



City of Bloomington Common Council

Legislative Packet

Containing legislation and materials related to:

Wednesday, 11 August 2021

Special Session

at 6:00 pm

**Please see the notes on the [Agenda](#) addressing public meetings during the public health emergency. For a schedule of upcoming meetings of the Council and the City's boards and commissions, please consult the City's [Calendar](#).*



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
SPECIAL SESSION
WEDNESDAY | 6:00 PM
11 August 2021

Per IC 5-14-1.5-3.7, this meeting will be conducted electronically.

The public may access the meeting at the following link:

<https://bloomington.zoom.us/j/94918610625?pwd=UkptSG1zOEt5aE50U0Q5VWNLNhrQT09>

- I. ROLL CALL
- II. AGENDA SUMMATION
- III. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS

**One three-minute comment period will be provided to each member of the public, who did not have the opportunity at the August 4, 2021 hearing, to speak about any of the ordinances listed below.*

- A. Ordinance 17-09 (Area 1A) - 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-West A Bloomington Annexation
- B. Ordinance 17-10 (Area 1B) - 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-West B Bloomington Annexation
- C. Ordinance 17-11 (Area 1C) - 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-West C Bloomington Annexation
- D. Ordinance 17-12 (Area 2) - 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
- E. Ordinance 17-13 (Area 3) - 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 – North Island Bloomington Annexation
- F. Ordinance 17-14 (Area 4) - 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 - Central Island Bloomington Annexation

----Continued on next page----

Posted: 06 August 2021

- G. Ordinance 17-15 (Area 5) - 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 Island Bloomington Annexation
- H. Ordinance 17-17 (Area 7) - 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 – North Bloomington Annexation

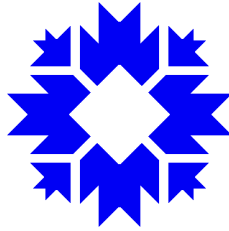
IV. COUNCIL SCHEDULE

V. ADJOURNMENT

Note: The ordinances listed above were first introduced at the Council's March 29, 2017 Special Session. At this meeting, the Council will reconvene a Special Session that began August 4, 2021 and was recessed in order to continue the public hearing and receive additional comments from the public on the ordinances. The Council will not be able to take final action on the legislation at this meeting. Members of the public may also submit written comments on the ordinances by emailing council@bloomington.in.gov or mailing comments to the Office of the Common Council, 401 N Morton St., Suite 110, Bloomington, IN 47404

STATEMENT ON PUBLIC MEETINGS DURING THE PUBLIC HEALTH EMERGENCY

Under Indiana Code 5-14-1.5-3.7, during a declared public health emergency, the Council and its committees may meet by electronic means. The public may simultaneously attend and observe this meeting at the link provided above. Please check [the Council Website at https://bloomington.in.gov/council](https://bloomington.in.gov/council) for the most up-to-date information on how the public can access Council meetings during the public health emergency.



**City of Bloomington
Office of the Common Council**

NOTICE

Wednesday, 11 August 2021
Special Session
at 6:00 pm

To continue the Public Hearing on:
Ordinance 17-09 (pertaining to annexation)
Ordinance 17-10 (pertaining to annexation)
Ordinance 17-11 (pertaining to annexation)
Ordinance 17-12 (pertaining to annexation)
Ordinance 17-13 (pertaining to annexation)
Ordinance 17-14 (pertaining to annexation)
Ordinance 17-15 (pertaining to annexation)
Ordinance 17-17 (pertaining to annexation)

Per IC 5-14-1.5-3.7, this meeting will be conducted electronically.

The public may access the meeting at the following link:

<https://bloomington.zoom.us/j/94918610625?pwd=UkptSG1zOEt5aE50U0Q5VWNLNhrQT09>

As a quorum of the Council or its committees may be present, this gathering constitutes a meeting under the Indiana Open Door Law (I.C. § 5-14-1.5). For that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.

STATEMENT ON PUBLIC MEETINGS DURING THE PUBLIC HEALTH EMERGENCY

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MEMO FROM COUNCIL OFFICE ON: ANNEXATION ORDINANCES RE: EIGHT PROPOSED ANNEXATION AREAS

Relevant Materials

- Council Office Memo
- Overview Map of Proposed Annexation Areas
- Annexation Ordinances and Exhibits A (Map) and B (Legal Description):
 - Ordinance 17-09
 - Ordinance 17-10
 - Ordinance 17-11
 - Ordinance 17-12
 - Ordinance 17-13
 - Ordinance 17-14
 - Ordinance 17-15
 - Ordinance 17-17
- Additional annexation information, materials, and resources available at:
<https://bloomington.in.gov/city/annexation> (including FAQs, maps of the annexation areas, the complete set of fiscal plans, and other detailed information on the proposed annexations) and
https://bloomington.in.gov/onboard/meetingFiles/download?meetingFile_id=8827
(the Council's May 19, 2021 Legislative Meeting Packet)

Contacts

Philippa Guthrie, Corporation Counsel, 812-349-3426, guthriep@bloomington.in.gov

Jeffrey Underwood, Controller, 812-349-3412, underwoj@bloomington.in.gov

Summary

On May 19, 2021, the Council resumed the process of considering eight annexation proposals that were initiated by the Office of the Mayor in early 2017. Due to action by the Indiana General Assembly and subsequent litigation, the Council's consideration of these proposals was halted in April 2017. Following the Indiana Supreme Court ruling in late 2020 (*Holcomb v. City of Bloomington*, 158 N.E.3d 1250 (Ind. 2020)), the city was able to resume the annexation process, which will involve consideration of several items of legislation over the upcoming months.

On August 11, 2021 at 6:00 p.m., the Council will reconvene a Special Session that began August 4, 2021 in order to continue the statutorily-required public hearing on the annexation proposals. When the meeting reconvenes, the Council will hear comments from interested members of the public who did not comment at the public hearing on August 4. Comments will be heard on a first come, first serve basis and will continue until all interested members of the public have been given an opportunity to speak. Beyond speaking at the hearing, members of the public are welcome to submit written comments to the Council by emailing council@bloomington.in.gov or by mailing comments to the Office of the Common Council, 401 N Morton St., Suite 110, Bloomington, IN 47404.



A timeline of the necessary steps in the annexation process, beginning with action taken in 2017, is included below.

Annexation is a highly prescribed process governed by state law. The detailed requirements for annexation are contained in the Indiana Code at IC 36- 4-3 et seq. Because of the complexity of the process and the particular proposals being brought forward, the city has retained financial consultant Reedy Financial Group P.C. to assist with the preparation of required fiscal plans and retained outside legal counsel, Bose McKinney & Evans (with Steve Unger playing lead role), to advise the City during its pursuit of these annexations.

Annexation process timeline:

- Feb. 15, 2017 Council adopted Resolutions for preliminary fiscal plans and initiated annexation process
- Feb. 17, 2017 City published/mailed notice of public outreach program to all landowners
- Mar. 20-25, 2017 City held six public information meetings at City Hall
- Mar. 29, 2017 Council introduced Annexation Ordinances and adopted fiscal plans
- April 22, 2017 General Assembly adopted IC 36-4-3-11.8, prohibiting Bloomington from proceeding with the annexation until July 1, 2022.

**ANNEXATION PROCESS IS STOPPED
(Public Hearings scheduled for May 31, 2017 cancelled)**

- Dec. 15, 2020 Indiana Supreme Court rules that the law halting Bloomington’s annexation was unconstitutional

RESUME ANNEXATION PROCESS

- May 19, 2021 Council adopted Resolutions for amended fiscal plans and confirmed new public hearing date
- June 1, 2021 City published notice of new public hearings and sent packets to landowners

WAIT AT LEAST 60 DAYS FROM ADOPTION AND MAILING OF NOTICE

- Aug. 4, 2021 Council holds Public Hearing on annexation ordinances
- Aug. 11, 2021 Council continues holding Public Hearing on annexation ordinances

WAIT AT LEAST 30 BUT NO MORE THAN 60 DAYS



Sept. 15, 2021 Council meets to consider adopting annexation ordinances; adopt updated/final fiscal plans via resolution as needed or appropriate

WITHIN 30 DAYS OF ADOPTION:

Sept/Oct. 2021 Publish adoption of ordinances and mail information to landowners outlining remonstrance process

REMONSTRANCE PROCESS

Jan. 1, 2024 Current effective date - Approved annexations take effect

Public Hearing

At the public hearing on August 4, 2021, the Council voted to structure public comment to provide for one, three-minute period of comment per person. Attendees were able to speak to one or as many of the annexation proposals as they wished during the allotted time. This structure will continue for the August 11, 2021 session. The public hearing will not entail a back-and-forth dialogue between members of Council and the public, though the Council and city administration may respond at a later date to questions posed by members of the public. Due to the number of people expected to attend the public hearing, it will not be possible to display visual aids provided by members of the public at the meeting. Members of the public may submit written comments or visual aids related to the annexation ordinances by emailing council@bloomington.in.gov or mailing comments to the Office of the Common Council, 401 N Morton St., Suite 110, Bloomington, IN 47404.

After the public hearing concludes, the Council may adopt the annexation ordinances not earlier than thirty (30) days or not later than sixty (60) days after the Council has held the public hearing. Final action on the ordinances is currently scheduled for September 15, 2021, subject to change by the Council.

Annexation Ordinances

If the Council adopts (and the Mayor signs) one or more of the annexation ordinances, additional notice required by state law will be both published in the newspaper and mailed directly to affected property owners. The city will mail notices to all property owners within the annexed areas to give notice of the applicability of the remonstrance process, along with instructions about when, where, and how individuals can remonstrate. This notice will also be published in the newspaper. The remonstrance process is the means by which property owners who are being annexed may legally object to the annexation. Only landowners who do not have valid waivers on their property have legal standing to object, and any such landowners who wish to object must sign a remonstrance petition. If there are sufficient numbers of petitioners to meet certain thresholds, an annexation ordinance may fail without further action, or petitioners may be required to file their objections in a court of law.



Please note that, under state law, the annexation ordinances must include terms and conditions fairly calculated to make the annexation equitable to the property owners and residents of the municipality and the annexed territory. The terms and conditions may include:

- (1) postponing the effective date of the annexation for not more than three (3) years; and
- (2) establishing equitable provisions for the future management and improvement of the annexed territory and for the rendering of needed services.

The ordinances currently provide for an effective date as of the January 1, 2024 assessment date.

Each ordinance must also assign the territory annexed by the ordinance to at least one (1) municipal legislative body district. Each of the proposed ordinances includes a provision to assign the annexation territory to a specific Council district. Beyond the initial assignment of territories to districts, additional redistricting will likely be required once the city knows which particular territories will become part of the city.

The annexation ordinances may be changed up until the final vote, with a few, important caveats. Please be aware that new areas or new property cannot be added to the proposals. Also, keep in mind that the area remaining after any reductions must meet contiguity requirements set out in statute. Members wishing to propose any reduction to one or more of the areas should that desire known to staff as soon as possible.

Depending on the scope of a proposed change, there may be significant work involved in updating any affected fiscal plans, maps, and legal descriptions. The Council may need to schedule an additional meeting after the public hearing but in advance of a final vote (currently scheduled for September 15) to discuss and act on proposed amendments. If the approved fiscal plans require updates as a result of changes to the annexation areas, the Council will be asked to consider additional resolutions approving of those updated fiscal plans.

ORDINANCE 17-09

**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-West A 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-West A 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-West A Bloomington Annexation Area” (“Annexation Territory”) are attached hereto as Exhibit A and Exhibit B, respectively; and
- WHEREAS, the Annexation Territory consists of approximately 3,232 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. 2. 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. 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 9. 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 10. 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 _____ day of _____, 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 _____ day of _____, 2021.

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2021.

JOHN HAMILTON, Mayor
City of Bloomington

Synopsis

Upon adoption, this ordinance would take various steps necessary for the annexation of the South-West A 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 adopted via Resolution 17-16. The approval of an amendment to the written Fiscal Plan is scheduled for consideration at a Common Council Session on May 19, 2021, with the understanding that the Fiscal Plan is subject to further amendment as part of the ongoing process of annexation review by the City. The next step in this ongoing process will be the conducting of public hearings on the proposed annexation which are scheduled for Wednesday, August 4th.

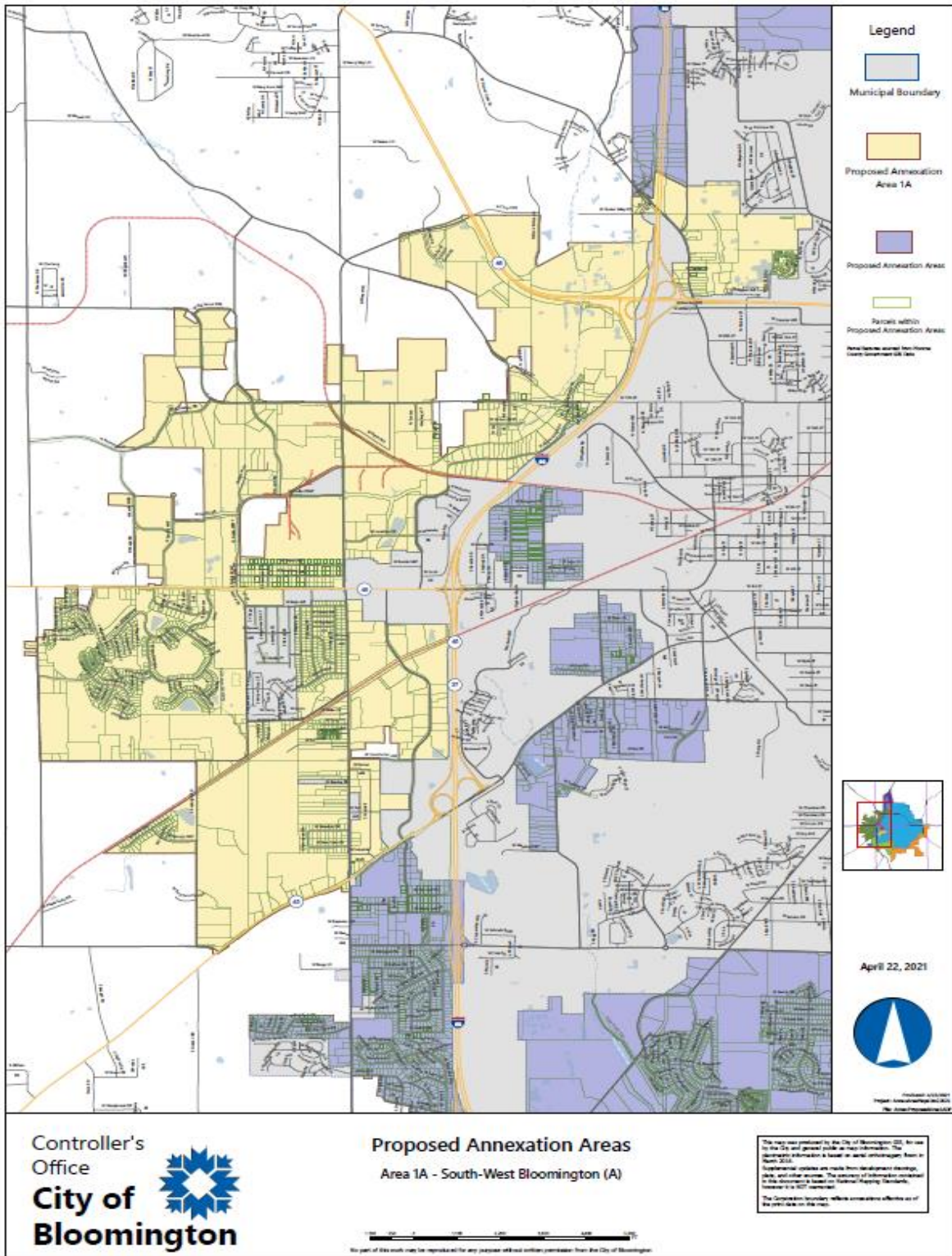
Note: At the May 19, 2021 Regular Session, the Council adopted Amendment 01 to Ordinance 17-09, which updated the map (Exhibit A) and legal description (Exhibit B) for South-West A Bloomington Annexation Area and also changed various date references and signature lines to bring the proposed ordinance forward to 2021 so that it could be properly considered by the Common Council.

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.

EXHIBIT A

Map of South-West A Bloomington Annexation Territory

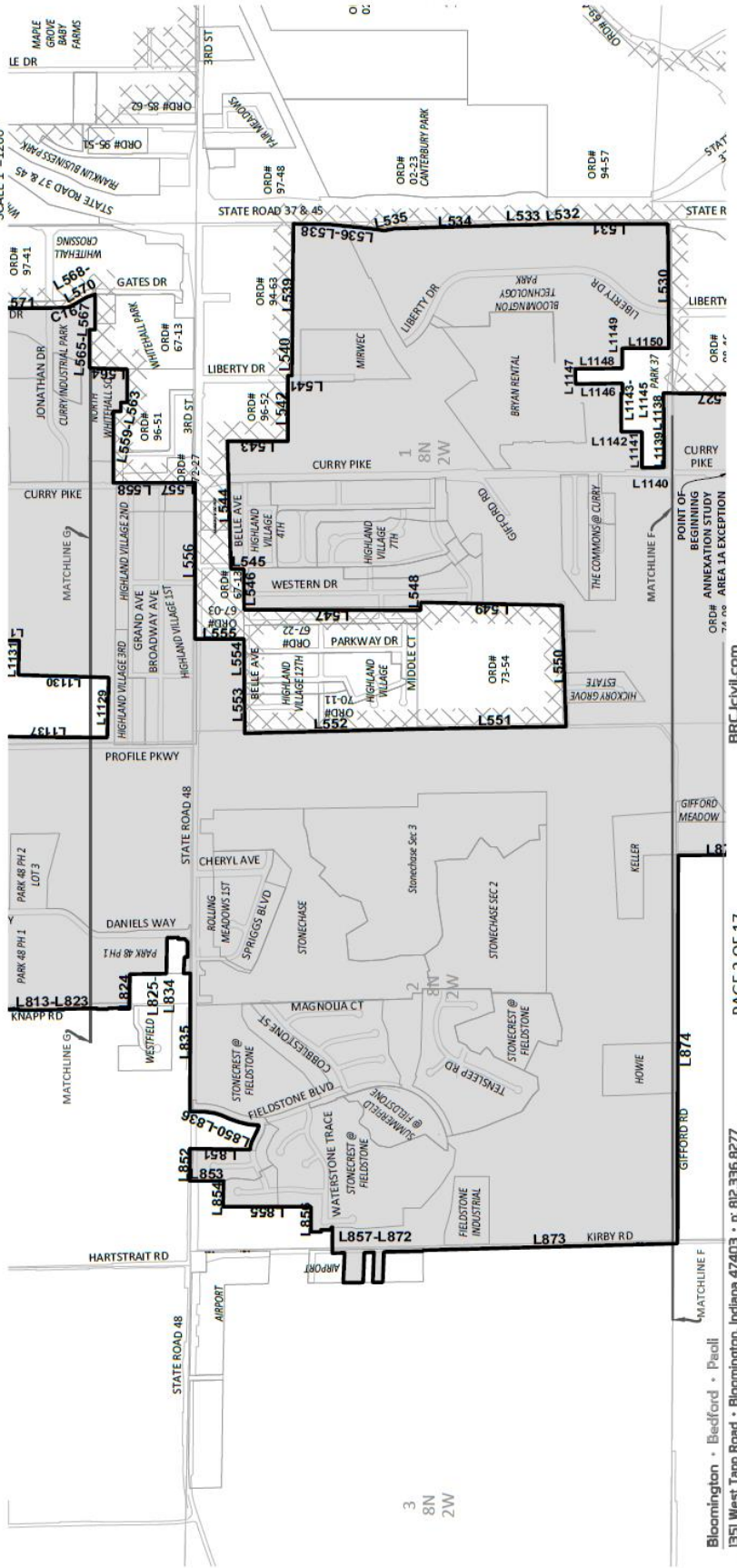




ANNEXATION STUDY AREA 1A (2017) EXHIBIT

A part of Sections 20, 29, 30 and 31, Township 9 North, Range 1 West, Sections 25, 26, 35 and 36, Township 9 North, Range 2 West, Sections 1, 2, 3, 11, 12 and 14, Township 8 North, Range 2 West, Monroe County, Indiana

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



Bloomington • Bedford • Peall

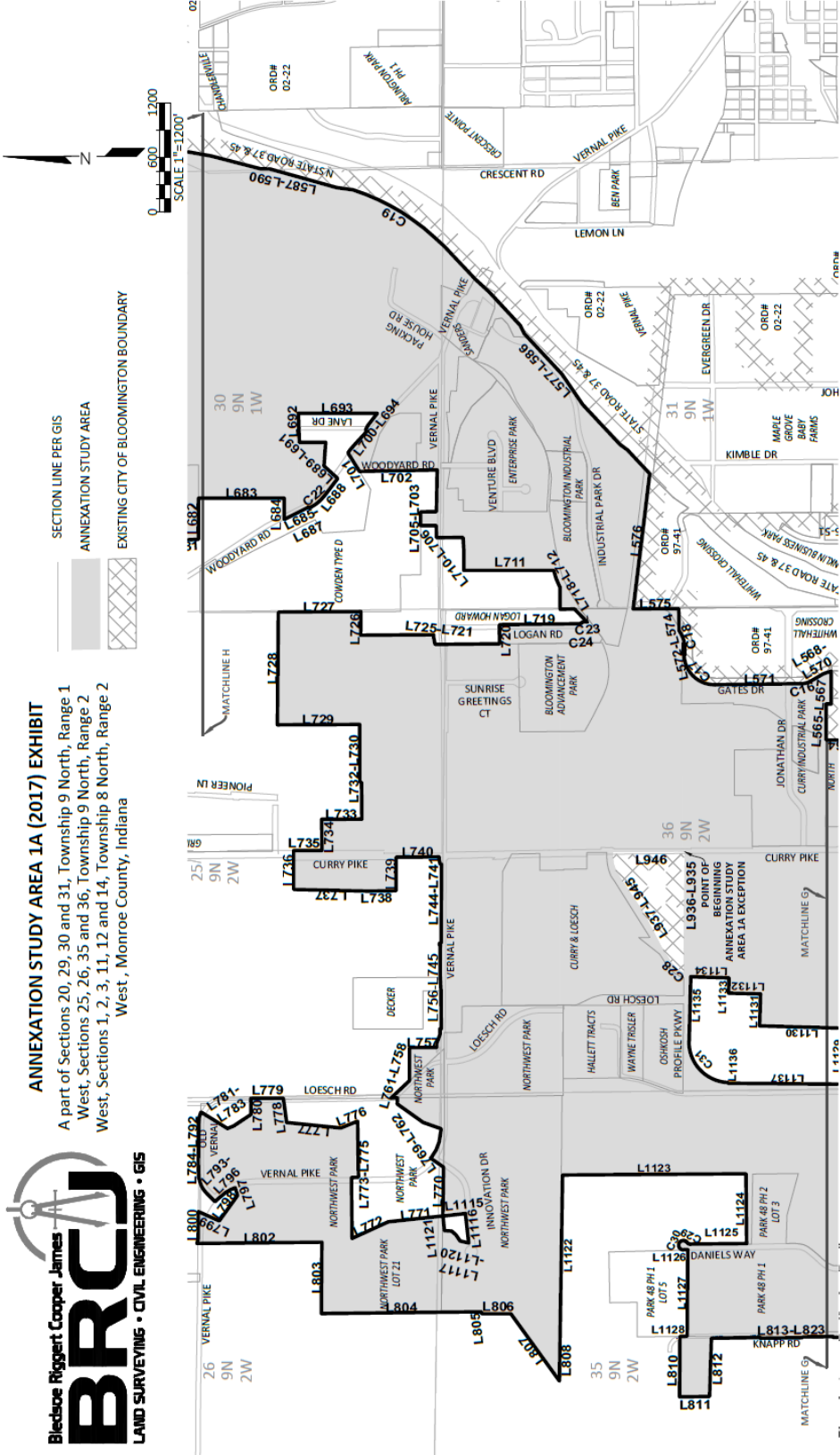
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ANNEXATION STUDY AREA 1A (2017) EXHIBIT

A part of Sections 20, 29, 30 and 31, Township 9 North, Range 1 West, Sections 25, 26, 35 and 36, Township 9 North, Range 2 West, Sections 1, 2, 3, 11, 12 and 14, Township 8 North, Range 2 West, Monroe County, Indiana

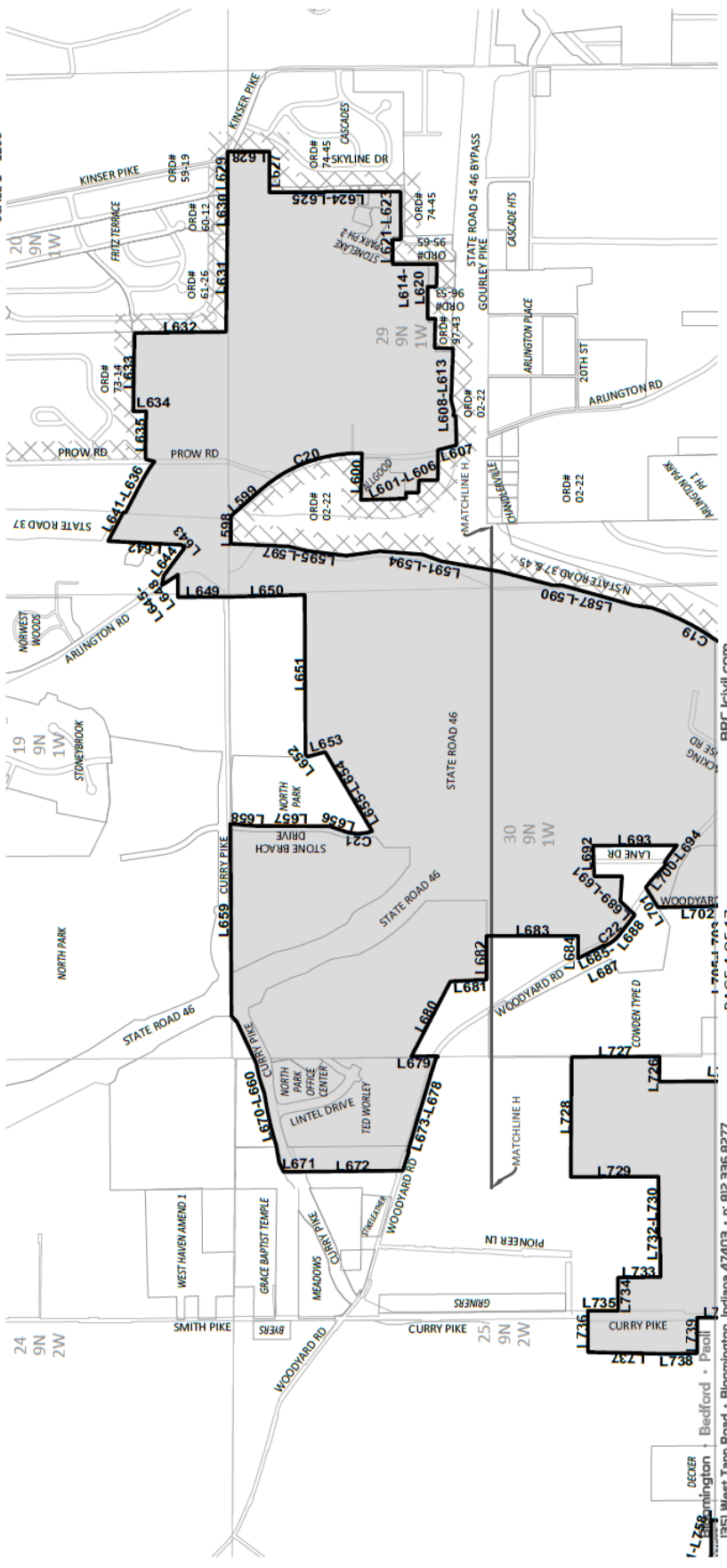
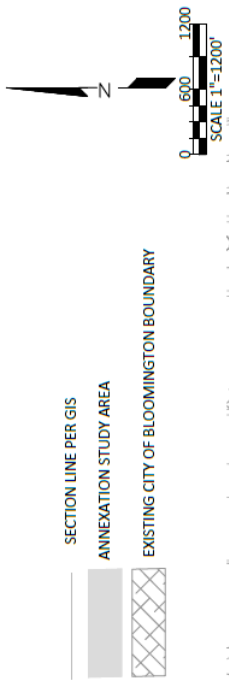
SECTION LINE PER GIS
 ANNEXATION STUDY AREA
 EXISTING CITY OF BLOOMINGTON BOUNDARY





ANNEXATION STUDY AREA 1A (2017) EXHIBIT

A part of Sections 20, 29, 30 and 31, Township 9 North, Range 1 West, Sections 25, 26, 35 and 36, Township 9 North, Range 2 West, Sections 1, 2, 3, 11, 12 and 14, Township 8 North, Range 2 West, Monroe County, Indiana



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ANNEXATION STUDY AREA 1A (2017) EXHIBIT

A part of Sections 20, 29, 30 and 31, Township 9 North, Range 1 West, Sections 25, 26, 35 and 36, Township 9 North, Range 2 West, Sections 1, 2, 3, 11, 12 and 14, Township 8 North, Range 2 West, Monroe County, Indiana

AREA 1A LINE TABLE			AREA 1A LINE TABLE			AREA 1A LINE TABLE		
L622	N 34°04'14" W	364.30'	L610	S 87°50'00" E	67.85'	L698	N 47°37'46" W	62.99'
L623	N 00°36'45" E	806.67'	L611	N 76°28'03" E	104.40'	L699	N 60°38'22" W	51.67'
L624	N 88°14'55" E	777.40'	L612	S 87°50'00" E	632.90'	L700	N 64°51'22" W	42.87'
L625	N 00°10'10" W	261.27'	L613	N 01°45'04" E	189.40'	L701	S 68°03'24" W	237.38'
L626	S 89°28'58" W	746.08'	L614	S 88°30'10" E	300.00'	L702	S 01°09'56" E	863.06'
L627	N 00°29'53" E	1057.10'	L615	N 00°00'00" W	80.93'	L703	N 89°05'20" W	469.81'
L628	S 89°01'50" E	46.34'	L616	N 89°50'50" E	106.84'	L704	N 00°28'04" W	176.20'
L629	S 78°56'12" E	188.10'	L617	N 89°50'50" E	106.84'	L705	S 89°47'31" W	160.00'
L630	N 89°28'00" E	1266.82'	L618	S 00°23'40" E	90.37'	L706	S 00°18'13" E	171.64'
L631	N 00°01'15" E	1194.02'	L619	S 88°30'10" E	231.98'	L707	S 89°26'20" W	131.83'
L632	N 04°32'45" W	99.01'	L620	N 00°00'00" W	466.22'	L708	S 00°02'11" E	292.76'
L633	N 00°36'29" W	260.22'	L621	N 90°00'00" E	262.20'	L709	S 89°41'16" W	126.01'
L634	N 01°44'18" W	1240.31'	L622	S 01°46'33" E	82.77'	L710	S 89°48'50" W	232.07'
L635	N 11°49'32" W	102.27'	L623	N 89°58'42" E	492.32'	L711	S 00°00'01" E	986.47'
L636	N 07°24'40" E	161.87'	L624	N 00°00'00" W	780.20'	L712	S 73°00'50" W	90.69'
L637	N 06°00'54" E	406.70'	L625	N 90°00'00" W	8.26'	L713	S 67°19'36" W	91.71'
L638	N 01°06'04" E	378.82'	L626	N 00°00'00" W	672.00'	L714	S 60°44'40" W	16.82'
L639	N 89°28'40" W	1448.26'	L627	N 90°00'00" E	419.00'	L715	S 89°59'58" W	239.58'
L640	N 90°00'00" W	102.90'	L628	N 00°00'00" W	431.13'	L716	S 00°28'16" E	169.07'
L641	N 00°00'00" W	42.00'	L629	S 89°53'05" W	462.31'	L717	S 45°53'31" W	200.52'
L642	N 90°00'00" W	668.00'	L630	N 89°28'28" W	300.00'	L718	N 45°31'46" W	12.49'
L643	N 00°00'00" W	619.00'	L631	N 89°19'00" W	1108.13'	L719	N 00°37'36" W	887.80'
L644	S 88°29'44" W	1303.67'	L632	N 00°36'30" W	943.94'	L720	S 89°11'57" W	211.40'
L645	S 00°02'00" E	130.00'	L633	N 89°10'20" W	804.71'	L721	N 00°28'16" W	611.46'
L646	S 89°11'00" W	417.00'	L634	S 00°36'30" E	132.00'	L722	N 00°28'16" W	96.26'
L647	S 00°00'08" W	1800.28'	L635	N 89°10'30" W	403.05'	L723	N 78°19'48" E	70.91'
L648	S 89°00'00" E	82.45'	L636	S 10°14'17" W	97.80'	L724	S 89°00'43" E	28.17'
L649	S 01°17'24" W	1446.48'	L637	N 61°26'13" W	72.70'	L725	N 00°27'41" W	800.77'
L650	S 88°10'50" W	1236.99'	L638	N 68°51'30" W	194.84'	L726	S 89°36'26" E	269.70'
L651	N 01°01'03" W	1604.26'	L639	N 62°22'40" W	398.78'	L727	N 00°18'12" W	903.90'
L652	N 01°26'16" W	1779.71'	L640	N 13°39'30" E	22.71'	L728	N 89°35'51" W	1234.67'
L653	N 89°38'00" E	810.26'	L641	N 62°19'32" W	336.37'	L729	S 00°17'18" E	900.78'
L654	N 89°24'20" E	164.84'	L642	S 02°50'00" W	768.29'	L730	S 89°46'40" W	633.16'
L655	N 00°02'36" W	600.23'	L643	S 49°16'10" W	43.81'	L731	S 01°24'06" E	16.89'
L656	N 89°59'48" E	1698.10'	L644	N 63°05'40" W	366.63'	L732	S 89°26'10" W	404.70'
L657	N 01°34'00" W	211.27'	L645	N 78°59'44" W	100.87'	L733	N 00°24'33" W	458.61'
L658	N 00°00'00" E	623.27'	L646	S 32°53'05" E	172.00'	L734	S 89°38'03" W	341.01'
L659	N 90°00'00" E	733.00'	L647	S 41°12'19" E	27.06'	L735	N 00°02'54" W	311.66'
L660	S 00°00'00" E	76.76'	L648	S 89°59'58" W	233.26'	L736	S 89°50'13" W	426.11'
L661	N 90°00'00" E	90.00'	L649	S 00°14'43" E	624.48'	L737	S 01°17'40" W	816.90'
L662	S 00°00'00" E	64.00'	L650	S 01°20'13" E	782.31'	L738	S 00°57'51" E	307.70'
L663	N 90°00'00" E	340.00'	L651	S 89°41'56" W	1041.28'	L739	N 89°59'58" E	306.88'
L664	N 01°19'00" E	383.01'	L652	S 60°53'44" W	30.36'	L740	S 00°13'20" E	471.60'
L665	N 90°00'00" E	394.87'	L653	S 16°14'21" E	187.79'	L741	N 87°26'10" W	29.97'
L666	S 00°00'00" E	66.72'	L654	S 69°13'50" W	961.39'	L742	S 73°27'14" W	60.89'
L667	N 90°00'00" E	368.84'	L655	N 14°21'30" W	31.80'	L743	S 00°00'20" W	16.14'
L668	N 17°56'33" W	73.06'	L656	N 18°27'04" E	168.30'	L744	N 89°42'37" W	898.49'
L669	N 26°06'30" W	28.61'	L657	N 00°25'00" E	781.92'	L745	N 00°19'32" E	18.40'
L670	N 30°03'50" W	142.36'	L658	N 04°30'22" E	241.10'	L746	N 87°37'37" W	21.42'
L671	N 00°40'40" W	982.36'	L659	S 89°35'40" W	1980.23'	L747	S 00°16'20" E	8.09'
L672	N 89°59'28" E	121.88'	L660	S 49°00'12" W	78.78'	L748	N 87°37'36" W	28.38'
L673	N 69°10'11" E	63.93'	L661	S 66°03'54" W	480.14'	L749	S 89°56'51" W	310.22'
L674	N 89°28'53" E	240.80'	L662	S 77°51'20" W	165.41'	L750	S 87°03'20" W	90.86'
L675	N 00°33'07" W	600.00'	L663	S 71°43'01" W	166.69'	L751	S 86°04'20" W	63.38'
L676	S 83°04'10" E	1493.24'	L664	S 80°03'03" W	170.24'	L752	S 89°53'16" W	416.00'
L677	N 47°00'27" E	366.26'	L665	S 78°16'22" W	160.07'	L753	N 00°04'27" W	13.86'
L678	N 36°41'54" E	101.98'	L666	S 74°34'23" W	136.89'	L754	S 89°30'00" W	63.19'
L679	N 47°00'30" E	600.00'	L667	S 73°31'13" W	97.23'	L755	N 69°21'00" W	96.67'
L680	N 56°32'21" E	404.48'	L668	N 00°00'10" W	1.80'	L756	N 89°47'23" W	40.80'
L681	N 47°00'30" E	600.00'	L669	S 80°11'12" W	163.94'	L757	N 00°24'37" W	300.22'
L682	N 63°42'27" E	104.40'	L670	S 64°39'24" W	104.13'	L758	S 89°52'16" W	362.00'
L683	N 47°00'30" E	600.00'	L671	S 00°33'59" E	207.27'	L759	N 42°58'01" W	278.48'
L684	N 42°43'00" E	200.69'	L672	S 00°33'59" E	1020.70'	L760	S 00°47'37" E	72.32'
L685	N 46°35'12" E	608.64'	L673	S 72°39'11" E	204.92'	L761	N 88°59'30" W	66.44'
L686	N 42°30'20" E	142.94'	L674	N 03°41'18" E	9.76'	L762	S 36°43'10" W	347.46'
L687	N 07°58'47" E	180.80'	L675	S 73°19'02" E	876.19'	L763	S 19°18'43" W	210.04'
L688	N 16°30'30" E	769.26'	L676	S 72°12'56" E	134.90'	L764	N 81°10'00" W	146.10'
L689	N 01°28'20" E	103.08'	L677	S 01°49'23" E	11.67'	L765	N 60°18'34" W	96.34'
L690	N 14°27'41" E	668.98'	L678	S 66°10'17" E	16.00'	L766	N 67°43'53" W	63.61'
L691	N 10°08'30" E	615.10'	L679	N 00°13'52" W	274.26'	L767	N 67°43'52" W	38.30'
L692	N 19°58'48" E	200.72'	L680	S 02°29'10" E	871.62'	L768	N 47°07'46" W	14.32'
L693	N 04°33'21" E	440.79'	L681	S 02°57'10" E	376.00'	L769	S 34°42'11" W	172.43'
L694	N 07°56'36" W	347.66'	L682	S 89°58'23" E	440.26'	L770	N 89°04'12" W	636.44'
L695	N 07°07'31" E	401.12'	L683	S 00°00'01" E	940.61'	L771	N 00°12'16" W	601.39'
L696	N 12°46'45" E	203.04'	L684	S 89°59'58" W	232.11'	L772	N 24°36'52" W	437.88'
L697	N 02°51'02" E	692.01'	L685	S 20°43'58" E	302.42'	L773	N 89°29'04" E	698.88'
L698	S 89°46'50" E	294.42'	L686	S 63°59'42" W	9.02'	L774	S 00°47'14" E	76.68'
L699	S 41°22'50" E	409.07'	L687	S 27°07'07" E	26.02'	L775	N 89°04'16" E	614.97'
L700	N 88°47'30" W	480.06'	L688	S 62°16'48" E	246.17'	L776	N 22°01'46" W	197.88'
L701	S 01°49'21" E	464.44'	L689	N 42°36'44" E	202.61'	L777	N 05°50'01" E	696.01'
L702	S 89°29'29" E	62.00'	L690	S 89°12'00" E	268.99'	L778	N 82°04'24" E	299.13'
L703	S 00°29'43" W	128.00'	L691	N 00°04'42" W	287.13'	L779	N 00°19'19" W	366.37'
L704	S 88°34'48" E	126.92'	L692	N 87°44'00" E	319.18'	L780	S 89°04'16" W	177.10'
L705	S 00°20'12" W	194.30'	L693	S 00°04'42" E	867.77'	L781	N 33°20'58" W	227.33'
L706	S 89°48'28" E	312.11'	L694	N 62°28'39" W	172.17'	L782	N 23°23'27" W	74.40'
L707	S 14°41'56" E	190.32'	L695	N 62°08'23" W	63.80'	L783	N 31°43'44" E	341.60'
L708	N 88°06'56" E	301.98'	L696	S 42°58'04" W	22.62'	L784	N 70°12'22" W	61.39'
L709	N 00°37'18" E	22.67'	L697	N 46°31'33" W	168.06'	L785	N 84°08'44" W	70.08'

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ANNEXATION STUDY AREA 1A (2017) EXHIBIT

A part of Sections 20, 29, 30 and 31, Township 9 North, Range 1 West, Sections 25, 26, 35 and 36, Township 9 North, Range 2 West, Sections 1, 2, 3, 11, 12 and 14, Township 8 North, Range 2 West, Monroe County, Indiana

AREA 1A LINE TABLE			AREA 1A LINE TABLE		
L786	N 89°40'19" W	438.78'	L874	S 89°54'48" E	3994.63'
L787	S 88°18'21" W	146.23'	L875	S 00°18'01" E	917.99'
L788	S 74°47'04" W	72.67'	L876	S 64°17'04" W	764.63'
L789	S 67°06'19" W	39.96'	L877	S 64°13'03" W	2143.63'
L790	S 66°40'31" W	44.23'	L878	N 89°53'21" E	946.00'
L791	S 47°56'12" W	43.41'	L879	N 89°53'20" E	1417.21'
L792	S 45°00'27" W	130.47'	L880	S 00°04'32" W	2673.80'
L793	S 44°59'33" E	66.00'	L881	S 88°27'16" E	276.28'
L794	S 38°40'08" E	100.66'	L882	S 00°39'00" E	169.71'
L795	S 30°11'56" E	66.44'	L883	S 01°39'37" W	119.06'
L796	S 21°67'14" E	49.22'	L884	S 80°33'10" E	120.14'
L797	S 71°19'12" W	88.21'	L885	N 49°43'08" E	123.26'
L798	N 64°06'21" W	346.21'	L886	N 60°06'06" E	172.63'
L799	N 23°48'58" E	260.26'	L887	N 47°07'16" E	74.90'
L800	N 89°46'37" W	287.30'	L888	N 89°51'48" W	46.78'
L801	N 77°25'57" W	82.34'	L889	N 47°41'00" E	66.94'
L802	S 00°38'18" E	1370.82'	L890	N 63°11'00" E	164.61'
L803	N 89°32'53" W	781.97'	L891	N 48°18'00" E	123.60'
L804	S 00°39'47" E	1764.81'	L892	S 02°39'04" E	19.74'
L805	S 83°47'42" W	23.40'	L893	N 48°45'07" E	371.42'
L806	S 00°00'01" E	319.38'	L894	N 49°09'06" W	7.49'
L807	S 64°03'16" W	908.06'	L895	N 61°31'43" E	414.61'
L808	S 89°29'53" E	471.77'	L896	N 65°29'37" E	426.60'
L809	S 00°07'48" E	1816.96'	L897	N 68°39'21" E	236.00'
L810	N 89°34'21" W	960.00'	L898	N 62°30'30" E	289.88'
L811	S 00°38'22" E	328.24'	L899	N 00°06'06" E	146.04'
L812	S 88°08'40" E	638.46'	L900	N 00°10'54" E	913.67'
L813	S 00°45'36" E	636.70'	L901	N 88°42'50" E	83.90'
L814	N 89°34'20" W	8.60'	L902	N 68°53'30" E	262.63'
L815	S 00°48'13" E	462.01'	L903	N 63°32'44" E	237.13'
L816	S 89°34'20" E	8.60'	L904	S 00°27'46" E	141.47'
L817	S 00°48'13" E	338.93'	L905	N 89°31'00" E	196.11'
L818	N 89°34'20" W	8.60'	L906	N 00°01'30" E	274.32'
L819	S 00°48'12" E	110.00'	L907	N 07°40'37" W	186.10'
L820	S 89°34'20" E	8.60'	L908	N 00°02'48" E	109.00'
L821	S 00°48'13" E	110.02'	L909	N 11°21'26" E	161.98'
L822	N 89°34'20" W	8.60'	L910	N 00°28'16" W	441.82'
L823	S 00°48'20" E	110.04'	L911	N 89°57'11" W	16.87'
L824	S 89°32'16" E	362.47'	L912	N 00°03'09" W	1711.37'
L825	S 00°48'13" E	373.30'	L913	N 89°32'23" E	293.09'
L826	S 89°07'16" E	366.62'	L914	S 00°00'00" E	196.20'
L827	S 01°03'21" E	116.00'	L915	S 00°00'00" E	199.60'
L828	N 89°12'18" W	14.64'	L916	S 01°18'40" E	108.03'
L829	S 01°15'58" E	83.80'	L917	N 89°59'57" W	262.61'
L830	S 44°36'38" W	47.13'	L918	S 00°28'02" E	90.61'
L831	N 89°52'38" W	162.62'	L919	N 90°00'00" E	262.06'
L832	N 01°40'40" W	32.82'	L920	S 00°17'17" E	198.91'
L833	N 89°56'53" W	166.67'	L921	S 89°31'01" W	246.67'
L834	S 00°48'12" E	68.67'	L922	S 00°11'14" E	1239.23'
L835	N 89°50'37" W	1410.33'	L923	S 01°56'47" E	299.60'
L836	S 01°06'33" W	80.72'	L924	S 81°03'42" E	64.60'
L837	S 01°06'36" W	71.00'	L925	N 62°31'07" E	112.81'
L838	S 08°48'07" W	101.74'	L926	N 40°04'36" E	679.90'
L839	S 10°42'13" W	74.13'	L927	N 43°43'43" E	69.97'
L840	S 23°34'50" W	88.32'	L928	N 63°22'40" E	202.71'
L841	S 19°40'19" W	103.60'	L929	N 69°51'36" E	78.81'
L842	S 13°25'56" W	92.78'	L930	N 39°40'00" E	86.46'
L843	S 00°20'36" W	97.02'	L931	S 00°44'11" E	101.01'
L844	S 03°10'53" E	13.90'	L932	S 89°37'28" W	1287.77'
L845	N 82°52'36" W	20.90'	L933	N 00°41'29" W	101.00'
L846	N 71°34'10" W	28.82'	L934	N 89°37'28" E	1287.99'
L847	N 62°51'24" W	44.64'	L935	N 89°34'43" W	1330.63'
L848	N 63°30'30" W	90.89'	L936	N 27°09'17" E	3.26'
L849	N 74°52'47" W	40.96'	L937	N 67°57'12" E	109.99'
L850	N 83°39'42" W	36.17'	L938	N 62°39'20" E	381.91'
L851	N 00°40'14" E	616.10'	L939	N 00°03'01" W	22.47'
L852	N 89°23'40" W	326.16'	L940	S 89°20'01" E	34.69'
L853	S 00°00'00" E	340.04'	L941	N 60°17'34" E	417.02'
L854	N 88°20'22" W	264.00'	L942	N 69°20'41" E	120.90'
L855	S 00°02'44" W	900.14'	L943	N 00°42'27" E	83.63'
L856	S 89°44'34" W	266.26'	L944	N 83°47'22" E	70.80'
L857	S 00°02'46" W	100.20'	L945	S 90°00'00" E	66.73'
L858	N 89°48'31" E	20.93'	L946	S 00°22'47" E	787.40'
L859	S 01°04'24" W	99.86'			
L860	S 83°04'46" E	28.80'			
L861	S 00°01'02" E	14.98'			
L862	N 89°34'56" W	264.64'			
L863	S 01°13'57" E	126.74'			
L864	N 87°34'47" W	304.49'			
L865	S 00°41'01" E	200.00'			
L866	S 87°34'47" E	306.44'			
L867	S 01°12'52" E	100.06'			
L868	N 87°34'47" W	307.37'			
L869	S 00°41'01" E	100.00'			
L870	S 87°34'47" E	308.33'			
L871	S 01°13'50" E	400.17'			
L872	N 88°52'06" E	11.00'			
L873	S 01°28'24" E	2060.06'			

AREA 1A CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C13	211.64'	1786.06'	N 03°12'54" E	210.92'
C14	186.24'	646.66'	S 59°18'00" E	190.02'
C15	163.34'	806.97'	S 84°48'00" E	166.96'
C16	98.46'	236.00'	N 18°03'52" W	97.73'
C17	626.47'	334.63'	N 44°23'29" E	473.83'
C18	88.78'	166.09'	N 74°36'08" E	87.71'
C19	1637.37'	2402.91'	N 50°08'22" E	1029.33'
C20	1134.63'	1610.18'	S 19°50'54" E	1108.14'
C21	262.28'	462.71'	N 01°52'42" E	268.78'
C22	180.94'	408.90'	S 39°47'43" E	179.47'
C23	66.36'	61.06'	N 04°36'22" W	61.07'
C24	7.91'	10.94'	N 24°48'42" W	7.74'
C28	190.07'	386.39'	N 41°17'00" E	188.16'



ANNEXATION STUDY AREA 1A (2017) EXHIBIT

A part of Sections 20, 29, 30 and 31, Township 9 North, Range 1 West, Sections 25, 26, 35 and 36, Township 9 North, Range 2 West, Sections 1, 2, 3, 11, 12 and 14, Township 8 North, Range 2 West, Monroe County, Indiana

AREA 1A LINE TABLE		
LINE	BEARING	DISTANCE
L1115	S 00°12'14" E	250.00'
L1116	S 83°47'60" W	326.63'
L1117	N 13°28'00" E	97.78'
L1118	N 56°20'40" E	80.96'
L1119	N 41°51'12" E	61.38'
L1120	N 04°04'60" E	79.94'
L1121	N 83°47'40" E	161.07'
L1122	S 89°04'60" E	1784.02'
L1123	S 00°23'12" E	2011.71'
L1124	S 89°22'12" W	764.96'
L1125	N 00°37'47" W	613.64'
L1126	S 00°37'48" E	48.97'
L1127	N 89°40'35" W	950.00'
L1128	N 00°37'48" W	57.32'
L1129	S 88°28'04" E	614.29'
L1130	N 01°33'14" E	925.00'
L1131	S 88°28'40" E	350.00'
L1132	N 01°33'14" E	350.00'
L1133	S 88°29'40" E	188.00'
L1134	N 01°33'14" E	419.68'
L1135	N 88°29'63" W	701.34'
L1136	N 89°38'04" W	11.30'
L1137	S 00°34'60" W	1267.00'
L1138	S 89°28'04" W	382.75'
L1139	S 89°32'06" W	367.60'
L1140	N 00°19'10" W	226.26'
L1141	N 89°32'06" E	367.60'
L1142	N 00°19'10" W	208.16'
L1143	N 89°29'08" E	392.63'
L1144	S 00°12'68" E	18.37'
L1145	N 89°21'62" E	151.22'
L1146	N 00°32'21" W	481.25'
L1147	N 89°13'06" E	185.00'
L1148	S 00°32'21" E	481.66'
L1149	N 89°37'40" E	206.64'
L1150	S 00°12'63" E	478.16'

AREA 1A CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C-29	46.38'	60.00'	N 25°58'07" E	44.72'
C-30	209.45'	60.00'	N 64°02'59" W	62.44'
C-31	661.69'	446.00'	S 47°01'22" W	624.13'

NOTE:

1. THIS PLAT 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 MAY, 2021. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.
2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.
3. 3237.08 ACRES CALCULATED IN AREA 1A.
4. TOTAL LENGTH OF AREA 1A BOUNDARY: 160,944'
CONTIGUOUS WITH EXISTING BOUNDARY: 61,986'
NON-CONTIGUOUS WITH EXISTING BOUNDARY: 98,958'
PERCENTAGE OF AREA 1A CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 38.5%.
5. LINES 528, 529 AND 809 AND CURVE 14 AND 15 INTENTIONALLY DELETED IN MAY, 2021.

Bledsoe Riggert Cooper James

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City of Bloomington Indiana Annexation Study Area Number 1A Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 1A as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017 with a revision in May, 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 Sections 20, 29, 30 and 31, Township 9 North, Range 1 West, Sections 25, 26, 35 and 36, Township 9 North, Range 2 West, Sections 1, 2, 3, 11, 12 and 14, Township 8 North, Range 2 West Monroe County, Indiana, more particularly described as:

Beginning at a southern corner of Ordinance 95-33 on the northern right of way line of State Road 43; thence coincident with said Ordinance 95-33 the following 3 courses:

- 1) NORTH 34 degrees 04 minutes 14 seconds WEST a distance of 354.36 feet;
- 2) NORTH 00 degrees 35 minutes 43 seconds EAST a distance of 806.37 feet;
- 3) NORTH 88 degrees 14 minutes 33 seconds EAST a distance of 777.49 feet to a corner of Ordinance 98-46;

thence coincident with said Ordinance 98-46 the following 4 courses:

- 1) NORTH 00 degrees 10 minutes 19 seconds WEST a distance of 261.27 feet to the point of curvature of a curve concave easterly, with a radius of 1783.05 feet, a chord bearing of NORTH 03 degrees 12 minutes 34 seconds EAST, with a chord length of 210.92 feet;
- 2) along said curve a distance of 211.04 feet;
- 3) SOUTH 89 degrees 28 minutes 38 seconds WEST a distance of 743.08 feet;
- 4) NORTH 00 degrees 29 minutes 33 seconds EAST a distance of 1037.10 feet to the south line of Lot 4A of Park 37 Phase III Final Plat Amendment One, as recorded in Instrument Number 2018006889;

thence coincident with said south line SOUTH 89 degrees 28 minutes 04 seconds WEST a distance of 392.75 feet to the southeast corner of Lot 19 of Park 37 Phase IX, as recorded in Plat Cabinet C, Envelope 164; thence coincident with the lines of said Lot 19 the following 3 courses:

- 1) SOUTH 89 degrees 32 minutes 05 seconds WEST a distance of 367.50 feet;
- 2) NORTH 00 degrees 16 minutes 10 seconds WEST a distance of 226.25 feet;
- 3) NORTH 89 degrees 32 minutes 05 seconds EAST a distance of 367.50 feet to the west line of said Lot 4A;

thence coincident with the lines of said Lot 4A the following 9 courses:

- 1) NORTH 00 degrees 16 minutes 10 seconds WEST a distance of 208.16 feet;
- 2) NORTH 89 degrees 26 minutes 08 seconds EAST a distance of 392.63 feet;
- 3) SOUTH 00 degrees 12 minutes 38 seconds EAST a distance of 16.37 feet;
- 4) NORTH 89 degrees 21 minutes 32 seconds EAST a distance of 101.22 feet;
- 5) NORTH 00 degrees 32 minutes 21 seconds WEST a distance of 481.25 feet;
- 6) NORTH 89 degrees 13 minutes 05 seconds EAST a distance of 153.00 feet;
- 7) SOUTH 00 degrees 32 minutes 21 seconds EAST a distance of 481.63 feet;
- 8) NORTH 89 degrees 37 minutes 46 seconds EAST a distance of 206.64 feet;
- 9) SOUTH 00 degrees 12 minutes 33 seconds EAST a distance of 478.15 feet to a north line of said Ordinance 98-46;

thence coincident with said north line NORTH 89 degrees 28 minutes 06 seconds EAST a distance of 1265.82 feet to the west line of Ordinance 94-37; thence coincident with the west line of said Ordinance 94-37 NORTH 00 degrees 01 minutes 13 seconds EAST a distance of 1194.02 feet to the southwest corner of Ordinance 02-23; thence coincident with said Ordinance 02-23 the following 6 courses:

- 1) NORTH 04 degrees 32 minutes 45 seconds WEST a distance of 99.91 feet;
- 2) NORTH 00 degrees 36 minutes 29 seconds WEST a distance of 250.22 feet;
- 3) NORTH 01 degrees 44 minutes 18 seconds WEST a distance of 1249.31 feet;
- 4) NORTH 11 degrees 49 minutes 32 seconds WEST a distance of 102.27 feet;
- 5) NORTH 07 degrees 24 minutes 46 seconds EAST a distance of 151.87 feet;
- 6) NORTH 06 degrees 06 minutes 34 seconds EAST a distance of 405.76 feet to the southwest corner of Ordinance 97-48 on the north right of way line of the Indiana Railroad;

thence coincident with the west line of said Ordinance 97-48 NORTH 01 degrees 05 minutes 04 seconds EAST a distance of 378.82 feet to the southeast corner of Ordinance 94-63; thence coincident with said Ordinance 94-63 NORTH 89 degrees 28 minutes 49 seconds WEST a distance of 1449.25 feet to the southeast corner of Ordinance 96-52; thence coincident with said Ordinance 96-52 the following 5 courses:

- 1) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 102.90 feet;
- 2) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 42.00 feet;
- 3) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 668.00 feet;
- 4) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 619.00 feet;
- 5) SOUTH 88 degrees 23 minutes 44 seconds WEST a distance of 1303.67 feet to an eastern line of Ordinance 67-13;

thence coincident with said eastern line of said Ordinance 67-13 SOUTH 00 degrees 02 minutes 00 seconds EAST a distance of 130.00 feet; thence coincident with a south line of said Ordinance 67-13 and said line extended SOUTH 89 degrees 11 minutes 00 seconds WEST a distance of 417.00 feet to an eastern line of Ordinance 67-13 thence coincident with said eastern line SOUTH 00 degrees 09 minutes 08 seconds WEST a distance of 1800.28 feet to the north line of Ordinance 73-34; thence coincident with said Ordinance 73-34 the following 4 courses:

- 1) SOUTH 89 degrees 00 minutes 00 seconds EAST a distance of 82.45 feet;
- 2) SOUTH 01 degrees 17 minutes 24 seconds WEST a distance of 1446.48 feet;
- 3) SOUTH 88 degrees 10 minutes 36 seconds WEST a distance of 1235.99 feet;
- 4) NORTH 01 degrees 01 minutes 03 seconds WEST a distance of 1504.25 feet to the southwest corner of Ordinance 70-11;

thence coincident with said Ordinance 70-11 the following 2 courses:

- 1) NORTH 01 degrees 25 minutes 16 seconds WEST a distance of 1779.71 feet;
- 2) NORTH 89 degrees 38 minutes 00 seconds EAST a distance of 810.25 feet to a northwest corner of Ordinance 67-22;

thence coincident with the north line of Ordinance 67-22 NORTH 89 degrees 24 minutes 29 seconds EAST a distance of 154.84 feet to the west line of Ordinance 67-03; thence coincident with said west line NORTH 00 degrees 02 minutes 35 seconds WEST a distance of 300.23 feet to the northwest corner of said Ordinance 67-03 on the north right of way line of State Highway 48; thence coincident with the north line of said Ordinance 67-03 on said north right of way line NORTH 89 degrees 39 minutes 48 seconds EAST a distance of 1596.10 feet to the west line of Ordinance 72-27; thence coincident with said west line NORTH 01

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degrees 34 minutes 00 seconds WEST a distance of 211.27 feet to a southwest corner of Ordinance 96-31; thence coincident with said Ordinance 96-31 the following 6 courses:

- 1) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 623.27 feet;
- 2) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 733.00 feet;
- 3) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 76.75 feet;
- 4) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 90.00 feet;
- 5) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 64.00 feet;
- 6) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 340.00 feet to the west line of Ordinance 67-13;

thence coincident with said Ordinance 67-13 the following 4 courses:

- 1) NORTH 01 degrees 19 minutes 09 seconds EAST a distance of 383.01 feet;
- 2) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 394.87 feet;
- 3) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 35.72 feet;
- 4) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 338.84 feet to the southwest corner of Ordinance 97-41 on the west line of Gates Drive;

thence coincident with said Ordinance 97-41 the following 12 courses:

- 1) NORTH 17 degrees 55 minutes 33 seconds WEST a distance of 73.05 feet;
- 2) NORTH 25 degrees 05 minutes 36 seconds WEST a distance of 28.61 feet;
- 3) NORTH 30 degrees 03 minutes 59 seconds WEST a distance of 142.25 feet to the point of curvature of a curve concave to the northeast with a radius of 233.00 feet, a chord bearing of NORTH 18 degrees 03 minutes 52 seconds WEST with a chord length of 97.73 feet;
- 4) Along said curve a distance of 98.45 feet;
- 5) NORTH 00 degrees 40 minutes 46 seconds WEST a distance of 962.35 feet to the point of curvature of a curve concave to the southeast with a radius of 334.63 feet, a chord bearing of NORTH 44 degrees 23 minutes 29 seconds EAST and a chord length of 473.83 feet;
- 6) Along said curve a distance of 526.47 feet;
- 7) NORTH 89 degrees 59 minutes 28 seconds EAST a distance of 121.88 feet to the point of curvature of a curve concave northerly, with a radius of 165.09 feet, a chord bearing of NORTH 74 degrees 35 minutes 08 seconds EAST and a chord length of 87.81 feet;
- 8) along said curve a distance of 88.78 feet;
- 9) NORTH 59 degrees 10 minutes 11 seconds EAST a distance of 63.98 feet;
- 10) NORTH 89 degrees 26 minutes 53 seconds EAST a distance of 240.86 feet;
- 11) NORTH 00 degrees 33 minutes 07 seconds WEST a distance of 500.00 feet;
- 12) SOUTH 83 degrees 04 minutes 10 seconds EAST a distance of 1493.24 feet to a corner of Ordinance 02-22;

thence coincident with said Ordinance 02-22 the following 38 courses:

- 1) NORTH 47 degrees 00 minutes 27 seconds EAST a distance of 355.25 feet;
- 2) NORTH 35 degrees 41 minutes 34 seconds EAST a distance of 101.98 feet;
- 3) NORTH 47 degrees 00 minutes 30 seconds EAST a distance of 600.00 feet;
- 4) NORTH 55 degrees 32 minutes 21 seconds EAST a distance of 404.48 feet;
- 5) NORTH 47 degrees 00 minutes 30 seconds EAST a distance of 600.00 feet;
- 6) NORTH 63 degrees 42 minutes 27 seconds EAST a distance of 104.40 feet;
- 7) NORTH 47 degrees 00 minutes 30 seconds EAST a distance of 500.00 feet;
- 8) NORTH 42 degrees 43 minutes 09 seconds EAST a distance of 200.56 feet;
- 9) NORTH 46 degrees 35 minutes 12 seconds EAST a distance of 308.64 feet;
- 10) NORTH 42 degrees 30 minutes 26 seconds EAST a distance of 142.94 feet to the point of curvature of a curve concave to the northwest, with a radius of 2402.91 feet, a chord bearing of NORTH 30 degrees 08 minutes 22 seconds EAST, and a chord length of 1029.33 feet;
- 11) along said curve a distance of 1037.37 feet;
- 12) NORTH 07 degrees 50 minutes 47 seconds EAST a distance of 180.80 feet;
- 13) NORTH 15 degrees 30 minutes 30 seconds EAST a distance of 759.25 feet;
- 14) NORTH 01 degrees 28 minutes 20 seconds EAST a distance of 103.08 feet;
- 15) NORTH 14 degrees 27 minutes 41 seconds EAST a distance of 358.98 feet;
- 16) NORTH 10 degrees 08 minutes 30 seconds EAST a distance of 615.10 feet;
- 17) NORTH 19 degrees 58 minutes 48 seconds EAST a distance of 200.72 feet;
- 18) NORTH 04 degrees 33 minutes 21 seconds EAST a distance of 449.79 feet;
- 19) NORTH 07 degrees 56 minutes 35 seconds WEST a distance of 347.55 feet;
- 20) NORTH 07 degrees 07 minutes 31 seconds EAST a distance of 401.12 feet;
- 21) NORTH 12 degrees 45 minutes 45 seconds EAST a distance of 203.04 feet;
- 22) NORTH 02 degrees 51 minutes 02 seconds EAST a distance of 392.61 feet;
- 23) SOUTH 89 degrees 45 minutes 30 seconds EAST a distance of 284.42 feet;
- 24) SOUTH 41 degrees 22 minutes 20 seconds EAST a distance of 409.67 feet to the point of curvature of a curve concave to the southwest, with a radius of 1510.18 feet, a chord bearing of SOUTH 19 degrees 50 minutes 54 seconds EAST, with a chord length of 1108.14 feet;
- 25) Along said curve a distance of 1134.63 feet;
- 26) NORTH 88 degrees 47 minutes 20 seconds WEST a distance of 480.05 feet;
- 27) SOUTH 01 degrees 49 minutes 21 seconds EAST a distance of 464.44 feet;
- 28) SOUTH 89 degrees 29 minutes 29 seconds EAST a distance of 62.00 feet;
- 29) SOUTH 00 degrees 29 minutes 43 seconds WEST a distance of 128.00 feet;
- 30) SOUTH 88 degrees 34 minutes 48 seconds EAST a distance of 126.92 feet;
- 31) SOUTH 00 degrees 20 minutes 12 seconds WEST a distance of 194.30 feet;
- 32) SOUTH 89 degrees 48 minutes 28 seconds EAST a distance of 312.11 feet;
- 33) SOUTH 14 degrees 41 minutes 55 seconds EAST a distance of 199.32 feet;
- 34) NORTH 88 degrees 05 minutes 55 seconds EAST a distance of 301.98 feet;
- 35) NORTH 00 degrees 37 minutes 18 seconds EAST a distance of 22.57 feet;
- 36) SOUTH 87 degrees 50 minutes 00 seconds EAST a distance of 57.85 feet;
- 37) NORTH 75 degrees 28 minutes 03 seconds EAST a distance of 104.40 feet;
- 38) SOUTH 87 degrees 50 minutes 00 seconds EAST a distance of 532.90 feet to the southwest corner of Ordinance 97-43;

thence coincident with said Ordinance 97-43 the following 4 courses:

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- 1) NORTH 01 degrees 46 minutes 04 seconds EAST a distance of 189.49 feet;
 - 2) SOUTH 88 degrees 30 minutes 19 seconds EAST a distance of 300.00 feet;
 - 3) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 80.93 feet;
 - 4) NORTH 89 degrees 39 minutes 36 seconds EAST a distance of 163.85 feet to the northwest corner of Ordinance 96-53;
- thence coincident with said Ordinance 96-53 NORTH 89 degrees 39 minutes 36 seconds EAST a distance of 163.84 feet; thence continuing coincident with said Ordinance 96-53 SOUTH 00 degrees 23 minutes 46 seconds EAST a distance of 90.37 feet to a northwestern corner of Ordinance 95-63; thence coincident with said Ordinance 95-63 the following 4 courses:
- 1) SOUTH 88 degrees 30 minutes 19 seconds EAST a distance of 231.98 feet;
 - 2) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 453.22 feet;
 - 3) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 232.20 feet;
 - 4) SOUTH 01 degrees 45 minutes 33 seconds EAST a distance of 82.77 feet to a northwestern corner of Ordinance 74-45;
- thence coincident with said Ordinance 74-45 the following 6 courses:
- 1) NORTH 89 degrees 38 minutes 42 seconds EAST a distance of 492.32 feet;
 - 2) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 780.20 feet;
 - 3) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 8.25 feet;
 - 4) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 372.00 feet;
 - 5) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 419.00 feet;
 - 6) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 431.13 feet to the south line of Ordinance 59-19;
- thence coincident with said south line SOUTH 89 degrees 53 minutes 03 seconds WEST a distance of 432.31 feet to the southeast corner of Ordinance 60-12; thence coincident with the south line of said Ordinance 60-12 NORTH 89 degrees 26 minutes 28 seconds WEST a distance of 300.00 feet to the southeast corner of Ordinance 61-26; thence coincident with said Ordinance 61-26 the following 2 courses:
- 1) NORTH 89 degrees 19 minutes 06 seconds WEST a distance of 1106.13 feet;
 - 2) NORTH 00 degrees 35 minutes 36 seconds WEST a distance of 943.94 feet to a southeast corner of Ordinance 73-14;
- thence coincident with said Ordinance 73-14 the following 3 courses:
- 1) NORTH 89 degrees 10 minutes 26 seconds WEST a distance of 804.71 feet;
 - 2) SOUTH 00 degrees 35 minutes 36 seconds EAST a distance of 132.00 feet;
 - 3) NORTH 89 degrees 10 minutes 36 seconds WEST a distance of 493.66 feet to the southwest corner of said Ordinance 73-14, said corner being 25 feet east of the centerline of Frow Road per said Ordinance;
- thence leaving said Ordinance 73-14 and the existing City of Bloomington boundary SOUTH 16 degrees 14 minutes 17 seconds WEST a distance of 97.86 feet to the intersection of said centerline and the southern right of way line of a railroad; thence coincident with said right of way line the following 5 courses:
- 1) NORTH 51 degrees 26 minutes 13 seconds WEST a distance of 72.76 feet;
 - 2) NORTH 58 degrees 31 minutes 30 seconds WEST a distance of 134.84 feet;
 - 3) NORTH 62 degrees 22 minutes 40 seconds WEST a distance of 398.78 feet;
 - 4) NORTH 13 degrees 39 minutes 36 seconds EAST a distance of 22.71 feet;
 - 5) NORTH 62 degrees 19 minutes 32 seconds WEST a distance of 333.37 feet to the west right of way line of State Road 37;
- thence coincident with said right of way line the following 3 courses:
- 1) SOUTH 02 degrees 50 minutes 09 seconds WEST a distance of 738.29 feet;
 - 2) SOUTH 49 degrees 16 minutes 10 seconds WEST a distance of 43.81 feet;
 - 3) NORTH 53 degrees 05 minutes 40 seconds WEST a distance of 353.53 feet to the intersection of said west right of way line and the northeast right of way line of Arlington Road;
- thence leaving said west right of way line of State Road 37 and said northeast right of way line of Arlington Road NORTH 78 degrees 50 minutes 44 seconds WEST a distance of 100.87 feet to the southwest right of way line of said Arlington Road; thence coincident with said southwest right of way line SOUTH 32 degrees 53 minutes 05 seconds EAST a distance of 172.00 feet; thence continuing coincident with said southwest right of way line SOUTH 41 degrees 12 minutes 19 seconds EAST a distance of 27.05 feet to the northeast corner of a parcel in the name of Chadd A. Brummett, as recorded in Instrument Number 2013019769; thence coincident with the north line of said parcel SOUTH 89 degrees 39 minutes 38 seconds WEST a distance of 233.25 feet to the west line of the Southwest Quarter of Section 20, Township 9 North, Range 1 West; thence coincident with said west line SOUTH 00 degrees 14 minutes 43 seconds EAST a distance of 324.48 feet to the northeast corner of the Northeast Quarter of Section 30, Township 9 North, Range 1 West; thence coincident with the east line of said quarter SOUTH 01 degrees 26 minutes 13 seconds EAST a distance of 782.31 feet to the intersection of said east line with the north line of a parcel in the name of Ledge Wall Quarry, LLC, as recorded in Instrument Number 2017000138; thence coincident with the lines of said parcel the following 2 courses:
- 1) SOUTH 89 degrees 41 minutes 55 seconds WEST a distance of 1641.28 feet;
 - 2) SOUTH 30 degrees 53 minutes 44 seconds WEST a distance of 30.35 feet to an eastern line of Tract A-6 in North Park as recorded in Plat Cabinet D, Envelope 109;
- thence coincident with the lines of Tract A-6 the following 2 courses:
- 1) SOUTH 15 degrees 14 minutes 21 seconds EAST a distance of 187.79 feet;
 - 2) SOUTH 39 degrees 13 minutes 36 seconds WEST a distance of 931.39 feet to the eastern right of way line of Stone Branch Drive as shown on said plat of North Park;
- thence coincident with said eastern right of way line the following 4 courses:
- 1) NORTH 14 degrees 21 minutes 36 seconds WEST a distance of 31.80 feet to the point of curvature of a curve concave to the east, with a radius of 462.71 feet, a chord bearing of NORTH 01 degrees 52 minutes 42 seconds EAST, and a chord length of 258.78 feet;
 - 2) Northerly along said curve a distance of 262.28 feet;
 - 3) NORTH 18 degrees 27 minutes 04 seconds EAST a distance of 138.30 feet;
 - 4) NORTH 00 degrees 25 minutes 00 seconds EAST a distance of 781.92 feet;
- thence coincident with said eastern right of way line and said line extended NORTH 04 degrees 30 minutes 22 seconds EAST a distance of 241.16 feet to the north line of said Section 30; thence coincident with said north line SOUTH 89 degrees 36 minutes 46 seconds WEST a distance of 1980.28 feet to the intersection of said north line and the northern right of way line of Curry Pike; thence coincident with said northern right of way line the following 9 courses:
- 1) SOUTH 46 degrees 00 minutes 12 seconds WEST a distance of 78.78 feet;
 - 2) SOUTH 63 degrees 03 minutes 34 seconds WEST a distance of 469.14 feet;
 - 3) SOUTH 77 degrees 51 minutes 26 seconds WEST a distance of 133.41 feet;

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- 4) SOUTH 71 degrees 43 minutes 01 seconds WEST a distance of 163.56 feet;
 - 5) SOUTH 80 degrees 03 minutes 03 seconds WEST a distance of 170.24 feet;
 - 6) SOUTH 78 degrees 15 minutes 22 seconds WEST a distance of 166.07 feet;
 - 7) SOUTH 74 degrees 34 minutes 23 seconds WEST a distance of 133.89 feet;
 - 8) SOUTH 73 degrees 31 minutes 13 seconds WEST a distance of 97.23 feet
 - 9) NORTH 00 degrees 09 minutes 10 seconds WEST a distance of 1.80 feet to the southeast corner of a parcel in the name of the Monroe County Commissioners, as recorded in Instrument Number 2003006190;
- thence coincident with the north line of said parcel the following 2 courses:
- 1) SOUTH 80 degrees 12 minutes 12 seconds WEST a distance of 163.94 feet;
 - 2) SOUTH 64 degrees 39 minutes 24 seconds WEST a distance of 104.13 feet to the intersection of said north line and the extended west line of a parcel in the name of Indiana University Health Bloomington, as recorded in Instrument Number 20140000130;
- thence leaving said north line and coincident with said extended west line SOUTH 00 degrees 33 minutes 39 seconds EAST a distance of 207.27 feet to the southern right of way line of said Curry Pike; thence continuing coincident with said extended west line SOUTH 00 degrees 33 minutes 39 seconds EAST a distance of 1020.76 feet to the southern right of way line of Woodyard Road; thence coincident with said southern right of way the following 6 courses:
- 1) SOUTH 72 degrees 39 minutes 11 seconds EAST a distance of 204.92 feet;
 - 2) NORTH 03 degrees 41 minutes 18 seconds EAST a distance of 9.76 feet;
 - 3) SOUTH 73 degrees 19 minutes 02 seconds EAST a distance of 879.19 feet;
 - 4) SOUTH 72 degrees 12 minutes 35 seconds EAST a distance of 134.90 feet;
 - 5) SOUTH 01 degrees 49 minutes 23 seconds EAST a distance of 11.57 feet;
 - 6) SOUTH 65 degrees 10 minutes 17 seconds EAST a distance of 15.00 feet to the intersection of said southern right of way and the extension of an eastern line of Tract B-5 of said North Park;
- thence coincident with the lines of said North Park the following 4 courses:
- 1) NORTH 00 degrees 13 minutes 52 seconds WEST a distance of 274.25 feet;
 - 2) SOUTH 62 degrees 29 minutes 16 seconds EAST a distance of 871.52 feet;
 - 3) SOUTH 02 degrees 37 minutes 16 seconds EAST a distance of 375.00 feet;
 - 4) SOUTH 89 degrees 38 minutes 23 seconds EAST a distance of 449.23 feet to the northwest corner of a parcel in the name of H2R, LLC, as recorded in Instrument Number 2006019524;
- thence coincident with the west line of said parcel SOUTH 00 degrees 00 minutes 01 seconds EAST a distance of 940.31 feet to a corner of said parcel; thence coincident with a northern line and said northern line extended SOUTH 89 degrees 39 minutes 38 seconds WEST a distance of 232.11 feet to the western right of way line of Woodyard Road; thence coincident with said western right of way the following 5 courses:
- 1) SOUTH 26 degrees 43 minutes 38 seconds EAST a distance of 302.42 feet;
 - 2) SOUTH 63 degrees 39 minutes 42 seconds WEST a distance of 9.62 feet;
 - 3) SOUTH 27 degrees 07 minutes 07 seconds EAST a distance of 25.02 feet to the point of curvature of a curve concave to the northeast, with a radius of 408.90 feet, a chord bearing of SOUTH 39 degrees 47 minutes 43 seconds EAST and a chord length of 179.47 feet;
 - 4) thence southerly along said curve a distance of 180.94 feet;
 - 5) SOUTH 32 degrees 16 minutes 46 seconds EAST a distance of 246.17 feet to the intersection of said western right of way line and an extended southeastern line of said H2R, LLC parcel;
- thence coincident with said extended line and the lines of said parcel the following 4 courses:
- 1) NORTH 42 degrees 35 minutes 44 seconds EAST a distance of 202.61 feet;
 - 2) SOUTH 86 degrees 12 minutes 00 seconds EAST a distance of 238.96 feet;
 - 3) NORTH 00 degrees 04 minutes 42 seconds WEST a distance of 287.13 feet;
 - 4) NORTH 87 degrees 44 minutes 00 seconds EAST a distance of 319.16 feet to the east line of the Southwest Quarter of said Section 30;
- thence coincident with said east line SOUTH 00 degrees 04 minutes 42 seconds EAST a distance of 867.77 feet to the north right of way line of the former alignment of West Woodyard Road; thence coincident with said north right of way line the following 7 courses:
- 1) NORTH 32 degrees 26 minutes 39 seconds WEST a distance of 172.17 feet;
 - 2) NORTH 62 degrees 08 minutes 23 seconds WEST a distance of 53.86 feet;
 - 3) SOUTH 42 degrees 38 minutes 04 seconds WEST a distance of 22.52 feet;
 - 4) NORTH 46 degrees 31 minutes 33 seconds WEST a distance of 158.05 feet;
 - 5) NORTH 47 degrees 37 minutes 45 seconds WEST a distance of 62.99 feet;
 - 6) NORTH 50 degrees 38 minutes 22 seconds WEST a distance of 51.67 feet;
 - 7) NORTH 54 degrees 31 minutes 22 seconds WEST a distance of 42.87 feet;
- thence leaving said north right of way line SOUTH 38 degrees 03 minutes 24 seconds WEST a distance of 237.38 feet to the western right of way line of Woodyard Road; thence coincident with said western right of way line SOUTH 01 degrees 09 minutes 55 seconds EAST a distance of 833.05 feet to the north right of way line of Vernal Pike; thence coincident with said north line NORTH 89 degrees 05 minutes 20 seconds WEST a distance of 459.81 feet to the east line of a parcel in the name of Joseph D. Cox, as recorded in Instrument Number 200415930; thence coincident with the lines of said parcel the following 3 courses:
- 1) NORTH 00 degrees 28 minutes 04 seconds WEST a distance of 173.29 feet;
 - 2) SOUTH 89 degrees 47 minutes 31 seconds WEST a distance of 150.00 feet;
 - 3) SOUTH 00 degrees 18 minutes 13 seconds EAST a distance of 171.64 feet to said north right of way line of Vernal Pike;
- thence coincident with said north right of way line SOUTH 89 degrees 25 minutes 20 seconds WEST a distance of 131.83 feet to the intersection of said north right of way line and the extended west line of a parcel in the name of Nancy E. Melvin as recorded in Instrument Number 2000000819; thence coincident with said west line extended and said west line SOUTH 00 degrees 02 minutes 11 seconds EAST a distance of 292.75 feet to a northern line of a parcel in the name of Tina M. Pierce, as recorded in Instrument Number 2013020870; thence coincident with the line of said parcel the following 7 courses:
- 1) SOUTH 86 degrees 41 minutes 15 seconds WEST a distance of 126.61 feet;
 - 2) SOUTH 89 degrees 48 minutes 30 seconds WEST a distance of 232.97 feet;
 - 3) SOUTH 00 degrees 00 minutes 01 seconds EAST a distance of 985.47 feet;
 - 4) SOUTH 73 degrees 00 minutes 56 seconds WEST a distance of 90.59 feet;
 - 5) SOUTH 67 degrees 19 minutes 36 seconds WEST a distance of 91.71 feet;
 - 6) SOUTH 80 degrees 44 minutes 49 seconds WEST a distance of 16.62 feet;

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7) SOUTH 89 degrees 59 minutes 38 seconds WEST a distance of 239.68 feet to the west line of Section 31, Township 9 North, Range 1 West;

thence coincident with said west line SOUTH 00 degrees 28 minutes 16 seconds EAST a distance of 159.07 feet to the southeast corner of a parcel in the name of Daniel K. and Elizabeth A. Helton, as recorded in Deed Book 482, Page 323; thence coincident with the lines of said parcel the following 4 courses:

- 1) SOUTH 45 degrees 53 minutes 31 seconds WEST a distance of 200.52 feet to the point of curvature of a non-tangent curve concave to the west, with a radius of 51.65 feet, a chord bearing of NORTH 04 degrees 35 minutes 22 seconds WEST and a chord length of 61.07 feet;
- 2) Northerly along said curve a distance of 65.35 feet;
- 3) NORTH 43 degrees 31 minutes 45 seconds WEST a distance of 12.49 feet to the point of curvature of a curve concave to the northeast, with a radius of 10.94 feet, a chord bearing of NORTH 24 degrees 48 minutes 42 seconds WEST, and a chord length of 7.74 feet;
- 4) Northerly along said curve a distance of 7.91 feet to the east right of way line of Logan Road;

thence coincident with said east right of way line NORTH 00 degrees 37 minutes 35 seconds WEST a distance of 887.80 feet to the intersection of said east right of way line and the extended southern line of a parcel in the name of Phyllis J. Stewart, as recorded in Instrument Number 2014008898; thence coincident with said southern line extended and said southern line SOUTH 89 degrees 11 minutes 57 seconds WEST a distance of 211.49 feet to the southwest corner of said parcel; thence coincident with the west lines of said parcel and the following 3 parcels in the names of:

- 1) Tonya M. Wampler, as recorded in Instrument Number 2001003343
- 2) Paul F. and Edna Finch, as recorded in Deed Book 396, Page 391
- 3) Wanda L. Peterson, as recorded in Instrument Number 2012008953

NORTH 00 degrees 28 minutes 16 seconds WEST a distance of 611.45 feet to the northwest corner of said Peterson parcel; thence continuing NORTH 00 degrees 28 minutes 16 seconds WEST a distance of 96.25 feet to the northern right of way line of Vernal Pike; thence coincident with said northern right of way line the following 2 courses:

- 1) NORTH 78 degrees 19 minutes 48 seconds EAST a distance of 79.91 feet;
- 2) SOUTH 89 degrees 50 minutes 43 seconds EAST a distance of 28.17 feet to the eastern line of a parcel in the name of Acacia Investments LLC and Texin LLC, as recorded in Instrument Number 2007013897;

thence coincident with the lines of said parcel the following 5 courses:

- 1) NORTH 00 degrees 27 minutes 41 seconds WEST a distance of 800.77 feet;
- 2) SOUTH 89 degrees 35 minutes 25 seconds EAST a distance of 259.76 feet;
- 3) NORTH 00 degrees 18 minutes 12 seconds WEST a distance of 903.90 feet;
- 4) NORTH 89 degrees 33 minutes 51 seconds WEST a distance of 1234.57 feet;
- 5) SOUTH 00 degrees 17 minutes 18 seconds EAST a distance of 900.76 feet to the northeast corner of a parcel in the name of Monroe County Board of Commissioners, as recorded in Instrument Number 2011012443;

thence coincident with the north line of said parcel SOUTH 89 degrees 46 minutes 40 seconds WEST a distance of 633.15 feet to the east line of Parcel 2 as shown on the Acacia Type E Administrative Subdivision Final Plat, as recorded in Plat Cabinet D, Envelope 156; thence coincident with an eastern line of said Parcel 2 SOUTH 01 degrees 24 minutes 06 seconds EAST a distance of 16.86 feet to the southeast corner of said Parcel 2; thence coincident with the south line of said Parcel 2 SOUTH 89 degrees 26 minutes 10 seconds WEST a distance of 404.70 feet to the southwest corner of said Parcel 2; thence coincident with the west line of said Parcel 2 NORTH 00 degrees 24 minutes 33 seconds WEST a distance of 438.51 feet to the northeast corner of Parcel 3 of said Acacia Type E Administrative Subdivision Final Plat; thence coincident with the north line of said Parcel 3 SOUTH 89 degrees 38 minutes 03 seconds WEST a distance of 341.01 feet to the east right of way line of Curry Pike; thence coincident with said east right of way line NORTH 00 degrees 02 minutes 54 seconds WEST a distance of 311.65 feet to the intersection of said east right of way line and the extended north line of a parcel in the name of Acacia Investments LLC and Texin LLC, as recorded in Instrument Number 2013000464; thence coincident with said northern line extended and said northern line SOUTH 89 degrees 39 minutes 13 seconds WEST a distance of 426.11 feet; thence coincident with the lines of said parcel the following 3 courses:

- 1) SOUTH 01 degrees 17 minutes 49 seconds WEST a distance of 813.90 feet;
- 2) SOUTH 00 degrees 57 minutes 51 seconds EAST a distance of 307.76 feet;
- 3) NORTH 89 degrees 39 minutes 58 seconds EAST a distance of 366.88 feet to the western right of way line of Curry Pike;

thence coincident with said west right of way line SOUTH 00 degrees 13 minutes 20 seconds EAST a distance of 471.56 feet to the north right of way line of Vernal Pike; thence coincident with said north right of way line the following 16 courses:

- 1) NORTH 87 degrees 25 minutes 16 seconds WEST a distance of 29.97 feet;
- 2) SOUTH 73 degrees 27 minutes 14 seconds WEST a distance of 50.89 feet;
- 3) SOUTH 00 degrees 00 minutes 20 seconds WEST a distance of 13.14 feet;
- 4) NORTH 89 degrees 42 minutes 37 seconds WEST a distance of 866.49 feet;
- 5) NORTH 00 degrees 19 minutes 32 seconds EAST a distance of 18.40 feet;
- 6) NORTH 87 degrees 37 minutes 37 seconds WEST a distance of 21.42 feet;
- 7) SOUTH 00 degrees 15 minutes 20 seconds EAST a distance of 8.09 feet;
- 8) NORTH 87 degrees 37 minutes 36 seconds WEST a distance of 28.38 feet;
- 9) SOUTH 89 degrees 56 minutes 51 seconds WEST a distance of 310.22 feet;
- 10) SOUTH 87 degrees 03 minutes 20 seconds WEST a distance of 99.85 feet;
- 11) SOUTH 85 degrees 04 minutes 20 seconds WEST a distance of 63.38 feet;
- 12) SOUTH 89 degrees 53 minutes 16 seconds WEST a distance of 416.00 feet;
- 13) NORTH 00 degrees 04 minutes 27 seconds WEST a distance of 13.85 feet;
- 14) SOUTH 89 degrees 39 minutes 00 seconds WEST a distance of 63.19 feet;
- 15) NORTH 69 degrees 21 minutes 00 seconds WEST a distance of 96.37 feet;
- 16) NORTH 89 degrees 47 minutes 23 seconds WEST a distance of 49.80 feet to the east line of a parcel in the name of Clay D. Holmstrom, as recorded in Instrument Number 2012021601;

thence coincident with said east line NORTH 00 degrees 24 minutes 37 seconds WEST a distance of 300.22 feet to the northeast corner of said parcel; thence coincident with the north line of said parcel SOUTH 89 degrees 52 minutes 16 seconds WEST a distance of 362.96 feet to the northeastern right of way line of Loesch Road; thence coincident with said northeastern right of way line NORTH 42 degrees 58 minutes 01 seconds WEST a distance of 276.48 feet to the intersection of said northeastern right of way line and the east line of Section 26, Township 9 North, Range 2 West; thence coincident with said east line SOUTH 00 degrees 47 minutes 37 seconds EAST a distance of 72.32 feet to a northern line of Lot 8 in Northwest Park Subdivision, as

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recorded in Plat Cabinet C, Envelope 146; thence coincident with the northern and western lines of said Lot 8 the following 3 courses:

- 1) NORTH 86 degrees 30 minutes 30 seconds WEST a distance of 65.44 feet;
- 2) SOUTH 35 degrees 43 minutes 10 seconds WEST a distance of 347.45 feet;
- 3) SOUTH 19 degrees 18 minutes 43 seconds WEST a distance of 210.04 feet to the northern right of way line of Vernal Pike;

thence coincident with said northern line the following 5 courses:

- 1) NORTH 81 degrees 10 minutes 06 seconds WEST a distance of 143.16 feet;
- 2) NORTH 69 degrees 18 minutes 34 seconds WEST a distance of 96.34 feet;
- 3) NORTH 57 degrees 43 minutes 53 seconds WEST a distance of 53.61 feet;
- 4) NORTH 57 degrees 43 minutes 52 seconds WEST a distance of 38.30 feet;
- 5) NORTH 47 degrees 07 minutes 43 seconds WEST a distance of 14.32 feet to the intersection of said northern line and the extended western right of way line of Innovation Drive;

thence coincident with said extended western right of way line SOUTH 34 degrees 42 minutes 11 seconds WEST a distance of 172.43 feet to the intersection of said extended western right of way line and the extended south line of Lot 25 of said Northwest Park Subdivision; thence coincident with said extended south line NORTH 89 degrees 04 minutes 12 seconds WEST a distance of 535.44 feet to the southwest corner of said Lot 25 also being the northeast corner to Lot 22 of said Northwest Park Subdivision; thence coincident with the lines of said Lot 22 (with the intent to except said Lot 22 from this description) the following 7 courses:

- 1) SOUTH 06 degrees 12 minutes 14 seconds EAST a distance of 250.00 feet;
- 2) SOUTH 83 degrees 47 minutes 50 seconds WEST a distance of 325.53 feet;
- 3) NORTH 13 degrees 28 minutes 00 seconds EAST a distance of 97.78 feet;
- 4) NORTH 55 degrees 26 minutes 46 seconds EAST a distance of 80.95 feet;
- 5) NORTH 41 degrees 31 minutes 12 seconds EAST a distance of 61.08 feet;
- 6) NORTH 04 degrees 04 minutes 56 seconds EAST a distance of 79.94 feet;
- 7) NORTH 83 degrees 47 minutes 46 seconds EAST a distance of 161.67 feet to said southwest corner of said Lot 25;

thence coincident with the lines of said Northwest Park Subdivision the following 2 courses:

- 1) NORTH 06 degrees 12 minutes 13 seconds WEST a distance of 601.39 feet;
- 2) NORTH 24 degrees 35 minutes 52 seconds WEST a distance of 437.88 feet to the northwest corner of Lot 28 in said Northwest Park Subdivision;

thence coincident with the north line of said Lot 28, and said north line extended NORTH 89 degrees 26 minutes 04 seconds EAST a distance of 668.88 feet to the east right of way line of Vernal Pike; thence coincident with said east right of way line SOUTH 00 degrees 47 minutes 14 seconds EAST a distance of 76.68 feet to the northwest corner of Lot 3 of said Northwest Park Subdivision; thence coincident with the north line of said Northwest Park Subdivision NORTH 89 degrees 04 minutes 16 seconds EAST a distance of 614.97 feet to the eastern line of Lot 4 of said Northwest Park Subdivision; thence coincident with the eastern lines of Lots 4 and 3 of said Northwest Park Subdivision the following 2 courses:

- 1) NORTH 22 degrees 01 minutes 45 seconds WEST a distance of 197.88 feet;
- 2) NORTH 05 degrees 30 minutes 01 seconds EAST a distance of 596.01 feet to the angle point on the southern line of Lot 2 of said Northwest Park Subdivision;

thence coincident with the southern line of said Lot 2 NORTH 82 degrees 04 minutes 24 seconds EAST a distance of 269.13 feet to the eastern right of way line of Loesch Road; thence coincident with the said eastern right of way line NORTH 00 degrees 19 minutes 19 seconds WEST a distance of 355.37 feet to the extended southern line of Lot 1 of said Northwest Park Subdivision; thence coincident with said extended southern line SOUTH 89 degrees 04 minutes 16 seconds WEST a distance of 177.16 feet to the southeast corner of said Lot 1; thence coincident with the eastern lines of said Lot 1 the following 2 courses;

- 1) NORTH 33 degrees 20 minutes 58 seconds WEST a distance of 227.33 feet;
- 2) NORTH 23 degrees 23 minutes 27 seconds WEST a distance of 74.46 feet;

thence coincident with an eastern line of said Lot 1 and said line extended NORTH 31 degrees 43 minutes 44 seconds EAST a distance of 341.56 feet to the northern right of way line of Old Vernal Pike; thence coincident with said northern right of way line the following 9 courses;

- 1) NORTH 70 degrees 12 minutes 22 seconds WEST a distance of 61.39 feet;
- 2) NORTH 84 degrees 08 minutes 44 seconds WEST a distance of 70.08 feet;
- 3) NORTH 89 degrees 46 minutes 18 seconds WEST a distance of 438.78 feet;
- 4) SOUTH 88 degrees 18 minutes 21 seconds WEST a distance of 145.23 feet;
- 5) SOUTH 74 degrees 47 minutes 04 seconds WEST a distance of 72.67 feet;
- 6) SOUTH 67 degrees 06 minutes 19 seconds WEST a distance of 39.95 feet;
- 7) SOUTH 36 degrees 46 minutes 31 seconds WEST a distance of 44.23 feet;
- 8) SOUTH 47 degrees 55 minutes 12 seconds WEST a distance of 43.41 feet;
- 9) SOUTH 45 degrees 00 minutes 27 seconds WEST a distance of 130.47 feet to the southern right of way line of Vernal Pike;

thence leaving said northern line and coincident with said southern right of way line of Vernal Pike the following 4 courses;

- 1) SOUTH 44 degrees 59 minutes 33 seconds EAST a distance of 55.00 feet;
- 2) SOUTH 38 degrees 46 minutes 08 seconds EAST a distance of 100.65 feet;
- 3) SOUTH 30 degrees 11 minutes 55 seconds EAST a distance of 65.44 feet;
- 4) SOUTH 21 degrees 57 minutes 14 seconds EAST a distance of 49.22 feet to a northeast corner of Lot 32 of said Northwest Park Subdivision;

thence coincident with the lines of said Lot 32 the following 2 courses:

- 1) SOUTH 71 degrees 19 minutes 12 seconds WEST a distance of 88.21 feet;
- 2) NORTH 54 degrees 05 minutes 21 seconds WEST a distance of 346.21 feet to a corner of said Lot 32;

thence coincident with an eastern line of said Lot 32 and said line extended NORTH 23 degrees 48 minutes 58 seconds EAST a distance of 250.25 feet to the northern right of way line of Vernal Pike; thence coincident with said northern right of way line the following 2 courses:

- 1) NORTH 89 degrees 45 minutes 37 seconds WEST a distance of 287.30 feet;
- 2) NORTH 77 degrees 25 minutes 57 seconds WEST a distance of 62.34 feet to the extended west line of said Northwest Park Subdivision;

thence coincident with the west line of said Northwest Park Subdivision SOUTH 00 degrees 38 minutes 18 seconds EAST a distance of 1370.62 feet to the northeast corner of Lot 21 of Northwest Park Subdivision as recorded in Survey Cabinet 52, Envelope 33; thence coincident with the lines of said Northwest Park the following 7 courses:

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- 1) NORTH 89 degrees 32 minutes 53 seconds WEST a distance of 781.97 feet;
 - 2) SOUTH 00 degrees 39 minutes 47 seconds EAST a distance of 1734.81 feet;
 - 3) SOUTH 83 degrees 47 minutes 42 seconds WEST a distance of 23.40 feet;
 - 4) SOUTH 00 degrees 00 minutes 01 seconds EAST a distance of 319.38 feet;
 - 5) SOUTH 34 degrees 03 minutes 15 seconds WEST a distance of 908.06 feet;
 - 6) SOUTH 89 degrees 29 minutes 53 seconds EAST a distance of 471.77 feet to the Northeast corner of the Northwest Quarter of Section 35, Township 9 North, Range 2 West;
 - 7) SOUTH 89 degrees 04 minutes 39 seconds EAST a distance of 1784.02 feet to the northeast corner of a parcel in the name of Cook Incorporated, as recorded in Deed Book 462, Page 433;
- thence coincident with the east line of said parcel and the east line of a parcel in the name of Cook Incorporated, as recorded in Deed Book 462, Page 451 SOUTH 00 degrees 23 minutes 12 seconds EAST a distance of 2011.71 feet to the northeast corner of Lot 3 of Park 48 Phase 2 as recorded in Plat Cabinet B, Envelope 384; thence coincident with the north line of said Lot 3 SOUTH 89 degrees 22 minutes 12 seconds WEST a distance of 764.96 feet to the east right of way of Daniel's Way; thence coincident with said right of way the following 4 courses:
- 1) NORTH 00 degrees 37 minutes 47 seconds WEST a distance of 613.54 feet to the point of curvature of a curve to the right having a radius of 50.00 feet, a chord bearing of NORTH 25 degrees 36 minutes 07 seconds EAST, and a chord length of 44.72 feet;
 - 2) thence along said curve an arc length of 46.36 feet to the point of curvature of a reverse curve to the left having a radius of 50.00 feet, a chord bearing of NORTH 64 degrees 03 minutes 33 seconds WEST, and a chord length of 89.44 feet;
 - 3) thence along said curve an arc length of 203.45 feet;
 - 4) thence SOUTH 00 degrees 37 minutes 48 seconds EAST a distance of 46.97 feet to the southeast corner of Lot 3 of Park 48 Phase 3 as recorded in Plat Cabinet C, Envelope 127;
- thence coincident with the lines of said Lot 3 the following 2 courses:
- 1) NORTH 89 degrees 40 minutes 35 seconds WEST a distance of 930.00 feet;
 - 2) NORTH 00 degrees 37 minutes 48 seconds WEST a distance of 80.62 feet to the northeast corner of a parcel in the name of Royce L. and Gena M. Kimble, as recorded in Instrument Number 2004015365;
- thence coincident with the north line of said parcel NORTH 89 degrees 34 minutes 21 seconds WEST a distance of 660.00 feet to the northwest corner of said parcel; thence coincident with the west line of said parcel SOUTH 00 degrees 38 minutes 22 seconds EAST a distance of 328.24 feet to the southwest corner of said parcel; thence coincident with the south line of said parcel SOUTH 88 degrees 08 minutes 40 seconds EAST a distance of 638.45 feet to the west right of way line of Knapp Road;
- thence coincident with said west right of way line the following 11 courses:
- 1) SOUTH 00 degrees 45 minutes 36 seconds EAST a distance of 336.76 feet;
 - 2) NORTH 89 degrees 34 minutes 20 seconds WEST a distance of 8.50 feet;
 - 3) SOUTH 00 degrees 48 minutes 13 seconds EAST a distance of 462.01 feet;
 - 4) SOUTH 89 degrees 34 minutes 26 seconds EAST a distance of 8.50 feet;
 - 5) SOUTH 00 degrees 48 minutes 13 seconds EAST a distance of 336.93 feet;
 - 6) NORTH 89 degrees 34 minutes 20 seconds WEST a distance of 8.50 feet;
 - 7) SOUTH 00 degrees 48 minutes 12 seconds EAST a distance of 110.00 feet;
 - 8) SOUTH 89 degrees 34 minutes 26 seconds EAST a distance of 8.50 feet;
 - 9) SOUTH 00 degrees 48 minutes 13 seconds EAST a distance of 110.02 feet;
 - 10) NORTH 89 degrees 34 minutes 20 seconds WEST a distance of 8.50 feet;
 - 11) SOUTH 00 degrees 48 minutes 20 seconds EAST a distance of 110.04 feet to the extended southern line of Lot 2 of Park 48 Phase 1, as recorded in Plat Cabinet B, Envelope 369;
- thence coincident with said extended line SOUTH 89 degrees 32 minutes 16 seconds EAST a distance of 352.47 feet to the northwest corner of Lot 1 of Park 48 Phase 1; thence coincident with the west line of said Lot 1 SOUTH 00 degrees 48 minutes 13 seconds EAST a distance of 373.36 feet to the northwest corner of Lot 1B of Park 48 Phase 1, Amendment 1, as recorded in Plat Cabinet C, Envelope 223; thence coincident with the north line of said Lot 1B SOUTH 89 degrees 07 minutes 16 seconds EAST a distance of 366.62 feet to the west right of way line of Daniel's Way; thence coincident with said west right of way line SOUTH 01 degrees 03 minutes 21 seconds EAST a distance of 116.06 feet to the northern right of way line of State Road 48;
- thence coincident with said northern right of way line the following 8 courses:
- 1) NORTH 89 degrees 12 minutes 18 seconds WEST a distance of 14.64 feet;
 - 2) SOUTH 01 degrees 15 minutes 38 seconds EAST a distance of 63.86 feet;
 - 3) SOUTH 44 degrees 35 minutes 38 seconds WEST a distance of 47.13 feet;
 - 4) NORTH 89 degrees 52 minutes 38 seconds WEST a distance of 152.52 feet;
 - 5) NORTH 01 degrees 40 minutes 40 seconds WEST a distance of 32.82 feet;
 - 6) NORTH 86 degrees 56 minutes 53 seconds WEST a distance of 166.67 feet;
 - 7) SOUTH 00 degrees 48 minutes 12 seconds EAST a distance of 68.67 feet;
 - 8) NORTH 89 degrees 30 minutes 37 seconds WEST a distance of 1410.33 feet to the intersection of said north right of way line and the extended west line of Fieldstone Boulevard;
- thence coincident with said extended west line the following 9 courses:
- 1) SOUTH 01 degrees 05 minutes 33 seconds WEST a distance of 80.72 feet;
 - 2) SOUTH 01 degrees 05 minutes 36 seconds WEST a distance of 71.06 feet;
 - 3) SOUTH 08 degrees 48 minutes 07 seconds WEST a distance of 101.74 feet;
 - 4) SOUTH 16 degrees 42 minutes 13 seconds WEST a distance of 74.13 feet;
 - 5) SOUTH 23 degrees 34 minutes 30 seconds WEST a distance of 88.32 feet;
 - 6) SOUTH 19 degrees 46 minutes 19 seconds WEST a distance of 103.66 feet;
 - 7) SOUTH 13 degrees 25 minutes 36 seconds WEST a distance of 92.78 feet;
 - 8) SOUTH 06 degrees 26 minutes 36 seconds WEST a distance of 97.02 feet;
 - 9) SOUTH 03 degrees 10 minutes 53 seconds EAST a distance of 13.96 feet to the north right of way line of Stoneview Way;
- thence coincident with said north right of way line the following 6 courses:
- 1) NORTH 82 degrees 52 minutes 36 seconds WEST a distance of 20.60 feet;
 - 2) thence NORTH 71 degrees 34 minutes 10 seconds WEST a distance of 28.82 feet;
 - 3) thence NORTH 62 degrees 51 minutes 24 seconds WEST a distance of 44.64 feet;
 - 4) thence NORTH 63 degrees 30 minutes 30 seconds WEST a distance of 90.89 feet;
 - 5) thence NORTH 74 degrees 52 minutes 47 seconds WEST a distance of 46.05 feet;

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6) thence NORTH 83 degrees 39 minutes 42 seconds WEST a distance of 35.17 feet to an east line of Stonecrest at Fieldstone phase I, Section I, as recorded in Plat Cabinet C, Envelope 167;

thence coincident with said east line and said line extended NORTH 00 degrees 46 minutes 14 seconds EAST a distance of 613.10 feet to the north right of way line of State Road 48; thence coincident with said north right of way line NORTH 89 degrees 23 minutes 49 seconds WEST a distance of 326.15 feet to the extended west line of said Stonecrest at Fieldstone Phase I, Section I; thence coincident with said extended west line SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 349.04 feet to the northeast corner of Lot 29 of Stonecrest at Fieldstone Phase I, Section II, as recorded in Plat Cabinet C, Envelope 189; thence coincident with the north line of said Stonecrest at Fieldstone Phase I, Section II NORTH 88 degrees 20 minutes 22 seconds WEST a distance of 264.00 feet to the northwest corner of said Stonecrest at Fieldstone Phase I, Section II; thence coincident with the west line of said Stonecrest at Fieldstone Phase I, Section II and Stonecrest at Fieldstone Phase 2, as recorded in Plat Cabinet C, Envelope 243 SOUTH 00 degrees 02 minutes 44 seconds WEST a distance of 900.14 feet to a corner of said Stonecrest at Fieldstone Phase 2; thence coincident with the lines of said Stonecrest at Fieldstone Phase 2 the following 6 courses;

- 1) SOUTH 89 degrees 44 minutes 34 seconds WEST a distance of 236.25 feet;
- 2) SOUTH 00 degrees 02 minutes 46 seconds WEST a distance of 100.20 feet;
- 3) NORTH 89 degrees 48 minutes 31 seconds EAST a distance of 20.93 feet;
- 4) SOUTH 01 degrees 04 minutes 24 seconds WEST a distance of 99.83 feet;
- 5) SOUTH 83 degrees 04 minutes 45 seconds EAST a distance of 28.80 feet;
- 6) SOUTH 00 degrees 01 minutes 02 seconds EAST a distance of 14.98 feet to the northeast corner of a parcel in the name of Erika Marie Robertson, as recorded in Instrument Number 2010016097;

thence coincident with the north line of said parcel and said north line extended NORTH 89 degrees 34 minutes 55 seconds WEST a distance of 264.64 feet to the west right of way line of Kirby Road; thence coincident with said west right of way line SOUTH 01 degrees 13 minutes 37 seconds EAST a distance of 123.74 feet to the north line of Lot 8 of Airport Addition, Section One, as recorded in Survey Book 3, Page 83, or Plat Cabinet B, Envelope 136; thence coincident with said north line NORTH 87 degrees 34 minutes 47 seconds WEST a distance of 304.49 feet to the northwest corner of said Lot 8; thence coincident with the west line of said Airport Addition, Section One SOUTH 00 degrees 41 minutes 01 seconds EAST a distance of 200.00 feet to the southwest corner of Lot 7 of said Airport Addition, Section One, thence coincident with the south line of said Lot 7 SOUTH 87 degrees 34 minutes 47 seconds EAST a distance of 306.44 feet to the said west right of way line of Kirby Road; thence coincident with said west right of way SOUTH 01 degrees 12 minutes 52 seconds EAST a distance of 100.03 feet to the north line of Lot 5 of said Airport Addition, Section One; thence coincident with said north line NORTH 87 degrees 34 minutes 47 seconds WEST a distance of 307.37 feet to the northwest corner of said Lot 5; thence coincident with the west line of said Airport Addition, Section One SOUTH 00 degrees 41 minutes 01 seconds EAST a distance of 100.00 feet to the southwest corner of said Lot 5; thence coincident with the south line of said Lot 5 SOUTH 87 degrees 34 minutes 47 seconds EAST a distance of 308.33 feet to the west right of way of Kirby Road; thence coincident with said right of way the following 3 courses:

- 1) SOUTH 01 degrees 13 minutes 56 seconds EAST a distance of 400.17 feet;
- 2) NORTH 88 degrees 52 minutes 06 seconds EAST a distance of 11.06 feet;
- 3) SOUTH 01 degrees 28 minutes 24 seconds EAST a distance of 2600.65 feet to the south right of way line of Gifford Road;

thence coincident with said south right of way line SOUTH 89 degrees 34 minutes 48 seconds EAST a distance of 3964.53 feet to the west right of way line of Endwright Road; thence coincident with said west right of way line SOUTH 00 degrees 18 minutes 01 seconds EAST a distance of 917.06 feet to the southerly right of way line of the Illinois Central Railroad; thence coincident with said southerly right of way line SOUTH 54 degrees 17 minutes 04 seconds WEST a distance of 754.63 feet to the northern most corner of Karst Farm Subdivision Phase I, as recorded in Plat Cabinet C, Envelope 276; thence coincident with the northwestern line of said Karst Farm Subdivision Phase 1 and Karst Farm Subdivision Phase 2, as recorded in Plat Cabinet C, Envelope 293 SOUTH 54 degrees 13 minutes 03 seconds WEST a distance of 2143.53 feet to the western most corner of said Karst Farm Subdivision Phase 2; thence coincident with the south line of said Karst Farm Subdivision Phase 2 NORTH 89 degrees 53 minutes 21 seconds EAST a distance of 940.00 feet to the southwest corner of Lot 1 of Cornwell Subdivision, as recorded in Plat Cabinet C, Envelope 198; thence coincident with the south line of said Lot 1 NORTH 89 degrees 53 minutes 20 seconds EAST a distance of 1417.21 feet to the west right of way line of Endwright Road; thence coincident with said west right of way line and said line extended SOUTH 00 degrees 04 minutes 32 seconds WEST a distance of 2673.86 feet to the southern line of a parcel in the name of State of Indiana as recorded in Instrument Number 2001001363; thence coincident with said southern line SOUTH 88 degrees 27 minutes 16 seconds EAST a distance of 275.28 feet to point number 70 as shown on the Right of Way Parcel Plat contained in said Instrument; thence continuing coincident with said southern line SOUTH 66 degrees 39 minutes 00 seconds EAST a distance of 169.71 feet point number 69 as shown on said Right of Way Parcel Plat; thence coincident with the right of way for State Road 45 SOUTH 01 degrees 39 minutes 37 seconds WEST a distance of 119.05 feet to point number 63 as shown on said Right of Way Parcel Plat; thence SOUTH 89 degrees 33 minutes 10 seconds EAST a distance of 120.14 feet to the southern right of way line of said State Road 45; thence coincident with said southern right of way the following 19 courses:

- 1) NORTH 49 degrees 42 minutes 08 seconds EAST a distance of 123.25 feet;
- 2) NORTH 56 degrees 05 minutes 05 seconds EAST a distance of 172.53 feet;
- 3) NORTH 47 degrees 07 minutes 15 seconds EAST a distance of 74.60 feet;
- 4) NORTH 89 degrees 51 minutes 48 seconds WEST a distance of 45.78 feet;
- 5) NORTH 47 degrees 41 minutes 00 seconds EAST a distance of 35.04 feet;
- 6) NORTH 53 degrees 11 minutes 00 seconds EAST a distance of 154.51 feet;
- 7) NORTH 48 degrees 18 minutes 00 seconds EAST a distance of 123.50 feet;
- 8) SOUTH 02 degrees 39 minutes 04 seconds EAST a distance of 19.74 feet;
- 9) NORTH 48 degrees 45 minutes 07 seconds EAST a distance of 371.42 feet;
- 10) NORTH 49 degrees 09 minutes 06 seconds WEST a distance of 7.46 feet;
- 11) NORTH 51 degrees 31 minutes 43 seconds EAST a distance of 414.61 feet;
- 12) NORTH 55 degrees 29 minutes 37 seconds EAST a distance of 426.56 feet;
- 13) NORTH 58 degrees 39 minutes 21 seconds EAST a distance of 236.90 feet;
- 14) NORTH 62 degrees 36 minutes 39 seconds EAST a distance of 289.68 feet;
- 15) NORTH 66 degrees 05 minutes 05 seconds EAST a distance of 146.64 feet;
- 16) NORTH 69 degrees 10 minutes 54 seconds EAST a distance of 613.57 feet;
- 17) NORTH 88 degrees 42 minutes 59 seconds EAST a distance of 83.90 feet;
- 18) NORTH 68 degrees 53 minutes 36 seconds EAST a distance of 262.63 feet;
- 19) NORTH 63 degrees 32 minutes 44 seconds EAST a distance of 237.13 feet to the west line of a parcel in the name of Kooshtard, as recorded in Instrument Number 2001017291;

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thence coincident with said west line SOUTH 00 degrees 27 minutes 45 seconds EAST a distance of 141.47 feet to the southwest corner of said parcel; thence coincident with the south line of said parcel NORTH 89 degrees 31 minutes 00 seconds EAST a distance of 190.11 feet to the west line of Ordinance 72-22; thence coincident with said west line NORTH 00 degrees 01 minutes 39 seconds EAST a distance of 274.32 feet to a southwest corner of Ordinance 69-43; thence coincident with said Ordinance 69-43 and the west right of way line of Curry Pike the following 6 courses:

- 1) NORTH 07 degrees 40 minutes 37 seconds WEST a distance of 185.16 feet;
- 2) NORTH 00 degrees 02 minutes 48 seconds EAST a distance of 100.00 feet;
- 3) NORTH 11 degrees 21 minutes 25 seconds EAST a distance of 101.98 feet;
- 4) NORTH 00 degrees 28 minutes 15 seconds WEST a distance of 441.82 feet;
- 5) NORTH 89 degrees 57 minutes 11 seconds WEST a distance of 15.87 feet;
- 6) NORTH 00 degrees 03 minutes 09 seconds WEST a distance of 1711.37 feet to a northwest corner of said Ordinance 69-43;

thence coincident with a northern line of said Ordinance 69-43 NORTH 89 degrees 32 minutes 23 seconds EAST a distance of 293.09 feet to a northeast corner of said Ordinance 69-43; thence coincident with an eastern line of said Ordinance 69-43 SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 196.20 feet to the northeast corner of Ordinance 70-34; thence coincident with the east line of said Ordinance 70-34 SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 199.30 feet to the northeast corner of Ordinance 71-31; thence coincident with the east line of said Ordinance 71-31 SOUTH 01 degrees 18 minutes 40 seconds EAST a distance of 108.03 feet to the southeast corner of said Ordinance 71-31; thence coincident with the south line of said Ordinance 71-31 NORTH 89 degrees 59 minutes 57 seconds WEST a distance of 252.61 feet to an eastern line of said Ordinance 69-43; thence coincident with said eastern line SOUTH 00 degrees 28 minutes 02 seconds EAST a distance of 60.61 feet to the northwest corner of Ordinance 73-83; thence coincident with the lines of said Ordinance 73-83 the following 3 courses:

- 1) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 252.05 feet;
- 2) SOUTH 00 degrees 17 minutes 17 seconds EAST a distance of 198.91 feet;
- 3) SOUTH 89 degrees 31 minutes 01 seconds WEST a distance of 245.37 feet to an eastern line of said Ordinance 69-43 on the east right of way line of Curry Pike;

thence coincident with said Ordinance 69-43 and said east right of way line the following 2 courses:

- 1) SOUTH 00 degrees 11 minutes 14 seconds EAST a distance of 1239.23 feet;
- 2) SOUTH 01 degrees 55 minutes 47 seconds EAST a distance of 299.60 feet to the north right of way line of State Road 45;

thence continuing coincident with said Ordinance 69-43 and coincident with said north right of way line the following 7 courses:

- 1) SOUTH 81 degrees 03 minutes 42 seconds EAST a distance of 34.30 feet;
- 2) NORTH 62 degrees 31 minutes 07 seconds EAST a distance of 112.81 feet;
- 3) NORTH 46 degrees 04 minutes 36 seconds EAST a distance of 379.96 feet;
- 4) NORTH 43 degrees 43 minutes 43 seconds EAST a distance of 69.97 feet;
- 5) NORTH 53 degrees 22 minutes 49 seconds EAST a distance of 202.71 feet;
- 6) NORTH 59 degrees 51 minutes 36 seconds EAST a distance of 78.81 feet;
- 7) NORTH 39 degrees 49 minutes 00 seconds EAST a distance of 86.46 feet to the point of beginning, and containing 3,283.29 acres, more or less.

Excepting therefrom the following:

The area described in Ordinance 74-08, being a part of the Northwest Quarter of Section 12, Township 8 North, Range 2 West, and re-described per Monroe County GIS lines as:

Commencing at the northeast corner of the Northwest Quarter of Section 12, Township 8 North, Range 2 West; thence SOUTH 00 degrees 47 minutes 39 seconds EAST a distance of 573.02 feet to the northeast corner of Ordinance 74-08 and the Point of Beginning; thence coincident with the lines of said Ordinance 74-08 the following 4 courses:

- 1) SOUTH 00 degrees 44 minutes 10 seconds EAST a distance of 101.01 feet;
- 2) SOUTH 89 degrees 37 minutes 28 seconds WEST a distance of 1287.77 feet;
- 3) NORTH 00 degrees 41 minutes 19 seconds WEST a distance of 101.00 feet;
- 4) NORTH 89 degrees 37 minutes 28 seconds EAST a distance of 1287.69 feet to the point of beginning, and containing 2.98 acres, more or less;

Also excepting the following:

The area described in Ordinance 73-10, being a part of the Southeast Quarter of Section 36, Township 9 North, Range 2 West, and re-described per Monroe County GIS lines as:

Beginning at the southeast corner of said Ordinance 73-10; thence coincident with the lines of said Ordinance the following 13 courses:

- 1) NORTH 89 degrees 34 minutes 43 seconds WEST a distance of 1330.63 feet;
- 2) NORTH 27 degrees 09 minutes 17 seconds EAST a distance of 3.25 feet to the point of curvature of a curve concave to the southeast, with a radius of 383.39 feet, a chord bearing of NORTH 41 degrees 17 minutes 00 seconds EAST, and a chord length of 188.15 feet;
- 3) Northerly along said curve a distance of 190.07 feet;
- 4) NORTH 57 degrees 57 minutes 12 seconds EAST a distance of 199.99 feet;
- 5) NORTH 62 degrees 39 minutes 26 seconds EAST a distance of 381.91 feet;
- 6) NORTH 00 degrees 03 minutes 01 seconds WEST a distance of 22.47 feet;
- 7) SOUTH 89 degrees 20 minutes 01 seconds EAST a distance of 34.59 feet;
- 8) NORTH 36 degrees 17 minutes 34 seconds EAST a distance of 417.02 feet;
- 9) NORTH 59 degrees 20 minutes 41 seconds EAST a distance of 120.96 feet;
- 10) NORTH 69 degrees 42 minutes 27 seconds EAST a distance of 83.53 feet;
- 11) NORTH 83 degrees 47 minutes 22 seconds EAST a distance of 70.80 feet;
- 12) SOUTH 90 degrees 00 minutes 00 seconds EAST a distance of 36.73 feet;
- 13) SOUTH 00 degrees 22 minutes 47 seconds EAST a distance of 787.40 feet to the point of beginning, and containing 14.00 acres, more or less.

Bledsoe Riggert Cooper James
LAND SURVEYING • CIVIL ENGINEERING • GIS

Also excepting the following:

The area described in Instrument Number 200800766 described as:

A part of the Southwest quarter of Section 36, Township 9 North, Range 2 West, Richland Township, Monroe County, Indiana, more specifically described as follows:

Commencing at a P.K. nail found marking the northeast corner of said Southwest quarter; Thence on the east line of said Southwest quarter and on and along Curry Pike South 00 degrees 33 minutes 38 seconds West (assumed basis of bearings) 1,813.00 feet; Thence leaving said east line and Curry Pike North 88 degrees 26 minutes 04 seconds West 46.98 feet to a 3/8 inch diameter rebar with a cap engraved "Bynum Fanyo 890006" (called "monument" for the remainder of this description) set; Thence continuing North 88 degrees 26 minutes 04 seconds West 2,382.24 feet to a monument set; Thence on a line 24 feet East of the west line of said Southwest quarter North 00 degrees 24 minutes 36 seconds East 30.00 feet to a monument set at the true Point of Beginning; Thence South 88 degrees 26 minutes 04 seconds East 614.29 feet to a monument set; Thence North 01 degree 33 minutes 14 seconds East 923.00 feet to a monument set; Thence South 88 degrees 26 minutes 46 seconds East 350.00 feet to a monument set; Thence North 01 degree 33 minutes 14 seconds East 350.00 feet to a monument set; Thence South 88 degrees 26 minutes 46 seconds East 168.00 feet to a monument set; Thence North 01 degree 33 minutes 14 seconds East 419.68 feet to a monument set on the south line of the Board of County Commissioners of Monroe County for Profile Parkway (Deed Record 435, page 335, Monroe County Recorder); Thence on the south line of Profile Parkway North 88 degrees 26 minutes 33 seconds West 701.34 feet to a monument set at the beginning of a curve concave to the southeast and having a radius of 443.00 feet; Thence on said curve Southwesterly 891.69 feet through a central angle of 89 degrees 03 minutes 28 seconds to a monument set; Thence on a non-tangent line North 89 degrees 35 minutes 04 seconds West 11.00 feet to a monument set; Thence leaving said south line of Profile Parkway and on said line 24 feet East of the west line of said Southwest quarter South 00 degrees 24 minutes 36 seconds West 1,257.00 feet to the Point of Beginning but subject to all rights-of-way and easements of records according to a survey by Douglas R. Curry, Registered Surveyor No. 890006 in November of 2006, containing 31.23 acres, more or less.

ORDINANCE 17-10

**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-West B 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-West B Bloomington Annexation Area” set forth in this Ordinance is one; and
- WHEREAS, prior to the introduction of annexation, 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-West B Bloomington Annexation Area” (“Annexation Territory”) are attached hereto as Exhibit A and Exhibit B, respectively; and
- WHEREAS, the Annexation Territory consists of approximately 1742.98 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. 5. 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-West B 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-West B 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 _____ day of _____, 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 _____ day of _____, 2021.

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.

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2021.

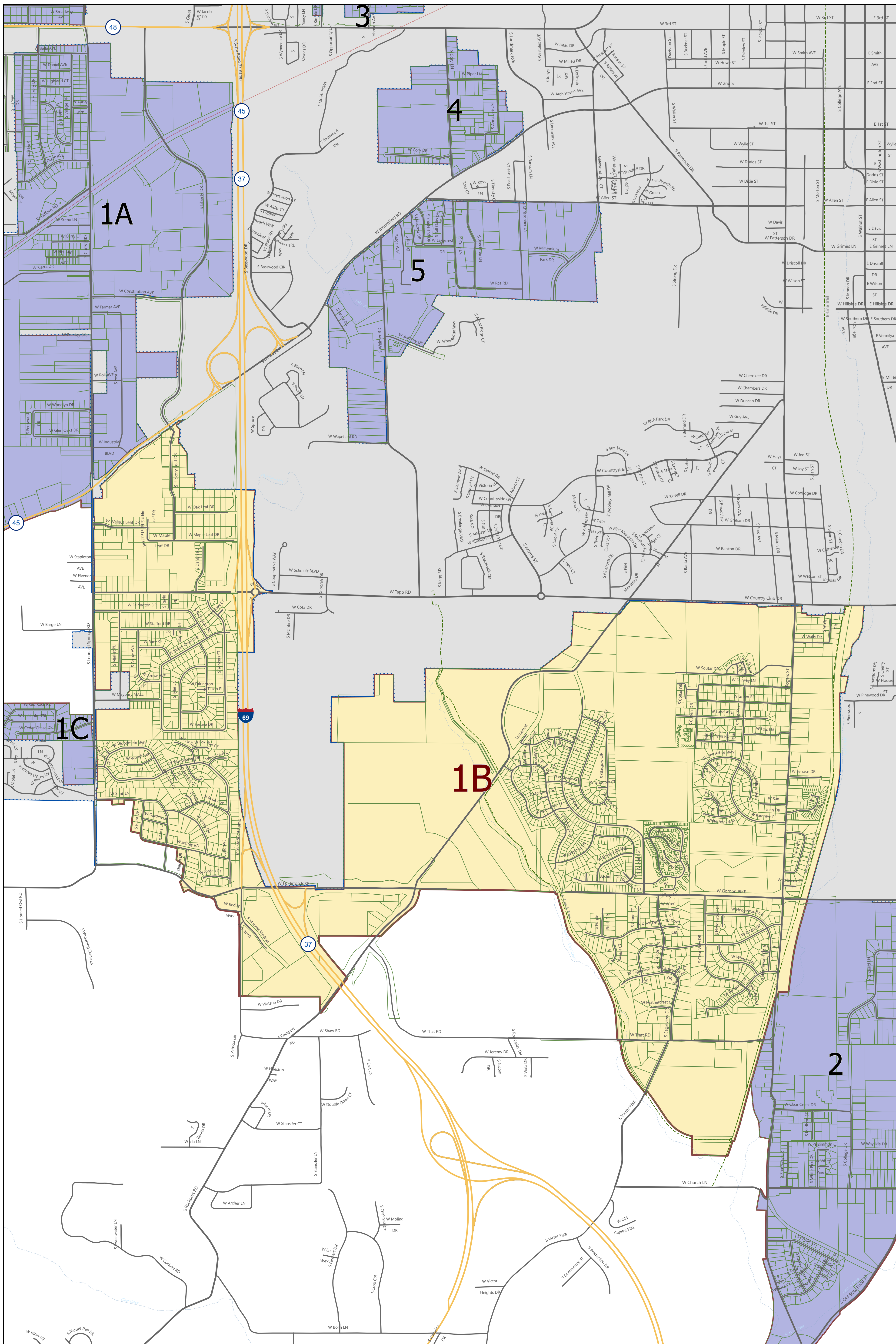
JOHN HAMILTON, Mayor
City of Bloomington

Synopsis


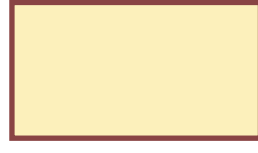

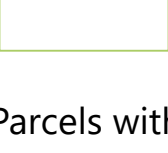
Upon adoption, this ordinance would take various steps necessary for the annexation of the South-West B Bloomington Annexation area, which is depicted in Exhibit A and attached to this ordinance. In the course of proposing the annexation of this area, the City prepared a written Fiscal Plan for Municipal Annexation (“Fiscal Plan”) that describes the proposed provision of both non-capital and capital services to the Annexation Territory and was adopted via Resolution 17-17. The approval of an amendment to the written Fiscal Plan is scheduled for consideration at a Common Council Session on May 19, 2021, with the understanding that the Fiscal Plan is subject to further amendment as part of the ongoing process of annexation review by the City. The next step in this ongoing process will be the conducting of public hearings on the proposed annexation which are scheduled for Wednesday, August 4th.

Note: At the May 19, 2021 Regular Session, the Council adopted Amendment 01 to Ordinance 17-10, 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.

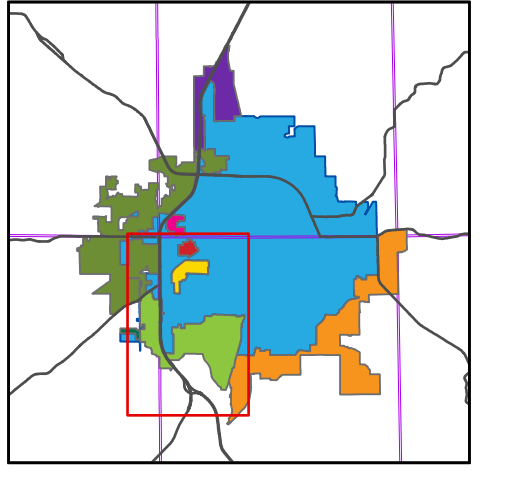
EXHIBIT A
Map of South-West B Bloomington Annexation Territory



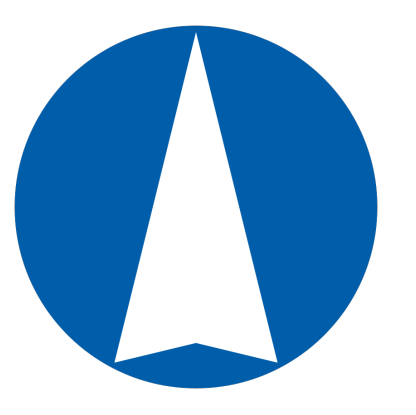
Legend

-  Municipal Boundary
-  Proposed Annexation Area 1B
-  Proposed Annexation Areas
-  Parcels within Proposed Annexation Areas

Parcel features sourced from Monroe County Government GIS Data



April 27, 2021



Produced: 4/28/2021
 Project: AnnexAreaMaps1to2021
 File: AnnexProposedArea1BDP



Proposed Annexation Areas
Area 1B - South-West Bloomington (B)

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The planimetric information is based on aerial orthoimagery flown in March 2016. Supplemental updates are made from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted. The Corporation boundary reflects annexations effective as of the print date on this map.

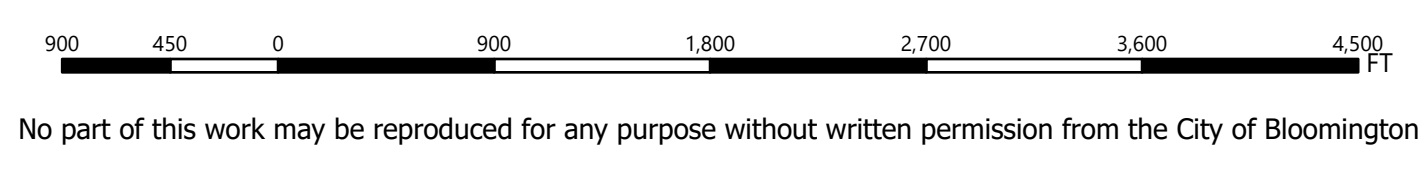


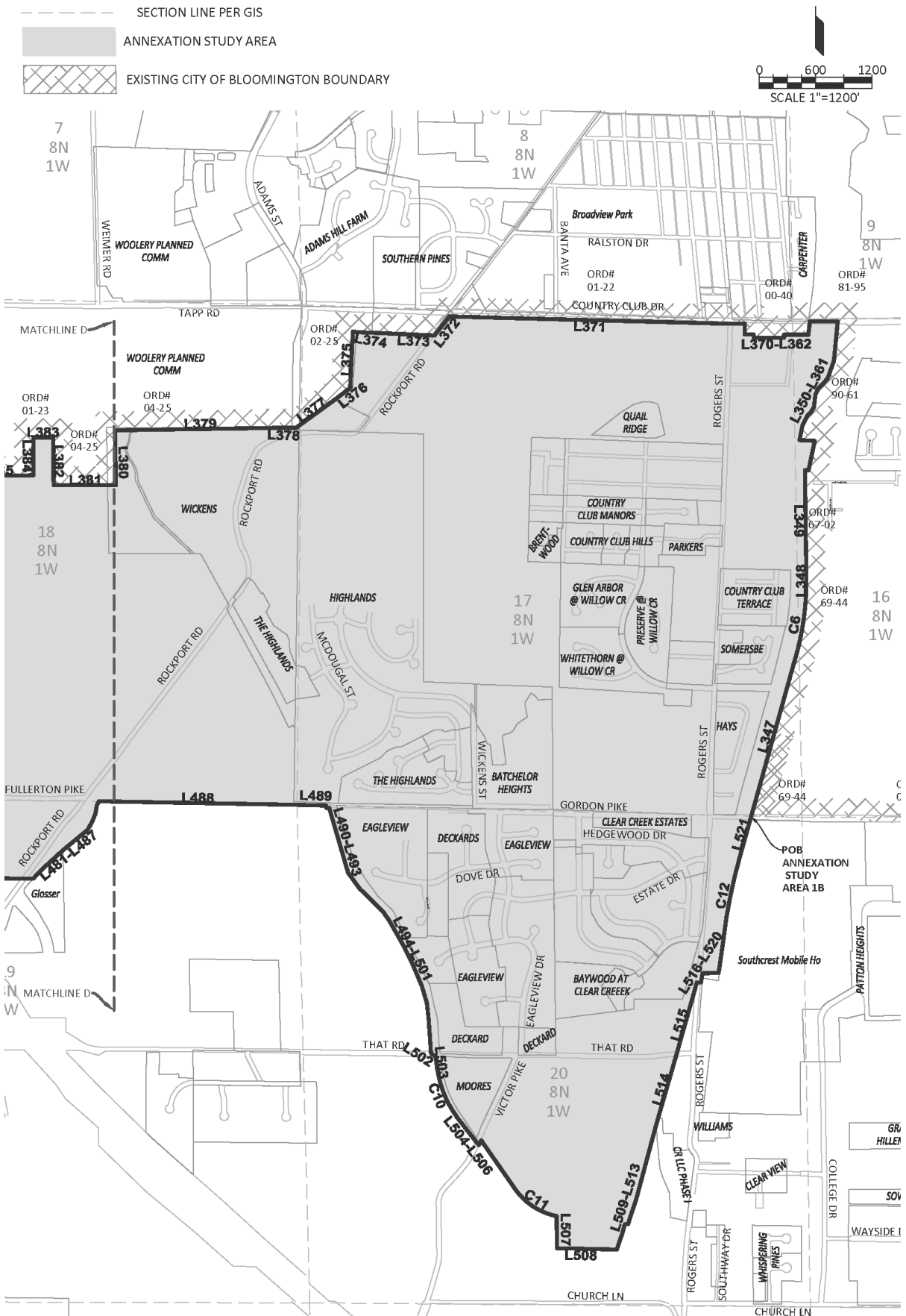
EXHIBIT B

Legal Description of South-West B Bloomington Annexation Territory



ANNEXATION STUDY AREA 1B (2017) EXHIBIT




A part of Sections 12, 13 and 24, Township 8 North, Range 2 West,
Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1
West, Monroe County, Indiana

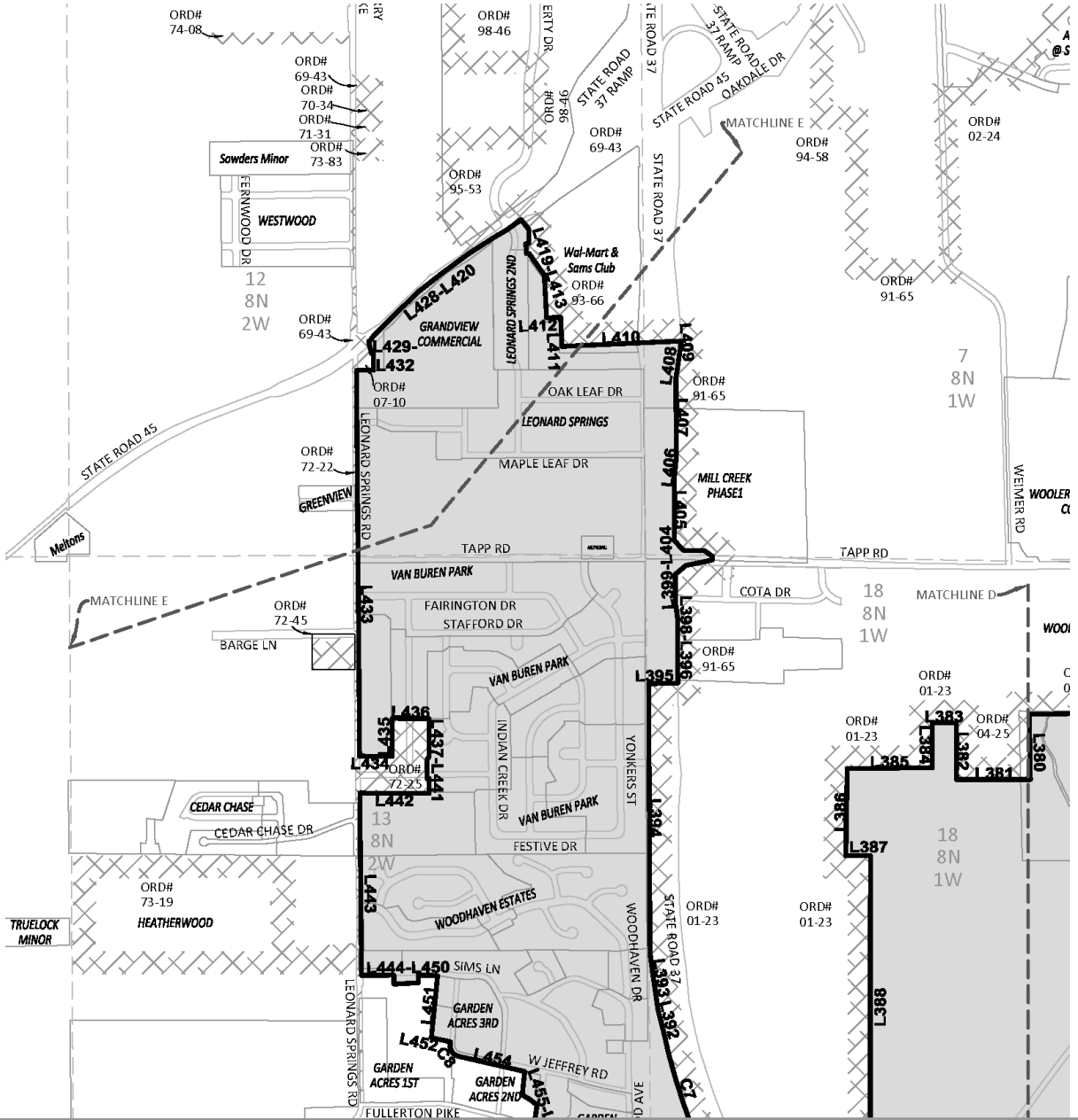
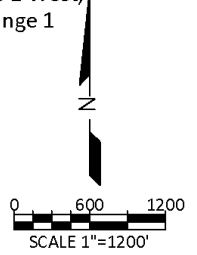




ANNEXATION STUDY AREA 1B (2017) EXHIBIT

A part of Sections 12, 13 and 24, Township 8 North, Range 2 West,
Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1
West, Monroe County, Indiana

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





ANNEXATION STUDY AREA 1B (2017) EXHIBIT

A part of Sections 12, 13 and 24, Township 8 North, Range 2 West,
Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1
West, Monroe County, Indiana

AREA 1B LINE TABLE		
L347	N 15°35'36" E	1696.74'
L348	N 00°00'00" W	169.93'
L349	N 00°45'30" W	1086.83'
L350	S 89°30'00" E	37.57'
L351	N 12°12'13" E	320.00'
L352	N 87°05'44" W	164.00'
L353	N 11°35'32" E	160.22'
L354	N 27°29'04" E	126.58'
L355	N 54°29'04" E	30.00'
L356	N 32°29'02" E	76.00'
L357	N 05°29'06" E	129.00'
L358	N 24°29'04" E	74.00'
L359	N 43°29'04" E	145.00'
L360	N 19°44'04" E	202.00'
L361	N 05°29'04" E	419.03'
L362	S 89°53'04" W	295.08'
L363	S 07°00'00" W	139.34'
L364	N 90°00'00" W	259.00'
L365	S 00°00'00" E	35.00'
L366	N 80°00'00" W	323.50'
L367	N 00°00'00" W	36.00'
L368	N 90°00'00" W	94.00'
L369	N 00°00'00" W	116.15'
L370	S 89°30'00" W	146.73'
L371	N 88°31'28" W	2994.90'
L372	S 38°11'21" W	258.03'
L373	N 87°29'55" W	830.35'
L374	N 80°24'21" W	37.22'
L375	S 03°00'36" W	599.72'
L376	S 52°30'47" W	218.77'
L377	S 64°04'02" W	497.03'
L378	N 88°44'52" W	102.47'
L379	S 89°06'27" W	1823.79'
L380	S 01°02'12" E	583.86'
L381	N 90°00'00" W	661.15'
L382	N 00°26'13" W	508.09'
L383	N 90°00'00" W	213.11'
L384	S 00°00'00" E	401.89'
L385	S 89°32'56" W	762.29'
L386	S 00°55'45" W	782.23'
L387	N 89°56'28" E	219.92'
L388	S 00°01'11" W	2678.78'
L389	S 89°30'54" W	504.36'
L390	N 01°09'42" W	72.40'
L391	S 89°06'40" W	1010.89'
L392	N 14°12'38" W	204.31'
L393	N 07°59'28" W	502.95'
L394	N 00°17'28" W	2411.45'
L395	N 88°49'03" E	262.86'
L396	N 00°12'00" W	571.61'
L397	N 07°47'41" W	151.33'
L398	N 00°12'00" W	250.00'
L399	N 50°23'13" E	124.41'
L400	N 78°05'33" E	238.18'
L401	N 02°13'14" E	33.80'
L402	N 54°04'23" W	85.65'
L403	N 88°40'04" W	187.70'
L404	N 43°56'38" W	118.87'
L405	N 00°12'00" W	550.00'
L406	N 05°30'38" E	201.00'
L407	N 00°12'00" W	700.00'
L408	N 08°19'51" E	303.56'
L409	N 05°23'09" W	34.36'

AREA 1B LINE TABLE		
L410	S 87°29'39" W	1061.74'
L411	N 02°56'27" W	260.00'
L412	S 87°50'56" W	126.35'
L413	N 02°58'15" W	380.47'
L414	N 34°55'15" W	237.67'
L415	S 87°05'48" W	24.02'
L416	N 03°06'18" W	89.74'
L417	N 80°15'56" E	25.49'
L418	N 00°01'04" E	123.89'
L419	N 37°54'06" W	109.85'
L420	S 54°49'34" W	162.12'
L421	S 59°12'19" W	127.34'
L422	S 57°26'05" W	266.47'
L423	S 54°05'59" W	291.55'
L424	S 51°39'09" W	291.89'
L425	S 45°25'11" W	280.71'
L426	S 45°28'03" W	252.03'
L427	S 37°38'57" W	64.04'
L428	S 52°51'16" W	20.93'
L429	S 14°23'49" E	110.94'
L430	N 89°59'59" E	16.39'
L431	S 00°00'01" E	148.37'
L432	S 89°55'06" W	151.21'
L433	S 00°27'27" E	3452.58'
L434	S 89°43'08" E	292.57'
L435	N 00°00'00" W	340.00'
L436	S 89°42'23" E	330.00'
L437	S 00°00'00" E	340.29'
L438	S 33°41'30" W	35.65'
L439	S 00°00'00" E	165.00'
L440	S 89°42'23" E	20.00'
L441	S 00°00'00" E	135.00'
L442	N 89°42'40" W	820.10'
L443	S 00°28'01" E	1632.57'
L444	N 89°22'51" E	290.40'
L445	S 00°00'18" W	80.64'
L446	N 86°55'45" E	109.71'
L447	N 86°55'45" E	109.01'
L448	N 00°23'47" E	69.04'
L449	S 89°20'46" E	123.31'
L450	S 86°28'45" E	49.74'
L451	S 05°44'15" W	558.66'
L452	S 78°11'57" E	173.86'
L453	S 02°06'31" W	33.15'
L454	S 77°07'46" E	605.65'
L455	S 05°44'44" W	210.55'
L456	S 57°57'02" E	89.61'
L457	S 52°28'00" E	70.50'
L458	S 07°28'58" W	210.85'
L459	S 00°18'24" E	57.01'
L460	S 45°58'26" W	55.74'
L461	S 20°57'56" E	191.80'
L462	N 64°19'51" E	92.50'
L463	S 63°22'05" E	210.10'
L464	S 76°07'26" E	169.46'
L465	S 88°04'40" E	41.89'
L466	S 58°21'03" E	79.48'
L467	S 27°06'22" E	33.03'
L468	S 14°59'03" E	74.77'
L469	S 83°20'05" E	262.52'
L470	S 66°25'40" E	38.89'
L471	S 01°43'31" E	40.17'
L472	S 89°55'37" E	19.89'

AREA 1B LINE TABLE		
L473	S 00°08'48" W	1456.12'
L474	S 89°46'26" E	1445.26'
L475	S 00°41'58" E	316.73'
L476	N 39°29'16" E	84.29'
L477	N 37°04'59" E	728.30'
L478	N 39°17'19" W	798.27'
L479	N 00°13'28" W	144.09'
L480	S 89°55'45" E	1113.02'
L481	N 43°34'40" E	131.28'
L482	N 47°43'22" E	306.45'
L483	N 50°22'30" E	341.55'
L484	N 26°03'53" E	116.39'
L485	N 20°35'27" E	77.40'
L486	N 09°42'50" E	86.50'
L487	N 26°33'54" E	46.28'
L488	S 88°59'39" E	2108.25'
L489	S 88°33'55" E	309.58'
L490	S 02°32'34" E	24.53'
L491	S 85°55'02" E	31.97'
L492	S 16°14'51" E	716.69'
L493	S 36°14'13" E	214.21'
L494	S 45°51'52" E	340.06'
L495	S 34°36'26" E	120.32'
L496	S 29°30'55" E	266.23'
L497	S 27°15'36" E	213.84'
L498	S 23°06'15" E	295.62'
L499	S 16°34'39" E	188.50'
L500	S 06°04'06" E	183.15'
L501	S 03°51'26" E	355.71'
L502	S 57°35'48" E	57.85'
L503	S 08°05'36" E	148.61'
L504	S 37°59'40" E	386.03'
L505	N 27°18'58" E	55.67'
L506	S 34°54'10" E	629.78'
L507	S 00°29'33" E	339.66'
L508	S 88°44'13" E	636.40'
L509	N 19°06'52" E	170.66'
L510	N 15°39'47" E	110.42'
L511	N 87°07'38" E	34.18'
L512	N 17°54'16" E	290.59'
L513	N 15°05'10" E	809.47'
L514	N 16°10'36" E	755.63'
L515	N 15°47'48" E	666.63'
L516	N 15°42'11" E	147.84'
L517	N 90°00'00" E	43.04'
L518	N 10°00'01" E	100.81'
L519	N 69°16'10" E	171.90'
L520	N 07°54'50" E	370.77'
L521	N 15°46'30" E	444.12'

AREA 1B CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C6	799.53'	3038.76'	N 09°21'30" E	797.23'
C7	1113.00'	5874.58'	N 17°37'00" W	1111.34'
C8	134.64'	96.27'	S 37°57'25" E	123.93'
C9	136.96'	117.85'	S 48°16'31" E	129.38'
C10	535.90'	1081.63'	S 22°17'44" E	530.44'
C11	542.84'	708.58'	S 56°50'59" E	529.66'
C12	888.67'	5899.65'	N 11°18'30" E	887.77'

NOTE:
1. THIS PLAT AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.

2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

3. 1742.98 ACRES CALCULATED IN AREA 1B.

4. TOTAL LENGTH OF AREA 1B BOUNDARY: 68,196'
CONTIGUOUS WITH EXISTING BOUNDARY: 42,884'
NON-CONTIGUOUS WITH EXISTING BOUNDARY: 25,312'
PERCENTAGE OF AREA 1B CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 62.9%.

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City of Bloomington Indiana Annexation Study Area Number 1B Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 1B as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017. 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 Sections 12, 13 and 24, Township 8 North, Range 2 West, Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as:

Beginning at the point of intersection of the south line of Section 17, Township 8 North, Range 1 West and the eastern right of way line of the former Chicago, Indianapolis and Louisville Railroad; thence coincident with said eastern right of way line and the lines of Ordinance 69-44 NORTH 15 degrees 35 minutes 36 seconds EAST a distance of 1696.74 feet to the point of curvature of a curve concave westerly, with a radius of 3038.76 feet, a chord bearing of NORTH 09 degrees 21 minutes 30 seconds EAST and a chord length of 797.23 feet; thence northerly along said curve a distance of 799.53 feet; thence continuing coincident with said eastern right of way line and said Ordinance 69-44 NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 169.93 feet to the southwest corner of Ordinance 67-02; thence continuing coincident with said eastern right of way line and the west line of said Ordinance 67-02 NORTH 00 degrees 45 minutes 30 seconds WEST a distance of 1086.83 feet to the northwest corner of said Ordinance 67-02; thence coincident with the north line of said Ordinance 67-02 SOUTH 89 degrees 30 minutes 00 seconds EAST a distance of 37.57 feet to the southwest corner of Ordinance 90-61; thence coincident with the west line of said Ordinance 90-61 the following 11 courses:

- 1) NORTH 12 degrees 12 minutes 13 seconds EAST a distance of 320.00 feet;
- 2) NORTH 87 degrees 05 minutes 44 seconds WEST a distance of 164.00 feet;
- 3) NORTH 11 degrees 35 minutes 52 seconds EAST a distance of 160.22 feet;
- 4) NORTH 27 degrees 29 minutes 04 seconds EAST a distance of 126.58 feet;
- 5) NORTH 54 degrees 29 minutes 04 seconds EAST a distance of 30.00 feet;
- 6) NORTH 32 degrees 29 minutes 02 seconds EAST a distance of 76.00 feet;
- 7) NORTH 05 degrees 29 minutes 06 seconds EAST a distance of 129.00 feet;
- 8) NORTH 24 degrees 29 minutes 04 seconds EAST a distance of 74.00 feet;
- 9) NORTH 43 degrees 29 minutes 04 seconds EAST a distance of 145.00 feet;
- 10) NORTH 19 degrees 44 minutes 04 seconds EAST a distance of 202.00 feet;
- 11) NORTH 05 degrees 29 minutes 04 seconds EAST a distance of 419.03 feet to the south line of Section 9, Township 8 North, Range 1 West and the south line of Ordinance 81-95;

thence coincident with said south line of Ordinance 81-95 SOUTH 89 degrees 53 minutes 04 seconds WEST a distance of 295.08 feet to the west line of the Illinois Central Railroad and the east line of Ordinance 00-40; thence coincident with the line of said Ordinance 00-40 the following 8 courses:

- 1) SOUTH 07 degrees 00 minutes 00 seconds WEST a distance of 139.34 feet;
- 2) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 259.00 feet;
- 3) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 35.00 feet;
- 4) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 323.50 feet;
- 5) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 36.00 feet;
- 6) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 94.00 feet;
- 7) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 116.15 feet to the south right of way line of Country Club Road;
- 8) coincident with said right of way line SOUTH 89 degrees 30 minutes 00 seconds WEST a distance of 146.73 feet to the southeast corner of Ordinance 01-22;

thence coincident with said south right of way and the south line of said Ordinance 01-22 NORTH 88 degrees 31 minutes 28 seconds WEST a distance of 2994.90 feet to the east right of way line of Rockport Road and the northeast corner of Ordinance 02-25; thence coincident with said east right of way and said Ordinance 02-25 SOUTH 38 degrees 11 minutes 21 seconds WEST a distance of 258.03 feet to a southeastern corner of said Ordinance 02-25; thence continuing coincident with said Ordinance 02-25 the following 6 courses:

- 1) NORTH 87 degrees 29 minutes 55 seconds WEST a distance of 830.35 feet;
- 2) NORTH 80 degrees 24 minutes 21 seconds WEST a distance of 37.22 feet;
- 3) SOUTH 03 degrees 00 minutes 36 seconds WEST a distance of 599.72 feet;
- 4) SOUTH 52 degrees 30 minutes 47 seconds WEST a distance of 218.77 feet;
- 5) SOUTH 54 degrees 04 minutes 02 seconds WEST a distance of 497.03 feet;
- 6) NORTH 88 degrees 44 minutes 52 seconds WEST a distance of 102.47 feet to a southeast corner of Ordinance 04-25;

thence coincident with said Ordinance 04-25 the following 4 courses:

- 1) SOUTH 89 degrees 06 minutes 27 seconds WEST a distance of 1823.79 feet;
- 2) SOUTH 01 degrees 02 minutes 12 seconds EAST a distance of 583.86 feet;
- 3) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 661.15 feet;
- 4) NORTH 00 degrees 26 minutes 13 seconds WEST a distance of 508.09 feet to a corner of Ordinance 01-23;

thence coincident with said Ordinance 01-23 the following 9 courses:

- 1) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 213.11 feet;
- 2) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 401.89 feet;
- 3) SOUTH 89 degrees 32 minutes 56 seconds WEST a distance of 762.29 feet;
- 4) SOUTH 00 degrees 55 minutes 45 seconds WEST a distance of 782.23 feet;
- 5) NORTH 89 degrees 56 minutes 28 seconds EAST a distance of 219.92 feet;
- 6) SOUTH 00 degrees 01 minutes 11 seconds WEST a distance of 2678.76 feet;
- 7) SOUTH 89 degrees 30 minutes 54 seconds WEST a distance of 504.36 feet;
- 8) NORTH 01 degrees 09 minutes 42 seconds WEST a distance of 72.40 feet;
- 9) SOUTH 89 degrees 06 minutes 40 seconds WEST a distance of 1010.89 feet to the west right of way line of State Road 37;

thence continuing coincident with said Ordinance 01-23 and coincident with said west right of way the following 4 courses:

- 1) 1113.00 feet on a non-tangent curve, concave easterly, having a radius of 5874.58 feet, and a chord which bears NORTH 17 degrees 37 minutes 00 seconds WEST, with a chord length of 1111.34 feet;
- 2) NORTH 14 degrees 12 minutes 38 seconds WEST a distance of 204.31 feet;

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- 3) NORTH 07 degrees 59 minutes 28 seconds WEST a distance of 502.95 feet;
- 4) NORTH 00 degrees 17 minutes 28 seconds WEST a distance of 2411.45 feet;

thence leaving said west right of way line and continuing coincident with said Ordinance 01-23 NORTH 88 degrees 49 minutes 03 seconds EAST a distance of 262.86 feet to the southwest corner of Ordinance 91-65; thence coincident with said Ordinance 91-65 the following 14 courses:

- 1) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 571.61 feet;
- 2) NORTH 07 degrees 47 minutes 41 seconds WEST a distance of 151.33 feet;
- 3) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 250.00 feet;
- 4) NORTH 50 degrees 23 minutes 13 seconds EAST a distance of 124.41 feet;
- 5) NORTH 78 degrees 05 minutes 33 seconds EAST a distance of 238.18 feet;
- 6) NORTH 02 degrees 13 minutes 14 seconds EAST a distance of 33.80 feet;
- 7) NORTH 54 degrees 04 minutes 23 seconds WEST a distance of 85.65 feet;
- 8) NORTH 88 degrees 40 minutes 04 seconds WEST a distance of 187.70 feet;
- 9) NORTH 43 degrees 56 minutes 38 seconds WEST a distance of 118.87 feet;
- 10) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 550.00 feet;
- 11) NORTH 05 degrees 30 minutes 38 seconds EAST a distance of 201.00 feet;
- 12) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 700.00 feet;
- 13) NORTH 08 degrees 19 minutes 51 seconds EAST a distance of 303.56 feet;
- 14) NORTH 05 degrees 23 minutes 09 seconds WEST a distance of 34.36 feet to a southeast corner of Ordinance 93-66;

thence coincident with said Ordinance 93-66 the following 10 courses:

- 1) SOUTH 87 degrees 29 minutes 39 seconds WEST a distance of 1061.74 feet;
- 2) NORTH 02 degrees 56 minutes 27 seconds WEST a distance of 260.00 feet;
- 3) SOUTH 87 degrees 50 minutes 56 seconds WEST a distance of 126.35 feet;
- 4) NORTH 02 degrees 58 minutes 15 seconds WEST a distance of 380.47 feet;
- 5) NORTH 34 degrees 55 minutes 15 seconds WEST a distance of 237.67 feet;
- 6) SOUTH 87 degrees 05 minutes 48 seconds WEST a distance of 24.02 feet;
- 7) NORTH 03 degrees 06 minutes 18 seconds WEST a distance of 89.74 feet;
- 8) NORTH 80 degrees 15 minutes 56 seconds EAST a distance of 25.49 feet;
- 9) NORTH 00 degrees 01 minutes 04 seconds EAST a distance of 123.89 feet;
- 10) NORTH 37 degrees 54 minutes 06 seconds WEST a distance of 109.85 feet to the southern line of Ordinance 69-43 on the southern right of way line of State Road 45;

thence coincident with said Ordinance 69-43 and said southern right of way line the following 9 courses:

- 1) SOUTH 54 degrees 49 minutes 34 seconds WEST a distance of 162.12 feet;
- 2) SOUTH 59 degrees 12 minutes 19 seconds WEST a distance of 127.34 feet;
- 3) SOUTH 57 degrees 26 minutes 05 seconds WEST a distance of 266.47 feet;
- 4) SOUTH 54 degrees 05 minutes 59 seconds WEST a distance of 291.55 feet;
- 5) SOUTH 51 degrees 39 minutes 09 seconds WEST a distance of 291.89 feet;
- 6) SOUTH 45 degrees 25 minutes 11 seconds WEST a distance of 280.71 feet;
- 7) SOUTH 45 degrees 28 minutes 03 seconds WEST a distance of 252.03 feet;
- 8) SOUTH 37 degrees 38 minutes 57 seconds WEST a distance of 64.04 feet;
- 9) SOUTH 52 degrees 51 minutes 16 seconds WEST a distance of 20.93 feet to the east line of Ordinance 07-10;

thence coincident with the lines of said Ordinance 07-10 the following 4 courses:

- 1) SOUTH 14 degrees 23 minutes 49 seconds EAST a distance of 110.94 feet;
- 2) NORTH 89 degrees 59 minutes 59 seconds EAST a distance of 16.39 feet;
- 3) SOUTH 00 degrees 00 minutes 01 seconds EAST a distance of 148.37 feet;
- 4) SOUTH 89 degrees 55 minutes 06 seconds WEST a distance of 151.21 feet to the east line of Ordinance 72-22 on the east right of way line of Leonard Springs Road;

thence coincident with said Ordinance 72-22 and said east right of way line SOUTH 00 degrees 27 minutes 27 seconds EAST a distance of 3452.56 feet to a northern line of Ordinance 72-25; thence coincident with the lines of said Ordinance 72-25 the following 9 courses:

- 1) SOUTH 89 degrees 43 minutes 08 seconds EAST a distance of 292.57 feet;
- 2) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 340.00 feet;
- 3) SOUTH 89 degrees 42 minutes 23 seconds EAST a distance of 330.00 feet;
- 4) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 340.29 feet;
- 5) SOUTH 33 degrees 41 minutes 30 seconds WEST a distance of 35.65 feet;
- 6) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 165.00 feet;
- 7) SOUTH 89 degrees 42 minutes 23 seconds EAST a distance of 20.00 feet;
- 8) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 135.00 feet;
- 9) NORTH 89 degrees 42 minutes 40 seconds WEST a distance of 620.10 feet to the east line of said Ordinance 72-22 on said east right of way line of Leonard Springs Road;

thence coincident with said Ordinance 72-22 and said east right of way line SOUTH 00 degrees 28 minutes 01 seconds EAST a distance of 1632.57 feet to the extended south right of way line of Sims Lane; thence leaving the existing City of Bloomington boundary and coincident with said extended south right of way line NORTH 89 degrees 22 minutes 51 seconds EAST a distance of 290.40 feet to the west line of a parcel in the name of Mary Diener Stroup, as recorded in Instrument Number 1999017866; thence coincident with said west line SOUTH 00 degrees 00 minutes 18 seconds WEST a distance of 80.64 feet to the southwest corner of said parcel; thence coincident with the south line of said parcel NORTH 86 degrees 55 minutes 45 seconds EAST a distance of 109.71 feet to the southwest corner of a parcel in the name of Larry and Helen L. Williams, as recorded in Instrument Number 1999017734; thence coincident with the south line of said parcel NORTH 86 degrees 55 minutes 45 seconds EAST a distance of 109.01 feet to the southeast corner of said parcel; thence coincident with the east line of said parcel NORTH 00 degrees 23 minutes 47 seconds EAST a distance of 69.04 feet to said south right of way line of Sims Lane; thence coincident with said south right of way line the following 2 courses:

- 1) SOUTH 89 degrees 20 minutes 46 seconds EAST a distance of 123.31 feet;
- 2) SOUTH 86 degrees 28 minutes 45 seconds EAST a distance of 49.74 feet to the west line of Garden Acres 3rd Addition as recorded in Plat Cabinet B, Envelope 81;

thence coincident with said west line SOUTH 05 degrees 44 minutes 15 seconds WEST a distance of 558.66 feet to a southwest corner of said Garden Acres 3rd Addition; thence coincident with a southern line of said Garden Acres 3rd Addition SOUTH 78

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degrees 11 minutes 57 seconds EAST a distance of 173.86 feet to the westerly right of way line of Jeffery Road; thence coincident with said westerly right of way line and the southerly right of way line of said Jeffery Road the following 3 courses:

- 1) SOUTH 02 degrees 06 minutes 31 seconds WEST a distance of 33.15 feet to the point of curvature of a curve concave to the northeast, with a radius of 96.27 feet, and a chord bearing of SOUTH 37 degrees 57 minutes 25 seconds EAST and a chord length of 123.93 feet;
- 2) Southeasterly along said curve a distance of 134.64 feet,
- 3) SOUTH 77 degrees 07 minutes 46 seconds EAST a distance of 605.65 feet to the northwest corner of Lot 26 of Garden Acres 2nd Addition as recorded in Plat Cabinet B, Envelope 69;

thence coincident with the west line of said Lot 26 and the west line of Lot 24 of said Garden Acres 2nd Addition SOUTH 05 degrees 44 minutes 44 seconds WEST a distance of 210.55 feet to the southwest corner of said Lot 24; thence coincident with the southern lines of said Lot 24 the following 2 courses:

- 1) SOUTH 57 degrees 57 minutes 02 seconds EAST a distance of 89.61 feet;
- 2) SOUTH 52 degrees 28 minutes 00 seconds EAST a distance of 70.50 feet to the west right of way line of Sharon Drive;

thence coincident with said west right of way line SOUTH 07 degrees 28 minutes 58 seconds WEST a distance of 210.85 feet; thence leaving said west right of way line SOUTH 00 degrees 16 minutes 24 seconds EAST a distance of 57.01 feet to the centerline of Fullerton Pike; thence coincident with an extended southern right of way line of said Fullerton Pike SOUTH 45 degrees 58 minutes 26 seconds WEST a distance of 55.74 feet; thence continuing coincident with said southern right of way line the following 5 courses:

- 1) SOUTH 20 degrees 57 minutes 58 seconds EAST a distance of 191.90 feet;
- 2) NORTH 64 degrees 19 minutes 51 seconds EAST a distance of 92.50 feet;
- 3) SOUTH 63 degrees 22 minutes 05 seconds EAST a distance of 210.10 feet;
- 4) SOUTH 76 degrees 07 minutes 26 seconds EAST a distance of 169.46 feet;
- 5) SOUTH 88 degrees 04 minutes 40 seconds EAST a distance of 41.89 feet to the west right of way line of That Road;

thence coincident with said west right of way line the following 9 courses:

- 1) SOUTH 58 degrees 21 minutes 03 seconds EAST a distance of 79.48 feet;
- 2) SOUTH 27 degrees 06 minutes 22 seconds EAST a distance of 33.03 feet;
- 3) SOUTH 14 degrees 59 minutes 03 seconds EAST a distance of 74.77 feet to the point of curvature of a curve concave to the northeast, with a radius of 117.85 feet, a chord bearing of SOUTH 48 degrees 16 minutes 31 seconds EAST and a chord length of 129.38 feet;
- 4) Southeasterly along said curve a distance of 136.96 feet;
- 5) SOUTH 83 degrees 20 minutes 05 seconds EAST a distance of 262.52 feet;
- 6) SOUTH 66 degrees 25 minutes 40 seconds EAST a distance of 38.89 feet;
- 7) SOUTH 01 degrees 43 minutes 31 seconds EAST a distance of 40.17 feet;
- 8) SOUTH 89 degrees 55 minutes 37 seconds EAST a distance of 19.89 feet;
- 9) SOUTH 00 degrees 08 minutes 48 seconds WEST a distance of 1456.12 feet to the intersection of said west right of way line and the extended southern line of Lot 1 of Monroe Medical Park Type E Administrative Subdivision, as recorded in Plat Cabinet D, Envelope 151;

thence coincident with said extended southern line SOUTH 89 degrees 46 minutes 26 seconds EAST a distance of 1445.26 feet to a corner of said Lot 1; thence coincident with a western line of said Lot 1 and said line extended SOUTH 00 degrees 41 minutes 58 seconds EAST a distance of 316.73 feet to the southern right of way line of Rockport Road; thence coincident with said southern right of way line the following 2 courses:

- 1) NORTH 39 degrees 29 minutes 16 seconds EAST a distance of 84.29 feet;
- 2) NORTH 37 degrees 04 minutes 59 seconds EAST a distance of 728.30 feet to the eastern right of way line of State Road 37;

thence coincident with said eastern right of way line NORTH 39 degrees 17 minutes 19 seconds WEST a distance of 798.27 feet to a corner of a parcel in the name of Bill C. Brown Revocable Trust, as recorded in Instrument Number 2013009976; thence coincident with a west line of said parcel NORTH 00 degrees 13 minutes 28 seconds WEST a distance of 144.09 feet to the southwest corner of a parcel in the name of Suozzi, Harris, Cadwell, and Bush as recorded in Instrument Number 2007007005; thence coincident with the extended south line of said parcel SOUTH 89 degrees 55 minutes 45 seconds EAST a distance of 1113.02 feet to the eastern right of way line of Rockport Road; thence coincident with said eastern right of way line the following 7 courses;

- 1) NORTH 43 degrees 34 minutes 40 seconds EAST a distance of 131.28 feet;
- 2) NORTH 47 degrees 43 minutes 22 seconds EAST a distance of 306.45 feet;
- 3) NORTH 50 degrees 22 minutes 30 seconds EAST a distance of 341.55 feet;
- 4) NORTH 28 degrees 03 minutes 53 seconds EAST a distance of 116.39 feet;
- 5) NORTH 20 degrees 35 minutes 27 seconds EAST a distance of 77.40 feet;
- 6) NORTH 09 degrees 42 minutes 50 seconds EAST a distance of 86.50 feet;
- 7) NORTH 26 degrees 33 minutes 54 seconds EAST a distance of 46.28 feet to the south line of Section 18, Township 8 North, Range 1 West;

thence coincident with said south line SOUTH 88 degrees 59 minutes 39 seconds EAST a distance of 2108.25 feet to the Southwest Corner of Section 17, Township 8 North, Range 1 West; thence coincident with the south line of said Section 17 SOUTH 88 degrees 33 minutes 55 seconds EAST a distance of 309.56 feet to west right of way line of an abandoned railroad; thence coincident with said west right of way line the following 16 courses:

- 1) SOUTH 02 degrees 32 minutes 34 seconds EAST a distance of 24.53 feet;
- 2) SOUTH 85 degrees 55 minutes 02 seconds EAST a distance of 31.97 feet;
- 3) SOUTH 16 degrees 14 minutes 51 seconds EAST a distance of 716.69 feet;
- 4) SOUTH 36 degrees 14 minutes 13 seconds EAST a distance of 214.21 feet;
- 5) SOUTH 45 degrees 51 minutes 52 seconds EAST a distance of 340.06 feet;
- 6) SOUTH 34 degrees 36 minutes 26 seconds EAST a distance of 120.32 feet;
- 7) SOUTH 29 degrees 30 minutes 55 seconds EAST a distance of 266.23 feet;
- 8) SOUTH 27 degrees 15 minutes 36 seconds EAST a distance of 213.84 feet;
- 9) SOUTH 23 degrees 06 minutes 15 seconds EAST a distance of 295.62 feet;
- 10) SOUTH 16 degrees 34 minutes 39 seconds EAST a distance of 188.50 feet;
- 11) SOUTH 06 degrees 04 minutes 06 seconds EAST a distance of 183.15 feet;
- 12) SOUTH 03 degrees 51 minutes 26 seconds EAST a distance of 355.71 feet to the centerline of That Road;
- 13) SOUTH 57 degrees 35 minutes 49 seconds EAST a distance of 57.65 feet to the south right of way line of said That Road;

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- 14) SOUTH 08 degrees 05 minutes 36 seconds EAST a distance of 148.61 feet to the point of curvature of a curve concave to the east, with a radius of 1081.63 feet, a chord bearing of SOUTH 22 degrees 17 minutes 14 seconds EAST and a chord length of 530.44 feet;
- 15) Southerly along said curve a distance of 535.90 feet;
- 16) SOUTH 37 degrees 59 minutes 40 seconds EAST a distance of 386.03 feet to the southern right of way line of Victor Pike;

thence coincident with said southern right of way line NORTH 27 degrees 18 minutes 58 seconds EAST a distance of 55.67 feet to the east right of way line of said abandoned railroad; thence coincident with said east right of way line SOUTH 34 degrees 54 minutes 10 seconds EAST a distance of 629.78 feet to the point of curvature of a curve concave to the northeast, with a radius of 708.58 feet, a chord bearing of SOUTH 56 degrees 50 minutes 59 seconds EAST and a chord length of 529.66 feet; thence southeasterly along said curve a distance of 542.84 feet to the intersection of said east right of way line with the extended west line of a parcel in the name of Randy Cassady, as recorded in Instrument Number 201101295; thence coincident with said extended west line SOUTH 00 degrees 29 minutes 33 seconds EAST a distance of 339.66 feet to the southwest corner of said parcel; thence coincident with the south line of said parcel SOUTH 88 degrees 44 minutes 13 seconds EAST a distance of 636.40 feet to the southeast corner of said parcel; thence coincident with the east line of said parcel NORTH 19 degrees 06 minutes 52 seconds EAST a distance of 170.66 feet; thence continuing coincident with said east line and said east line extended NORTH 15 degrees 39 minutes 47 seconds EAST a distance of 110.42 feet; thence NORTH 87 degrees 07 minutes 38 seconds EAST a distance of 34.18 feet to the eastern right of way line of a former railroad; thence coincident with said eastern right of way line the following 5 courses:

- 1) NORTH 17 degrees 54 minutes 16 seconds EAST a distance of 290.59 feet;
- 2) NORTH 15 degrees 05 minutes 10 seconds EAST a distance of 809.47 feet;
- 3) NORTH 16 degrees 10 minutes 36 seconds EAST a distance of 755.63 feet;
- 4) NORTH 15 degrees 47 minutes 48 seconds EAST a distance of 666.83 feet;
- 5) NORTH 15 degrees 42 minutes 11 seconds EAST a distance of 147.84 feet;

thence NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 43.04 feet to the eastern right of way line of South Rogers Street; thence coincident with said eastern right of way NORTH 10 degrees 00 minutes 01 seconds EAST a distance of 100.81 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 coincident with said north line NORTH 89 degrees 16 minutes 10 seconds EAST a distance of 171.90 feet to the eastern right of way line of the former Chicago, Indianapolis and Louisville Railroad; thence coincident with said eastern right of way line NORTH 07 degrees 54 minutes 50 seconds EAST a distance of 370.77 feet to the point of curvature of a curve concave to the east, with a radius of 5699.65 feet, a chord bearing of NORTH 11 degrees 18 minutes 30 seconds EAST and a chord length of 887.77 feet; thence northerly along said curve a distance of 888.67 feet; thence continuing coincident with said eastern right of way line NORTH 15 degrees 46 minutes 30 seconds EAST a distance of 444.12 feet to the point of beginning and containing 1742.98 acres, more or less.

ORDINANCE 17-11

**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-West C 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-West C 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-West C Bloomington Annexation Area” (“Annexation Territory”) are attached hereto as Exhibit A and Exhibit B, respectively; and
- WHEREAS, the Annexation Territory consists of approximately 47.08 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. 1. 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-West C 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-West C 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 _____ day of _____, 2021.¹

JIM SIMS, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

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.

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2021.

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2021.

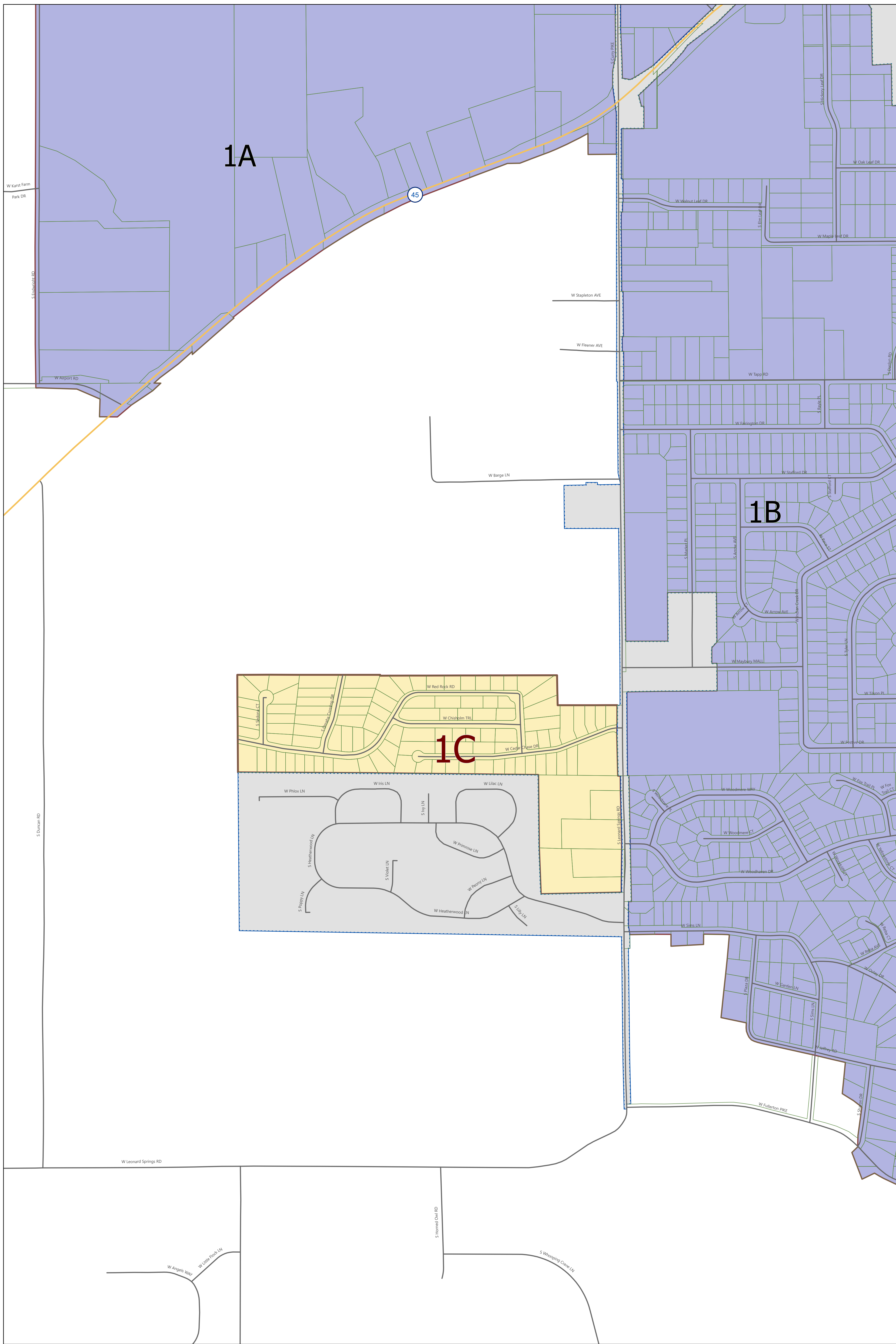
JOHN HAMILTON, Mayor
City of Bloomington

Synopsis


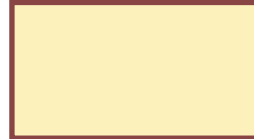

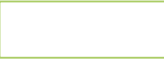
Upon adoption, this ordinance would take various steps necessary for the annexation of the South-West C Bloomington Annexation area, which is depicted in Exhibit A and attached to this ordinance. In the course of proposing the annexation of this area, the City prepared a written Fiscal Plan for Municipal Annexation (“Fiscal Plan”) that describes the proposed provision of both non-capital and capital services to the Annexation Territory and was adopted via Resolution 17-18. The approval of an amendment to the written Fiscal Plan is scheduled for consideration at a Common Council Session on May 19, 2021, with the understanding that the Fiscal Plan is subject to further amendment as part of the ongoing process of annexation review by the City. The next step in this ongoing process will be the conducting of public hearings on the proposed annexation which are scheduled for Wednesday, August 4th.

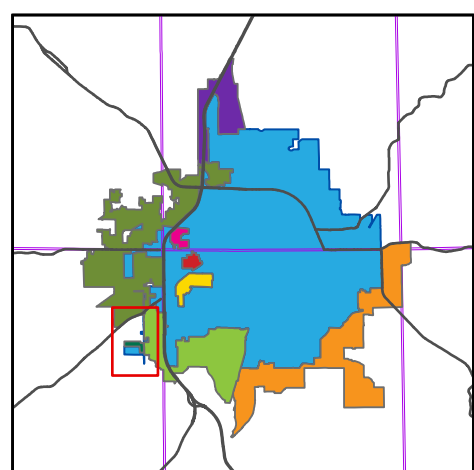
Note: At the May 19, 2021 Regular Session, the Council adopted Amendment 01 to Ordinance 17-11, which changed various date references and signature lines to bring the proposed ordinance forward to 2021 so that it could be properly considered by the Common Council.

EXHIBIT A
Map of South-West C Bloomington Annexation Territory

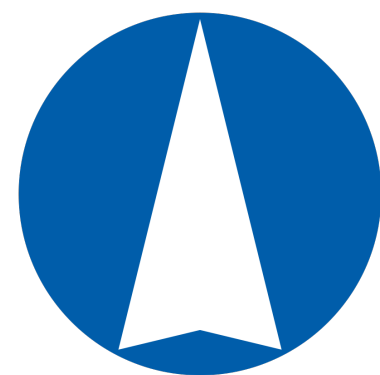


Legend

-  Municipal Boundary
 -  Proposed Annexation Area 1C
 -  Proposed Annexation Areas
 -  Parcels within Proposed Annexation Areas
- Parcel features sourced from Monroe County Government GIS Data



April 27, 2021



Produced: 4/28/2021
Project: AnnexAreaMaps1to2021
File: AnnexProposedArea1CDP



Proposed Annexation Areas
Area 1C - South-West Bloomington (C)

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The planimetric information is based on aerial orthoimagery flown in March 2016. Supplemental updates are made from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted. The Corporation boundary reflects annexations effective as of the print date on this map.



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EXHIBIT B

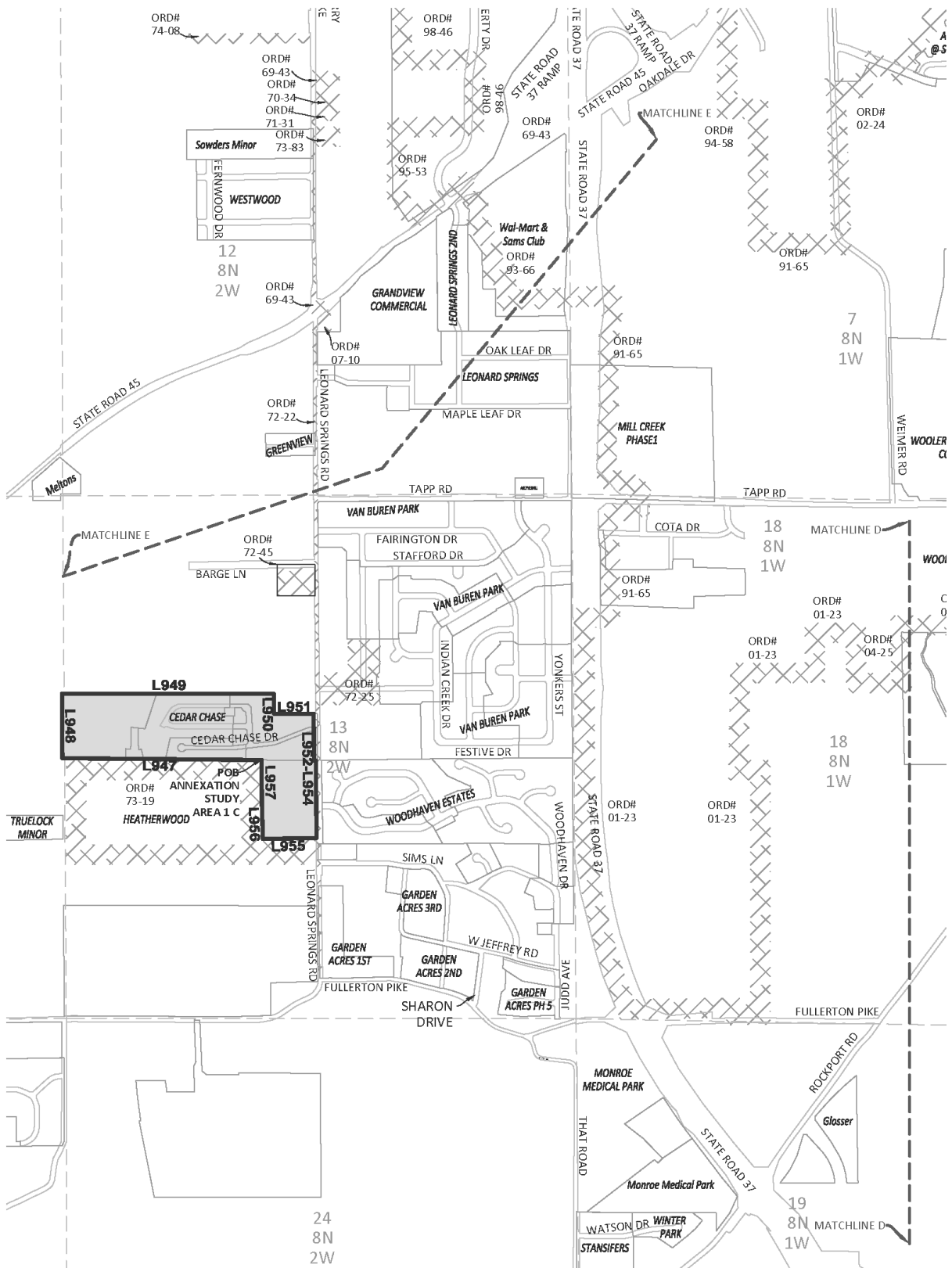
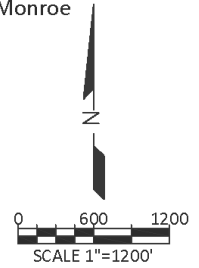
Legal Description of South-West C Bloomington Annexation Territory



ANNEXATION STUDY AREA 1C (2017) EXHIBIT

A part of Section 13, Township 8 North, Range 2 West, Monroe County, Indiana

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



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 S:\jobs\9301-9400\9354 CITY OF BLOOMINGTON\DRAW\9354_CARLSON_CITY ADJUSTMENTS_3-2-17.dwg



ANNEXATION STUDY AREA 1C (2017) EXHIBIT

A part of Section 13, Township 8 North, Range 2 West, Monroe County, Indiana

AREA 1C LINE TABLE		
L947	N 89°30'39" W	2017.41'
L948	N 00°25'53" W	654.84'
L949	S 89°55'47" E	2148.75'
L950	S 01°08'27" E	201.55'
L951	N 89°55'32" E	400.57'
L952	S 00°37'20" E	474.20'
L953	S 89°23'10" E	17.00'
L954	S 00°29'16" E	783.93'
L955	S 88°52'11" W	542.67'
L956	N 02°11'21" W	307.83'
L957	N 00°38'49" W	492.96'

NOTE:

1. THIS PLAT AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.
2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.
3. 47.08 ACRES CALCULATED IN AREA 1C.
4. TOTAL LENGTH OF AREA 1C BOUNDARY: 8,042'
 CONTIGUOUS WITH EXISTING BOUNDARY: 4,636'
 NON-CONTIGUOUS WITH EXISTING BOUNDARY: 3,406'
 PERCENTAGE OF AREA 1C CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 57.6%.

Bledsoe Riggert Cooper James

LAND SURVEYING • CIVIL ENGINEERING • GIS

City of Bloomington Indiana Annexation Study Area Number 1C Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 1C as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017. 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 13, Township 8 North, Range 2 West, Monroe County, Indiana, and more particularly described as follows:

Beginning at a point 425 feet west of the Northeast corner of the Southwest Quarter of Section 13, Township 8 North, Range 2 West as stated in Ordinance 73-19; thence coincident with a north line of said Ordinance 73-19 NORTH 89 degrees 30 minutes 39 seconds WEST a distance of 2017.41 feet to the northwest corner of said Ordinance 73-19; thence coincident with the west line of Cedar Chase Subdivision Phase III, Section 2, as recorded in Plat Cabinet D, Envelope 94 NORTH 00 degrees 25 minutes 53 seconds WEST a distance of 654.84 feet to the northwest corner of said Cedar Chase Subdivision Phase III, Section 2; thence coincident with the north line of said Cedar Chase Subdivision Phase III, Section 2, the north line of Cedar Chase Subdivision Phase II, Section II as recorded in Plat Cabinet C, Envelope 302 and the north line of Cedar Chase Subdivision Phase I, Section I, as recorded in Plat Cabinet C, Envelope 180 SOUTH 89 degrees 55 minutes 47 seconds EAST a distance of 2148.75 feet to a northeast corner of said Cedar Chase Subdivision Phase I, Section I; thence coincident with an east line of said Cedar Chase Subdivision Phase I, Section I SOUTH 01 degrees 08 minutes 27 seconds EAST a distance of 201.55 feet to a corner of said Cedar Chase Subdivision Phase I, Section I; thence coincident with a north line of said Cedar Chase Subdivision Phase I, Section I NORTH 89 degrees 55 minutes 32 seconds EAST a distance of 400.57 feet to the west right of way line of Leonard Springs Road; thence coincident with said west right of way the following 3 courses;

- 1) SOUTH 00 degrees 37 minutes 20 seconds EAST a distance of 474.20 feet;
- 2) SOUTH 89 degrees 23 minutes 10 seconds EAST a distance of 17.00 feet;
- 3) SOUTH 00 degrees 29 minutes 16 seconds EAST a distance of 783.93 feet to a northern line of said Ordinance 73-19;

thence coincident with the lines of said Ordinance 73-19 the following 3 courses:

- 1) SOUTH 88 degrees 52 minutes 11 seconds WEST a distance of 542.67 feet;
- 2) NORTH 02 degrees 11 minutes 21 seconds WEST a distance of 307.83 feet;
- 3) NORTH 00 degrees 38 minutes 49 seconds WEST a distance of 492.96 feet to the point of beginning, and containing 47.08 acres, more or less.

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 2887.71 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. 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 9. 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 10. 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 _____ day of _____, 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 _____ day of _____, 2021.

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 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 adopted via Resolution 17-19. The approval of an amendment to the written Fiscal is scheduled for consideration at a Common Council Session on May 19, 2021, with the understanding that the Fiscal Plan is subject to further amendment as part of the ongoing process of annexation review by the City. The next step in this ongoing process will be the conducting of public hearings on the proposed annexation which are scheduled for Wednesday, August 4th.

Note: 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.

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.

EXHIBIT A

Map of South-East Bloomington Annexation Territory

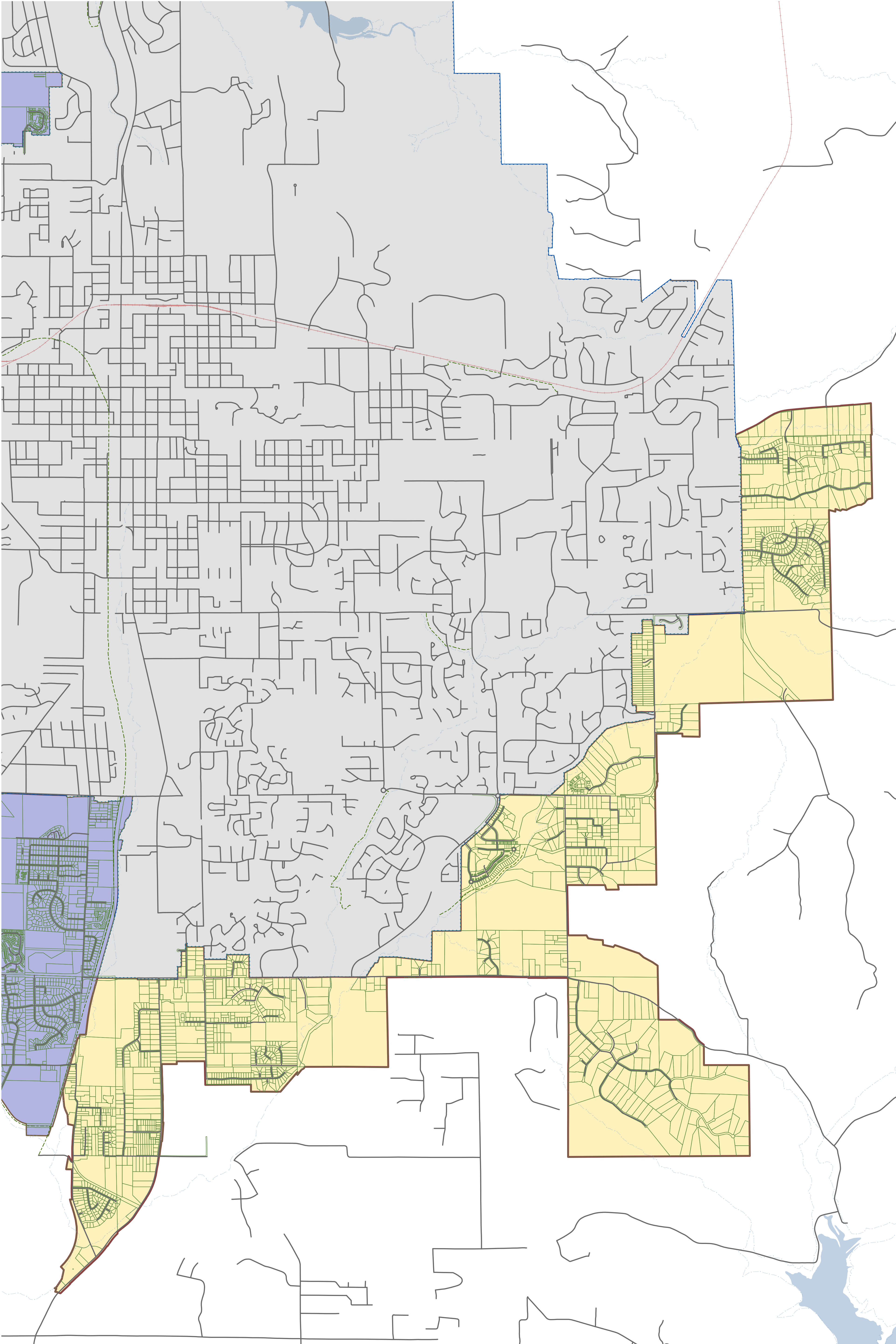


EXHIBIT B

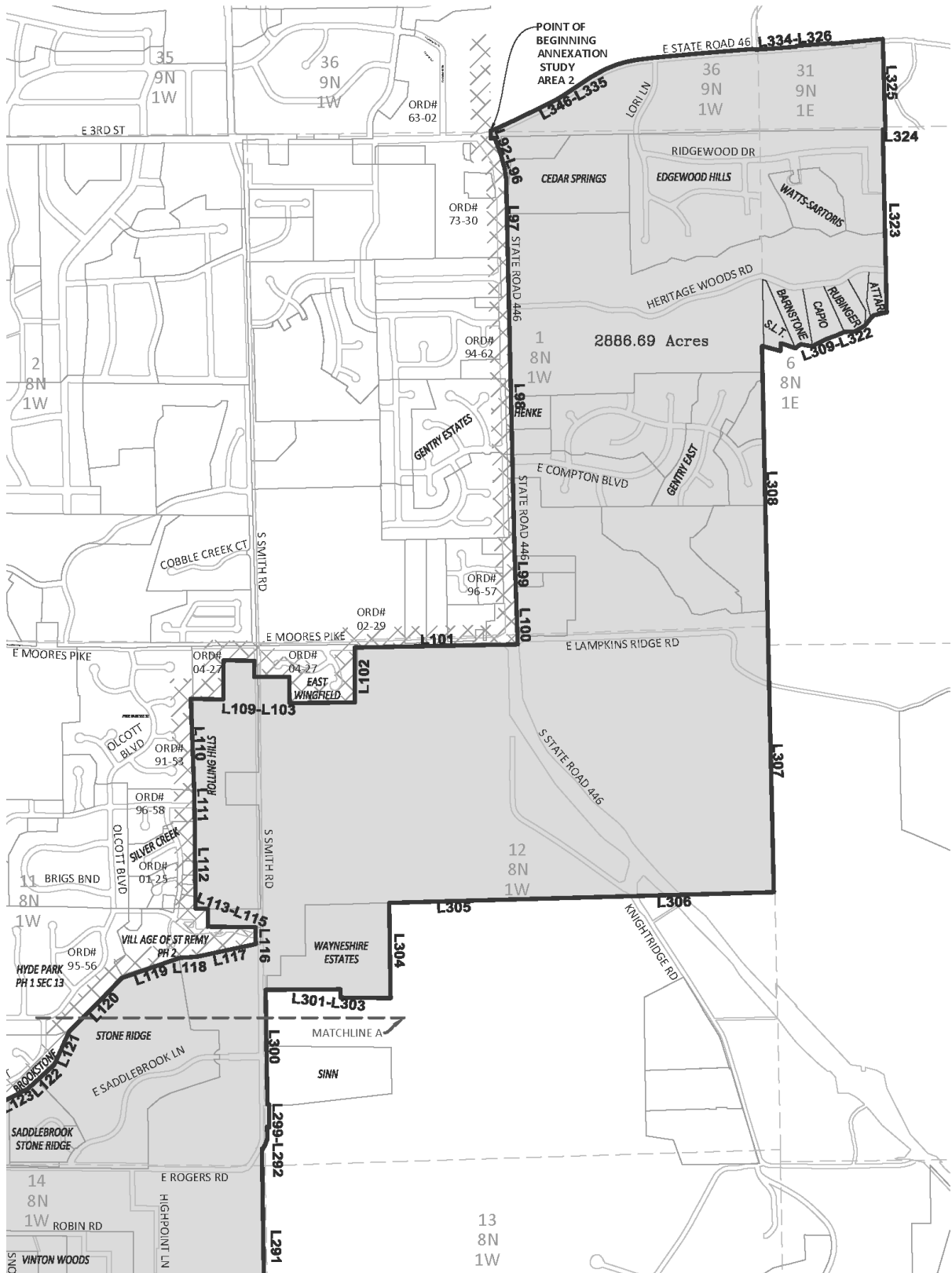
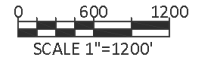
Legal Description of South-East Bloomington Annexation Territory



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

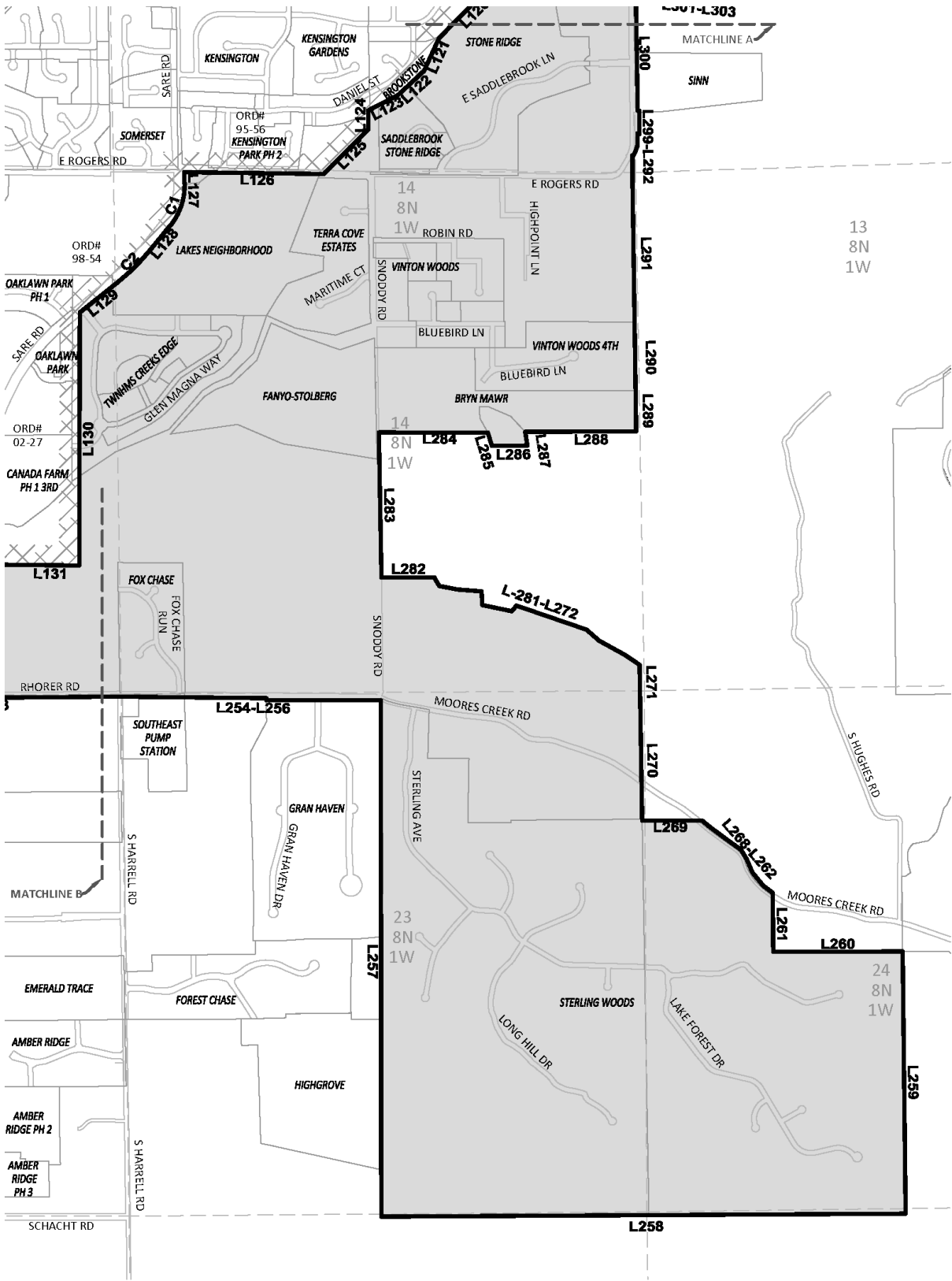
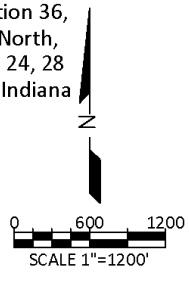




ANNEXATION STUDY AREA 2 (2017) EXHIBIT

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
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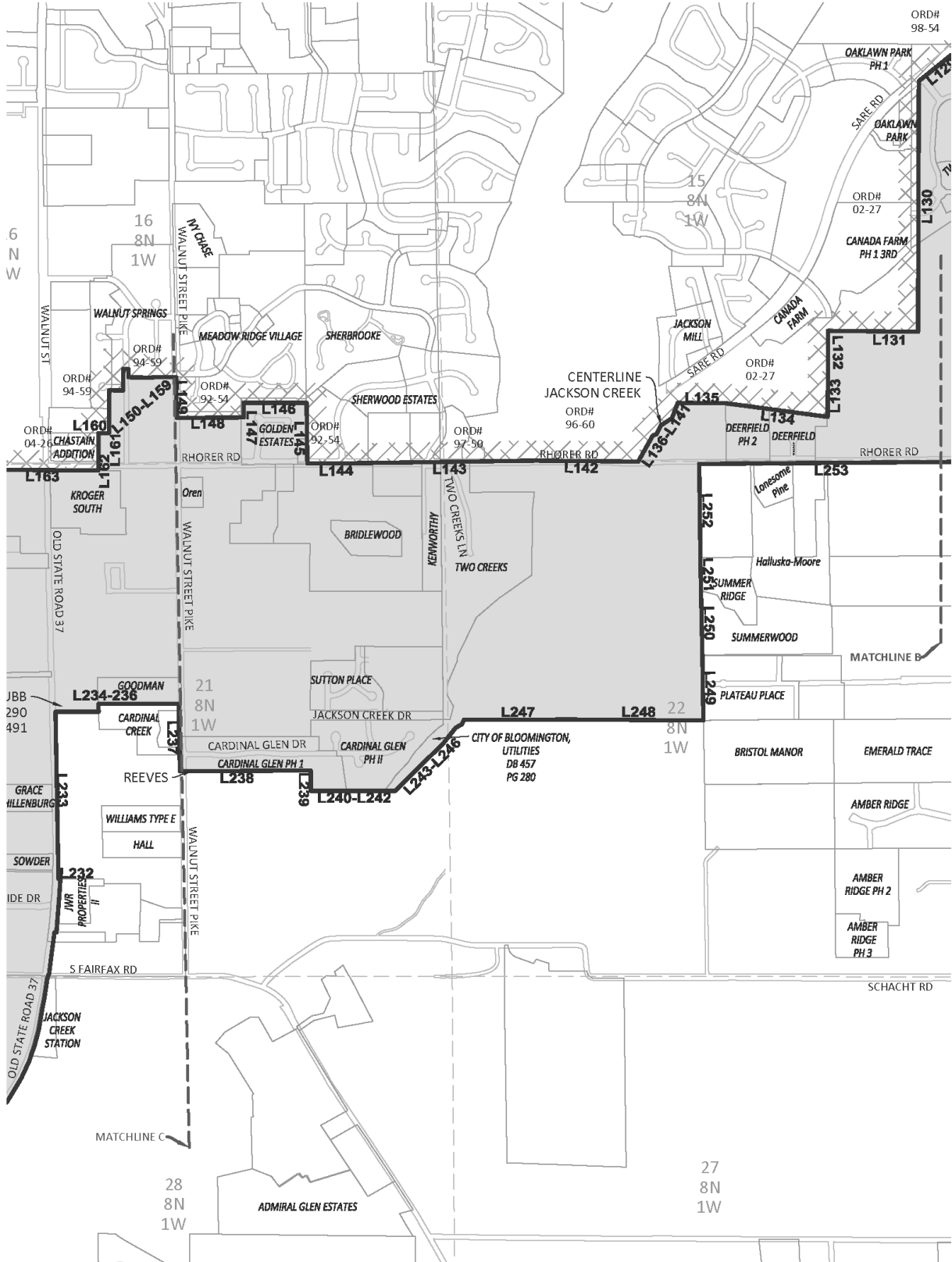
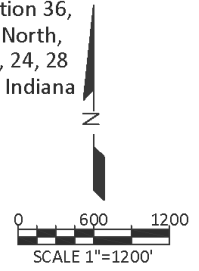




ANNEXATION STUDY AREA 2 (2017) EXHIBIT

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





ANNEXATION STUDY AREA 2 (2017) EXHIBIT

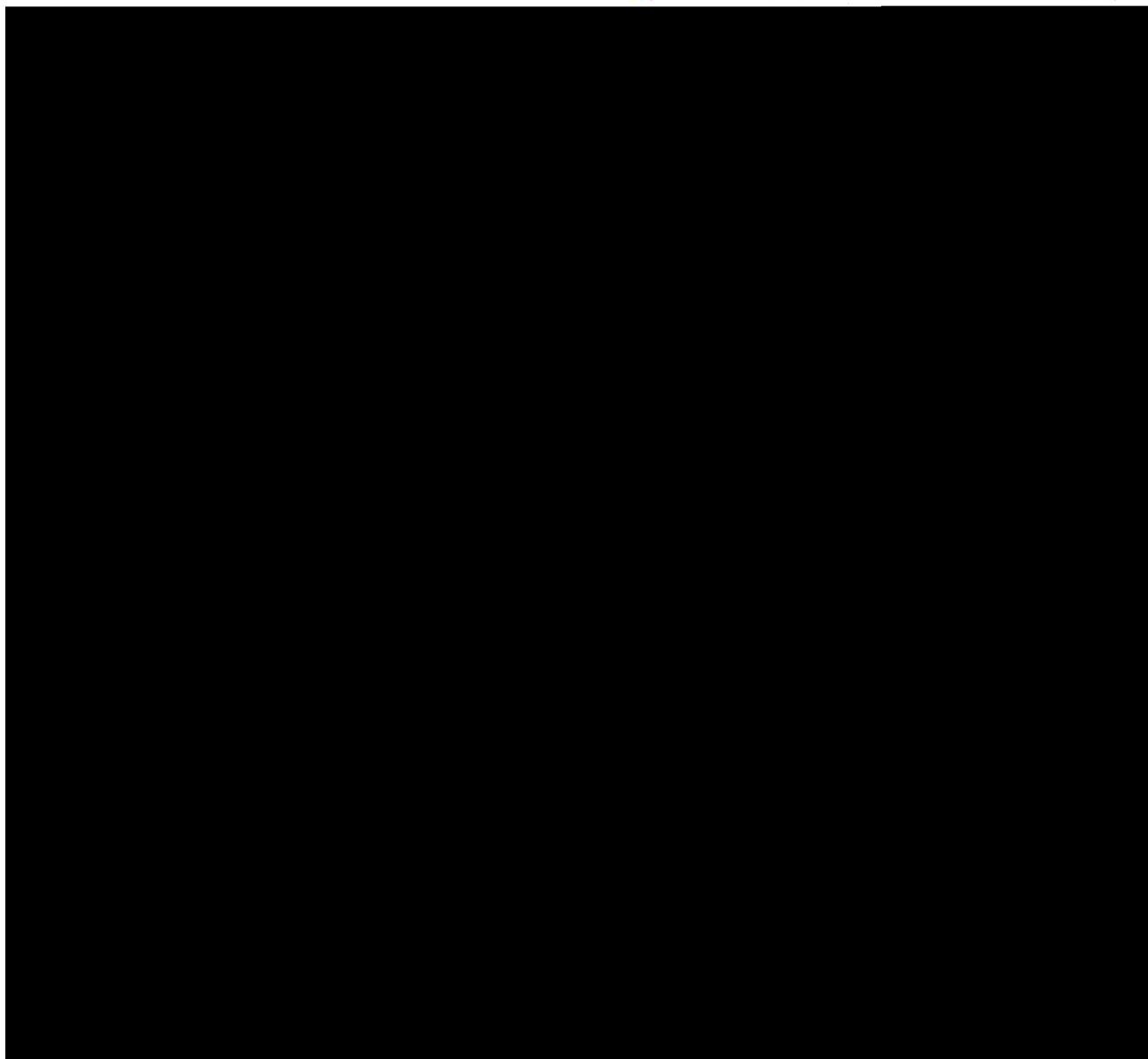
A part of Section 31, Township 9 North, Range 1 East, Section 36, Township 9 North, Range 1 West, Section 6, Township 8 North, Range 1 East, Sections 1, 11, 12, 14, 15, 16, 20, 21, 22, 23, 24, 28 and 29, Township 8 North, Range 1 West Monroe County, Indiana

AREA 2 LINE TABLE			AREA 2 LINE TABLE		
L92	S 00°18'09" E	81.61'	L168	S 07°54'50" W	370.77'
L93	N 78°12'50" E	42.66'	L169	S 89°16'10" W	171.90'
L94	S 19°33'59" E	162.28'	L170	S 10°00'01" W	100.81'
L95	S 16°27'04" E	160.78'	L171	N 90°00'00" W	43.04'
L96	S 07°42'51" E	103.12'	L172	S 15°42'11" W	147.84'
L97	S 01°16'18" E	800.08'	L173	S 15°47'48" W	666.83'
L98	S 01°16'18" E	2832.01'	L174	S 16°10'36" W	755.63'
L99	S 01°55'34" E	681.66'	L175	S 03°44'00" E	180.13'
L100	S 01°57'51" E	392.45'	L176	S 05°13'56" E	282.71'
L101	S 88°54'58" W	1645.24'	L177	S 17°12'28" E	100.57'
L102	S 00°04'04" W	554.37'	L178	S 23°44'16" E	177.77'
L103	S 89°26'21" W	658.64'	L179	S 03°18'14" E	266.31'
L104	N 00°03'53" W	264.18'	L180	S 78°03'33" E	173.89'
L105	S 89°34'57" W	354.83'	L181	S 00°38'51" W	171.06'
L106	N 00°07'58" E	165.03'	L182	N 55°09'28" W	22.33'
L107	N 88°58'20" W	310.72'	L183	N 34°59'40" W	44.70'
L108	S 00°24'18" W	396.00'	L184	N 25°06'53" W	73.60'
L109	N 88°58'20" W	330.00'	L185	N 38°29'52" W	48.97'
L110	S 02°11'37" E	903.62'	L186	S 11°12'51" W	238.09'
L111	S 01°05'37" E	326.01'	L187	S 09°10'34" W	126.63'
L112	S 00°30'38" E	886.70'	L188	S 05°23'52" W	20.95'
L113	S 89°16'58" E	123.56'	L189	S 88°47'37" E	169.64'
L114	S 00°43'46" E	181.62'	L190	S 01°01'28" W	598.16'
L115	S 89°16'58" E	480.97'	L191	S 01°38'32" E	199.28'
L116	S 00°26'29" E	171.31'	L192	S 07°33'13" E	76.92'
L117	S 77°57'44" W	610.67'	L193	S 89°33'52" W	65.15'
L118	S 86°47'14" W	166.87'	L194	S 14°54'19" E	117.67'
L119	S 70°42'45" W	616.67'	L195	S 17°54'09" E	152.15'
L120	S 44°42'10" W	764.42'	L196	S 16°33'16" E	162.00'
L121	S 24°19'51" W	365.99'	L197	S 14°02'12" E	184.42'
L122	S 47°35'23" W	359.39'	L198	S 44°07'55" E	122.14'
L123	S 62°41'35" W	332.94'	L199	S 11°45'25" W	273.81'
L124	S 00°05'49" W	193.98'	L200	S 33°18'56" W	52.08'
L125	S 45°12'26" W	631.77'	L201	S 33°18'56" W	227.47'
L126	N 89°17'51" W	1405.95'	L202	S 58°42'03" W	65.80'
L127	S 01°18'17" E	112.64'	L203	S 73°05'36" E	42.10'
L128	S 39°18'21" W	309.33'	L204	S 81°52'11" E	11.00'
L129	S 51°18'03" W	490.08'	L205	S 21°42'59" W	93.75'
L130	S 00°10'08" W	2546.78'	L206	S 76°46'01" E	166.36'
L131	N 89°23'43" W	916.24'	L207	N 44°24'29" E	373.31'
L132	S 00°20'59" E	239.84'	L208	N 46°36'31" E	1093.41'
L133	S 00°22'20" W	634.00'	L209	N 41°04'53" E	457.89'
L134	N 82°23'36" W	1037.56'	L210	N 36°11'29" E	297.02'
L135	N 89°26'36" W	492.34'	L211	N 43°29'56" E	170.67'
L136	S 20°38'37" W	163.84'	L212	N 01°09'16" W	46.87'
L137	S 56°31'54" W	116.73'	L213	N 50°20'30" E	153.86'
L138	S 79°59'09" W	12.88'	L214	N 51°36'04" E	147.89'
L139	S 26°07'09" W	107.68'	L215	N 48°37'53" E	132.26'
L140	S 68°50'45" W	41.34'	L216	N 43°42'55" E	130.43'
L141	S 29°20'19" W	304.00'	L217	N 39°12'18" E	70.88'
L142	N 89°23'15" W	1040.00'	L218	N 33°23'05" E	645.41'
L143	S 89°07'35" W	1771.44'	L219	N 30°27'21" E	222.32'
L144	S 89°36'11" W	548.47'	L220	N 25°04'37" E	181.40'
L145	N 00°42'27" W	616.95'	L221	N 19°20'08" E	176.06'
L146	N 90°00'00" W	639.87'	L222	N 14°38'49" E	161.05'
L147	S 00°00'00" E	148.52'	L223	N 09°33'58" E	206.70'
L148	S 89°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	203.22'
L150	N 89°08'30" W	238.00'	L226	N 19°07'56" E	52.68'
L151	S 00°00'00" E	6.50'	L227	N 07°16'34" E	211.36'
L152	N 89°08'30" W	248.51'	L228	N 07°27'09" E	207.42'
L153	N 00°50'03" E	84.50'	L229	N 89°37'29" E	20.13'
L154	N 89°08'30" W	50.00'	L230	N 04°36'13" E	389.42'
L155	S 00°50'03" W	220.00'	L231	N 03°29'42" E	184.49'
L156	N 89°08'30" W	123.45'	L232	N 89°50'00" W	19.86'
L157	N 89°08'30" W	18.38'	L233	N 01°00'47" W	1696.65'
L158	S 00°25'20" W	172.64'	L234	N 89°59'09" E	438.50'
L159	S 00°25'20" W	264.00'	L235	N 01°47'14" W	81.00'
L160	N 89°31'55" W	106.00'	L236	N 89°51'56" E	813.97'
L161	S 00°22'22" W	330.00'	L237	S 01°14'08" E	686.03'
L162	S 00°22'22" W	50.00'	L238	N 89°39'36" E	1327.07'
L163	N 89°31'55" W	1132.70'	L239	S 00°03'00" E	208.02'
L164	N 00°25'20" E	51.41'	L240	N 89°58'19" E	364.06'
L165	S 89°46'08" 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	S 15°46'30" W	444.12'	L243	N 45°13'49" E	692.19'



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			AREA 2 LINE TABLE		
L244	N 38°27'43" E	196.16'	L320	N 38°41'47" E	100.24'
L245	N 60°40'59" E	73.74'	L321	N 47°46'58" E	41.99'
L246	N 25°14'09" E	50.31'	L322	N 76°16'58" E	132.02'
L247	N 89°51'20" E	1106.11'	L323	N 01°14'17" W	1844.35'
L248	S 89°35'02" E	1324.51'	L324	N 89°19'43" E	26.03'
L249	N 00°56'47" W	654.84'	L325	N 01°34'01" W	914.42'
L250	N 01°07'17" W	680.62'	L326	S 85°06'03" W	47.51'
L251	N 01°07'21" W	339.33'	L327	S 84°26'09" W	469.35'
L252	N 00°42'25" W	950.81'	L328	N 00°07'44" E	8.54'
L253	N 89°33'14" E	2608.14'	L329	S 85°28'21" W	360.10'
L254	S 89°22'44" E	4466.46'	L330	S 89°22'44" E	8.54'



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- 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 recoded 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;

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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;

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- 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;

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- 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 northwest corner of said Vinton Woods Fourth Addition on the east line of said Northeast Quarter; thence coincident with said east line NORTH 00 degrees 50 minutes 19 seconds WEST a distance of 1457.17 feet; feet to the Southwest Corner of the Southwest Quarter of Section 12, Township 8 North, Range 1 West; thence coincident with the west line of said Southwest Quarter NORTH 00 degrees 18 minutes 52 seconds WEST a distance of 221.61 feet to the eastern 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 Capio 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;

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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 1844.35 feet to the northeast corner of said west half; thence coincident with the north line of said Northwest Quarter NORTH 89 degrees 19 minutes 43 seconds EAST a distance of 26.03 feet to the southeast corner of the west half of the Southwest Quarter of Section 31, Township 9 North, Range 1 East; thence coincident with the east line of said west half NORTH 01 degrees 34 minutes 01 seconds WEST a distance of 914.42 feet to the northern right of way line of East State Road 46; thence coincident with said northern right of way line the following 21 courses:

- 1) SOUTH 85 degrees 06 minutes 03 seconds WEST a distance of 47.51 feet;
- 2) SOUTH 84 degrees 26 minutes 09 seconds WEST a distance of 469.35 feet;
- 3) NORTH 00 degrees 07 minutes 44 seconds EAST a distance of 8.54 feet;
- 4) SOUTH 85 degrees 28 minutes 21 seconds WEST a distance of 360.10 feet;
- 5) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 8.52 feet;
- 6) SOUTH 85 degrees 55 minutes 46 seconds WEST a distance of 401.02 feet;
- 7) NORTH 84 degrees 07 minutes 03 seconds WEST a distance of 45.86 feet;
- 8) SOUTH 85 degrees 21 minutes 04 seconds WEST a distance of 534.05 feet;
- 9) SOUTH 84 degrees 42 minutes 02 seconds WEST a distance of 455.29 feet;
- 10) SOUTH 82 degrees 54 minutes 42 seconds WEST a distance of 188.04 feet;
- 11) SOUTH 79 degrees 04 minutes 38 seconds WEST a distance of 74.72 feet;
- 12) SOUTH 75 degrees 57 minutes 48 seconds WEST a distance of 58.77 feet;
- 13) SOUTH 72 degrees 33 minutes 33 seconds WEST a distance of 69.49 feet;
- 14) SOUTH 68 degrees 39 minutes 45 seconds WEST a distance of 125.74 feet;
- 15) SOUTH 60 degrees 24 minutes 12 seconds WEST a distance of 163.59 feet;
- 16) SOUTH 56 degrees 32 minutes 31 seconds WEST a distance of 338.26 feet;
- 17) SOUTH 59 degrees 15 minutes 41 seconds WEST a distance of 100.18 feet;
- 18) SOUTH 63 degrees 53 minutes 12 seconds WEST a distance of 250.07 feet;
- 19) SOUTH 64 degrees 14 minutes 17 seconds WEST a distance of 182.14 feet;
- 20) SOUTH 65 degrees 21 minutes 27 seconds WEST a distance of 233.91 feet;
- 21) SOUTH 72 degrees 07 minutes 42 seconds WEST a distance of 45.05 feet to the point of beginning and containing 2887.71 acres, more or less.

ORDINANCE 17-13

**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**

North Island 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 “North Island 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 “North Island Bloomington Annexation Area” (“Annexation Territory”) are attached hereto as Exhibit A and Exhibit B, respectively; and
- WHEREAS, the Annexation Territory consists of approximately 108.56 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. 2. 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 "North Island 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 “North Island 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 _____ day of _____, 2021.¹

JIM SIMS, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

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.

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2021.

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2021.

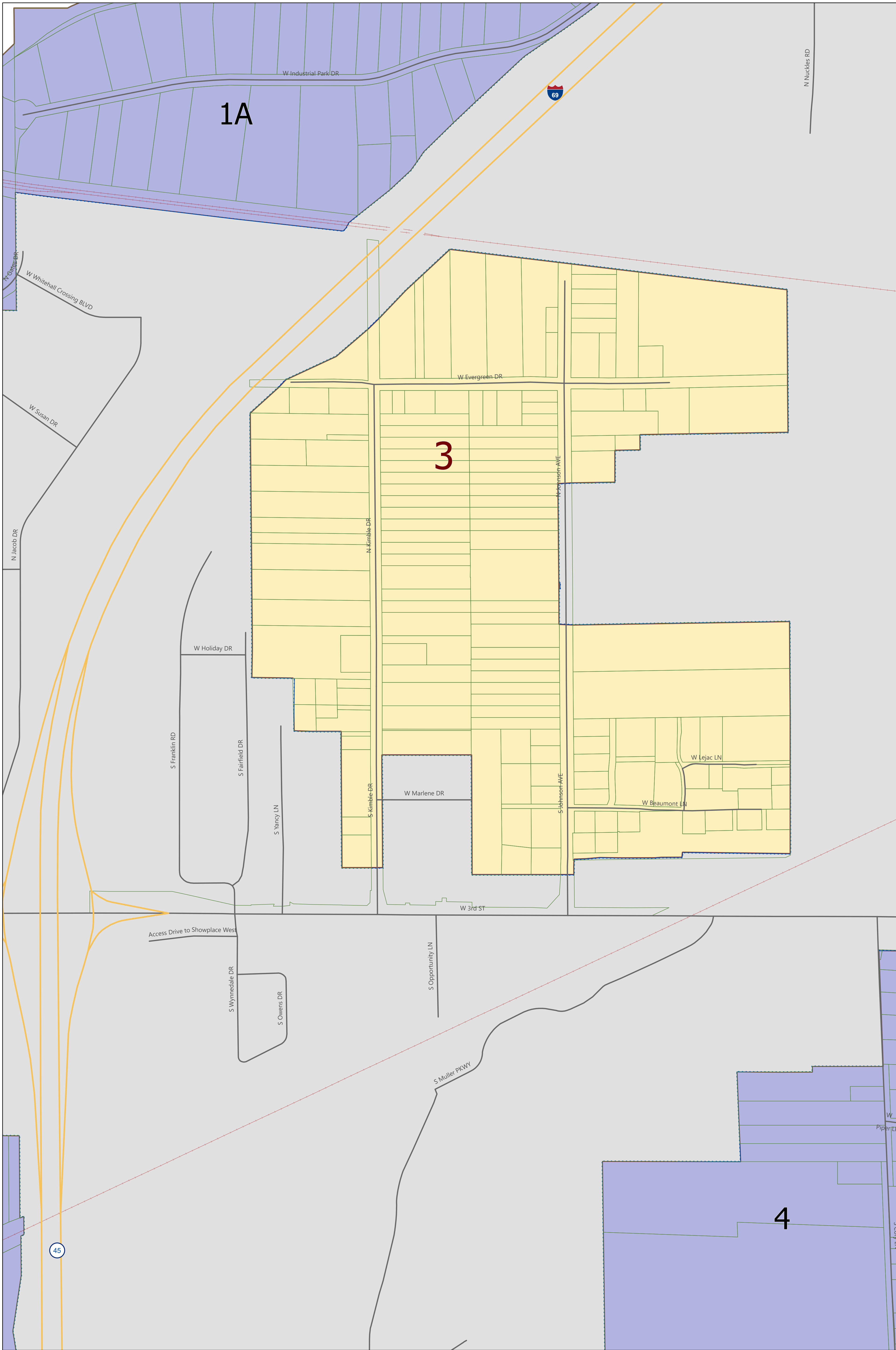
JOHN HAMILTON, Mayor
City of Bloomington

Synopsis



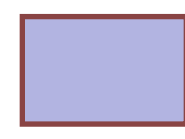
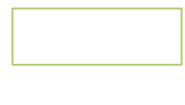
Upon adoption, this ordinance would take various steps necessary for the annexation of the North Island Bloomington Annexation area, which is depicted in Exhibit A and attached to this ordinance. In the course of proposing the annexation of this area, the City prepared a written Fiscal Plan for Municipal Annexation (“Fiscal Plan”) that describes the proposed provision of both non-capital and capital services to the Annexation Territory and was adopted via Resolution 17-20. The approval of an amendment to the written Fiscal Plan is scheduled for consideration at a Common Council Session on May 19, 2021, with the understanding that the Fiscal Plan is subject to further amendment as part of the ongoing process of annexation review by the City. The next step in this ongoing process will be the conducting of public hearings on the proposed annexation which are scheduled for Wednesday, August 4th.

Note: At the May 19, 2021 Regular Session, the Council adopted Amendment 01 to Ordinance 17-13, 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.

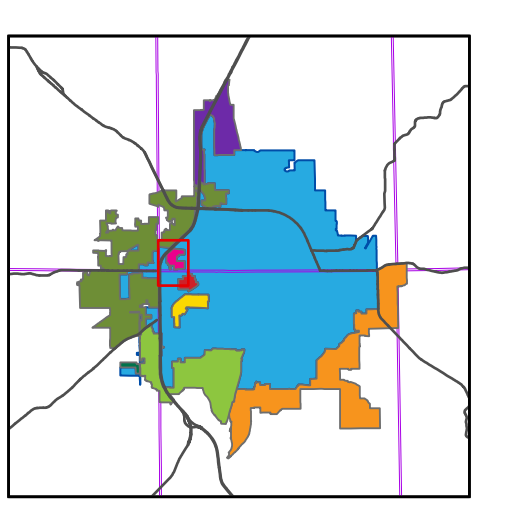
EXHIBIT A
Map of North Island Bloomington Annexation Territory



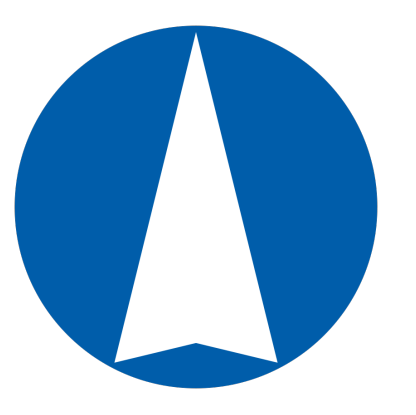
Legend

-  Municipal Boundary
-  Proposed Annexation Area 3
-  Proposed Annexation Areas
-  Parcels within Proposed Annexation Areas

Parcel features sourced from Monroe County Government GIS Data



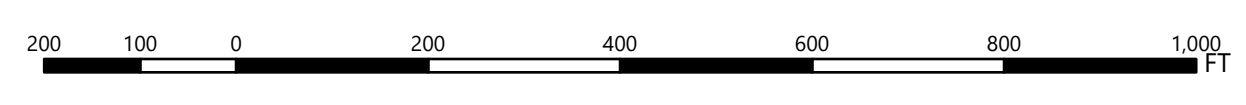
April 27, 2021



Produced: 4/28/2021
Project: AnnexAreaMaps3to62021
File: AnnexProposedArea3DP



Proposed Annexation Areas
Area 3 - North Island Bloomington

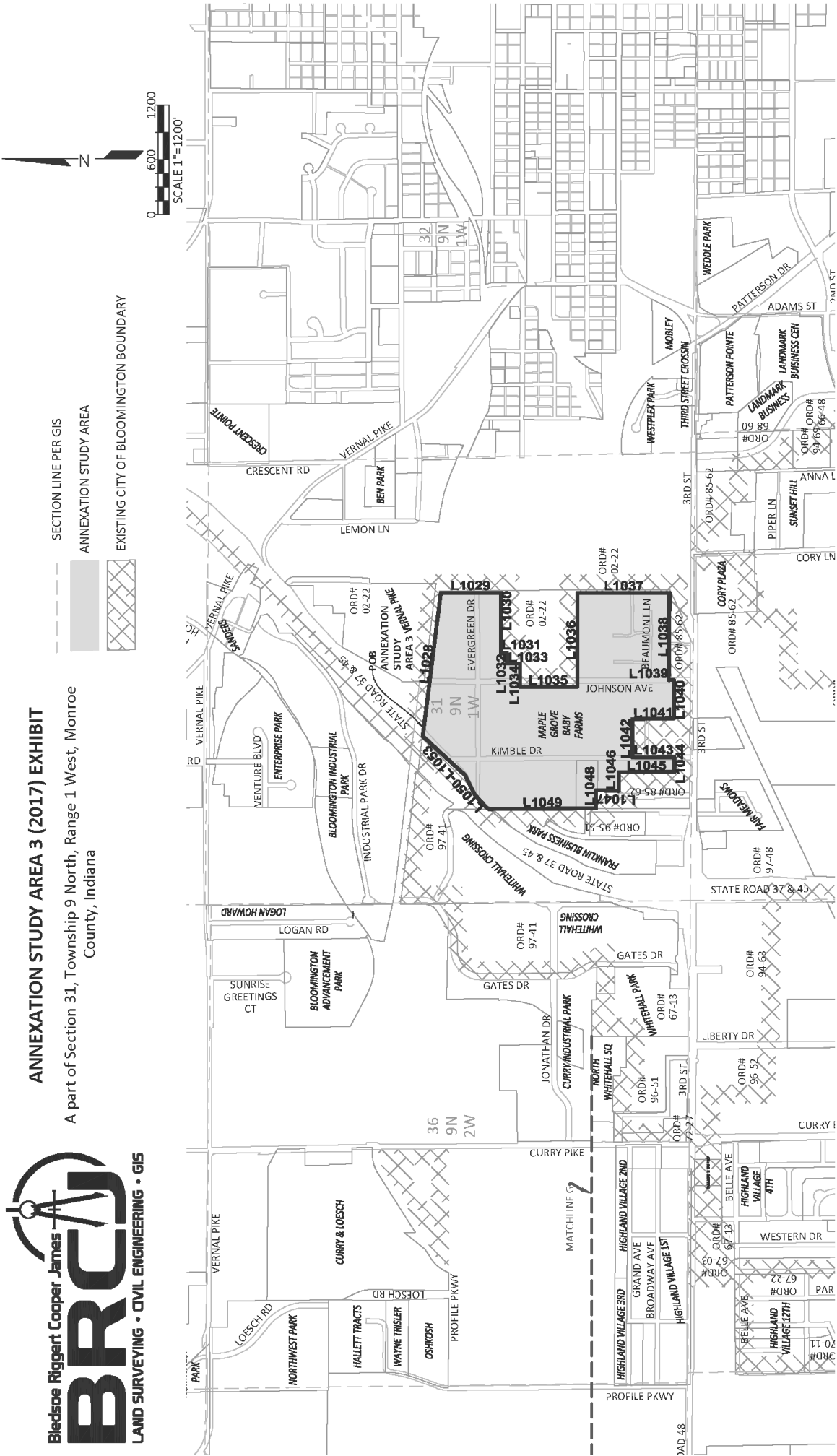


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This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The planimetric information is based on aerial orthoimagery flown in March 2016. Supplemental updates are made from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted. The Corporation boundary reflects annexations effective as of the print date on this map.

EXHIBIT B

Legal Description of North Island Bloomington Annexation Territory



ANNEXATION STUDY AREA 3 (2017) EXHIBIT

A part of Section 31, Township 9 North, Range 1 West, Monroe County, Indiana



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ANNEXATION STUDY AREA 3 (2017) EXHIBIT

A part of Section 31, Township 9 North, Range 1 West, Monroe County, Indiana

AREA 3 LINE TABLE		
L1028	S 82°51'30" E	1586.96'
L1029	S 00°00'00" E	661.09'
L1030	N 90°00'00" W	664.50'
L1031	S 00°00'00" E	68.00'
L1032	N 90°00'00" W	112.00'
L1033	S 00°00'00" E	142.00'
L1034	N 90°00'00" W	255.00'
L1035	S 00°00'00" E	630.00'
L1036	N 90°00'00" E	1031.50'
L1037	S 00°00'00" E	1009.65'
L1038	N 89°33'34" W	957.67'
L1039	S 01°00'00" E	55.00'
L1040	N 90°00'00" W	422.00'
L1041	N 00°55'57" W	455.34'
L1042	N 90°00'00" W	421.43'
L1043	S 00°27'49" E	461.46'
L1044	N 90°00'00" W	162.24'
L1045	N 00°15'25" W	607.20'
L1046	N 89°31'17" W	206.85'
L1047	N 02°13'59" E	253.01'
L1048	N 90°00'00" W	200.00'
L1049	N 00°26'05" W	1178.79'
L1050	N 40°41'00" E	43.44'
L1051	N 47°38'58" E	176.80'
L1052	N 63°42'27" E	236.62'
L1053	N 42°43'09" E	632.22'

NOTE:

1. THIS PLAT AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.

2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

3. 108.56 ACRES CALCULATED IN AREA 3.

4. TOTAL LENGTH OF AREA 3 BOUNDARY: 12,631'
 CONTIGUOUS WITH EXISTING BOUNDARY: 12,631'
 NON-CONTIGUOUS WITH EXISTING BOUNDARY: 0.00'
 PERCENTAGE OF AREA 3 CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 100%.

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City of Bloomington Indiana Annexation Study Area Number 3 Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 3 as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017. 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 West, Monroe County, Indiana, more particularly described as:

Beginning at the intersection of the south right of way line of the Illinois Central Railroad, as referred to in Ordinance 02-22, and the east right of way line of State Road 37; thence coincident with said south right of way line and said Ordinance 02-22 SOUTH 82 degrees 51 minutes 30 seconds EAST a distance of 1586.96 feet to a northwest corner of Valhalla Memory Gardens as referred to in said Ordinance 02-22; thence leaving said south right of way line and continuing coincident with said Ordinance 02-22 and the lines of said Valhalla Memory Gardens the following 6 courses:

- 1) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 661.09 feet;
- 2) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 664.50 feet;
- 3) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 68.00 feet;
- 4) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 112.00 feet;
- 5) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 142.00 feet;
- 6) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 255.00 feet to the intersection of an extended north line of said Valhalla Memory Gardens and the west right of way line of Johnson Avenue;

thence coincident with said west right of way line and said Ordinance 02-22 SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 630.00 feet to the intersection of said west right of way line and an extended south line of said Valhalla Memory Gardens; thence coincident with said extended south line and said Ordinance 02-22 NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 1031.50 feet; thence coincident with a west line of said Ordinance 02-22 and said Valhalla Memory Gardens SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 1009.65 feet to the north line of Ordinance 85-62; thence coincident with a north line of said Ordinance 85-62 NORTH 89 degrees 33 minutes 34 seconds WEST a distance of 957.67 feet to the centerline of Johnson Avenue; thence coincident with said centerline and said Ordinance 85-62 SOUTH 01 degrees 00 minutes 00 seconds EAST a distance of 55.00 feet; thence continuing coincident with said Ordinance 85-62 the following 9 courses:

- 1) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 422.00 feet;
- 2) NORTH 00 degrees 55 minutes 57 seconds WEST a distance of 455.34 feet;
- 3) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 421.43 feet;
- 4) SOUTH 00 degrees 27 minutes 49 seconds EAST a distance of 461.46 feet;
- 5) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 162.24 feet;
- 6) NORTH 00 degrees 15 minutes 25 seconds WEST a distance of 607.20 feet;
- 7) NORTH 89 degrees 31 minutes 17 seconds WEST a distance of 206.85 feet;
- 8) NORTH 02 degrees 13 minutes 59 seconds EAST a distance of 253.01 feet;
- 9) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 200.00 feet to the east line of Ordinance 95-51;

thence coincident with the east line of said Ordinance 95-51 NORTH 00 degrees 26 minutes 05 seconds WEST a distance of 1178.79 feet to an eastern line of Ordinance 97-41 on the east right of way line of State Road 37; thence coincident with said eastern line on said east right of way line the following 4 courses:

- 1) NORTH 40 degrees 41 minutes 00 seconds EAST a distance of 43.44 feet;
- 2) NORTH 47 degrees 38 minutes 58 seconds EAST a distance of 176.80 feet;
- 3) NORTH 63 degrees 42 minutes 27 seconds EAST a distance of 236.62 feet;
- 4) NORTH 42 degrees 43 minutes 09 seconds EAST a distance of 632.22 feet to the point of beginning, and containing 108.56 acres, more or less.

ORDINANCE 17-14

**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**

Central Island 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 “Central Island 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 “Central Island Bloomington Annexation Area” (“Annexation Territory”) are attached hereto as Exhibit A and Exhibit B, respectively; and
- WHEREAS, the Annexation Territory consists of approximately 92.15 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. 1. 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 "Central Island 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 “Central Island 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 _____ day of _____, 2021.¹

JIM SIMS, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

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.

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2021.

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2021.

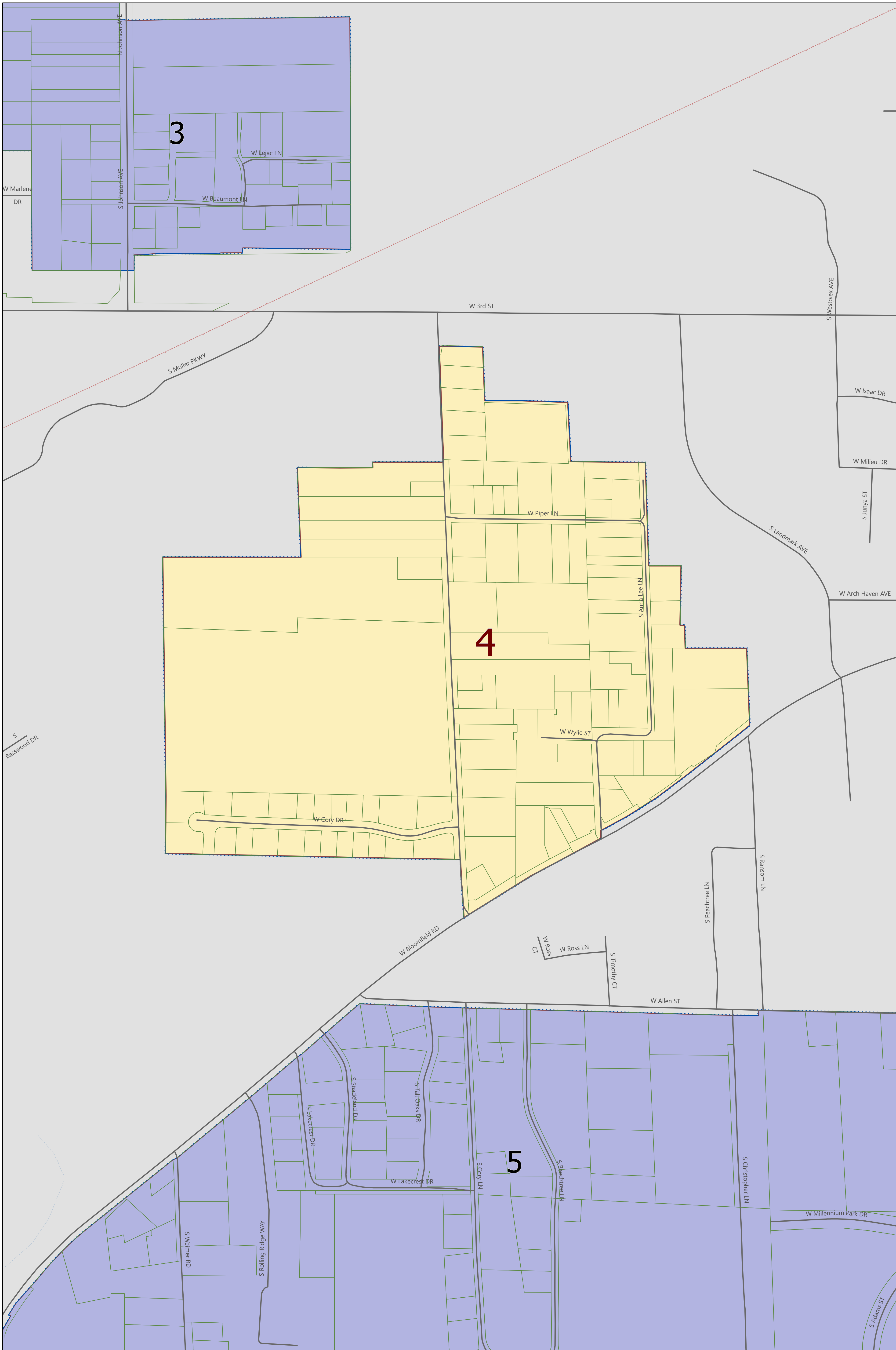
JOHN HAMILTON, Mayor
City of Bloomington

Synopsis

Upon adoption, this ordinance would take various steps necessary for the annexation of the Central Island 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 adopted via Resolution 17-21. The approval of an amendment to the written Fiscal Plan is scheduled for consideration at a Common Council Session on May 19, 2021, with the understanding that the Fiscal Plan is subject to further amendment as part of the ongoing process of annexation review by the City. The next step in this ongoing process will be the conducting of public hearings on the proposed annexation which are scheduled for Wednesday, August 4th.

Note: At the May 19, 2021 Regular Session, the Council adopted Amendment 01 to Ordinance 17-14, 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.

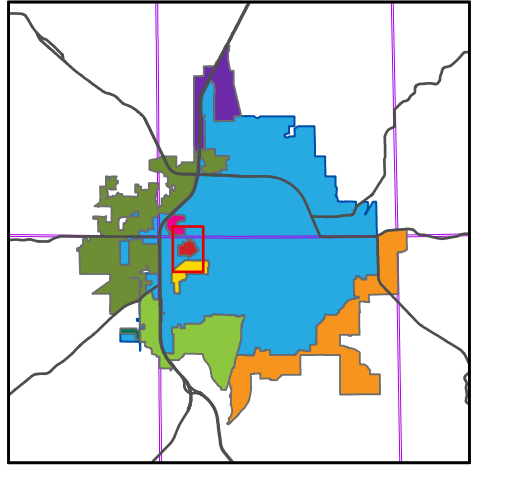
EXHIBIT A
Map of Central Island Bloomington Annexation Territory



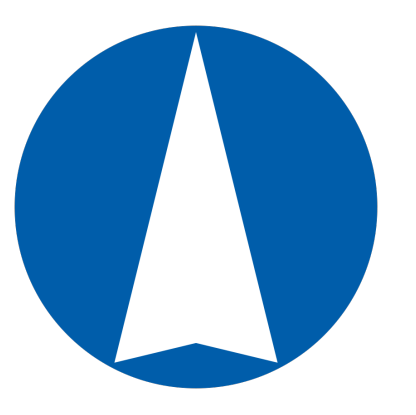
Legend

- Municipal Boundary
- Proposed Annexation Area 4
- Proposed Annexation Areas
- Parcels within Proposed Annexation Areas

Parcel features sourced from Monroe County Government GIS Data



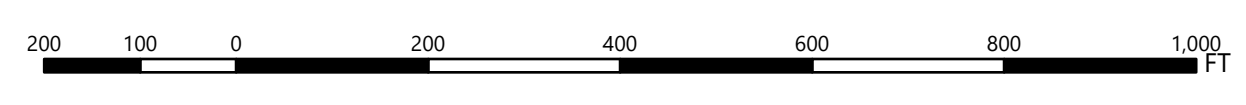
April 27, 2021



Produced: 4/28/2021
Project: AnnexAreaMaps3to62021
File: AnnexProposedArea4DP

Controller's Office
City of Bloomington

Proposed Annexation Areas
Area 4 - Central Island Bloomington

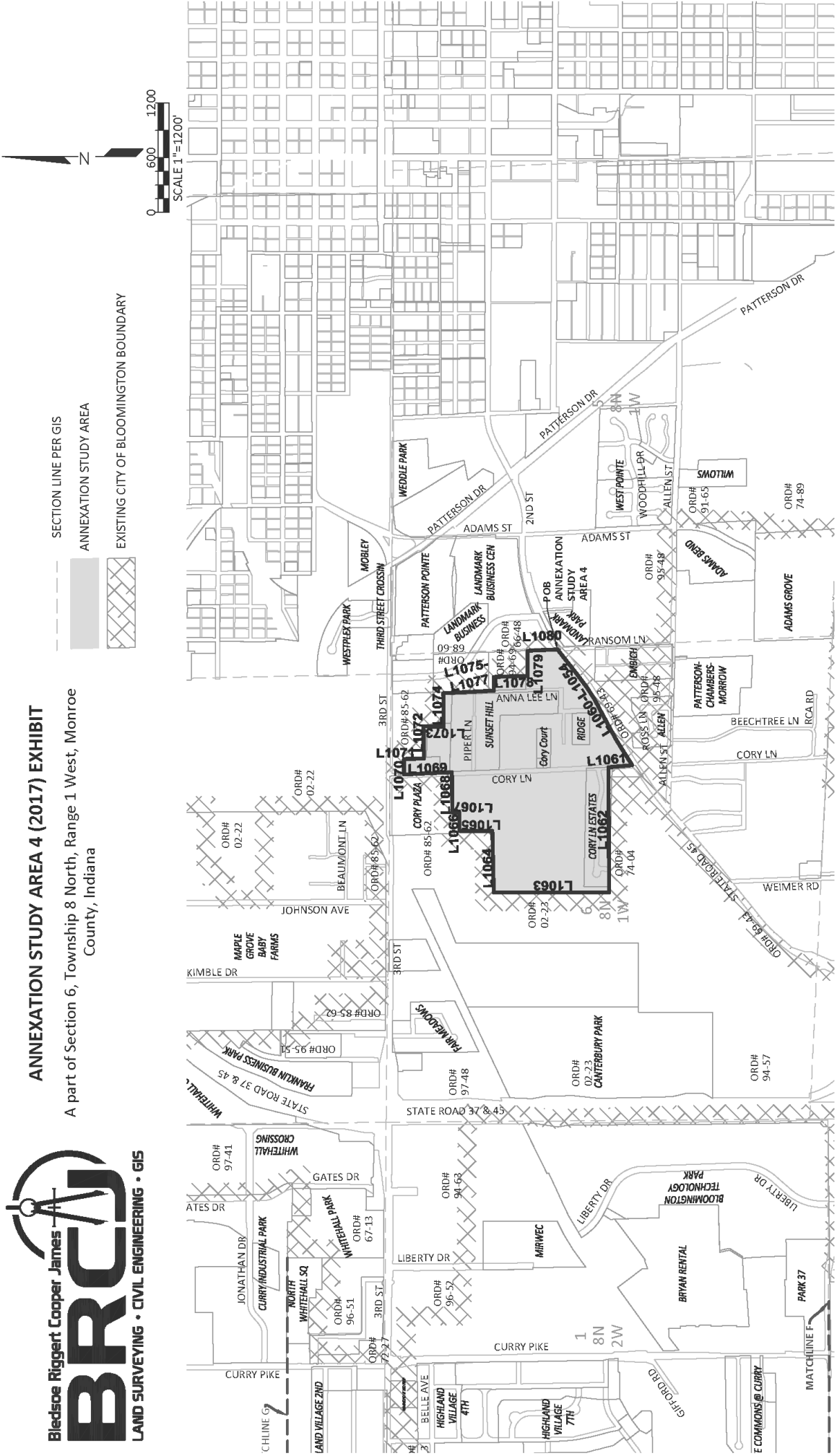


No part of this work may be reproduced for any purpose without written permission from the City of Bloomington

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The planimetric information is based on aerial orthoimagery flown in March 2016. Supplemental updates are made from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted. The Corporation boundary reflects annexations effective as of the print date on this map.

EXHIBIT B

Legal Description of Central Island Bloomington Annexation Territory



ANNEXATION STUDY AREA 4 (2017) EXHIBIT
 A part of Section 6, Township 8 North, Range 1 West, Monroe
 County, Indiana





ANNEXATION STUDY AREA 4 (2017) EXHIBIT

A part of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana

AREA 4 LINE TABLE		
L1054	S 51°43'11" W	360.64'
L1055	S 53°08'53" W	168.23'
L1056	S 57°49'20" W	152.50'
L1057	S 61°30'19" W	133.43'
L1058	S 61°45'03" W	370.37'
L1059	S 58°04'23" W	162.94'
L1060	S 57°27'06" W	168.29'
L1061	N 05°03'56" W	262.01'
L1062	S 89°46'07" W	1374.50'
L1063	N 00°00'00" W	1266.38'
L1064	N 88°48'29" E	676.00'
L1065	N 00°00'00" W	360.34'
L1066	N 89°30'37" E	198.91'
L1067	N 02°29'24" E	78.26'
L1068	N 89°33'34" E	442.02'
L1069	N 02°35'10" W	527.45'
L1070	N 90°00'00" E	170.00'
L1071	S 00°53'43" E	217.59'
L1072	N 89°26'57" E	353.82'
L1073	S 00°52'54" W	220.99'
L1074	N 89°28'21" E	366.77'
L1075	S 03°00'00" E	517.00'
L1076	S 01°21'48" E	40.17'
L1077	N 90°00'00" E	150.00'
L1078	S 02°00'00" E	371.00'
L1079	N 90°00'00" E	275.01'
L1080	S 02°42'01" E	326.61'

NOTE:

1. THIS PLAT AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.

2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

3. 92.15 ACRES CALCULATED IN AREA 4.

4. TOTAL LENGTH OF AREA 4 BOUNDARY: 9,711'
 CONTIGUOUS WITH EXISTING BOUNDARY: 9,711'
 NON-CONTIGUOUS WITH EXISTING BOUNDARY: 0.00'
 PERCENTAGE OF AREA 4 CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 100%.

Bledsoe Riggert Cooper James

LAND SURVEYING • CIVIL ENGINEERING • GIS

City of Bloomington Indiana Annexation Study Area Number 4 Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 4 as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017. 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 6, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as:

Beginning at the intersection of the west line of Ordinance 66-48 and north line of Ordinance 69-43 on the north line of State Road 45; thence coincident with the north line of said Ordinance 66-43 and the north line of said State Road 45 the following 7 courses:

- 1) SOUTH 51 degrees 43 minutes 11 seconds WEST a distance of 360.64 feet;
- 2) SOUTH 53 degrees 08 minutes 53 seconds WEST a distance of 168.23 feet;
- 3) SOUTH 57 degrees 49 minutes 20 seconds WEST a distance of 152.50 feet;
- 4) SOUTH 61 degrees 30 minutes 19 seconds WEST a distance of 133.43 feet;
- 5) SOUTH 61 degrees 45 minutes 03 seconds WEST a distance of 370.37 feet;
- 6) SOUTH 58 degrees 04 minutes 23 seconds WEST a distance of 162.94 feet;
- 7) SOUTH 57 degrees 27 minutes 06 seconds WEST a distance of 168.29 feet to the east line of Ordinance 74-04;

thence leaving said north line of Ordinance 66-43 and said north line of State Road 45 and coincident with said east line of Ordinance 74-04 NORTH 05 degrees 03 minutes 56 seconds WEST a distance of 262.01 feet to a northeast corner of said Ordinance 74-04; thence coincident with the north line of said Ordinance 74-04 SOUTH 89 degrees 45 minutes 07 seconds WEST a distance of 1374.50 feet to the east line of Ordinance 02-23; thence coincident with said east line NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 1266.38 feet to a southwest corner of Ordinance 85-62; thence coincident with said Ordinance 85-62 the following 11 courses:

- 1) NORTH 88 degrees 46 minutes 29 seconds EAST a distance of 676.00 feet;
- 2) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 360.34 feet;
- 3) NORTH 89 degrees 30 minutes 37 seconds EAST a distance of 198.91 feet;
- 4) NORTH 02 degrees 29 minutes 24 seconds EAST a distance of 78.26 feet;
- 5) NORTH 89 degrees 33 minutes 34 seconds EAST a distance of 442.02 feet;
- 6) NORTH 02 degrees 35 minutes 10 seconds WEST a distance of 527.45 feet;
- 7) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 170.00 feet;
- 8) SOUTH 00 degrees 53 minutes 43 seconds EAST a distance of 217.59 feet;
- 9) NORTH 89 degrees 26 minutes 57 seconds EAST a distance of 353.62 feet;
- 10) SOUTH 00 degrees 52 minutes 54 seconds WEST a distance of 220.99 feet;
- 11) NORTH 89 degrees 28 minutes 21 seconds EAST a distance of 366.77 feet to the west line of Ordinance 68-60;

thence coincident with said west line SOUTH 03 degrees 00 minutes 00 seconds EAST a distance of 517.00 feet to a northwest corner of Ordinance 94-69; thence coincident with said Ordinance 94-69 the following 4 courses:

- 1) SOUTH 01 degrees 21 minutes 48 seconds EAST a distance of 40.17 feet;
- 2) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 150.00 feet;
- 3) SOUTH 02 degrees 00 minutes 00 seconds EAST a distance of 371.00 feet;
- 4) NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 275.01 feet to the west line of Ordinance 66-48;

thence coincident with said west line SOUTH 02 degrees 42 minutes 01 seconds EAST a distance of 326.61 feet to the point of beginning, and containing 92.15 acres, more or less.

ORDINANCE 17-15

**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 Island 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 Island 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 Island Bloomington Annexation Area” (“Annexation Territory”) are attached hereto as Exhibit A and Exhibit B, respectively; and
- WHEREAS, the Annexation Territory consists of approximately 221.39 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. 1. 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 Island 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 Island 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 _____ day of _____, 2021.¹

JIM SIMS, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

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.

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2021.

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2021.

JOHN HAMILTON, Mayor
City of Bloomington

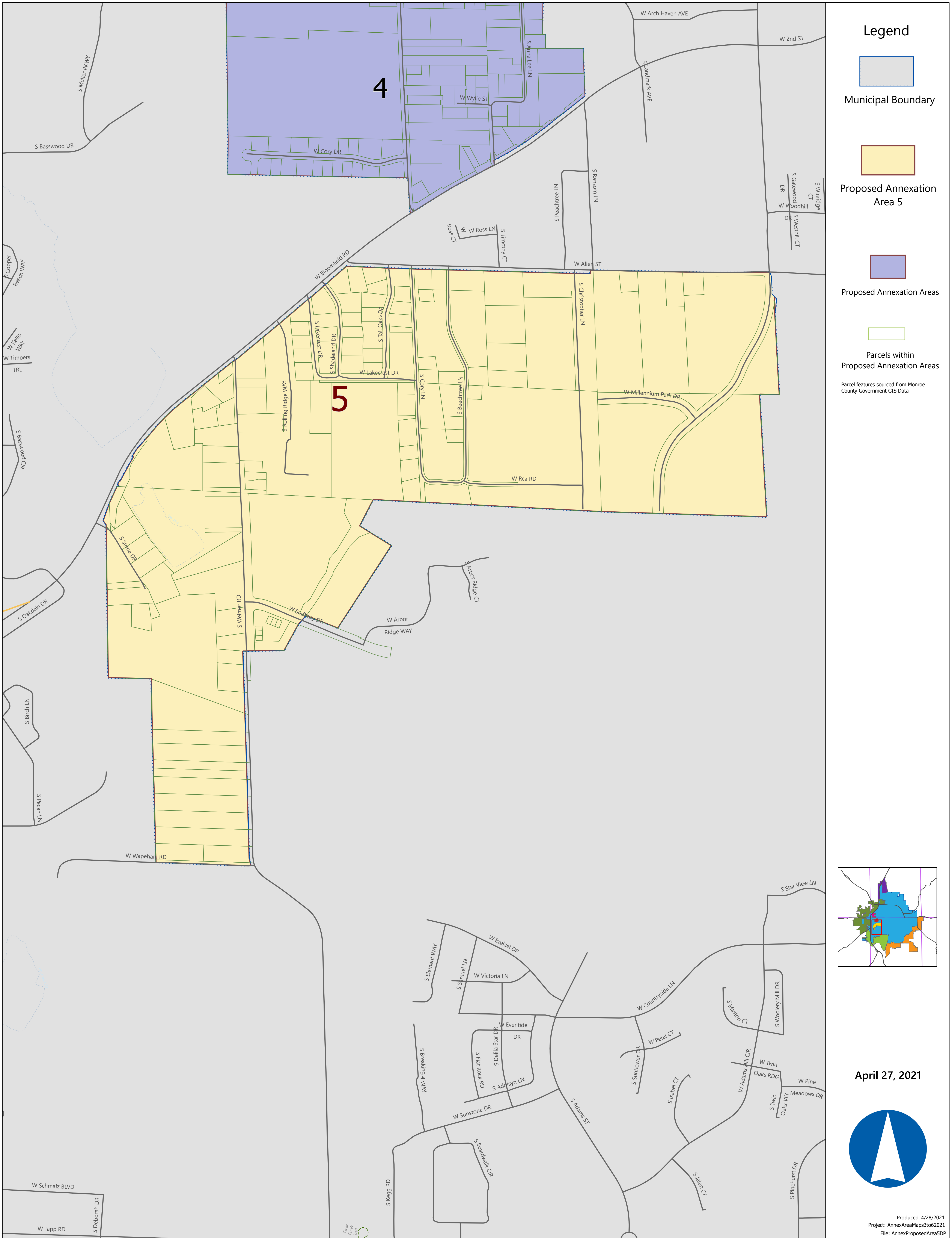
Synopsis

Upon adoption, this ordinance would take various steps necessary for the annexation of the South Island 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 adopted via Resolution 17-22. The approval of an amendment to the written Fiscal Plan is scheduled for consideration at a Common Council Session on May 19, 2021, with the understanding that the Fiscal Plan is subject to further amendment as part of the ongoing process of annexation review by the City. The next step in this ongoing process will be the conducting of public hearings on the proposed annexation which are scheduled for Wednesday, August 4th.

Note: At the May 19, 2021 Regular Session, the Council adopted Amendment 01 to Ordinance 17-15, 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.

EXHIBIT A

Map of South Island Bloomington Annexation Territory



Proposed Annexation Areas
Area 5 - South Island Bloomington

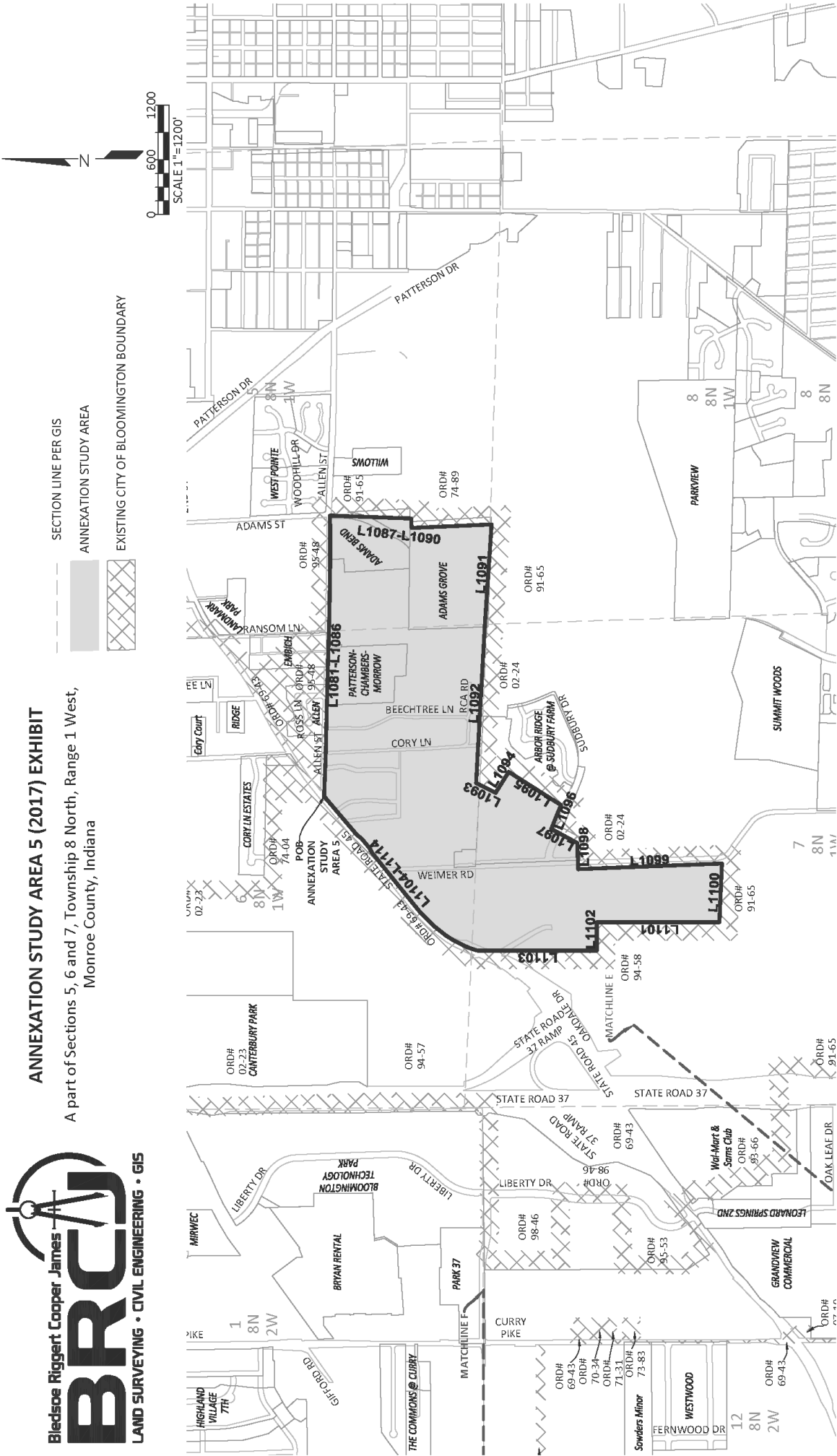
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EXHIBIT B

Legal Description of South Island Bloomington Annexation Territory



ANNEXATION STUDY AREA 5 (2017) EXHIBIT

A part of Sections 5, 6 and 7, Township 8 North, Range 1 West,
Monroe County, Indiana





ANNEXATION STUDY AREA 5 (2017) EXHIBIT

A part of Sections 5, 6 and 7, Township 8 North, Range 1 West,
Monroe County, Indiana

AREA 5 LINE TABLE		
L1081	S 87°39'45" E	454.42'
L1082	S 88°41'31" E	686.63'
L1083	S 88°20'02" E	848.73'
L1084	S 89°03'16" E	614.41'
L1085	N 89°43'04" E	464.72'
L1086	N 89°43'04" E	14.69'
L1087	S 02°06'50" W	754.82'
L1088	S 02°06'50" W	136.46'
L1089	S 87°34'10" W	103.04'
L1090	S 02°25'50" E	880.00'
L1091	N 86°05'45" W	1108.45'
L1092	N 86°52'24" W	1733.61'
L1093	S 26°53'26" W	239.82'
L1094	S 57°54'14" E	271.71'
L1095	S 32°22'59" W	678.26'
L1096	N 67°54'31" W	283.25'
L1097	S 28°42'03" W	326.13'
L1098	S 88°20'47" W	285.44'
L1099	S 02°12'42" E	1580.30'
L1100	N 87°38'30" W	643.52'
L1101	N 00°00'00" W	1347.00'
L1102	N 90°00'00" W	313.00'
L1103	N 00°00'00" W	1310.95'
L1104	N 18°52'12" E	107.46'
L1105	N 26°08'53" E	177.53'
L1106	N 32°26'28" E	101.28'
L1107	N 38°26'40" E	179.43'
L1108	N 45°17'54" E	197.73'
L1109	N 50°55'51" E	347.11'
L1110	N 50°58'48" E	501.65'
L1111	N 64°10'49" E	49.90'
L1112	N 49°58'17" E	141.91'
L1113	N 36°52'17" E	57.95'
L1114	N 49°30'43" E	561.08'

NOTE:

1. THIS PLAT AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.
2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.
3. 221.39 ACRES CALCULATED IN AREA 5.
4. TOTAL LENGTH OF AREA 5 BOUNDARY: 17,502'
CONTIGUOUS WITH EXISTING BOUNDARY: 17,502'
NON-CONTIGUOUS WITH EXISTING BOUNDARY: 0.00'
PERCENTAGE OF AREA 5 CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 100%.

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City of Bloomington Indiana Annexation Study Area Number 5 Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 5 as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017. 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 Sections 5, 6 and 7, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as:

Beginning at the southwest corner of Ordinance 95-48 at the intersection of the south right of way line of Allen Street and the southerly right of way line of State Road 45, aka Bloomfield Road; thence coincident with the south line of said Ordinance 95-48 and said south right of way line of Allen Street the following 5 courses:

- 1) SOUTH 87 degrees 39 minutes 45 seconds EAST a distance of 454.42 feet;
- 2) SOUTH 88 degrees 41 minutes 31 seconds EAST a distance of 686.63 feet;
- 3) SOUTH 88 degrees 20 minutes 02 seconds EAST a distance of 848.73 feet;
- 4) SOUTH 89 degrees 03 minutes 16 seconds EAST a distance of 614.41 feet;
- 5) NORTH 89 degrees 43 minutes 04 seconds EAST a distance of 464.72 feet to a corner of Ordinance 91-65 on the west right of way line of Adams Street;

thence coincident with said Ordinance 91-65 NORTH 89 degrees 43 minutes 04 seconds EAST a distance of 14.69 feet to a corner of said Ordinance 91-65 in the center of the south end of Adams Street per said Ordinance; thence continuing coincident with said Ordinance 91-65 SOUTH 02 degrees 06 minutes 50 seconds WEST a distance of 754.82 feet to a corner of Ordinance 74-89; thence coincident with said Ordinance 74-89 the following 3 courses:

- 1) SOUTH 02 degrees 06 minutes 50 seconds WEST a distance of 136.48 feet;
- 2) SOUTH 87 degrees 34 minutes 10 seconds WEST a distance of 103.04 feet;
- 3) SOUTH 02 degrees 25 minutes 50 seconds EAST a distance of 880.00 feet to a northern line of Ordinance 91-65;

thence coincident with said northern line NORTH 86 degrees 05 minutes 45 seconds WEST a distance of 1108.45 feet to a northeast corner of Ordinance 02-24; thence coincident with said Ordinance 02-24 the following 8 courses:

- 1) NORTH 86 degrees 52 minutes 24 seconds WEST a distance of 1733.61 feet;
- 2) SOUTH 26 degrees 53 minutes 26 seconds WEST a distance of 239.82 feet;
- 3) SOUTH 57 degrees 54 minutes 14 seconds EAST a distance of 271.71 feet;
- 4) SOUTH 32 degrees 22 minutes 59 seconds WEST a distance of 678.26 feet;
- 5) NORTH 67 degrees 54 minutes 31 seconds WEST a distance of 283.25 feet;
- 6) SOUTH 28 degrees 42 minutes 03 seconds WEST a distance of 326.13 feet;
- 7) SOUTH 88 degrees 20 minutes 47 seconds WEST a distance of 285.44 feet;
- 8) SOUTH 02 degrees 12 minutes 42 seconds EAST a distance of 1580.30 feet to a north line of Ordinance 91-65;

thence coincident with said north line of Ordinance 91-65 NORTH 87 degrees 38 minutes 30 seconds WEST a distance of 643.52 feet to a southeast corner of Ordinance 94-58; thence coincident with said Ordinance 94-58 the following 3 courses:

- 1) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 1347.00 feet;
- 2) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 313.00 feet;
- 3) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 1310.95 feet to the south line of Ordinance 69-43 on the south line of State Road 45;

thence coincident with said south line of said Ordinance 69-43 on said south line of State Road 45 the following 11 courses:

- 1) NORTH 18 degrees 52 minutes 12 seconds EAST a distance of 107.46 feet;
- 2) NORTH 26 degrees 08 minutes 53 seconds EAST a distance of 177.53 feet;
- 3) NORTH 32 degrees 26 minutes 28 seconds EAST a distance of 101.28 feet;
- 4) NORTH 38 degrees 26 minutes 40 seconds EAST a distance of 179.43 feet;
- 5) NORTH 45 degrees 17 minutes 54 seconds EAST a distance of 197.73 feet;
- 6) NORTH 50 degrees 55 minutes 51 seconds EAST a distance of 347.11 feet;
- 7) NORTH 50 degrees 58 minutes 48 seconds EAST a distance of 501.65 feet;
- 8) NORTH 64 degrees 10 minutes 49 seconds EAST a distance of 49.90 feet;
- 9) NORTH 49 degrees 58 minutes 17 seconds EAST a distance of 141.91 feet;
- 10) NORTH 36 degrees 52 minutes 17 seconds EAST a distance of 57.95 feet;
- 11) NORTH 49 degrees 30 minutes 43 seconds EAST a distance of 561.09 feet to the point of beginning, and containing 221.39 acres, more or less.

ORDINANCE 17-17

**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**

North 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 “North 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 “North Bloomington Annexation Area” (“Annexation Territory”) are attached hereto as Exhibit A and Exhibit B, respectively; and
- WHEREAS, the Annexation Territory consists of approximately 900.33 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. 2. 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. 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 9. 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 10. 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 _____ day of _____, 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 _____ day of _____, 2021.

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2021.

JOHN HAMILTON, Mayor
City of Bloomington

Synopsis

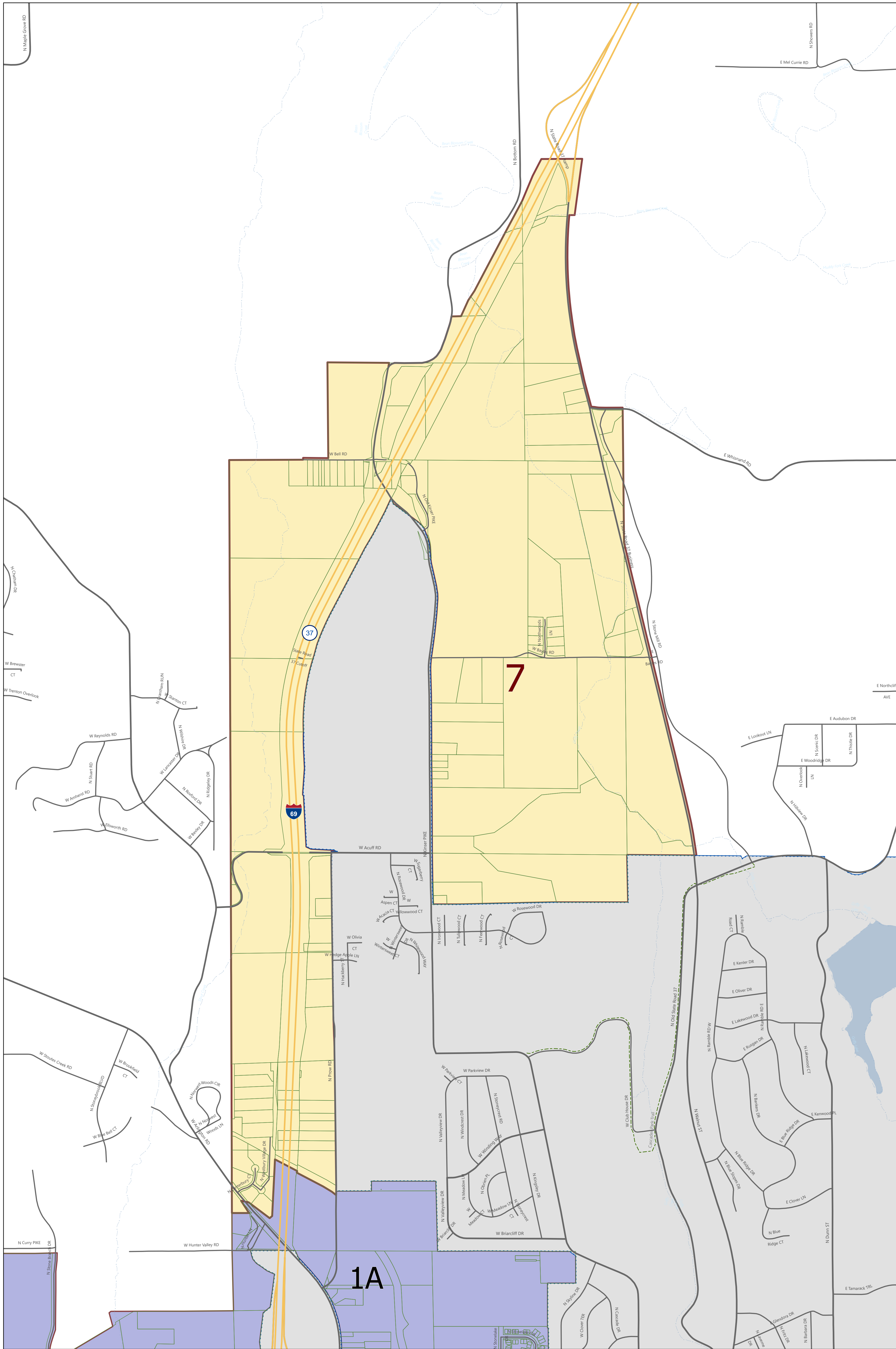
Upon adoption, this ordinance would take various steps necessary for the annexation of the North Bloomington Annexation area, which is depicted in Exhibit A and attached to this ordinance. In the course of proposing the annexation of this area, the City prepared a written Fiscal Plan for Municipal Annexation (“Fiscal Plan”) that describes the proposed provision of both non-capital and capital services to the Annexation Territory and was adopted via Resolution 17-24. The approval of an amendment to the written Fiscal Plan is scheduled for consideration at a Common Council Session on May 19, 2021, with the understanding that the Fiscal Plan is subject to further amendment as part of the ongoing process of annexation review by the City. The next step in this ongoing process will be the conducting of public hearings on the proposed annexation which are scheduled for Wednesday, August 4th.

Note: 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.



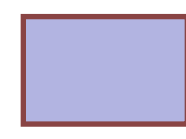

¹ I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen C. Unger

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

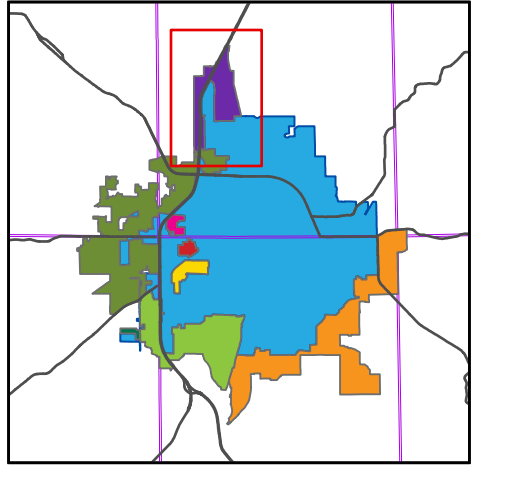
EXHIBIT A
Map of North Bloomington Annexation Territory



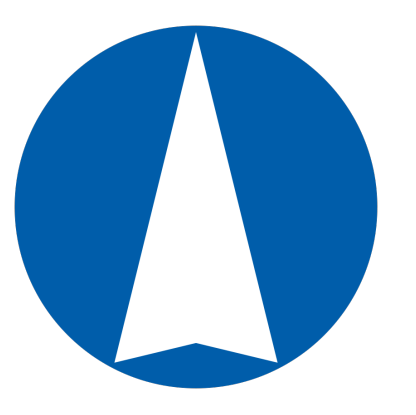
Legend

-  Municipal Boundary
-  Proposed Annexation Area 7
-  Proposed Annexation Areas
-  Parcels within Proposed Annexation Areas

Parcel features sourced from Monroe County Government GIS Data



April 27, 2021



Produced: 4/28/2021
Project: AnnexAreaMaps3to62021
File: AnnexProposedArea7DP



Proposed Annexation Areas
Area 7- North Bloomington

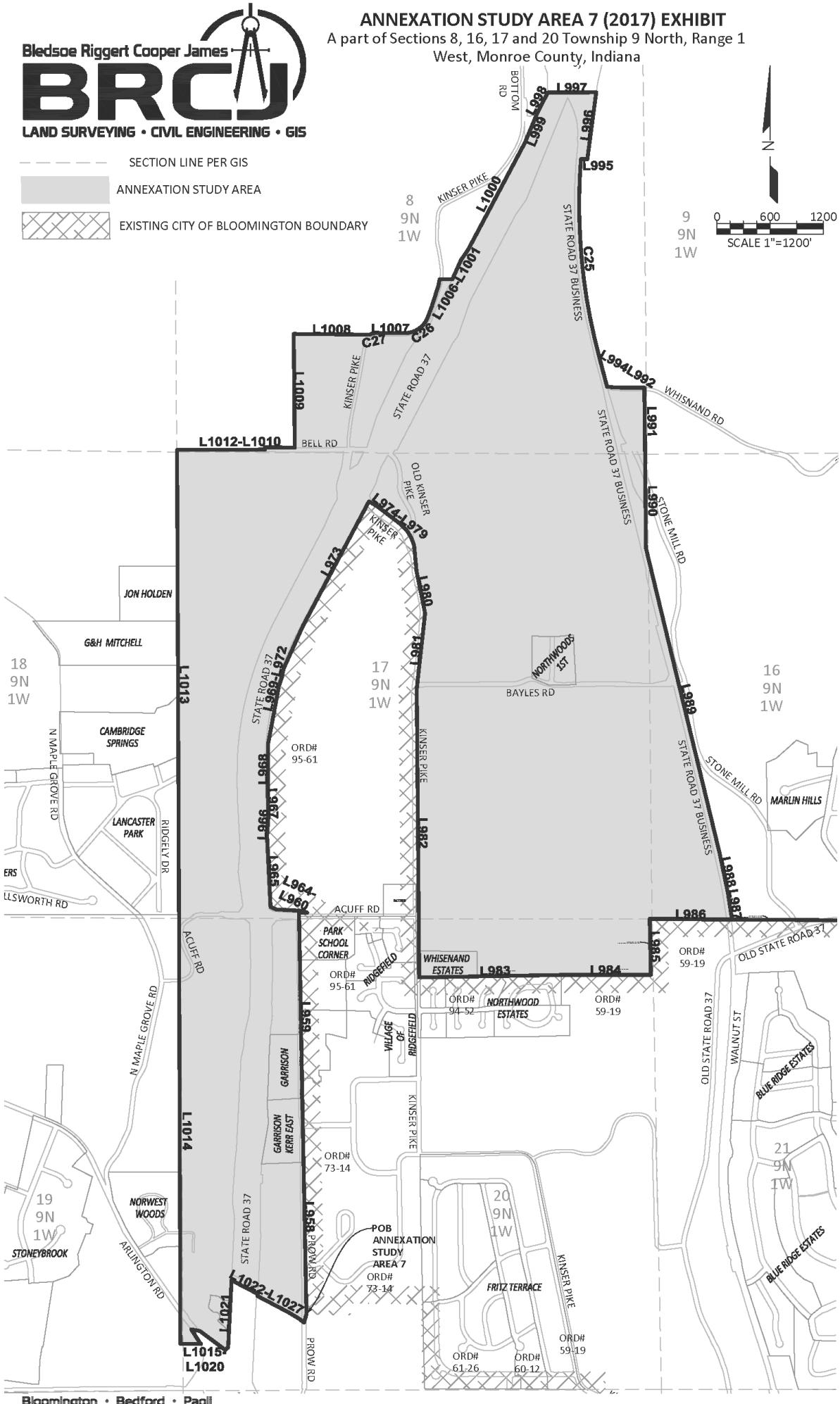
This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The planimetric information is based on aerial orthoimagery flown in March 2016. Supplemental updates are made from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted. The Corporation boundary reflects annexations effective as of the print date on this map.



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EXHIBIT B

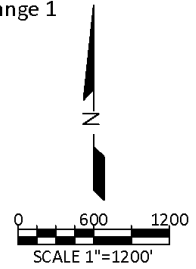
Legal Description of North Bloomington Annexation Territory





ANNEXATION STUDY AREA 7 (2017) EXHIBIT

A part of Sections 8, 16, 17 and 20 Township 9 North, Range 1 West, Monroe County, Indiana



AREA 7 LINE TABLE		
L958	N 01°07'42" W	2172.50'
L959	N 00°59'52" W	2348.52'
L960	N 90°00'00" E	92.32'
L961	N 64°05'05" W	55.25'
L962	N 89°15'30" W	50.00'
L963	N 86°58'04" W	250.20'
L964	N 65°18'35" W	69.49'
L965	N 02°49'50" W	800.00'
L966	N 04°00'44" E	251.79'
L967	N 02°49'50" W	218.50'
L968	N 00°27'30" E	569.79'
L969	N 10°43'25" E	662.48'
L970	N 18°26'18" E	85.26'
L971	N 11°41'29" E	114.06'
L972	N 24°31'00" E	529.15'
L973	N 27°56'15" E	1586.89'
L974	S 59°44'52" E	107.03'
L975	S 52°35'58" E	329.74'
L976	S 43°40'22" E	117.15'
L977	S 30°04'21" E	84.56'
L978	S 20°51'28" E	86.55'
L979	S 05°15'48" E	293.96'
L980	S 11°29'27" E	483.43'
L981	S 06°17'33" W	856.69'
L982	S 00°28'32" E	3248.88'
L983	N 88°59'39" E	1599.42'
L984	N 89°59'50" E	1010.58'
L985	N 01°12'45" W	632.88'
L986	S 89°23'11" E	927.53'
L987	N 08°29'55" W	303.14'
L988	N 11°59'03" W	457.41'
L989	N 13°34'27" W	3534.87'
L990	N 00°34'08" W	1058.64'
L991	N 00°34'08" W	748.07'
L992	N 89°47'06" W	319.48'
L993	N 83°30'13" W	101.14'
L994	N 14°57'55" W	343.85'
L995	N 89°30'50" E	70.90'
L996	N 07°41'14" E	757.89'
L997	S 89°45'05" W	546.30'
L998	S 27°30'25" W	253.45'
L999	S 22°38'20" W	363.83'
L1000	S 27°57'11" W	1361.10'
L1001	S 33°29'11" W	150.75'
L1002	S 24°20'32" W	233.04'
L1003	S 88°34'34" W	144.62'
L1004	S 10°35'40" W	64.76'
L1005	S 17°40'56" W	244.90'
L1006	S 20°26'18" W	137.69'
L1007	S 89°48'53" W	342.06'
L1008	N 89°33'06" W	855.84'
L1009	S 00°32'30" E	1279.43'
L1010	N 89°27'32" W	337.08'
L1011	S 00°43'30" W	25.00'
L1012	S 89°45'24" W	988.49'
L1013	S 00°13'42" E	5277.53'
L1014	S 00°11'06" E	4789.48'
L1015	N 89°59'58" E	233.25'
L1016	N 41°12'19" W	27.05'
L1017	N 32°53'05" W	172.00'
L1018	S 78°50'44" E	100.87'
L1019	S 53°09'40" E	355.53'
L1020	N 49°16'10" E	43.81'
L1021	N 02°50'09" E	758.29'
L1022	S 62°19'32" E	335.37'
L1023	S 13°38'27" W	22.71'
L1024	S 62°22'40" E	398.77'
L1025	S 58°51'30" E	134.84'
L1026	S 51°26'12" E	72.76'
L1027	N 16°14'18" E	97.86'

AREA 7 CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C25	2249.44'	6634.12'	N 05°15'05" W	2238.68'
C26	322.73'	275.38'	S 54°00'44" W	304.58'
C27	66.34'	151.21'	S 77°14'45" W	65.81'

NOTE:

1. THIS PLAT AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.
2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.
3. 900.33 ACRES CALCULATED IN AREA 7.
4. TOTAL LENGTH OF AREA 7 BOUNDARY: 50,117'
CONTIGUOUS WITH EXISTING BOUNDARY: 19,635'
NON-CONTIGUOUS WITH EXISTING BOUNDARY: 30,482'
PERCENTAGE OF AREA 7 CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 39.2%.

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City of Bloomington Indiana Annexation Study Area Number 7 Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 7 as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017. 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 Sections 8, 16, 17 and 20 Township 9 North, Range 1 West, Monroe County, Indiana, more particularly described as:

Beginning at the southwest corner of Ordinance 73-14, 25 feet east of the centerline of Prow Road; thence coincident with the west line of said Ordinance 73-14 NORTH 01 degrees 07 minutes 42 seconds WEST a distance of 2172.50 feet to the southwest corner of Ordinance 95-61 on the east right of way line of Prow Road; thence coincident with the west line of said Ordinance 95-61 NORTH 00 degrees 59 minutes 52 seconds WEST a distance of 2348.52 feet to the north right of way line of Acuff Road; thence coincident with said Ordinance 95-61 and said north right of way line NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 92.32 feet to the east right of way line of State Road 37; thence coincident with said Ordinance 95-61 and said east right of way line the following 13 courses;

- 1) NORTH 64 degrees 05 minutes 05 seconds WEST a distance of 55.25 feet;
- 2) NORTH 89 degrees 15 minutes 30 seconds WEST a distance of 50.00 feet;
- 3) NORTH 86 degrees 58 minutes 04 seconds WEST a distance of 250.20 feet;
- 4) NORTH 65 degrees 18 minutes 35 seconds WEST a distance of 69.49 feet;
- 5) NORTH 02 degrees 49 minutes 50 seconds WEST a distance of 800.00 feet;
- 6) NORTH 04 degrees 00 minutes 44 seconds EAST a distance of 251.79 feet;
- 7) NORTH 02 degrees 49 minutes 50 seconds WEST a distance of 218.50 feet;
- 8) NORTH 00 degrees 27 minutes 30 seconds EAST a distance of 569.79 feet;
- 9) NORTH 10 degrees 43 minutes 25 seconds EAST a distance of 662.48 feet;
- 10) NORTH 18 degrees 26 minutes 16 seconds EAST a distance of 85.26 feet;
- 11) NORTH 11 degrees 41 minutes 29 seconds EAST a distance of 114.06 feet;
- 12) NORTH 24 degrees 31 minutes 00 seconds EAST a distance of 529.15 feet;
- 13) NORTH 27 degrees 56 minutes 15 seconds EAST a distance of 1586.89 feet to the east right of way line of Kinser Pike;

thence leaving said east right of way line of State Road 37 and coincident with said Ordinance 95-61 and said east right of way line of Kinser Pike the following 9 courses;

- 1) SOUTH 59 degrees 44 minutes 52 seconds EAST a distance of 107.03 feet;
- 2) SOUTH 52 degrees 35 minutes 58 seconds EAST a distance of 329.74 feet;
- 3) SOUTH 43 degrees 40 minutes 22 seconds EAST a distance of 117.15 feet;
- 4) SOUTH 30 degrees 04 minutes 21 seconds EAST a distance of 84.56 feet;
- 5) SOUTH 20 degrees 51 minutes 28 seconds EAST a distance of 86.55 feet;
- 6) SOUTH 05 degrees 15 minutes 48 seconds EAST a distance of 293.96 feet;
- 7) SOUTH 11 degrees 29 minutes 27 seconds EAST a distance of 483.43 feet;
- 8) SOUTH 06 degrees 17 minutes 33 seconds WEST a distance of 856.69 feet;
- 9) SOUTH 00 degrees 28 minutes 32 seconds EAST a distance of 3248.86 feet to the north line of Ordinance 94-52;

thence coincident with said north line NORTH 88 degrees 59 minutes 39 seconds EAST a distance of 1599.42 feet to a corner of Ordinance 59-19; thence coincident with a north line of said Ordinance 59-19 NORTH 89 degrees 59 minutes 50 seconds EAST a distance of 1010.58 feet to a corner of said Ordinance 59-19 on the west line of Section 21, Township 9 North, Range 1 West; thence coincident with said Ordinance 59-19 and said west line NORTH 01 degrees 12 minutes 45 seconds WEST a distance of 632.88 feet to the Northwest Corner of said Section 21; thence coincident with the north line of said Ordinance 59-19 and the north line of said Section 21 SOUTH 89 degrees 23 minutes 11 seconds EAST a distance of 927.53 feet to the east right of way line of State Road 37 Business; thence leaving said Ordinance 59-19, the existing City of Bloomington boundary, and said north line of Section 21, and coincident with said east right of way line the following 3 courses:

- 1) NORTH 08 degrees 29 minutes 55 seconds WEST a distance of 303.14 feet;
- 2) NORTH 11 degrees 55 minutes 03 seconds WEST a distance of 457.41 feet;
- 3) NORTH 13 degrees 34 minutes 27 seconds WEST a distance of 3534.67 feet to the west line of Section 16, Township 9 North, Range 1 West;

thence coincident with said west line NORTH 00 degrees 34 minutes 06 seconds WEST a distance of 1058.64 feet to the Southwest Corner of Section 9, Township 9 North, Range 1 West; thence coincident with the west line of said Section 9 NORTH 00 degrees 34 minutes 08 seconds WEST a distance of 748.07 feet to the north right of way line of Whisnand Road; thence coincident with said north right of way line the following 2 courses:

- 1) NORTH 89 degrees 47 minutes 06 seconds WEST a distance of 319.48 feet;
- 2) NORTH 83 degrees 30 minutes 13 seconds WEST a distance of 101.14 feet to the east right of way line of State Road 37 Business;

thence coincident with said east right of way line NORTH 14 degrees 57 minutes 55 seconds WEST a distance of 343.85 feet to the point of curvature of a curve concave to the east, with a radius of 6634.12 feet, a chord bearing of NORTH 05 degrees 15 minutes 05 seconds WEST and a chord length of 2238.68 feet; thence northerly along said curve a distance of 2249.44 feet; thence NORTH 89 degrees 30 minutes 50 seconds EAST a distance of 70.90 feet to the east right of way line of State Road 37; thence coincident with said east right of way line NORTH 07 degrees 41 minutes 14 seconds EAST a distance of 757.89 feet; thence leaving said east right of way line SOUTH 89 degrees 45 minutes 05 seconds WEST a distance of 546.30 feet to the west right of way line of said State Road 37; thence coincident with said west right of way line the following 5 courses;

- 1) SOUTH 27 degrees 30 minutes 25 seconds WEST a distance of 253.45 feet;
- 2) SOUTH 22 degrees 38 minutes 20 seconds WEST a distance of 363.83 feet;
- 3) SOUTH 27 degrees 57 minutes 11 seconds WEST a distance of 1361.10 feet;
- 4) SOUTH 33 degrees 29 minutes 11 seconds WEST a distance of 150.75 feet;
- 5) SOUTH 24 degrees 20 minutes 32 seconds WEST a distance of 233.04 feet;

thence leaving said west right of way line SOUTH 88 degrees 34 minutes 34 seconds WEST a distance of 144.62 feet to the west right of way line of Kinser Pike; thence coincident with said west right of way line the following 6 courses:

- 1) SOUTH 10 degrees 35 minutes 40 seconds WEST a distance of 64.76 feet;
- 2) SOUTH 17 degrees 40 minutes 56 seconds WEST a distance of 244.90 feet;

Bledsoe Riggert Cooper James

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- 3) SOUTH 20 degrees 26 minutes 18 seconds WEST a distance of 137.69 feet to the point of curvature of a curve concave to the northwest, with a radius of 275.38 feet, a chord bearing of SOUTH 54 degrees 00 minutes 44 seconds WEST and a chord length of 304.58 feet;
- 4) southwesterly along said curve a distance of 322.73 feet;
- 5) SOUTH 89 degrees 48 minutes 53 seconds WEST a distance of 342.06 feet to the point of curvature of a curve concave to the south, with a radius of 151.21 feet, a chord bearing of SOUTH 77 degrees 14 minutes 45 seconds WEST and a chord length of 65.81 feet;
- 6) westerly along said curve a distance of 66.34 feet to the north line of the Southeast Quarter of the Southwest Quarter of Section 8, Township 9 North, Range 1 West;

thence leaving said west right of way line and coincident with said north line NORTH 89 degrees 33 minutes 06 seconds WEST a distance of 855.84 feet to the Northwest Corner of said Southeast Quarter of said Southwest Quarter; thence coincident with the west line of said Southeast Quarter of said Southwest Quarter SOUTH 00 degrees 32 minutes 30 seconds EAST a distance of 1279.43 feet to the north right of way line of Bell Road; thence coincident with said north right of way line NORTH 89 degrees 27 minutes 32 seconds WEST a distance of 337.08 feet; thence leaving said north right of way line SOUTH 00 degrees 43 minutes 30 seconds WEST a distance of 25.00 feet to the north line of Section 17, Township 9 North, Range 1 West; thence coincident with said north line SOUTH 89 degrees 45 minutes 24 seconds WEST a distance of 988.49 feet to the Northwest Corner of said Section 17; thence coincident with the west line of said Section 17 SOUTH 00 degrees 13 minutes 42 seconds EAST a distance of 5277.53 feet to the Northwest Corner of Section 20, Township 9 North, Range 1 West; thence coincident with the west line of said Section 20 SOUTH 00 degrees 11 minutes 06 seconds EAST a distance of 4789.48 feet to the northwest corner of a parcel in the name of Chadd A. Brummett as recorded in Instrument Number 2013019769; thence coincident with the north line of said parcel NORTH 89 degrees 59 minutes 58 seconds EAST a distance of 233.25 feet to the southwest right of way line of Arlington Road; thence leaving said north line and coincident with said southwest right of way line NORTH 41 degrees 12 minutes 19 seconds WEST a distance of 27.05 feet; thence continuing coincident with said southwest right of way line NORTH 32 degrees 53 minutes 05 seconds WEST a distance of 172.00 feet; thence leaving said southwest right of way line SOUTH 78 degrees 50 minutes 44 seconds EAST a distance of 100.87 feet to the intersection of the west right of way line of State Road 37 and the northeast right of way line of Arlington Road; thence leaving said northeast right of way line of Arlington road and coincident with said west right of way line of State Road 37 the following 3 courses:

- 1) SOUTH 53 degrees 05 minutes 40 seconds EAST a distance of 355.53 feet;
- 2) NORTH 49 degrees 16 minutes 10 seconds EAST a distance of 43.81 feet;
- 3) NORTH 02 degrees 50 minutes 09 seconds EAST a distance of 758.29 feet to the southern right of way line of a railroad;

thence coincident with said southern right of way line the following 5 courses:

- 1) SOUTH 62 degrees 19 minutes 32 seconds EAST a distance of 335.37 feet;
- 2) SOUTH 13 degrees 38 minutes 27 seconds WEST a distance of 22.71 feet;
- 3) SOUTH 62 degrees 22 minutes 40 seconds EAST a distance of 398.77 feet;
- 4) SOUTH 58 degrees 51 minutes 30 seconds EAST a distance of 134.84 feet;
- 5) SOUTH 51 degrees 26 minutes 12 seconds EAST a distance of 72.76 feet to the intersection of said southern right of way line and the centerline of Prow Road;

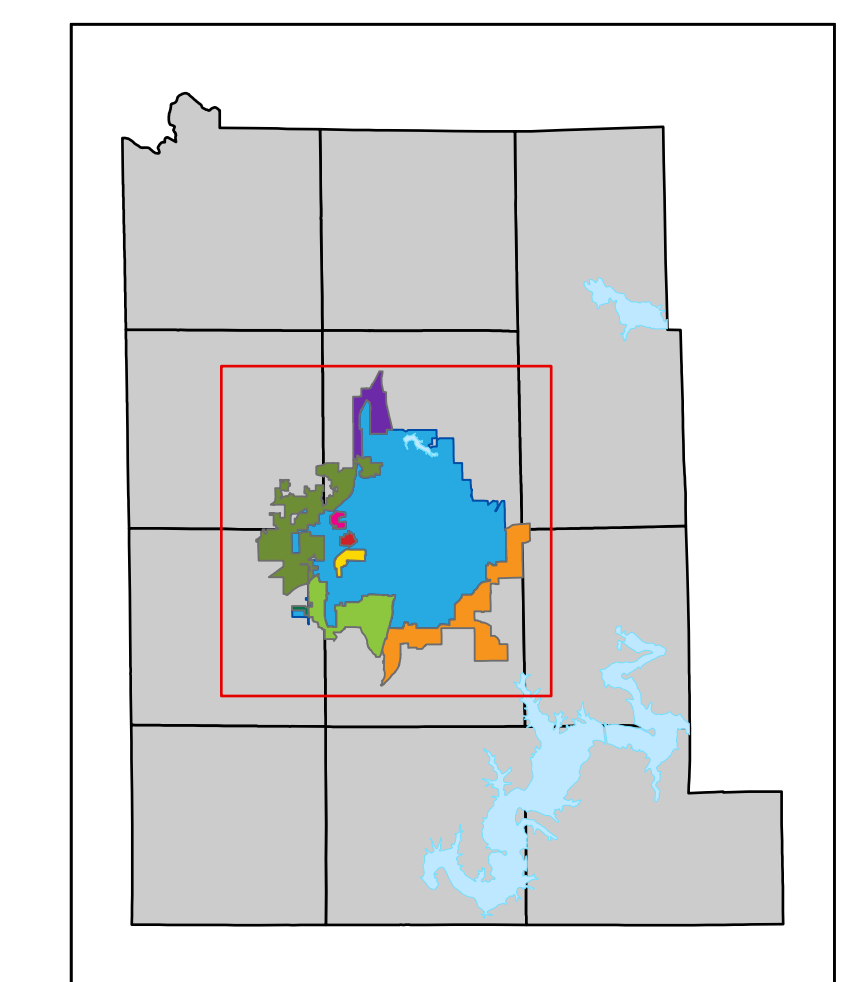
thence leaving said southern right of way line NORTH 16 degrees 14 minutes 18 seconds EAST a distance of 97.86 feet to the point of beginning, and containing 900.33 acres, more or less.

Proposed Annexation Areas



- Incorporated Areas**
- City or Town
 - Unincorporated
 - Municipal Boundary
(23.4 Square Miles)
 - Township Boundaries

- Proposed Annexation Area**
(14.5 Square Miles)
- 1A
 - 1B
 - 1C
 - 2
 - 3
 - 4
 - 5
 - 7



April 22, 2021

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The geographic information is based on aerial orthorectified flown in March 2016. Supplemental updates are made from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted.
The Corporation boundary reflects annexations effective January 1, 2021.

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