Number 2013011431 thence coincident with said parcel the following 2 courses:

- 1) NORTH 47 degrees 46 minutes 58 seconds EAST a distance of 41.99 feet;
- 2) NORTH 76 degrees 16 minutes 58 seconds EAST a distance of 132.02 feet to the east line of the west half of the Northwest Quarter of Section 6, Township 8 North, Range 1 East;

thence coincident with said east line NORTH 01 degrees 14 minutes 17 seconds WEST a distance of 805.32 feet to the southeast corner of Edgewood Hills, an unrecorded subdivision; thence coincident with the lines of said Edgewood Hills the following 27 courses:

- 1) SOUTH 82 degrees 59 minutes 58 seconds WEST a distance of 205.84 feet;
- 2) NORTH 89 degrees 34 minutes 02 seconds WEST a distance of 14.47 feet;
- 3) NORTH 74 degrees 54 minutes 01 seconds WEST a distance of 178.40 feet;
- 4) SOUTH 67 degrees 40 minutes 23 seconds WEST a distance of 174.61 feet;
- 5) NORTH 57 degrees 07 minutes 00 seconds WEST a distance of 136.54 feet;
- 6) NORTH 86 degrees 33 minutes 45 seconds WEST a distance of 151.20 feet;
- 7) NORTH 82 degrees 15 minutes 35 seconds WEST a distance of 110.87 feet;
- 8) SOUTH 58 degrees 38 minutes 25 seconds WEST a distance of 102.34 feet;
- 9) SOUTH 70 degrees 00 minutes 01 seconds WEST a distance of 154.47 feet;
- 10) NORTH 69 degrees 22 minutes 39 seconds WEST a distance of 53.35 feet;
- 11) SOUTH 87 degrees 08 minutes 07 seconds WEST a distance of 53.77 feet;
- 12) SOUTH 01 degrees 11 minutes 55 seconds EAST a distance of 28.53 feet;
- 13) SOUTH 78 degrees 26 minutes 58 seconds WEST a distance of 79.82 feet;
- 14) SOUTH 72 degrees 55 minutes 41 seconds WEST a distance of 233.40 feet;

- 15) SOUTH 54 degrees 51 minutes 20 seconds WEST a distance of 165.90 feet;
- 16) NORTH 88 degrees 38 minutes 02 seconds WEST a distance of 199.00 feet;
- 17) SOUTH 68 degrees 25 minutes 24 seconds WEST a distance of 126.77 feet;
- 18) NORTH 77 degrees 04 minutes 30 seconds WEST a distance of 139.89 feet;
- 19) SOUTH 54 degrees 35 minutes 55 seconds WEST a distance of 22.20 feet;
- 20) SOUTH 47 degrees 46 minutes 42 seconds WEST a distance of 44.55 feet;
- 21) SOUTH 74 degrees 47 minutes 55 seconds WEST a distance of 105.50 feet;
- 22) SOUTH 68 degrees 09 minutes 21 seconds WEST a distance of 155.00 feet;
- 23) NORTH 16 degrees 04 minutes 07 seconds WEST a distance of 3.74 feet;
- 24) SOUTH 67 degrees 59 minutes 54 seconds WEST a distance of 103.01 feet;
- 25) SOUTH 71 degrees 14 minutes 24 seconds WEST a distance of 14.03 feet;
- 26) NORTH 02 degrees 14 minutes 21 seconds WEST a distance of 383.35 feet;
- 27) NORTH 01 degrees 01 minutes 42 seconds WEST a distance of 1035.92 feet to the northwest corner of said Edgewood Hills on the south line of Section 36, Township 9 North, Range 1 West;

thence coincident with said south line SOUTH 88 degrees 44 minutes 48 seconds WEST a distance of 37.68 feet to the southwest corner of a parcel now or formerly in the name of Jacques Cesbron and Virginia Cesbron with a tax identification number of 53-05-36-400-002.000-004; thence coincident with the west line of said parcel and the extended west line of a parcel now or formerly in the name of Joshua Paul and Holly J. Burton with a tax identification number of 53-05-36-400-030.000-004 NORTH 00 degrees 00 minutes 19 seconds EAST a distance of 722.84 feet to the northern right of way line of East State Road 46; thence coincident with said northern right of way line the following 10 courses:

- 1) SOUTH 75 degrees 57 minutes 48 seconds WEST a distance of 11.97 feet;
- 2) SOUTH 72 degrees 33 minutes 33 seconds WEST a distance of 69.49 feet;
- 3) SOUTH 68 degrees 39 minutes 45 seconds WEST a distance of 125.74 feet;
- 4) SOUTH 60 degrees 24 minutes 12 seconds WEST a distance of 163.59 feet;
- 5) SOUTH 56 degrees 32 minutes 31 seconds WEST a distance of 338.26 feet;
- 6) SOUTH 59 degrees 15 minutes 41 seconds WEST a distance of 100.18 feet;
- 7) SOUTH 63 degrees 53 minutes 12 seconds WEST a distance of 250.07 feet;
- 8) SOUTH 64 degrees 14 minutes 17 seconds WEST a distance of 182.14 feet;
- 9) SOUTH 65 degrees 21 minutes 27 seconds WEST a distance of 233.91 feet;
- 10) SOUTH 72 degrees 07 minutes 42 seconds WEST a distance of 45.05 feet to the point of beginning and containing 2755.15 acres, more or less.