

RESOLUTION NO. 19 - 2016

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF CLARK COUNTY, INDIANA, ASSIGNING AN AREA WITHIN THE COUNTY TO THE REDEVELOPMENT COMMISSION OF THE TOWN OF UTICA, INDIANA FOR THE PURPOSE OF THE ALLOCATION OF PROPERTY TAX PROCEEDS, AND ADDRESSING MATTERS RELATED THERETO

WHEREAS, the Town of Utica, Indiana (“Town”), in 2016, has embarked upon a Voluntary annexation procedure under Indiana statutes (“annexation”), has completed the public outreach meetings required by law and has completed the public hearing requirement on October 18, 2016. The Town is prepared to implement its annexation Ordinance for the real estate shown on “Exhibit A” (attached) on November 29, 2016; and

WHEREAS, the real estate shown in “Exhibit A” is technically within Clark County’s jurisdiction limit and is anticipated to be annexed into the Town on November 29, 2016; and

WHEREAS, pursuant to I.C. 36-7-25-4, when two (2) or more units have capacity to undertake economic development projects in contiguous areas in the units respective jurisdictions that benefit or serve the units jurisdictions, then the legislative body of the unit (here Clark County government) may determine to assign an area within that units’ jurisdiction to the redevelopment commission of another unit (here Utica) to allow the creation of an allocation area for the purpose of the allocation of property tax proceeds even though the allocation area is outside the jurisdiction of the municipal commission to which the area is assigned; and

WHEREAS, Clark County government desires to join and support the Town by assigning to the Town all of the area in the County that will be annexed to Utica in 2016, including those areas shown on “Exhibit A” where all real and depreciable personal property tax proceeds attributable to the incremental assessed valuation arising from the annexation, which area will include all real property and depreciable personal property consisting of any and all structures designated as personal property to Utica (the “Town Allocation Area”); and

WHEREAS, it is the understanding of the Clark County Commissioners that the Utica Redevelopment Commission (“URC”) will designate the area where all depreciable personal property tax proceeds attributable to incremental assessed valuation is situated as an allocation area pursuant to Indiana Code 36-7-14 (the “Town Allocation Area”).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Clark County, Indiana (“Board”), as follows:

1. The Board hereby (a) finds that the completion of the Utica Town Annexation effects an undertaking between, and involving, the contiguous areas of the County and the Town and is an economic development project that benefits the County and the Town and (b) the Board hereby approves the Project.

2. Pursuant to Indiana Code 36-7-25-4, the Board hereby assigns the County Allocation Area (shown as “Exhibit A”) and the incremental assessed valuation thereof that

generates incremental taxes (otherwise known as TIF revenues), where and applicable before or after November 29, 2016 to the Utica Redevelopment Commission (“URC”) for the purpose of future management and control of the allocation area, with timing and effective dates of allocation and measuring increments to be determined by the appropriate Utica boards and agencies.

3. The Board is hereby authorized and directed, in the name and on behalf of Clark County, to execute any and all other agreements, documents and instruments, perform any and all acts, approve any and all matters, and do any and all other things deemed to be necessary or desirable in order to carry out and comply with the intent, conditions and purposes of this Resolution (including the preambles hereto), and any such execution, performance, approval or doing of other things heretofore effected is hereby ratified and approved.

4. The Board agrees and stipulates with the Utica Town Council and the URC (collectively “Utica”) that the Board’s 2016 contracts with Indiana Department of Transportation (“INDOT”) for widening and renovation of Old Salem Road (“OSR”) in Clark County represents a valid and legal contract (“the OSR project”). Both the Board and Utica fully support its performance and completion.

5. The Board and Utica consent and stipulate that prior to November 29, 2016 a portion of OSR is in the Board’s road inventory and a portion of same is in Utica’s street inventory. These parties stipulate that this division shall terminate after the OSR project is completed, subject to maintenance responsibilities of the prime road contractor and its subcontractors. At the conclusion of the OSR project it is understood and agreed that the entire OSR will be placed in the County’s road inventory. This paragraph shall not be construed as a permanent bar to Utica and the County legally allocating road maintenance responsibilities, or inventory changes, among themselves in the future.

6. The Board and Utica stipulate that Utica’s 2016 municipal annexation does not adversely affect the OSR project and both parties will work together to support the INDOT/OSR project through its completion date.

7. The Board and Utica further stipulate that any funds due to allocation in a prior county “TIF” allocation area shall remain under the control of the Board through November 29, 2016. These parties further agree and stipulate that Utica may likely designate its newly annexed area, in 2016, as a town allocation area and/or a “TIF” area subject to decision making and control by the URC after November 29, 2016.

8. The Board and Utica further agree and stipulate that after November 29, 2016, and for a ten (10) year period thereafter that the Utica Executive will appoint Commissioner Jack Coffman as an (Advisory) member of the URC. The parties agree that this appointment will allow representatives of the Board and Utica officials to jointly participate and take official action upon redevelopment, and growth projects that may come before the URC for the Town allocation area after November 29, 2016.

9. Mr. Coffman may designate a fellow Commissioner Board member to appear in his absence for any URC meeting. Such designee shall be an elected Clark County Commissioner and may exercise Mr. Coffman’s voting rights in Mr. Coffman’s absence. This ten (10) year

membership stipulation shall be effective for the time stated unless otherwise mutually vacated by agreement (public votes) of the Utica Town Council and the Board, respectively.

10. Should there occur a time, within the above ten (10) year period that Jack Coffman is no longer an elected member of the Board, the President of the Board, in such instance, shall appoint an elected Commissioner to serve during the duration of the ten (10) year term.

11. The Auditor of Clark County shall take necessary steps to facilitate the closure of the County allocation area and recognition of a Utica allocation area after November 29, 2016.

12. This Resolution shall take effect immediately upon adoption.

Adopted the 1st day of December, 2016.

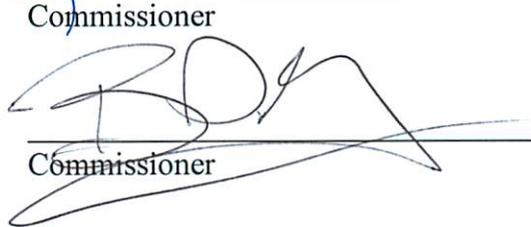
BOARD OF COMMISSIONERS OF THE
COUNTY OF CLARK, INDIANA



Commissioner



Commissioner



Commissioner

Attest:



Clark County Auditor

AGREED DECEMBER 1, 2016:

Utica Town Council Officer

Utica Redevelopment Commission Officer

UTICA INDIANA

ANNEXATION

AREA

PAGES 1 TO 15

(2016)

AUGUST 9, 2016

*Exhibit
"A"*

David R. Blankenkemper, P.L.S.

Howard R. Blankenkemper (1905-1974)
Rollyn H. Blankenkemper (1934-1994)

Blankenkemper & Son

Land Surveyors Inc., P.C.

Established 1915

618 E. Court Avenue
Jeffersonville, Indiana 47130

(812) 282-4183 phone
(812) 282-4197 fax

P.O. Box 157
Jeffersonville, Indiana
47131-0157

DESCRIPTION OF PROPOSED UTICA ANNEXATION

Being a part of Surveys 15, 16 and 17 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at the corner to the current town of Utica corporation limits at the intersection of Brown Forman Road and Utica-Sellersburg Road;

Thence N.39°W., along said Utica-Sellersburg road, being the corporate limits of the City of Jeffersonville, 2422 feet, more or less, to a corner of said City, being the common corner of a tract of land owned by Arthur Sutton and Garland and Paulette Oakes;

Thence N.49°43'37"E., along a corporation line of said City, being a line dividing said Sutton and Oakes tract, 1874.09 feet to a corner of said City, being another common corner of said tracts;

Thence S.35°17'40"E., along a corporation line of said City, being a line dividing said Oakes tract from a tract owned by Gilmore Construction, Inc., 309.6 feet to a corner of said City, being a corner of said Gilmore tract with a tract owned by Larry Hazuga;

Thence N.54°24'31"E., along a corporation line of said City, being a line dividing said Gilmore and Hazuga tracts, 1665.89 feet to a corner of said City and said tracts;

Thence N.36°51'49"W., along a corporation line of said City, 632.52 feet to a stone on the corner of the Town of Utica corporate limits, being the south corner of a tract of land owned by Charles Parnell;

Thence N.52°59'37"E., along a line of said Town limits, 586.15 feet to a corner of said Town, being in the centerline of Old Salem Road;

Thence N.40°38'42"W., along said centerline, being a corporation line of said Town, 228.64 feet to a corner of said Town;

Thence N.27°26'38"W., along said centerline, being a corporation line of said Town, 232.97 feet to a corner of said Town;

Thence N.61°26'40"E., along a corporation line of said Town, being the line dividing a tract of land

owned by Jackie and Mark James and Scott James, 397.12 feet to a corner of said Town, being a corner between said James tracts;

Thence N.16°06'W., along a corporation line of said Town, 1119.59 feet to a corner of said Town;

Thence S.69°02'48"W., along a corporation line of said Town, 436.97 feet to Old Salem Road, being a corner of said Town and on the corporation line of said City of Jeffersonville;

Thence N.14°18'24"W., along a corporation line of said City, 484.6 feet to a corner of said City, being on the grant line dividing Surveys 16 and 25;

Thence N.54°13'48"E., along a corporation line of said City, 1512.2 feet to a stone on the common corner of said Surveys 16 and 25 with Survey 17, being a corner to said Town of Utica;

Thence S.35°56'32"E., along a corporation line of said Town, being the grant line dividing said Surveys 16 and 17, 1124.62 feet to a steel pin on a corner of said Town;

Thence S.52°44'49"W., along a corporation line of said Town, 606.66 feet to a steel pin on a corner of said Town;

Thence S.36°01'06"E., along a corporation line of said Town, 844.37 feet to a stone on a corner of said Town;

Thence S.52°19'04"W., along a corporation line of said Town, 455.1 feet to a stone on a corner of said Town;

Thence S.40°02'16"E., along a corporation line of said Town, 922.81 feet to a corner of said Town;

Thence N.47°E., along a corporation line of said Town, 1000 feet to a corner of said town on the grant line dividing said Surveys 16 and 17, being in Utica-Charlestown Road;

Thence N.35°56'32"W., along a corporation line of said Town, and along said Road, 604 feet to a corner of said Town;

Thence N.54°46'46"E., along a corporation line of said Town, 2281.46 feet to a steel pin on a corner of said Town;

Thence S.35°54'08"E., along a corporation line of said Town, 2144.53 feet to a steel pin on a corner of said Town;

Thence S.54°44'28"W., along a corporation line of said Town, 1305 feet to a stone on a corner of said Town;

Thence S.37°47'53"E., along a corporation line of said Town, 411.18 feet to a stone on a corner of said Town;

Thence S.54°39'14"W., along a corporation line of said Town, 286.61 feet to a stone on a corner of said Town;

Thence S.67°50'55"E., along a corporation line of said Town, 500 feet to a corner of said town, being a

common corner of a tract of land owned by Robert and Ruth Thomasson and a tract of land owned by James and Roxanna Vangilder;

Thence S.13°42'W., along a corporation line of said Town, being the line dividing said Thomasson tract from said Vangilder tract, 588 feet more or less to the northern Right-of-Way line of Walnut Street, being a corner of said Town;

Thence N.74°W., along a corporation line of said Town, being said Right-of-Way line, 34 feet, more or less, to the southeast corner of another tract of land owned by James VanGilder, a corner of said Town;

Thence the following 11 courses along corporation lines of said Town, being the lines between said Vangilder tract and a said Thomasson tract, 1. N.11°15'E., 140 feet; 2. N.84°15'W., 62 feet; 3. N.53°15'W., 40 feet; 4. N.45°15'W., 61 feet; 5. N.65°W., 140 feet; 6. N.56°45'W., 75 feet; 7. S.57°15'W., 37 feet; 8. S.34°30'E., 105 feet; 9. Thence S.13°30'E., 92 feet; 10. S.64°30'E., 65 feet; 11. S.15°30'E., 25 feet to said northern Right-of-Way line of Walnut Street, being a corner of said Town;

Thence N.74°W., along a corporation line of said Town, being the northern Right-of-Way line of said Walnut Street, 810 feet, more or less, to a corner of said town;

Thence S.54°W., along a corporation line of said Town, 19.4 feet;

Thence S.19°W., along a corporation line of said Town, 506 feet to the northeast corner of a tract of land owned by Fossee, being also a corner of a tract of land owned by Schaaf;

Thence N.51°W., along a corporation line of said Town, 730 feet, more or less, to a corner of said town, being a corner of a tract of land owned by McCammon and a tract of land owned by Bennett;

Thence S.20°W., along a corporation line of said Town, and the line dividing the two aforementioned tracts, 800 feet to a corner of said Town and said tracts at Old Salem Road;

Thence N.45°W., along a corporation line of said Town, and said Road, 200 feet to a corner of said Town, being a corner between said tract owned by McCammon and a tract of land owned by Godsea;

Thence N.20°E., along a corporation line of said Town, being the line dividing said Godsea tract and said McCammon tract, 786 feet to a corner of said Town and said tracts;

Thence N.51°W., along a corporation line of said Town, being the line dividing said Godsea tract and said Schaaf tract, 516 feet, more or less, to a corner of said Town, being a corner of said Godsea tract and a tract of land owned by Lentz;

Thence S.18°W., along a corporation line of said Town, being a line dividing said Godsea tract and said Lentz tract, 678 feet, more or less, to a stone on a corner of said Town and said Tracts;

Thence S.51°54'10"W., along a corporation line of said Town, being a line dividing said Godsea and Lentz tracts, 55.2 feet to a railroad spike in Old Salem Road on a corner of said Town and said tracts;

Thence S.45°E., along a corporation line of said Town, along said Old Salem road, 710 feet, more or less, to a corner of said Town, being a corner between a tract of land owned by Brendle and a tract of land owned by Murphy;

Thence S.36°W., along a corporation line of said Town, being the line dividing said Brendle and said Murphy tracts, 238 feet to a corner of said Town, being a corner of said aforementioned tracts;

Thence S.45°E., along a corporation line of said Town, being the line dividing said Murphy tract and a tract of land owned by Noel, 125 feet to a corner of said Town, being a corner of said tracts;

Thence N.36°E., along a corporation line of said Town, being the line dividing said Murphy tract from a tract of land owned by Castleberry, 250 feet to a corner of said town and said tracts in Old Salem Road;

Thence S.46°E., along a corporation line of said Town, being along Old Salem Road, 430 feet to a steel pin on a corner of said Town, being the northern most corner of the former Utica Elementary School property;

Thence S.37°17'W., along a corporation line of said Town, being the western line of said school property, 455.61 feet to an iron pipe on the corner of said Town, being a corner of said school;

Thence S.61°05'11"E., along a corporation line of said Town, being the southern line of said school property, 376.78 feet to a steel pin on a corner of said town, being on the western line of Lot 205 in said Town;

Thence S.21°W., along a corporation line of said Town, 475 feet to a corner of said Town, being the southeast corner of a tract of land owned by Worrall in Utica-Sellersburg Road;

Thence S.77°W., along a corporation line of said Town and said Road, 265 feet to a corner of said Town, being the southwest corner of said Worrall tract;

Thence N.14°W., along a corporation line of said Town, being a line of said Worrall tract, 210 feet to a corner of said Town, being a corner of a tract of land owned by Rose Ann Martin;

Thence S.76°W., along a corporation line of said Town, being a line of said Martin tract, 240 feet to a corner of said Town, being a corner of said Martin tract;

Thence N.11°W., along a corporation line of said Town, being a line of said Martin tract, 526 feet to a corner of said Town, being a corner of said Martin tract on a line of a tract of land owned by Shirley and Vernon Lentz;

Thence S.56°W., along a corporation line of said Town, being a line of said Lentz tract, 575 feet to a corner of said town and said Lentz tract;

Thence N.42°W., along a corporation line of said Town, being partially along a line of said Lentz tract, 940 feet to a corner of said Town, being a corner of a tract of land owned by Pete and Glenna Dattilo;

Thence S.55°W., along a corporation line of said Town, being a line of said Dattilo tract, and partially a line of Fox Run Estates, 438 feet to a corner of said Town, being a corner of said Dattilo tract;

Thence S.41°E., along a corporation line of said Town, being a line of said Dattilo tract, 770 feet to a corner of said town, being a corner of a tract of land owned by John and Joan Teagle;

Thence S.77°W., along a corporation line of said Town, being a line of said Teagle tract, 30 feet to a corner of said Town and said Teague tract;

Thence N.41°W., along a corporation line of said Town, being a line of said Teagle tract, 125 feet to a

corner of said Town and a corner of said Teague tract;

Thence S.77°W., along a corporation line of said Town, being a line of said Teagle tract, 238 feet to a corner of said Town being a corner of a tract of land owned by Charles and Edith Baker;

Thence S.35°45'E., along a corporation line of said Town, being a line of said Baker tract, 125 feet to a corner of said town and said Baker tract;

Thence S.75°15'W., along a corporation line of said Town, being a line of said Baker tract, 22 feet to a steel pin on the northwest corner of Lot 9 in the unrecorded plat of Brewer Addition to the Town of Utica, a corner of said Town;

Thence S.35°45'E., along a corporation line of said Town, being a line of said Baker tract, 280 feet to a steel pin on a corner of said Town and said Baker tract;

Thence S.77°W., along a corporation line of said Town, being a line of said Baker tract and the north line of another Baker tract, 150 feet to a corner of said Town and said Baker tracts;

Thence S.35°45'E., along a corporation line of said Town, being a lines of said Bakers' tracts, 200 feet to a corner of said Town and said Baker tracts, being in Utica Sellersburg Road;

Thence S.77°W., along a corporation line of said Town, being a line of the first mentioned Baker Tract and Utica Sellersburg Road, 100 feet to a corner of said Town, being a corner of said Baker tract;

Thence N.18°W., along a corporation line of said Town, being a line of said Baker tract, 133.71 feet to an iron pipe on a corner of said Town and said Baker tract;

Thence S.77°W., along a corporation line of said Town, being a line of said Baker tract, 110 feet to a steel pin;

Thence S.12°E., along a corporation line of said Town, being a line of said Baker tract, 135 feet to a railroad spike on a corner of said Town and said Baker tract, in Utica-Sellersburg Road;

Thence S.77°W., along a corporation line of said Town, being a line of said Baker tract and in Utica-Sellersburg Road, 50.7 feet to a corner of said Town and said Baker tract;

Thence N.22°W., along a corporation line of said Town, being a line of said Baker tract, 325 feet to an iron pipe on a corner of said Town and said Baker tract;

Thence S.77°W., along a corporation line of said Town, being a line of said Baker tract, 125 feet to an iron pipe on a corner of said Baker tract;

Thence S.22°E., along a corporation line of said Town, being a line of said Baker tract, 325 feet to a railroad spike on a corner of said Town and said Baker tract, being in said Utica-Sellersburg Road;

Thence S.77°W., along a corporation line of said Town, being a line of said baker tract and in Utica-Sellersburg Road, 55.5 feet to a railroad spike on a corner of said Town and said Baker tract;

Thence N.89°W., along a corporation line of said Town and in said Utica-Sellersburg Road, 664.5 feet to a corner of said Town;



Thence S.55°W., along a corporation line of said Town, and in said Utica-Sellersburg Road, 1630.75 feet to THE TRUE PLACE OF BEGINNING.

Containing 540 acres, more or less.

ALSO: A tract of land owned by Charles Reven described in Instrument 201312105 as Tract 2, containing 3.462 acres.

file:T:\DOCS\DESCRIPTIONS\J21313.wpd

6

Exhibit A

Tract I:

Being a part of Survey #16 of the Illinois Grant to Clark County, Indiana, and being further described as follows: Beginning at a stone on the North corner of Survey #16, the West corner of Survey #17 and in the line of Survey #25, thence South 51 degrees 32 minutes 16 seconds West along the line dividing Survey #16 and #25, 1265.88 feet to a brass capped iron pipe, thence South 51 degrees 24 minutes West along said dividing line 247.62 feet to an iron pipe in the Old Salem Road, thence South 17 degrees 08 minutes East 838 feet to a railroad spike in the centerline of the Old Salem Road, thence South 18 degrees 53 minutes East along said centerline 414.00 feet to an iron pipe, thence South 50 degrees 46 minutes 37 seconds West 397.93 feet to an iron pipe, the true place of beginning; thence South 39 degrees 18 minutes 40 seconds East 342.94 feet to an iron pin; thence South 50 degrees 08 minutes 55 seconds West 147.00 feet to an iron pin, thence North 39 degrees 18 minutes 40 seconds West 342.94 feet to an iron pipe, thence North 50 degrees 08 minutes 55 seconds East 147.00 feet to the true place of beginning. Containing 1.157 acres, more or less.

Tract II:

Being a part of Survey #16 of the Illinois Grant to Clark County, Indiana and being further described as follows: Beginning at a stone on the North corner of Survey #16, the West corner of Survey #17 and in the line of Survey # 25, thence South 51 degrees 32 minutes 16 seconds West, along the line dividing Survey #16 and #25, 125.88 feet to a brass capped iron pipe, thence South 51 degrees 24 minutes West along said dividing line 247.62 feet to an iron pipe in the Old Salem Road, thence South 17 degrees 08 minutes East 838 feet to a railroad spike in the centerline of the Old Salem Road, thence South 18 degrees 53 minutes East along said centerline 414.00 feet to an iron pipe, the true place of beginning, thence continuing South 18 degrees 52 minutes East along said centerline 17.00 feet to an iron pipe, thence South 24 degrees 14 minutes 22 seconds East along said centerline 268.75 feet to a railroad spike, thence South 35 degrees 14 minutes East along said centerline 199.30 feet to a railroad spike, thence South 72 degrees 05 minutes West 116.60 feet to an iron pin, thence South 51 degrees 05 minutes West, (passing through an iron pin at 195.38 feet), 199.38 feet to a point, thence North 39 degrees 18 minutes 40 seconds West, (passing through an iron pin at 88 feet), 430.94 feet to an iron pipe, thence North 50 degrees 46 minutes 37 seconds East 397.93 feet to the true place of beginning. Containing 3.462 acres, more or less, and being subject to all legal highways and easements of record.

Legal Description
For File: 47055

THE FOLLOWING DESCRIBED REAL PROPERTY, TOGETHER WITH ALL IMPROVEMENTS, LOCATED IN CLARK COUNTY, INDIANA:

BEING A PART OF SURVEY #17 OF THE ILLINOIS GRANT TO CLARK COUNTY, INDIANA AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE TOWN OF UTICA: THENCE N. 52 DEGREES 50' E., 816.75 FEET; THENCE S. 72' E., 1000 FEET, MORE OR LESS, TO A RAILROAD SPIKE IN UPPER RIVER ROAD; THENCE N. 16 DEG 30' 59" E., (BASIS OF BEARINGS), ALONG SAID ROAD, 292.1 FEET TO A RAILROAD SPIKE, THE TRUE PLACE OF BEGINNING. THENCE CONTINUING N. 16 DEG. 30' 59" E. ALONG SAID ROAD, 27.9 FEET TO A "MAG" NAIL; THENCE N. 19 DEG 09' 42" E., ALONG SAID ROAD, 47.12 FEET TO A RAILROAD SPIKE; THENCE S. 72 DEG. E., 220 FEET, MORE OR LESS, TO THE LINE DIVIDING THE STATE OF INDIANA AND THE COMMONWEALTH OF KENTUCKY; THENCE SOUTHERLY, ALONG SAID DIVIDING LINE, 75 FEET, MORE OR LESS; THENCE N. 72 DEG W., 222 FEET, MORE OR LESS, TO THE TRUE PLACE OF BEGINNING. CONTAINING 16,597 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO A 20 FEET WIDE DRAINAGE, ROADWAY, AND UTILITY EASEMENT, BEING FURTHER DESCRIBED AS FOLLOWS: THE WESTER 20 FEET OF THE ABOVE DESCRIBED TRACT OF LAND. ALSO BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

**PROPERTY ADDRESS: 4818 UPPER RIVER ROAD, JEFFERSONVILLE, IN 47130
TAX ID NO. 11-49-0420**

8

Lot A

Being a part of Survey No. 17 of the Illinois Grant, Clark County, State of Indiana, more particularly described as follows:

Beginning at a stone marked T.U.L.P. said stone marking the Northeast corner of the original town of Utica, Clark County, thence N 52 deg. 50 min. E 816.75 feet in to a point, thence S 72 deg. 00 min. E 1000 feet more or less to a point in the centerline of River Road upstream (Ohio River) from Utica, said point being marked by a nail, said point being the true point of beginning, thence continuing S 72 deg. 00 min. E 124.30 feet, passing pins set at 18.50 feet and 70.30 feet, to a point at the water line of the Ohio River at elevation 420 (Sandy Hook Datum) thence with the water line of said Ohio River S 24 deg. 17 min. W 50.29 feet to a point, thence leaving said river on a line bearing N 72 deg. 00 min. W a distance of 118.94 feet passing a pin at 103.94 feet to a point in River Road, thence with said River Road N 18 deg. 10 min. E 50.00 feet to a point, the true point of beginning, containing 0.137 acres, more or less, subject to a river easement to the United States Government to elevation 426 (Sandy Hook Datum), also subjected to a country road right-of-way.

Lot B

Being part of Survey No. 17 of the Illinois Grant, Clark County, State of Indiana, more particularly described as follows:

Beginning at a stone marked T.U.L.P. said stone marking the Northeast corner of the original Town of Utica, Clark County, thence N. 52 deg. 50 min. E 816.75 feet to a point, thence S. 72 deg. 00 min. E. 1000 feet more or less to a point in the centerline of River Road upstream (Ohio River) from Utica, said point being marked by a nail, thence with said road S 18 deg. 10 min. W 50.00 feet to a point, the true point of beginning, thence S 72 deg. 00 min. E 118.94 feet passing a pin at 15.00 feet, to a point at the water line of the Ohio River, elevation 420 (Sandy Hook Datum) thence with the water line of said river S 24 deg. 17 min. W 50.29 feet to a point, thence leaving said river on a line bearing N 72 deg. 00 min. W a distance of 113.57 feet passing pins at 33.0 feet and 98.57 feet to a point in River Road, thence with said N 18 deg. 10 min. e 50.00 feet to a point, the true point of beginning containing 0.137 acres more or less, subject to an easement to the United States Government to elevation 426 (Sandy Hook Datum) also subject to a county road right-of-way.

Lot C

Being part of Survey No. 17 of the Illinois Grant, Clark County, State of Indiana, more particularly described as follows:

Beginning at a stone marked T.U.L.P. said stone marking the Northeast corner of the original town of Utica, Clark County, thence N 52 deg. 59 min. E 816.75' to a point, thence S 72 deg. 00 min. E 1000 feet more or less to a point in the centerline of River Road upstream (Ohio River) from Utica, said point being marked by a nail, thence S 18 deg. 10 min. W 75.00 feet with said road to a point, the true point of beginning, thence continuing S 18 deg. 10 min. W 100.00 feet to a point, thence leaving said road on a line bearing N 72 deg. 00 min. W 125.00 feet to a point passing a pin at 15.00 feet, thence N 18 deg. 54 min. E 100.00 feet to a point, thence S 72 deg. 00 min. E 123.72 feet to a point passing a pin at 108.72 feet to a point, the true point of beginning, containing 0.285 acres more or less, subject to a county road right-of-way. Subject to easements and restrictions of record affecting said real estate.

EXCEPTING THEREFROM:

Being part of Survey No. 17 of the Illinois Grant, Clark County, State of Indiana, more particularly described as follows:

Beginning at a stone marked T.U.L.P. said stone marking the Northeast corner of the original town of Utica, Clark County; thence N. 52 deg. 59 min. E. 816.75 feet to a point; thence S. 72 deg. 00 min. E. 1000 feet more or less to a point in the centerline of River Road upstream (Ohio River) from Utica, said point be marked by a nail; thence S. 18 deg. 10 min. W. 125 feet with said road to a point, the True Point of Beginning; thence continuing S. 18 deg. 10 min. W. 50.00 feet to a point; thence leaving said road on a line bearing N. 72 deg. 00 min. W. 125.00 feet to a point; thence N, 18 deg. 54 min. E. 50.00 feet to a point; thence S. 72 deg. 00 min. E. 124.36 feet to a point, The True Point of Beginning, containing, 0.143 acres more or less, subject to a county road right-of-way.

Subject to all easements and restrictions of record affecting said real estate.

ALSO

Being part of Survey No. 17 of the Illinois Grant, Clark County, State of Indiana, more particularly described as follows:

Beginning at a stone marked T.U.L.P., said stone marking the Northeast corner of the original Town of Utica, Clark County, thence N. 52 deg. 50 min E. 816.75' to a point, thence S. 72 deg. 00 min. E. 820' more or less to a point, the true point of beginning, thence continuing S. 72 deg. 00 min. E. 180.00' to a point in the centerline of Utica Pike, said point being marked by a nail, thence with the centerline of said road S. 18 deg. 10 min. W. 75.00' to a point also being marked by a nail, thence N. 72 deg. 00 min. W. 180.00' to a point marked by a steel pin, passing pins at 15.00' and 123.72', thence N. 18 deg. 10 min. E. 75.00' to a point, the True Point of Beginning, containing 0.3099 acres more or less, subject to a county road right-of-way.

Subject to any and all easements and/or restrictions of record affecting this real estate.

ALSO

Being a part of Survey #17 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at the northeast corner of the Town of Utica; thence N. 52 deg. 50 min. E. 816.75 feet; thence S. 72 deg. E., 1000 feet, more or less, to a railroad spike in Upper River Road, **THE TRUE PLACE OF BEGINNING.**

Thence N. 16 deg. 30 min. 59 sec. E., (Basis of Bearings) along said road, 7 feet to a railroad spike; Thence S. 72 deg. E., 223 feet, more or less, to the line dividing the State of Indiana and the Commonwealth of Kentucky; Thence S. 15 deg. 02 min. 09 sec. W., along said dividing line, 7.01 feet; Thence N. 72 deg W., (passing a steel pin at 158 feet), 223 feet, more or less, to **THE TRUE PLACE OF BEGINNING.**

Containing 1562 square feet, more or less, and being subject to all legal highways and easements of record.

ALSO

Being a part of Survey #17 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at the northeast corner of the Town of Utica; thence N. 52 deg. 50 min. E., 816.75 feet; Thence S. 72 deg. E., 1000 feet, more or less, to a railroad spike in Upper River Road; Thence N. 16 deg. 30 min. 59 sec. E., along said road, 7 feet to a railroad spike, **THE TRUE PLACE OF BEGINNING.**

Thence continuing N. 16 deg. 30 min. 59 sec. E., (Basis of Bearings), along said road, 5 feet to a railroad spike; Thence S. 72 deg. E., 223 feet, more or less, to the line dividing the State of Indiana and the Commonwealth of Kentucky; Thence southerly, along said dividing line 5 feet, more or less; Thence N. 72 deg. W., 223 feet, more or less, to **THE TRUE PLACE OF BEGINNING.**

Containing 1,115 square feet, more or less, and being subject to a 20 feet wide drainage, roadway, and utility easement, being further described as follows:

The western 20 feet of the above described tract of land.

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Being a part of Survey #17 of the Illinois Grant Clark County, Indiana and being further described as follows: Beginning at the northeast corner of the Town of Utica; Thence N. 52 degrees 30' E., 816.75 feet; Thence S. 72 degrees E., 1000 feet, more or less, to a railroad spike in Upper River Road; Thence N. 16 degrees 30' 59" E., along said road, 12 feet to a railroad spike, THE TRUE PLACE OF BEGINNING. Thence continuing N. 16 degrees 30' 59" E., (Basis of Bearings) along said road, 55.02 feet to a railroad spike; Thence S. 72 degrees E., 222 feet, more or less, to the line dividing the State of Indiana and the Commonwealth of Kentucky; Thence southerly along said dividing line, 55 feet, more or less; thence N. 72 degrees W. 223 feet, more or less, to the TRUE PLACE OF BEGINNING.

Containing 12,230 square feet, more or less, and being subject to a 20 feet wide drainage, roadway and utility easement, being further described as follows: The western 20 feet of the above described tract of land.

The above described real estate is conveyed subject to applicable planning and zoning ordinances, rules, regulations and statutes, all other government laws and regulations affecting the property, all legal highways, legal drains, rights of way, covenants, easements and/or restrictions whether visible or of public record affecting said real estate.

with no delinquent taxes

JKO

Being a part of Survey #17 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at the northeast corner of the Town of Utica; thence North 52 degrees 50' East, 816.75 feet; thence South 72 degrees East, 1000 feet, more or less, to a railroad spike in Upper River Road; thence North 16 degrees 30' 59" East, (basis of bearings), along said road, 67.02 feet to a railroad spike, THE TRUE PLACE OF BEGINNING.

Thence continuing North 16 degrees 30' 59" East, along said road, 75.03 feet to a railroad spike; thence South 72 degrees East, 220 feet, more or less, to the line dividing the State of Indiana and the Commonwealth of Kentucky; thence Southerly, along said dividing line, 75.1 feet, more or less; thence North 72 degrees West, 222 feet, more or less, to THE TRUE PLACE OF BEGINNING, containing 16,555 square feet, more or less.

A part of Survey Number 16 of the Illinois Grant, Clark County, Indiana, more particularly described as follows: Commencing at the southwest corner of a tract of land set off to Ida Zinck in the partition of the lands of John C. Zinck, Deceased, as shown in Partition Record Book 1, at Page 15, in the office of the Recorder of Clark County, which point is also the southwest corner of Lot 1, Oberlies' Subdivision, Plat Book 5, page 67, and running thence N. 20 deg. 30' W. a distance of 200 feet to a point; thence running N. 73 deg. 00' E. a distance of 12.0 feet to an iron pin in the eastern line of a private lane and the true place of beginning of the tract herein described; thence running N. 20 deg. 30' W. along the eastern line of said private lane a distance of 60.0 feet to a point; thence running N. 73 deg. 00' East a distance of 200.0 feet to a point in the Western line of a ten foot wide roadway easement; thence running S. 20 deg. 30' E. along the western line of the ten foot wide easement a distance of 60.0 feet to a point in the northern line of Lot 5 of Oberlie's subdivision; thence running S. 73 deg. 00' W. with the northern line of Lots 5, 4, 3, 2 and 1 a distance of 200.0 feet to the true place of beginning, containing in all 0.275 acre.

ALSO, an easement for a private road and right-of-way a certain ten foot wide easement, which easement is more particularly described as follows: Commencing at the southeast corner of Lot 9, Oberlie's subdivision (Plat Book 6, P. 67) and running thence N. 73 deg. 00' E. with the northern line of Middle Road a distance of 10.0 feet to a point; thence running N. 20 deg. 30' W. a distance of 210 feet to a point; thence running S. 73 deg. 00' W. a distance of 238.0 feet to a point; thence running N. 20 deg. 30' W. a distance of 366.91 feet to a point; thence running S. 52 deg. W. a distance of 10.46 feet to a point; thence running S. 20 deg. 30' E. a distance of 373.15 feet to a point in the northern line of Lot 5; thence running N. 73 deg. 00' E. a distance of 238.00 feet to the northeast corner of Lot 9; thence running S. 20 deg. 30' E. with the east line of Lot 9 a distance of 200 feet to the place of beginning.

Being a part of Survey #17 of the Illinois Grant Clark County, Indiana and being further described as follows: Beginning at the northeast corner of the Town of Utica; Thence N. 52 degrees 50' E., 816.75 feet; Thence S. 72 degrees E., 1000 feet, more or less, to a railroad spike in Upper River Road; Thence N. 16 degrees 30' 59" E., (Basis of Bearings), along said road, 142.05 feet to a railroad spike, THE TRUE PLACE OF BEGINNING. Thence continuing N. 16 degrees 30' 59" E., along said road, 75.03 feet to a railroad spike; Thence S. 72 deg. E., 220 feet, more or less, to the line dividing the State of Indiana and the Commonwealth of Kentucky; Thence southerly, along said dividing line, 75 feet, more or less; Thence N. 72 deg. W., 220 feet, more or less, to THE TRUE PLACE OF BEGINNING.

Containing 16,495 square feet, more or less, and being subject to a 20 foot wide drainage, roadway and utility easement, being further described as follows: The western 20 feet of the above described tract of land.

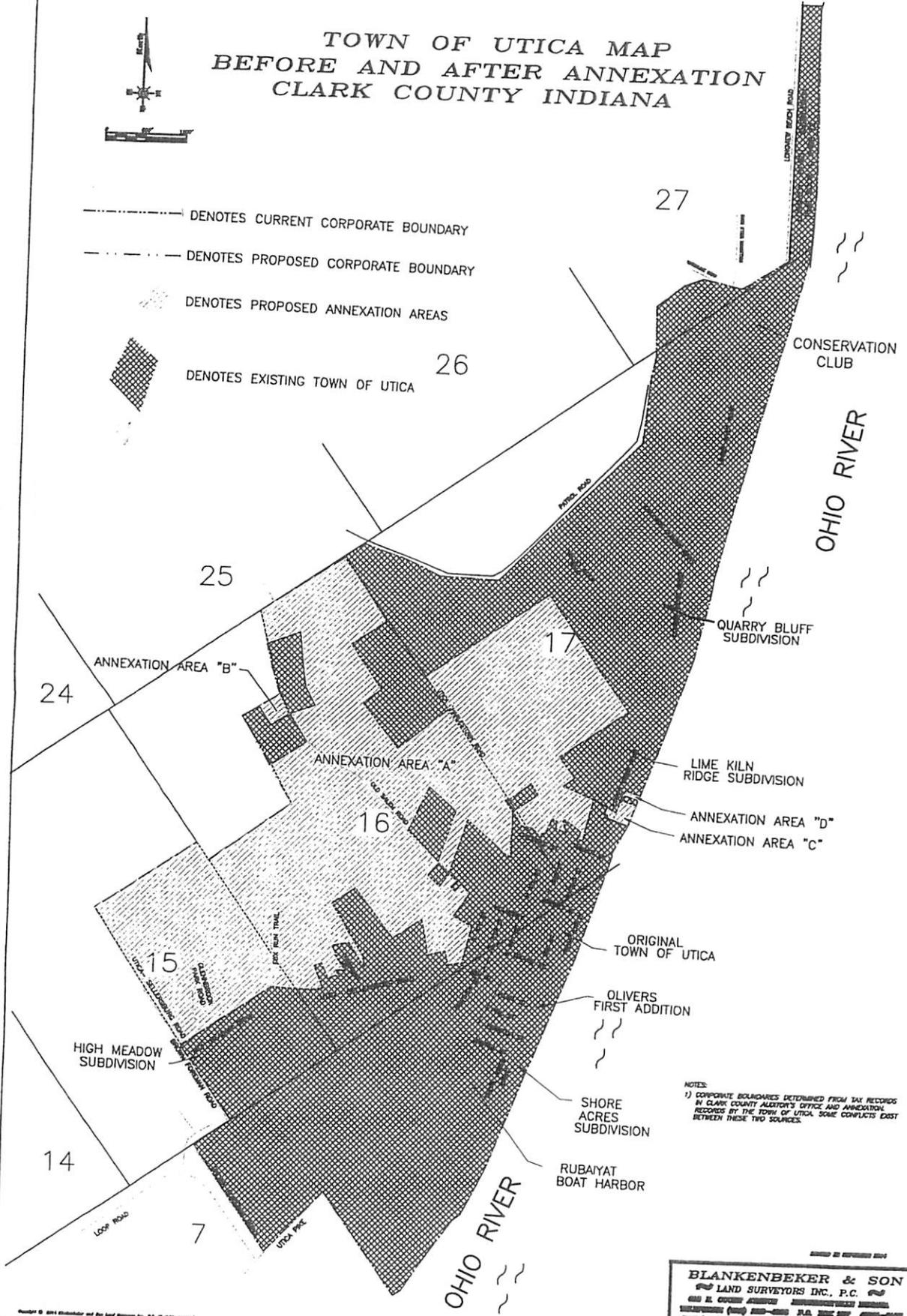
Also being subject to a 5 feet wide drainage and utility easement being further described as follows: The southern 5 feet of the above described tract of land.

The above described real estate is conveyed subject to applicable planning and zoning ordinances, rules, regulations and statutes, all other government laws and regulations affecting the property, all legal highways, legal drains, rights of way, covenants, easements and/or restrictions whether visible or of public record affecting said real estate.

TOWN OF UTICA MAP BEFORE AND AFTER ANNEXATION CLARK COUNTY INDIANA



- DENOTES CURRENT CORPORATE BOUNDARY
- - - - - DENOTES PROPOSED CORPORATE BOUNDARY
- ▨ DENOTES PROPOSED ANNEXATION AREAS
- ▩ DENOTES EXISTING TOWN OF UTICA



NOTES:
1) CORPORATE BOUNDARIES DETERMINED FROM TAX RECORDS IN CLARK COUNTY ALDERTON'S OFFICE AND ANNEXATION RECORDS BY THE TOWN OF UTICA. SOME CONFLICTS EXIST BETWEEN THESE TWO SOURCES.

SCALE IN FEET AND METERS

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 TELEPHONE (317) 492-4200 FAX (317) 492-4201
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DATE	SCALE	SHEET	TOTAL SHEETS