

RESOLUTION 2025-02

**A RESOLUTION RECOMMENDING THE ESTABLISHMENT
OF A WASTEWATER SERVICE RATE DISTRICT AND RATES
AND CHARGES FOR THE USE AND SERVICES PROVIDED BY
THE WASTEWATER WORKS UTILITY TO THE LEAP DISTRICT**

WHEREAS, the City of Lebanon, Indiana (“City”) owns and operates through its Utility Service Board (“Board”) a municipal wastewater utility known as Lebanon Utilities (the “Utility”) for the purpose of providing safe, reliable and efficient wastewater utility services (the “Wastewater Works System”) in and around the City pursuant to Ind. Code §8-1.5 *et. seq.*, as amended, and other applicable provisions of Indiana law (collectively, the “Act”);

WHEREAS, the Common Council for the City of Lebanon (“City Council”), based upon recommendations from the Board, periodically evaluates and adjusts fees and charges to ensure sufficient revenue to cover the expenses of the Utility, including the maintenance and expansion of the Wastewater Works System in order to serve new customers and newly annexed areas and improve the Wastewater Works System for existing rate payers;

WHEREAS, the Indiana Economic Development Corporation (the “IEDC”) has established the Limitless Exploration/Advanced Pace Research and Innovation District (the “LEAP District”), consisting of approximately 11,000+ acres of real property within and proximate to the City;

WHEREAS, the LEAP District is defined in the depictions attached as **Exhibit A** and the legal descriptions attached as **Exhibit B**, and which may be further amended and described by the City Council;

WHEREAS, the City previously established a wastewater rate district under City of Lebanon Ordinance No. 2022-23 to ensure equitable distribution of costs for wastewater services among current users within the City (the “Civil Wastewater District”);

WHEREAS, it has been determined that the LEAP District has distinct wastewater infrastructure needs, population density, wastewater capacity demand, and wastewater service delivery costs that necessitate the establishment of a new wastewater rate district separate from the Civil Wastewater District;

WHEREAS, in anticipation of the development of the LEAP District, the City, through the Board, entered into a Water Supply Agreement (“Water Supply Agreement”) with the Board of Directors for Utilities of the Department of Public Utilities for the City of Indianapolis, d/b/a Citizens Water (“Citizens”), which provides that Citizens will supply the Utility with up to 25 million gallons per day of wholesale water service to the City and the LEAP District;

WHEREAS, the Board has obtained an estimated cost from its engineering advisor for construction of infrastructure necessary to receive and treat any resulting wastewater flows arising from the secondary source water from Citizens;

WHEREAS, the existing rates and charges for services provided by the Utility do not generate revenue sufficient to construct and maintain the Wastewater Works System for the LEAP District in a sound physical and financial condition, and therefore, the current rates and charges would not be “reasonable and just” within the meaning of I.C. §8-1.5-3-8;

WHEREAS, the Board has commissioned an analysis from its financial advisor, Baker Tilly, to determine in a reliable and efficient manner the appropriate rates and charges for the LEAP District and how the revenues shall be collected from the respective users of the LEAP District (the “Baker Tilly Report”);

WHEREAS, based upon the findings of the Baker Tilly Report, the Board has adopted this Resolution 2025-02 recommending the creation of the new wastewater rate district for the LEAP District (the “LEAP Wastewater District”) and approval of the proposed rates and charges to the

City Council as detailed in the attached Exhibit C Ordinance;

WHEREAS, pursuant to the Act, the City may by Ordinance establish just and equitable fees for the services rendered by the wastewater utility, including the establishment of rate districts and the collection of fees to ensure the operation of the Utility in a sound financial condition; and

WHEREAS, the Utility has been exempted from the jurisdiction of the Indiana Utility Regulatory Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE UTILITY SERVICE BOARD OF THE CITY OF LEBANON, INDIANA, that it recommends the Common Council of the City of Lebanon, Indiana, approve the creation of the LEAP Wastewater District and adopt the proposed rates and charges as described in the Baker Tilly Report, as follows:

Adopted by the City of Lebanon Utility Service Board this 19 day of March, 2025.

Voting For

Voting Against

Abstain



Tim Hudson

Tim Hudson

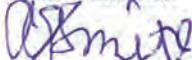
Tim Hudson



Anne Patterson

Anne Patterson

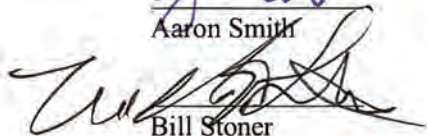
Anne Patterson



Aaron Smith

Aaron Smith

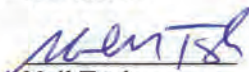
Aaron Smith



Bill Stoner

Bill Stoner

Bill Stoner



Neil Taylor

Neil Taylor

Neil Taylor

ATTEST:



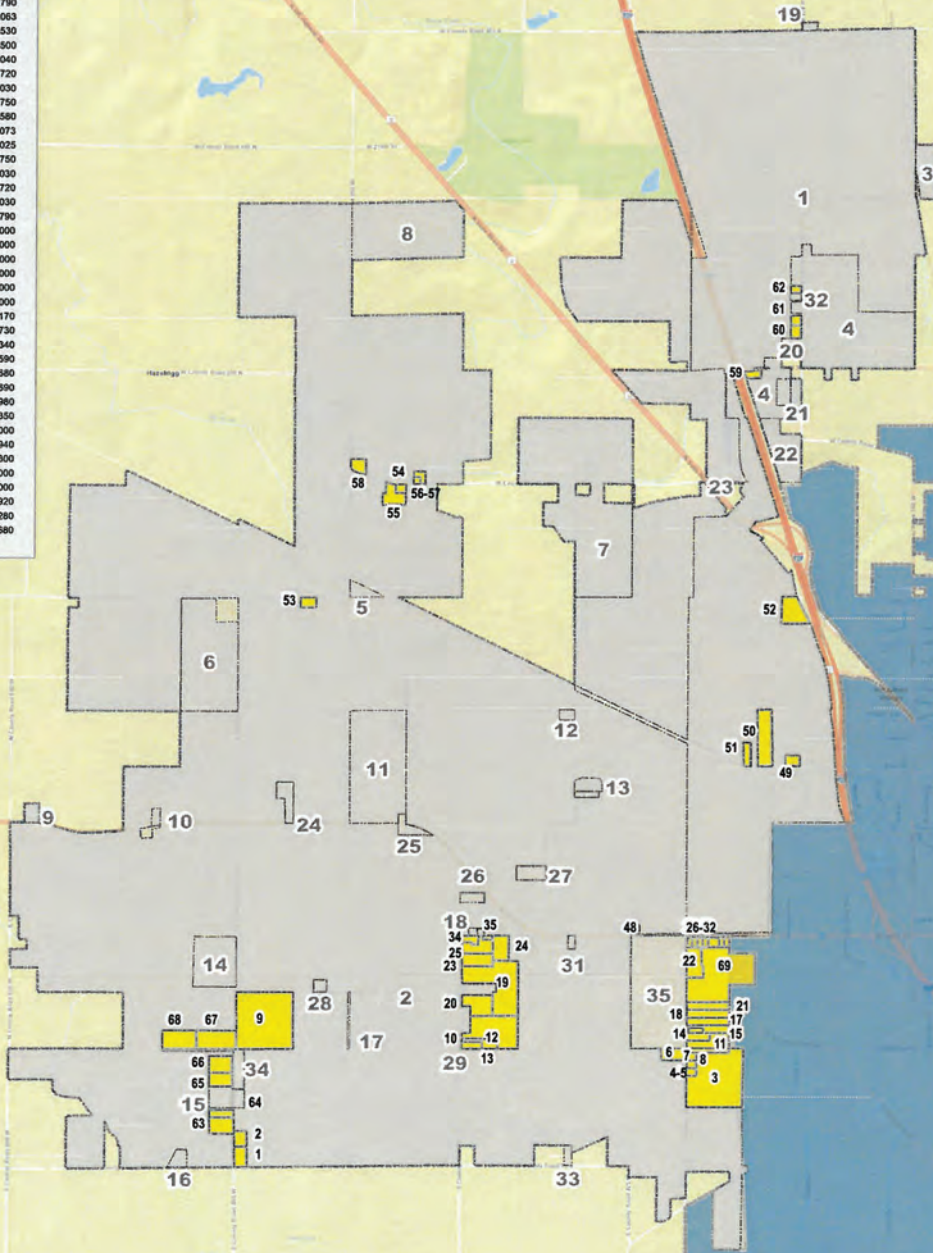
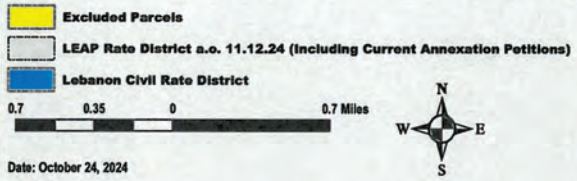
Tim Hudson, Secretary

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EXHIBIT A

LEAP WASTEWATER DISTRICT DEPICTIONS

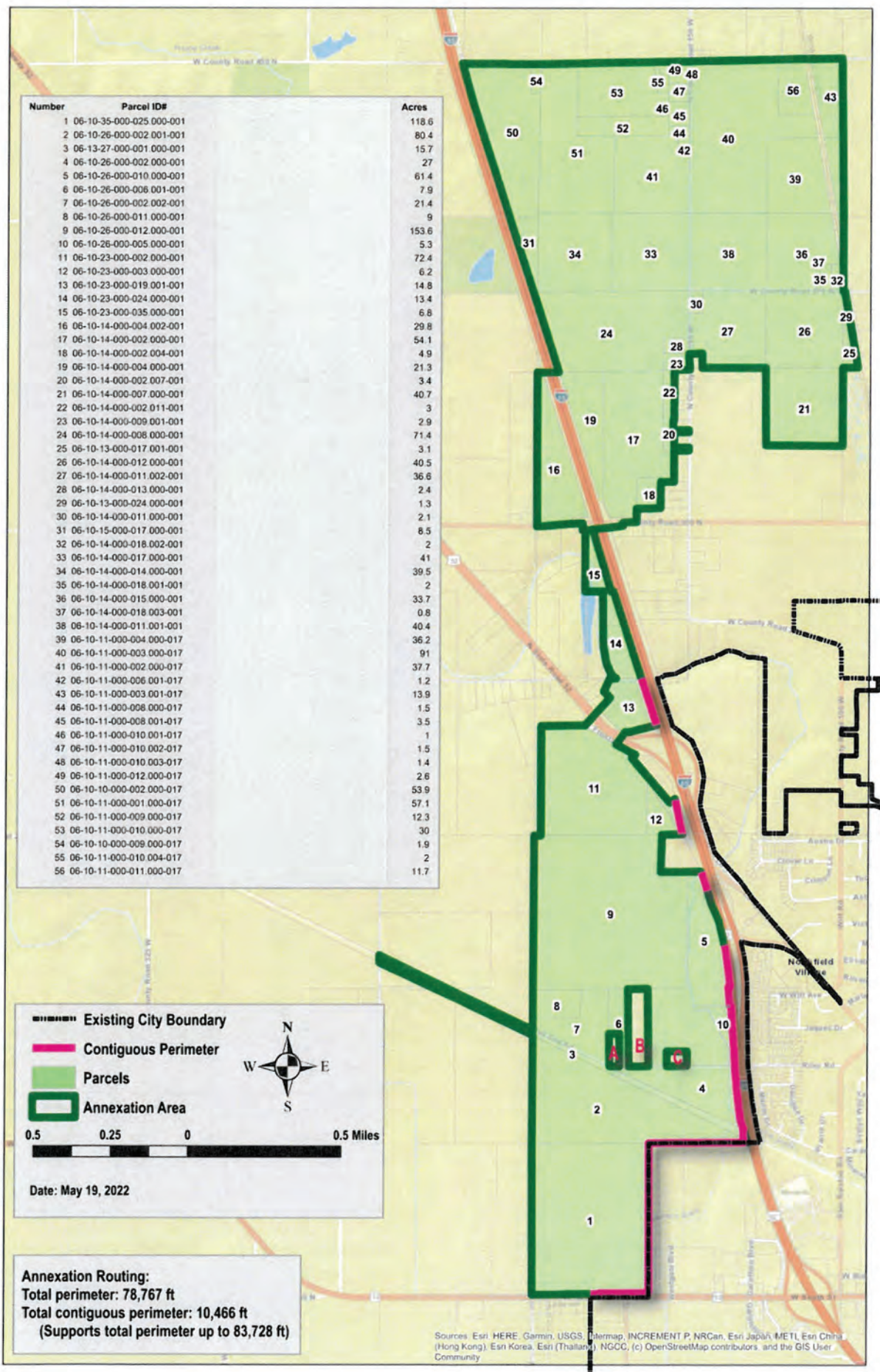
ID	Parcel ID#	Acres
1	06-06-04-000-016.001-001	3.280
2	06-06-04-000-008.001-001	2.500
3	06-06-02-000-005.000-001	34.890
4	06-06-02-000-005.001-001	1.000
5	06-06-02-000-005.002-001	0.950
6	06-06-03-000-015.000-001	3.780
7	06-06-02-000-005.003-001	1.000
8	06-10-35-000-001.000-001	8.370
9	06-10-33-000-003.000-001	40.000
10	06-10-34-000-001.002-001	2.000
11	06-10-35-000-001.000-001	8.370
12	06-10-34-000-001.000-001	16.150
13	06-10-34-000-001.001-001	3.000
14	06-10-35-000-002.000-001	2.220
15	06-10-35-000-003.000-001	3.140
16	06-10-35-000-004.000-001	1.000
17	06-10-35-000-005.000-001	4.140
18	06-10-35-000-006.000-001	4.140
19	06-10-34-000-005.000-001	24.090
20	06-10-34-000-005.001-001	7.280
21	06-10-35-000-007.000-001	4.140
22	06-10-35-000-011.000-001	8.000
23	06-10-34-000-009.001-001	5.000
24	06-10-34-000-025.000-001	5.120
25	06-10-34-000-009.002-001	5.000
26	06-10-35-000-020.000-001	0.750
27	06-10-35-000-019.000-001	0.720
28	06-10-35-000-021.000-001	1.580
29	06-10-35-000-015.000-001	0.860
30	06-10-35-000-016.000-001	0.750
31	06-10-35-000-017.000-001	0.720
32	06-10-35-000-018.000-001	0.750
33	06-10-35-000-015.001-001	0.063
34	06-10-34-000-009.000-001	1.530
35	06-10-34-000-010.000-001	0.500
36	06-10-35-000-019.001-001	0.040
37	06-10-35-000-019.000-001	0.720
38	06-10-35-000-020.002-001	0.030
39	06-10-35-000-020.000-001	0.750
40	06-10-35-000-021.000-001	1.580
41	06-10-35-000-021.001-001	0.073
42	06-10-35-000-016.001-001	0.025
43	06-10-35-000-016.000-001	0.750
44	06-10-35-000-023.001-001	0.030
45	06-10-35-000-017.000-001	0.720
46	06-10-35-000-024.001-001	0.030
47	06-10-35-000-018.000-001	0.790
48	06-10-34-000-011.000-001	1.000
49	06-10-26-000-009.000-001	2.000
50	06-10-26-000-008.000-001	10.000
51	06-10-26-000-006.000-001	2.000
52	06-10-26-000-013.000-001	8.000
53	06-10-26-000-014.001-001	2.000
54	06-10-21-000-004.001-001	1.170
55	06-10-21-000-008.000-001	4.730
56	06-10-21-000-013.000-001	1.340
57	06-10-21-000-013.001-001	0.590
58	06-10-21-000-014.000-001	2.860
59	06-10-23-000-034.009-001	1.890
60	06-10-14-000-002.005-001	1.960
61	06-10-14-000-002.006-001	1.350
62	06-10-14-000-002.010-001	1.000
63	06-06-05-000-020.000-011	4.940
64	06-06-05-000-020.001-011	2.300
65	06-06-05-000-018.002-011	4.000
66	06-06-05-000-018.000-011	5.000
67	06-10-32-000-004.002-011	10.920
68	06-10-32-000-004.001-011	10.290
69	06-10-36-000-001.007-002	33.680



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EXHIBIT B

LEAP WASTEWATER DISTRICT LEGAL DESCRIPTIONS



A part of Sections 10, 11, 13, 14, 15, 23, 26, 27, & 35, Township 19 North, Range 1 West, Boone County, Indiana, and being more particularly described as follows.

Beginning at the Northeast corner of the Southeast corner of Section 11, Township 19 North, Range 1 West; thence South 00 degrees 44 minutes 49 seconds East 2668.28 feet along the East line of parcel 06-10-11-000-003.001-017 and the East line of parcel 06-10-11-000-004.000-017 to the Northeast corner of Section 14; thence South 00 degrees 01 minute 23 seconds East 1306.64 feet to the Northwest corner of parcel 06-10-13-000-024.000-001; thence South 89 degrees 45 minutes 38 seconds East 25.43 feet along the North line of said parcel to the Northeast corner of said parcel; thence South 10 degrees 06 minutes 19 seconds East 1330.92 feet along the East line of said parcel and the East line of parcel 06-10-13-000-017.001-001 to the Southeast corner of said parcel; thence South 89 degrees 14 minutes 12 seconds West 258.47 feet along the South line of said parcel to the Northeast corner of parcel 06-10-14-000-007.000-001; thence South 00 degrees 01 minute 19 seconds East 1337.59 feet along the East line of said parcel to the Southeast corner of said parcel; thence North 89 degrees 38 minutes 59 seconds West 1325.40 feet along the South line of said parcel to the Southwest corner of said parcel; thence North 00 degrees 23 minutes 52 seconds West 1324.63 feet along the West line of said parcel to the Southeast corner of parcel 06-10-14-000-011.002-001; thence South 89 degrees 48 minutes 04 seconds West 1093.46 feet along the South line of said parcel to the Southwest corner of said parcel; thence North 00 degrees 01 minute 01 second East 248.59 feet along a west line of said parcel to a South corner of said parcel; thence South 88 degrees 23 minutes 27 seconds West 227.65 feet along a South line of said parcel to the West line of the of the East half of Section 14; thence South 00 degrees 05 minutes 34 seconds East 270.91 feet along said West line to the Southeast corner of 06-10-14-000-009.001-001; thence South 88 degrees 01 minute 33 seconds West 248.84 feet along the South line of said parcel to the Northeast corner of parcel 06-10-14-000-002.011-001; thence South 00 degrees 10 minutes 13 seconds West 856.62 feet along the East line of said

parcel and parcel 06-10-14-000-002.007-001 to an East corner of said parcel; thence South 88 degrees 58 minutes 15 seconds West 14.76 feet along a South line of said parcel to an East corner of said parcel; thence South 00 degrees 18 minutes 07 seconds West 172.48 feet along said East line to an East corner of said parcel; thence North 88 degrees 53 minutes 51 seconds East 268.19 feet along a North line of said parcel to an East corner of said parcel; thence South 00 degrees 04 minutes 26 seconds East 39.73 feet along an East line of said parcel to an East corner of said parcel; thence North 89 degrees 38 minutes 16 seconds West 247.74 feet along a South line of said parcel to an East corner of said parcel; thence South 00 degrees 17 minutes 18 seconds West 260.75 feet along an East line of said parcel to an East corner of said parcel; thence South 89 degrees 36 minutes 53 seconds East 249.39 feet along a North line of said parcel to an East corner of said parcel; thence South 00 degrees 04 minutes 26 seconds East 49.65 feet along an East line of said parcel to the Southeast corner of said parcel; thence South 88 degrees 44 minutes 53 seconds West 248.13 feet along the South line of said parcel to the Northeast corner of parcel 06-10-14-000-002.000-001; thence South 00 degrees 17 minutes 18 seconds West 533.03 feet along the East line of said parcel to an East corner of said parcel; thence South 89 degrees 54 minutes 50 seconds West 223.60 feet along a South line of said parcel to the East line of parcel 06-10-14-000-002.004-001; thence South 00 degrees 30 minutes 17 seconds West 447.96 feet along said East line to the Southeast corner of said parcel; thence South 88 degrees 51 minutes 58 seconds West 404.01 feet along the South line of said parcel to an East line of said parcel 06-10-14-000-002.000-001; thence South 00 degrees 19 minutes 01 second West 237.95 feet along said East line and extension thereof to the South Line of the Southwest Quarter of Section 14; thence North 89 degrees 52 minutes 12 seconds West 228.88 feet along said South line; thence South 04 degrees 58 minutes 34 seconds West 59.14 feet to the South line of County Road 300 over I-65; thence South 83 degrees 28 minutes 39 seconds West 525.17 feet along said South line and extension thereof to the East line of parcel 06-10-23-000-035.000-001; thence South 17 degrees 00 minutes 39 seconds East 1111.68 feet along the East line of said parcel to the North line of parcel 06-10-23-000-024.000-001; thence North 90 degrees 00 minutes 00 seconds East 40.29 feet along said North line to the Northeast corner of said parcel; thence South 18 degrees 06 minutes 15 seconds East 2406.71 feet along the East line of said parcel and parcel 06-10-23-000-019.001-001 to the Southeast corner of said parcel; thence South 74 degrees 48 minutes 29 seconds West 440.61 feet along the South line of said parcel to a South corner of said parcel;

thence Southwesterly 105.16 feet along said South line and non-tangent curve to the right having a radius of 263.05 feet and subtended by a long chord having a bearing of South 85 degrees 35 minutes 31 seconds West and a length of 104.46 feet; thence South 37 degrees 26 minutes 46 seconds West 266.86 feet to the Northeasterly line of parcel 06-10-23-000-002.000-001; thence South 62 degrees 00 minutes 47 seconds East 375.16 feet along said Northeasterly line to and Northeasterly corner of said parcel; thence South 49 degrees 27 minutes 41 seconds West 79.61 feet along said Northeasterly line to a Easterly corner of said parcel; thence South 40 degrees 39 minutes 22 seconds East 1011.79 feet along the Easterly line of said parcel to an Easterly corner of said parcel; thence North 51 degrees 13 minutes 51 seconds East 107.46 feet along a Northerly line of said parcel to an Easterly corner of said parcel; thence South 12 degrees 25 minutes 34 seconds East 623.07 feet along an Easterly line of said parcel to the Southeast corner of parcel 06-10-23-000-003.000-001; thence South 88 degrees 19 minutes 48 seconds West 351.25 feet along the South line of said parcel to the Northeast corner of parcel 06-10-26-000-012.000-001; thence South 01 degree 44 minutes 44 seconds West 633.14 feet along an East line of said parcel to an East corner of said parcel; thence North 89 degrees 33 minutes 38 seconds East 688.63 feet along a North line of said parcel and the North line of parcel 06-10-26-000-010.000-001 to the Northeast corner of said parcel; the following seven (7) courses are along the East line of said parcel (1) thence South 18 degrees 37 minutes 15 seconds East 587.88 feet; (2) thence South 23 degrees 54 minutes 22 seconds East 308.16 feet; (3) thence South 13 degrees 15 minutes 39 seconds East 485.22 feet; (4) thence South 09 degrees 31 minutes 31 seconds East 272.56 feet; (5) thence South 06 degrees 27 minutes 30 seconds East 399.06 feet; (6) thence South 89 degrees 28 minutes 25 seconds West 31.75 feet; (7) thence South 05 degrees 13 minutes 35 seconds East 320.49 feet to the Southeast corner of said parcel; thence North 87 degrees 51 minutes 03 seconds East 23.67 feet to the Northeast corner of parcel 06-10-26-000-005.000-001; thence South 03 degrees 09 minutes 04 seconds East 424.88 feet along the East line of said parcel; thence South 04 degrees 29 minutes 23 seconds East 1102.79 feet along the East line of said parcel and the East line of parcel 06-10-26-000-002.000-001; thence South 07 degrees 47 minutes 58 seconds East 449.07 feet along the East line of said parcel; thence South 18 degrees 00 minutes 17 seconds East 399.52 feet along the East line of said parcel and the East line of parcel 06-13-27-000-001.000-001 to a South corner of said parcel; thence South 89 degrees 33 minutes 34 seconds West 1699.50 feet along the South line of said parcel and South line of parcel 06-10-26-000-

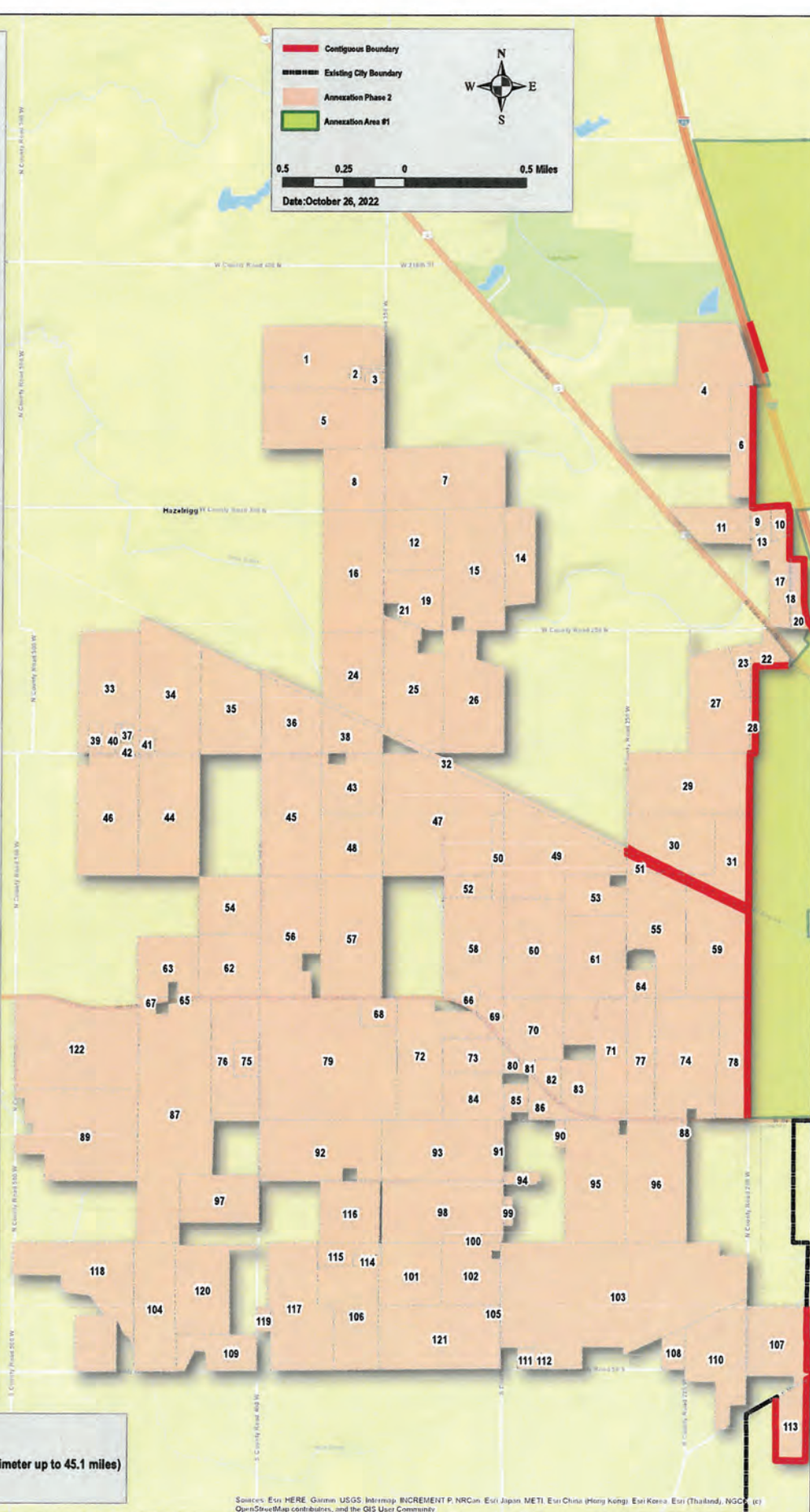
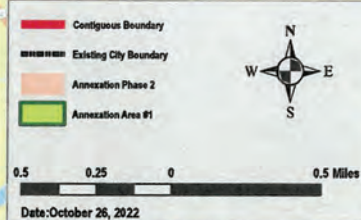
002.001-001 to the Northeast corner of parcel 06-10-35-000-025.000-001; thence South 00 degrees 15 minutes 10 seconds East 2627.57 feet along the East line of said parcel to the Southeast corner of said parcel; thence South 89 degrees 41 minutes 13 seconds West 2007.10 feet along the South line of said parcel to the Southwest corner of said parcel; thence North 00 degrees 12 minutes 10 seconds West 2623.13 feet along the West line of said parcel to the Southwest corner of parcel 06-10-26-000-002.001-001; thence North 00 degrees 06 minutes 28 seconds East 1861.55 feet along the West line of said parcel to the South line of parcel 06-13-27-000-001.000-001; thence North 64 degrees 50 minutes 12 seconds West 2918.02 feet along said South line to the West line of the Northeast Quarter of Section 27; thence North 00 degrees 32 minutes 38 seconds West 123.06 feet along said West line to the North line of said parcel; thence South 64 degrees 13 minutes 42 seconds East 2934.43 feet along the North line of said parcel to a West corner of parcel 06-10-26-000-002.002-001; thence North 00 degrees 06 minutes 37 seconds East 682.13 feet along the West line of said parcel and the West line of parcel 06-10-26-000-011.000-001 to the Southwest corner of parcel 06-10-26-000-012.000-001; Thence North 00 degrees 06 minutes 37 seconds East 2652.99 feet along the West line of said parcel to the Northwest corner of said parcel; thence North 89 degrees 26 minutes 21 seconds East 111.82 feet along the North line of said parcel to the Southwest corner of parcel 06-10-23-000-002.000-001; thence North 00 degrees 01 minute 20 seconds East 1874.39 feet along the West line of said parcel to the Northwest corner of said parcel; thence North 88 degrees 40 minutes 52 seconds East 745.08 feet along the North line of said parcel; thence South 39 degrees 35 minutes 27 seconds East 11.83 feet along the Northeasterly line of said parcel; thence North 33 degrees 47 minutes 38 seconds East 375.26 feet to a West corner of parcel 06-10-23-000-019.001-001; Thence North 52 degrees 46 minutes 15 seconds East 273.60 feet along a West line of said parcel to a West corner of said parcel; thence North 44 degrees 18 minutes 47 seconds West 154.94 feet along a West line of said parcel to a West corner of said parcel; thence North 25 degrees 25 minutes 56 seconds East 247.62 feet along a West line of said parcel to the Northwest corner of said parcel; thence North 90 degrees 00 minutes 00 seconds East 103.13 feet along the North line of said parcel to the Southwest corner of parcel 06-10-23-000-024.000-001; The following six (6) courses are along the West line of said parcel (1) thence North 64 degrees 27 minutes 55 seconds West 45.38 feet; (2) thence North 36 degrees 33 minutes 58 seconds West 93.60 feet; (3) thence North 23 degrees 29 minutes 06 seconds West 172.52 feet; (4) thence North 10 degrees 18 minutes 30 seconds

West 317.72 feet; (5) thence North 00 degrees 34 minutes 08 seconds West 889.58 feet; (6) thence North 18 degrees 54 minutes 43 seconds East 36.03 feet to the South line of parcel 06-10-23-000-035.000-001; thence South 89 degrees 57 minutes 40 seconds West 322.23 feet along the South line of said parcel to the Southwest corner of said parcel; thence North 00 degrees 06 minutes 00 seconds West 1049.80 feet along the West line of said parcel to the South line of County Road 300 over I-65; thence South 84 degrees 35 minutes 58 seconds West 43.25 feet along said South line; thence North 00 degrees 41 minutes 45 seconds West 120.21 feet to the Center of said County Road; thence South 85 degrees 40 minutes 20 seconds West 788.22 feet along said Center; thence North 00 degrees 08 minutes 10 seconds West 2639.94 feet along the West line of parcel 06-10-14-000-004.002-001 to the Northwest corner of said parcel; thence North 88 degrees 55 minutes 17 seconds East 367.51 feet along the North line of said parcel to the Southwest corner of parcel 06-10-14-000-008.000-001; thence North 17 degrees 59 minutes 19 seconds West 2114.40 feet along the West line of said parcel and the West line of parcel 06-10-15-000-017.000-001; thence North 18 degrees 00 minutes 16 seconds West 2695.80 feet along the West line of said parcel and the West line of parcel 06-10-10-000-002.000-017; thence North 15 degrees 54 minutes 21 seconds West 724.41 feet along the West line of said parcel to the Northwest corner of said parcel; thence South 89 degrees 42 minutes 54 seconds East 1353.52 feet along the North line of said parcel and parcel 06-10-10-000-009.000-017 to the Northwest corner of parcel 06-10-11-000-001.000-017; thence North 88 degrees 52 minutes 59 seconds East 2551.51 feet along the North line of said parcel and parcels 06-10-11-000-010.000-017, 06-10-11-000-010.004-017 and 06-10-11-000-012.000-017 to the Northwest corner of parcel 06-10-11-000-003.000-017; thence North 88 degrees 48 minutes 01 second East 2634.33 feet along the North line of said parcel and parcels 06-10-11-000-011.000-017 and 06-10-11-000-003.001-017 to the POINT OF BEGINNING.

Except: parcels (A) 06-10-26-000-006.000-001, (B) 06-10-26-000-008.000-001 and (C) 06-10-26-000-009.000-001

Phase 2 Parcels to be Annexed

Key	Parcel ID #	Acres
1	06-10-16-000-004-000-017	75.529999
2	06-10-16-000-004-001-017	2.470000
3	06-10-16-000-004-002-017	2.000000
4	06-10-15-000-008-000-001	127.430000
5	06-10-16-000-003-000-017	80.000000
6	06-10-15-000-002-000-001	28.000000
7	06-10-16-000-001-000-001	80.000000
8	06-10-16-000-002-000-017	40.000000
9	06-10-23-000-037-001-001	5.007000
10	06-10-23-000-038-000-001	5.690000
11	06-10-22-000-019-000-001	27.090000
12	06-10-21-000-016-000-001	40.000000
13	06-10-23-000-037-000-001	3.980000
14	06-10-22-000-017-000-001	31.569999
15	06-10-21-000-011-000-001	78.680000
16	06-10-21-000-012-000-001	80.000000
17	06-10-23-000-022-000-001	21.239999
18	06-10-23-000-023-000-001	1.210000
19	06-10-21-000-014-001-001	28.700000
20	06-10-23-000-025-000-001	10.829999
21	06-10-21-000-014-002-001	0.870000
22	06-10-23-000-022-001-001	12.130000
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27	06-10-22-000-003-000-001	69.910000
28	06-10-23-000-001-000-001	60.209999
29	06-10-27-000-014-000-001	1.889999
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31	06-10-27-000-007-000-001	50.000000
32	06-10-26-000-016-000-001	32.669999
33	06-10-20-000-021-000-011	32.770000
34	06-10-20-000-024-000-011	70.139999
35	06-10-20-000-021-000-011	77.779999
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69	06-10-33-000-007-001-001	11.020000
70	06-10-33-000-013-000-001	7.900000
71	06-10-34-000-012-000-001	26.400000
72	06-10-33-000-010-000-001	55.000000
73	06-10-33-000-011-000-001	72.779999
74	06-10-34-000-016-000-001	22.860000
75	06-10-32-000-002-001-011	79.809999
76	06-10-32-000-002-002-011	9.470000
77	06-10-34-000-026-000-001	42.520000
78	06-10-34-000-017-000-001	40.000000
79	06-10-34-000-007-000-001	37.869999
80	06-10-34-000-023-000-001	168.979999
81	06-10-34-000-020-000-001	4.320000
82	06-10-34-000-020-001-001	1.769999
83	06-10-34-000-013-000-001	9.362999
84	06-10-33-000-008-000-001	18.729999
85	06-10-34-000-019-001-001	30.621999
86	06-10-34-000-014-000-001	7.881000
87	06-10-32-000-002-000-011	14.500000
88	06-10-34-000-007-000-001	164.910000
89	06-10-32-000-012-000-011	1.169999
90	06-10-34-000-006-000-001	106.440000
91	06-10-33-000-006-001-001	2.920000
92	06-10-33-000-006-000-001	1.000000
93	06-10-33-000-006-000-001	78.000000
94	06-10-34-000-005-002-001	79.000000
95	06-10-34-000-002-000-001	4.600000
96	06-10-34-000-003-000-001	79.069999
97	06-10-32-000-004-000-011	78.830000
98	06-10-33-000-001-000-001	30.280000
99	06-10-34-000-004-000-001	75.000000
100	06-10-33-000-004-000-001	2.839999
101	06-06-04-000-012-000-001	4.920000
102	06-06-04-000-015-001-001	37.800000
103	06-06-03-000-014-000-001	40.830000
104	06-06-05-000-015-000-011	263.009999
105	06-06-04-000-011-000-011	55.659999
106	06-06-04-000-000-000-001	2.059999
107	06-06-02-000-003-000-001	53.790999
108	06-06-03-000-012-001-001	47.170000
109	06-06-05-000-016-000-011	9.600000
110	06-06-03-000-005-000-001	28.776
111	06-06-05-000-013-000-001	56.509999
112	06-06-03-000-011-000-001	3.519999
113	06-06-03-000-001-000-001	1.800000
114	06-06-04-000-009-001-001	23.820000
115	06-06-04-000-002-002-001	3.690000
116	06-10-33-000-002-000-001	11.899999
117	06-06-04-000-006-000-001	30.159999
118	06-06-05-000-014-000-011	78.000000
119	06-06-04-000-008-002-001	99.010000
120	06-06-05-000-018-001-011	3.890000
121	06-06-04-000-019-000-001	54.199999
122	06-10-33-000-006-000-011	81.279999
		112.750000



Characteristics of Annexation Phase 2:

- * Total perimeter: 43.89 miles
- * Total contiguous boundary: 5.64 miles (Supports total perimeter up to 45.1 miles)
- * Total area: 8.16 square miles (5,225 acres)

PHASE 2 ANNEXATION DESCRIPTION

A part of Sections 2, 3, 4 & 5, Township 18 North, Range 1 West and Sections 14, 15, 16, 20, 21, 22, 23, 27, 28, 29, 32, 33 & 34, Township 19 North, Range 1 West, Boone County, Indiana, and being more particularly described as follows.

Beginning at the Northeast corner of the Northeast Quarter of Section 27, Township 19 North, Range 1 West, thence South 00 degrees 06 minutes 37 seconds West 1324.66 feet along the East line of parcel 06-10-27-000-014.000-001 to the Northeast corner of parcel 06-10-27-000-007.000-001; thence South 00 degrees 06 minutes 37 seconds West 2010.45 feet along the East line of said parcel to the Southeast corner of said parcel; thence North 64 degrees 13 minutes 42 seconds West 2934.43 feet along the South line of said parcel and the South line of parcel 06-10-27-000-011.000-001 to the Northeast corner of parcel 06-10-26-000-016.000-001; thence South 00 degrees 32 minutes 38 seconds East 123.06 feet along the East line of said parcel to the Northwest corner of parcel 06-10-27-000-012.000-001; thence South 64 degrees 50 minutes 12 seconds East 2918.02 feet along the North line of said parcel and the North line of parcel 06-10-27-000-002.000-00 and the North line of parcel 06-10-27-000-001.000-001 to the East line of the Southeast Quarter of Section 27; thence South 00 degrees 06 minutes 28 seconds West 1861.55 feet along said East line to the Northeast corner of Northeast Quarter of Section 34; thence South 00 degrees 12 minutes 09 seconds East 2587.04 feet along the East line of said quarter to the Southeast corner of parcel 06-10-34-000-017.000-001; thence South 89 degrees 46 minutes 58 seconds West 686.50 feet along the South line of said parcel to the East line of parcel 06-10-34-000-016.000-001; thence South 00 degrees 03 minutes 51 seconds East 50.52 feet along said East line and extension thereof to the South line of the Northeast Quarter of Section 34; thence North 89 degrees 58 minutes 00 seconds West 404.12 feet along said South line to the south extension of the East line of parcel 06-10-34-000-011.000-001; thence North 00 degrees 11 minutes 15 seconds West 39.55 feet along said East line to the Southeast corner of said parcel; thence South 89 degrees 59 minutes 59 seconds West 209.39 feet along the south line of said parcel to Southwest corner thereof; thence South 11 degrees 43 minutes 11 seconds East 41.23 feet to the Northeast corner of parcel 06-10-34-000-007.000-001; thence South 00 degrees 30 minutes 35 seconds West 455.03 feet along the East line of said parcel to the Northeast corner of parcel 06-10-34-000-003.000-001; thence South 00

degrees 24 minutes 12 seconds East 2188.90 feet along the East line of said parcel to the North line of the Northeast Quarter of Section 3 and also being the North line of parcel 06-06-03-000-014.000-001; thence North 89 degrees 42 minutes 29 seconds East 708.32 feet along the North line of said parcel to a East corner of said parcel; thence South 00 degrees 40 minutes 25 seconds East 275.69 feet along an East line of said parcel to an East corner of said parcel; thence North 89 degrees 32 minutes 25 seconds East 592.67 feet along an East line of said parcel to the East line of the Northeast Quarter of Section 3; thence South 00 degrees 10 minutes 20 seconds West 1104.40 feet along said East line to the Northwest corner of parcel 06-06-02-000-003.000-001; thence North 89 degrees 57 minutes 48 seconds East 1314.99 feet along the North line of said parcel to the Northeast corner of said parcel; the following five (5) courses are along the East boundary of said parcel, (1) thence South 00 degrees 44 minutes 00 seconds West 695.34 feet; (2) thence North 90 degrees 00 minutes 00 seconds East 18.47 feet; (3) thence South 00 degrees 43 minutes 53 seconds West 673.58 feet; (4) thence South 89 degrees 54 minutes 26 seconds East 132.00 feet; (5) thence South 00 degrees 05 minutes 37 seconds West 137.34 feet to the Southeast corner of said parcel; thence South 62 degrees 16 minutes 26 seconds West 151.07 feet along the South line of said parcel to the Northeast corner of parcel 06-06-02-000-001.000-001; thence South 00 degrees 32 minutes 22 seconds West 1754.13 feet along the East line of said parcel to the Southeast corner of said parcel; thence North 89 degrees 32 minutes 06 seconds West 660.00 feet along the South line of said parcel to the Southwest corner of said parcel; thence North 00 degrees 12 minutes 04 seconds West 1360.05 feet along the West line of said parcel to the Northwest corner of said parcel and the centerline of Mt. Zion Road; the following three (3) courses are along said centerline, (1) thence South 60 degrees 15 minutes 2 seconds West 731.56 feet; (2) thence South 55 degrees 57 minutes 51 seconds West 419.83 feet; (3) thence South 55 degrees 47 minutes 35 seconds West 188.46 feet to a Southerly corner of parcel 06-06-03-000-005.000-001; the following four (4) courses are along the boundary of said parcel, (1) thence North 88 degrees 12 minutes 36 seconds West 168.16 feet; (2) thence North 00 degrees 32 minutes 37 seconds East 1028.17 feet; (3) thence North 89 degrees 44 minutes 29 seconds West 664.12 feet; (4) thence North 00 degrees 06 minutes 35 seconds East 256.48 feet to the Southeast corner of parcel 06-06-03-000-012.001-001; thence North 89 degrees 41 minutes 56 seconds West 498.37 feet along the South line of said parcel to the Southwest corner of said parcel; thence North 00 degrees 06 minutes 22 seconds West 689.80 feet along the West line of said parcel to a South line

of parcel 06-06-03-000-014.000-001; the following four (4) courses are along the South boundary of said parcel, (1) thence South 65 degrees 37 minutes 28 seconds West 926.19 feet; (2) thence North 00 degrees 21 minutes 46 seconds West 169.49 feet; (3) thence North 89 degrees 32 minutes 52 seconds West 885.47 feet; (4) thence South 00 degrees 18 minutes 34 seconds West 481.45 feet to the South line of the Northwest Quarter of Section 3; thence North 89 degrees 58 minutes 52 seconds West 1401.30 feet along said South line to the Southwest corner of parcel 06-06-03-000-013.000-001; thence North 00 degrees 04 minutes 30 seconds East 460.97 feet along the West line of said parcel to a South line of parcel 06-06-03-000-014.000-001; thence North 89 degrees 28 minutes 10 seconds West 369.12 feet along said South line to the East line of the Northeast Quarter of Section 4; thence South 00 degrees 03 minutes 53 seconds East 463.53 feet along said East line to the Southeast corner of parcel 06-06-04-000-010.000-001; thence South 89 degrees 27 minutes 02 seconds West 2639.06 feet along the South line of said parcel to the Southeast corner of parcel 06-06-04-000-009.000-001; thence South 89 degrees 10 minutes 06 seconds West 976.18 feet along the South line of said parcel to the Southwest corner of said parcel; thence South 89 degrees 21 minutes 21 seconds West 1371.07 feet along the south line of parcel 06-06-04-000-008.000-001 to the southwest corner thereof; thence North 0 degrees 24 minutes 59 seconds West 843.80 feet along a west line of said parcel to the southeast corner of parcel 06-06-04-000-008.002-001; thence South 89 degrees 28 minutes 56 seconds West 298.88 feet along the South line of said parcel to the East line of said Section 5; thence South 0 degrees 34 minutes 19 seconds East 844.92 feet along said East line to the Southeast corner of parcel 06-06-05-000-016.000-011; the following five (5) courses are along the South boundary of said parcel, (1) thence South 89 degrees 30 minutes 25 seconds West 1110.99 feet; (2) thence North 00 degrees 29 minutes 35 seconds West 430.00 feet; (3) thence South 89 degrees 30 minutes 25 seconds West 225.00 feet; (4) thence South 28 degrees 09 minutes 50 seconds West 490.03 feet; (5) thence South 89 degrees 30 minutes 25 seconds West 173.57 feet to the Southeast corner of parcel 06-06-05-000-015.000-011; thence South 89 degrees 26 minutes 40 seconds West 917.67 feet along the South line of said parcel to the Southwest corner of said parcel; thence North 00 degrees 17 minutes 20 seconds West 502.03 feet along the West line of said parcel to an Easterly corner of parcel 06-06-05-000-014.000-011; the following twenty-eight (28) courses are along the boundaries of said parcel, (1) thence North 58 degrees 52 minutes 8 seconds West 53.53 feet; (2) thence North 8 degrees 33 minutes 10 seconds West 131.52 feet; (3) thence North 35 degrees 21 minutes 45 seconds West 86.01 feet; (4)

thence North 49 degrees 59 minutes 7 seconds West 156.19 feet; (5) thence North 29 degrees 33 minutes 7 seconds West 120.90 feet; (6) thence North 14 degrees 23 minutes 35 seconds West 79.57 feet; (7) thence North 34 degrees 12 minutes 51 seconds West 88.52 feet; (8) thence North 63 degrees 17 minutes 49 seconds West 13.64 feet; (9) thence South 0 degrees 11 minutes 41 seconds West 1094.92 feet; (10) thence South 89 degrees 31 minutes 12 seconds West 897.45 feet; (11) thence North 0 degrees 19 minutes 21 seconds East 1219.37 feet; (12) thence North 89 degrees 15 minutes 28 seconds East 625.46 feet; (13) thence North 39 degrees 48 minutes 33 seconds West 145.46 feet; (14) thence North 35 degrees 21 minutes 12 seconds West 384.97 feet; (15) thence North 85 degrees 12 minutes 35 seconds West 392.42 feet; (16) thence North 74 degrees 23 minutes 58 seconds West 166.63 feet; (17) thence North 13 degrees 48 minutes 35 seconds West 62.68 feet; (18) thence North 89 degrees 52 minutes 1 second West 62.84 feet; (19) thence North 0 degrees 25 minutes 43 seconds East 263.41 feet; (20) thence North 0 degrees 31 minutes 8 seconds East 24.16 feet; (21) thence North 89 degrees 42 minutes 21 seconds West 1052.02 feet; (22) thence North 0 degrees 21 minutes 35 seconds East 464.99 feet; (23) thence North 0 degrees 40 minutes 39 seconds East 123.43 feet; (24) thence North 4 degrees 32 minutes 27 seconds East 24.89 feet; (25) thence North 5 degrees 0 minutes 16 seconds East 25.94 feet; (26) thence North 7 degrees 6 minutes 7 seconds East 44.86 feet; (27) thence North 11 degrees 23 minutes 1 second East 22.19 feet; (28) thence North 89 degrees 46 minutes 29 seconds East 2,610.03 feet to the Northwest corner of parcel 06-06-05-000-015.000-011; thence North 89 degrees 46 minutes 23 seconds East 58.36 feet along the North line of said parcel to the Southwest corner of parcel 06-10-32-000-002.000-011; thence North 00 degrees 10 minutes 18 seconds East 1327.04 feet along the West line of said parcel to the Southeast corner of parcel 06-10-32-000-012.000-011; thence North 89 degrees 52 minutes 55 seconds West 2010.70 feet along the South line of said parcel to the Southwest corner of said parcel; the following nine (9) courses are along the West boundary of said parcel, (1) thence North 00 degrees 18 minutes 12 seconds West 570.00 feet; (2) thence South 89 degrees 50 minutes 14 seconds West 644.70 feet; (3) thence North 00 degrees 15 minutes 41 seconds West 421.26 feet; (4) thence North 89 degrees 08 minutes 16 seconds East 388.92 feet; (5) thence North 00 degrees 27 minutes 27 seconds West 235.56 feet; (6) thence South 89 degrees 41 minutes 31 seconds West 182.07 feet; (7) thence North 00 degrees 02 minutes 57 seconds West 551.58 feet; (8) thence South 89 degrees 30 minutes 12 seconds West 207.19 feet; (9) thence North 00 degrees 07 minutes 32 seconds West 192.50 feet the Southwest corner of parcel 06-10-32-000-

006.000-011; thence North 00 degrees 14 minutes 32 seconds West 1985.49 feet along the West line of said parcel to the Northwest corner of said parcel; the following six (6) courses are along the North boundary of said parcel, (1) thence North 89 degrees 47 minutes 57 seconds East 521.12 feet; (2) thence Southeasterly 506.85 feet along a non-tangent curve to the right having a radius of 1878.09 feet and subtended by a long chord having a bearing of South 80 degrees 01 minute 39 seconds East and a length of 505.32 feet; (3) thence South 73 degrees 50 minutes 49 seconds East 376.98 feet; (4) thence Southeasterly 428.01 feet along a non-tangent curve to the left having a radius of 1556.24 feet and subtended by a long chord having a bearing of South 83 degrees 31 minutes 38 seconds East and a length of 426.66 feet; (5) thence North 87 degrees 17 minutes 19 seconds East 709.70 feet; (6) thence North 83 degrees 52 minutes 28 seconds East 136.34 feet to the Southwest corner of parcel 06-10-32-000-011.000-011; thence North 00 degrees 16 minutes 34 seconds West 191.92 feet along the West line of said parcel to the South line of the Southeast Quarter of Section 29; thence North 89 degrees 59 minutes 44 seconds West 4.17 feet along said South line to the Southwest corner of parcel 06-10-29-000-005.000-011; thence North 00 degrees 06 minutes 06 seconds East 1307.72 feet along the West line of said parcel to the Northwest corner of said parcel; thence North 89 degrees 58 minutes 03 seconds East 1323.55 feet along the North line of said parcel to the West line of parcel 06-10-29-000-001.000-011; thence North 00 degrees 06 minutes 17 seconds East 57.28 feet along said West line to the Southwest corner of parcel 06-10-29-000-010.000-011; thence North 00 degrees 06 minutes 10 seconds East 1252.37 feet to the Southeast corner of parcel 06-10-29-000-017.000-011; thence North 89 degrees 41 minutes 51 seconds West 1323.58 feet along the South line of said parcel to the Southeast corner of parcel 06-10-29-000-016.000-011; thence North 89 degrees 49 minutes 00 seconds West 1330.12 feet along the South line of said parcel to the Southwest corner of said parcel; the following three (3) courses are along the West boundary of said parcel, (1) thence North 00 degrees 18 minutes 25 seconds East 2400.10 feet; (2) thence South 89 degrees 04 minutes 47 seconds East 235.00 feet; (3) thence North 00 degrees 02 minutes 46 seconds East 235.00 feet to the South line of the Southwest Quarter of Section 20; thence North 88 degrees 47 minutes 45 seconds West 243.02 feet along said South line to the Southwest corner of parcel 06-10-20-000-021.001-011; thence North 00 degrees 44 minutes 20 seconds East 2631.16 feet along the West line of said parcel to the Northwest corner of said parcel; thence South 89 degrees 35 minutes 34 seconds East 1298.73 feet along the North line of said parcel to the West line of parcel 06-10-20-000-004.000-011; thence North 00 degrees

00 minutes 00 seconds East 358.39 feet along said West line of to the Northwest corner of said parcel; thence South 64 degrees 10 minutes 26 seconds East 2925.21 feet along the North line of said parcel and the North line of parcel 06-10-20-000-001.000-011 to the West line of the Southwest Quarter of Section 21; thence North 00 degrees 21 minutes 49 seconds West 140.36 feet along said West line to the Northwest corner of parcel 06-10-26-000-016.000-001; thence South 64 degrees 09 minutes 42 seconds East 1472.23 feet along the North line of said parcel to the Southwest corner of parcel 06-10-21-000-005.000-001; thence North 00 degrees 11 minutes 33 seconds West 1427.72 feet along the West line of said parcel to the Southwest corner of parcel 06-10-21-000-012.000-001; thence North 00 degrees 11 minutes 33 seconds West 2616.01 feet along the West line of said parcel to the Southwest corner of parcel 06-10-16-000-002.000-017; thence North 00 degrees 00 minutes 06 seconds East 1338.06 feet along the West line of said parcel to the South line of parcel 06-10-16-000-003.000-017; thence South 89 degrees 27 minutes 57 seconds West 1330.47 feet along said South line to the Southwest corner of said parcel; thence North 00 degrees 07 minutes 02 seconds East 1331.89 feet along the West line of said parcel to the Southwest corner of parcel 06-10-16-000-004.000-017; the following two (2) courses are along the West and North boundaries of said parcel. (1) thence North 00 degrees 07 minutes 02 seconds East 1313.04 feet, (2) thence North 89 degrees 45 minutes 56 seconds East 2629.91 feet to the northeast corner of said parcel; thence South 0 degrees 20 minutes 56 seconds East 2,628.57 feet along the East boundaries of parcels 06-10-16-000-004.000-017, 06-10-16-000-004.001-017, 06-10-16-000-004.002-017 and 06-10-16-000-003.000-017 to the Northwest corner of parcel 06-10-16-000-001.000-001; the following two (2) courses are along the North and East boundaries of said parcel, (1) thence North 88 degrees 39 minutes 48 seconds East 2,623.51 feet; (2) thence South 0 degrees 9 minutes 17 seconds East 1,326.99 feet to the Northwest corner of the Northwest Quarter of Section 22 and also being the Northwest corner of parcel 06-10-22-000-017.000-001; the following three (3) courses are along the boundary of said parcel, (1) thence North 89 degrees 42 minutes 45 seconds East 656.96 feet; (2) thence South 00 degrees 09 minutes 39 seconds East 2065.06 feet; (3) thence South 84 degrees 34 minutes 30 seconds West 652.21 feet to the East line of the Northeast Quarter of Section 21; thence South 00 degrees 04 minutes 26 seconds West 526.72 feet along said East line to the Southeast corner of parcel 06-10-21-000-011.000-001; thence South 89 degrees 21 minutes 31 seconds West 602.61 feet along the South line of said parcel to an East corner of parcel 06-10-21-000-009.001-001; the following five (5) courses are

along the East boundary of said parcel, (1) thence South 00 degrees 05 minutes 19 seconds East 625.74 feet; (2) thence South 71 degrees 44 minutes 23 seconds East 407.64 feet; (3) thence South 05 degrees 08 minutes 53 seconds East 33.66 feet; (4) thence North 88 degrees 21 minutes 16 seconds East 210.54 feet; (5) thence South 00 degrees 04 minutes 26 seconds West 1857.10 feet to the Southeast corner of the Southeast Quarter of Section 21; thence South 89 degrees 38 minutes 13 seconds West 1519.07 feet along said the South line of said Quarter to the North line of parcel 06-10-26-000-016.000-001; thence South 64 degrees 00 minutes 50 seconds East 4663.34 feet along the North line of said parcel, more or less, to the Southwest corner of parcel 06-10-27-000-011.000-001; thence North 00 degrees 19 minutes 04 seconds West 739.95 feet along the West line of said parcel to the Southwest corner of parcel 06-10-27-000-014.000-001; thence North 00 degrees 22 minutes 30 seconds West 1326.12 feet along the West line of said parcel to the Northwest corner of said parcel; thence North 89 degrees 55 minutes 55 seconds East 1336.68 feet along the North line of said parcel to the Southwest corner of parcel 06-10-22-000-003.000-001; thence North 00 degrees 07 minute 08 seconds East 2641.32 feet along the West line of said parcel to the Northwest corner of said parcel; the following nine (8) courses are along the North boundary of said parcel, (1) thence South 88 degrees 33 minutes 08 seconds East 30.83 feet; (2) thence South 00 degrees 15 minutes 58 seconds East 567.33 feet; (3) thence North 72 degrees 27 minutes 38 seconds East 474.20 feet; (4) thence North 72 degrees 15 minutes 11 seconds East 151.98 feet; (5) thence South 06 degrees 47 minutes 11 seconds East 32.42 feet; (6) thence North 73 degrees 07 minutes 02 seconds East 146.74 feet; (7) thence North 73 degrees 06 minutes 32 seconds East 28.15 feet; (8) thence North 79 degrees 44 minutes 51 seconds East 45.31 feet to the Northwest corner of parcel 06-10-22-000-003.001-001; the following eight (7) courses are along the North boundary of said parcel, (1) thence North 79 degrees 44 minutes 51 seconds East 73.52 feet; (2) thence North 81 degrees 01 minute 08 seconds East 236.56 feet; (3) thence North 84 degrees 46 minutes 30 seconds East 149.74 feet; (4) thence North 03 degrees 57 minutes 11 seconds West 8.55 feet; (5) thence North 89 degrees 51 minutes 05 seconds East 136.82 feet; (6) thence North 88 degrees 45 minutes 18 seconds East 149.80 feet; (7) thence North 01 degree 28 minutes 00 seconds West 318.60 feet to the South line of parcel 06-10-23-000-021.000-001; thence North 85 degrees 24 minutes 02 seconds East 112.30 feet along the South line of said parcel to the Southeast corner of said parcel; thence North 45 degrees 04 minutes 19 seconds East 116.46 feet across U.S.Highway 52 to a West line of parcel 06-10-23-000-022.000-001; the following four (4)

courses are along the West boundary of said parcel, (1) thence North 41 degrees 46 minutes 59 seconds West 74.98 feet; (2) thence North 00 degrees 02 minutes 43 seconds West 1335.91 feet; (3) thence South 88 degrees 52 minutes 42 seconds West 388.17 feet; (4) thence North 00 degrees 12 minutes 13 seconds East 90.45 feet to the Southwest corner of parcel 06-10-23-000-037.000-001; thence North 00 degrees 12 minutes 13 seconds East 271.98 feet along the West line of said parcel to the Southeast corner of parcel 06-10-22-000-019.000-001; thence North 89 degrees 27 minutes 02 seconds West 1123.05 feet along the South line of said parcel to the Southwest corner of said parcel; thence North 42 degrees 27 minutes 37 seconds West 1052.55 feet along the West line of said parcel to the Northwest corner of said parcel; thence South 89 degrees 23 minutes 51 seconds East 1756.26 feet to a South corner of parcel 06-10-15-000-002.000-001; the following five (5) courses are along the West boundary of said parcel, (1) thence North 00 degrees 15 minutes 44 seconds East 235.24 feet; (2) thence South 89 degrees 58 minutes 47 seconds West 206.66 feet; (3) thence South 00 degrees 31 minutes 10 seconds West 20.88 feet; (4) thence South 89 degrees 58 minutes 54 seconds West 204.31 feet; (5) thence North 00 degrees 05 minutes 20 seconds East 949.03 feet to the Southeast corner of parcel 06-10-15-000-008.000-001; the following ten (9) courses are along the boundary of said parcel, (1) thence North 89 degrees 54 minutes 35 seconds West 2165.80 feet; (2) thence North 35 degrees 38 minutes 24 seconds West 412.78 feet; (3) thence South 89 degrees 25 minutes 28 seconds West 14.63 feet; (4) thence North 15 degrees 52 minutes 54 seconds West 448.01 feet; (5) thence North 03 degrees 09 minutes 50 seconds West 710.23 feet; (6) thence South 89 degrees 46 minutes 29 seconds East 1435.57 feet; (7) thence North 00 degrees 59 minutes 57 seconds East 1352.05 feet; (8) thence North 89 degrees 58 minutes 28 seconds East 1259.26 feet; (9) thence South 17 degrees 59 minutes 33 seconds East 1120.66 feet to the North corner of parcel 06-10-14-000-009.002-001; thence South 17 degrees 59 minutes 33 seconds East 293.36 feet along the East line of said parcel to the Southeast corner of said parcel; thence South 88 degrees 55 minutes 17 seconds West 89.98 feet along the South line of said parcel to the Northeast corner of parcel 06-10-15-000-002.000-001; thence South 00 degrees 08 minutes 10 seconds East 2639.94 feet along the East line of said parcel to the Northwest corner of parcel 06-10-23-000-037.000-001 and center of County Road 300; thence North 85 degrees 40 minutes 20 seconds East 788.22 feet along the center of said road; thence South 00 degrees 41 minutes 45 seconds East 120.21 feet to a North corner of parcel 06-10-23-000-022.000-001; thence North 84 degrees 35 minutes 58 second East 43.25 feet along the North line of said parcel and the North

line of parcel 06-10-23-000-036.000-001 to the Northeast corner thereof; thence South 00 degrees 06 minutes 00 seconds East 1049.80 feet along the East line of said parcel to the Northwest corner of parcel 06-10-23-000-023.000-001; thence North 89 degrees 57 minutes 40 seconds East 322.23 feet along the North line of said parcel and the North line of parcel 06-10-23-000-025.000-001 to the Northeast corner thereof ; the following six (6) courses are along the East boundary of said parcel, (1) thence South 18 degrees 54 minutes 43 seconds West 36.03 feet; (2) thence South 00 degrees 34 minutes 08 seconds East 889.58 feet; (3) thence South 10 degrees 18 minutes 30 seconds East 317.72 feet; (4) thence South 23 degrees 29 minutes 06 seconds East 172.52 feet; (5) thence South 36 degrees 33 minutes 58 seconds East 93.60 feet; (6) thence South 64 degrees 27 minutes 55 seconds East 45.38 feet to the Southeast corner of said parcel; thence North 90 degrees 00 minutes 00 seconds West 500.85 feet along the South line of said parcel to the Southeast corner of parcel 06-10-23-000-023.000-001; thence North 89 degrees 18 minutes 27 seconds West 38.12 feet along the South line of said parcel to the Southeast corner of parcel 06-10-23-000-022.000-001; thence North 82 degrees 36 minutes 53 seconds West 377.47 feet along the South line of said parcel to a West corner of said parcel; thence South 45 degrees 04 minutes 19 seconds West 143.33 feet across U.S. Highway 52 to an East line of parcel 06-10-23-000-002.001-001; the following five (5) courses are along the East boundary of said parcel, (1) thence South 40 degrees 20 minutes 28 seconds East 740.20 feet; (2) thence South 10 degrees 05 minutes 02 seconds West 152.15 feet; (3) thence South 36 degrees 23 minutes 11 seconds East 45.38 feet; (4) thence South 88 degrees 40 minutes 52 seconds West 745.08 feet; (5) thence South 00 degrees 01 minute 20 seconds West 668.62 feet to an East corner of parcel 06-10-23-000-001.000-001; thence South 00 degrees 01 minute 20 seconds West 1205.77 feet along the East line of said parcel to the Southeast corner of said parcel; thence South 89 degrees 26 minutes 21 seconds West 111.82 feet along the South line of said parcel to the POINT OF BEGINNING.

Excepting therefrom the following parcels:

Area 1

06-10-14-000-009.002-001; 06-10-21-000-013.000-001; 06-10-21-000-004.001-001
06-10-21-000-013.001-001; 06-10-21-000-008.000-001; 06-10-21-000-014.000-001

Area 2

06-10-21-000-002.000-001; 06-10-29-000-018.000-011; 06-10-21-000-002.001-001

06-10-29-000-019.000-011; 06-10-28-000-014.001-001; 06-10-29-000-019.001-011
06-10-29-000-005.001-011; 06-10-32-000-007.000-011

Area 3

06-10-28-000-001.000-001; 06-10-28-000-004.001-001; 06-10-28-000-002.001-001
06-10-33-000-013.001-001; 06-10-28-000-004.000-001

Area 4

06-10-27-000-005.000-001; 06-10-27-000-010.002-001; 06-10-27-000-006.000-001

Area 5

06-06-04-000-015.000-001; 06-10-34-000-009.002-001; 06-10-34-000-001.000-001
06-10-34-000-010.000-001; 06-10-34-000-001.001-001; 06-10-34-000-011.000-001
06-10-34-000-001.002-001; 06-10-34-000-015.000-001; 06-10-34-000-002.001-001
06-10-34-000-015.001-001; 06-10-34-000-005.000-001; 06-10-34-000-019.000-001
06-10-34-000-005.001-001; 06-10-34-000-022.000-001; 06-10-34-000-009.000-001
06-10-34-000-025.000-001; 06-10-34-000-009.001-001

Area 6

06-05-11-000-015.000-011; 06-06-05-000-020.000-011; 06-06-04-000-013.000-001
06-06-05-000-020.001-011; 06-06-04-000-014.000-001; 06-10-32-000-003.000-011
06-06-04-000-014.001-001; 06-10-32-000-004.001-011; 06-06-05-000-018.000-011
06-10-32-000-004.002-011; 06-06-05-000-018.002-011; 06-10-33-000-003.000-001
06-06-05-000-018.003-011; 06-10-33-000-005.001-001; 06-06-05-000-018.005-011

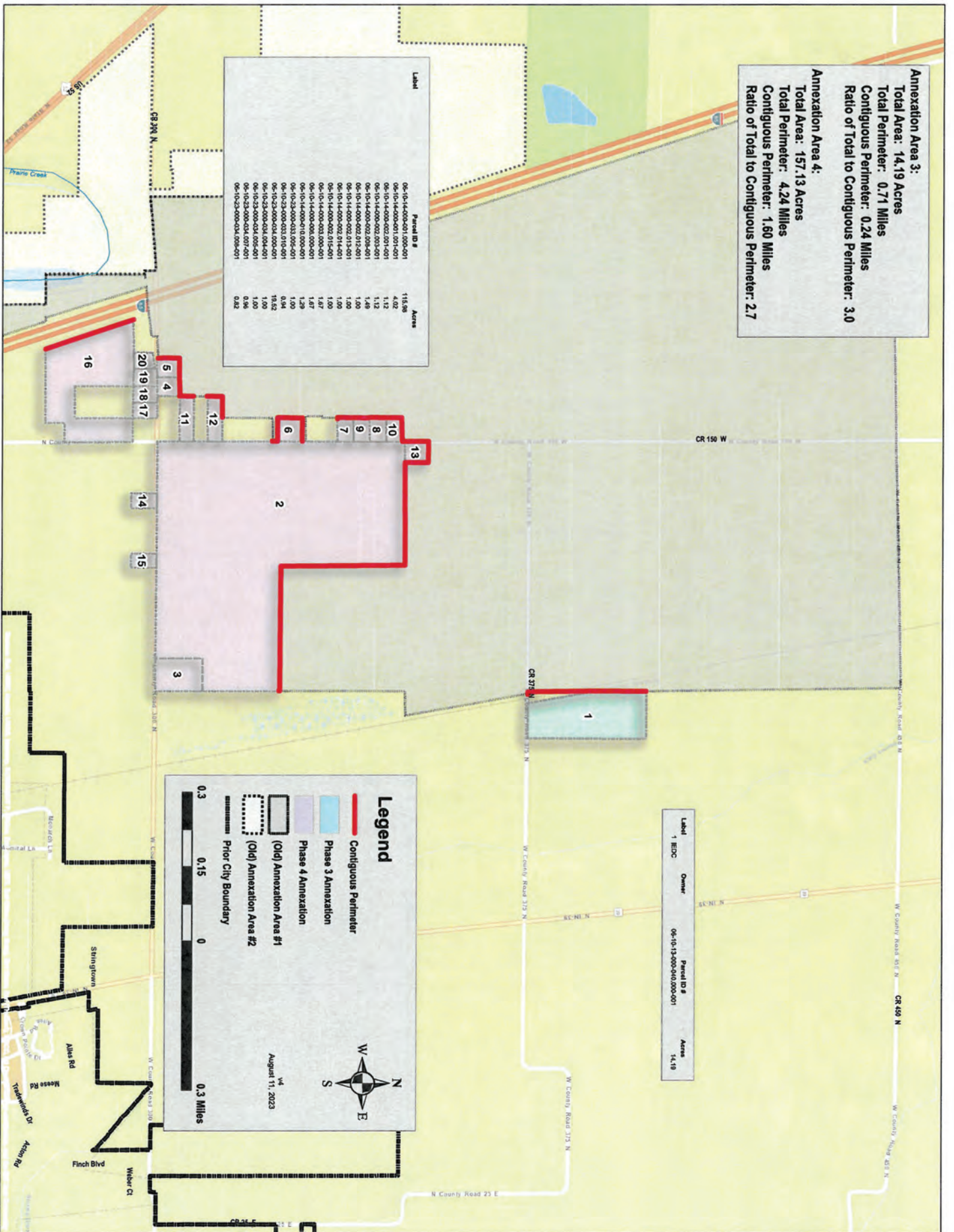
Area 7

06-06-02-000-002.000-001; 06-06-02-000-007.002-001; 06-06-02-000-007.000-001
06-06-02-000-007.003-001; 06-06-02-000-007.001-001; 06-06-03-000-005.001-001

Total Area: 14.19 Acres
Total Perimeter: 0.71 Miles
Contiguous Perimeter: 0.24 Miles
Ratio of Total to Contiguous Perimeter: 3.0

Total Area: 157.13 Acres
Total Perimeter: 4.24 Miles
Contiguous Perimeter: 1.60 Miles
Ratio of Total to Contiguous Perimeter: 2.7

Label	Panel B	Area
06-10-14-00-01	000-01	14.50
06-10-14-00-01	001-01	4.02
06-10-14-00-02	001-01	1.12
06-10-14-00-02	003-01	1.12
06-10-14-00-02	008-01	1.48
06-10-14-00-02	017-01	1.00
06-10-14-00-02	017-05	1.00
06-10-14-00-02	015-01	1.00
06-10-14-00-02	015-01	1.00
06-10-14-00-02	015-01	1.00
06-10-14-00-02	000-01	1.67
06-10-14-00-01	000-01	1.29
06-10-14-00-01	000-01	1.00
06-10-23-00-03	005-01	0.94
06-10-23-00-03	018-01	1.00
06-10-23-00-03	000-01	1.00
06-10-23-00-03	004-01	1.00
06-10-23-00-03	005-01	1.00
06-10-23-00-03	007-01	0.96
06-10-23-00-03	008-01	0.82



Phase 3 Legal

BEGINNING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH ALONG THE WEST LINE THERE OF DISTANCE OF 575.96 FEET TO AN ESTABLISHED CORNER POST IN THE EAST RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD, THENCE SOUTH 11 DEGREES EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD 766.75 FEET, MORE OR LESS TO A POINT IN THE SOUTH LINE OF SAID HALF QUARTER SECTION, SAID POINT BEING IN THE CENTER LINE OF A PUBLIC ROAD, THENCE EAST ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION AND THE CENTER LINE OF SAID PUBLIC ROAD A DISTANCE OF 364.1 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF AFORESAID HALF QUARTER SECTION, A DISTANCE OF 1325.3 FEET TO A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, THENCE WEST ALONG SAID NORTH LINE 506.1 FEET TO THE PLACE OF BEGINNING, CONTAINING 14.194 ACRES, MORE OR LESS.

Phase 4 Legal

PART OF SECTIONS 14 & 23, TOWNSHIP 19 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14; THENCE NORTH 0 DEGREES 15 MINUTES 42 SECONDS EAST 250.00 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14 TO THE NORTHWEST CORNER OF TAX PARCEL 06-10-14-000-010.000-001; THENCE ALONG THE NORTH AND EAST BOUNDARIES OF SAID TAX PARCEL 06-10-14-000-010.000-001 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89 DEGREES 41 MINUTES 19 SECONDS EAST 224.90 FEET; 2) SOUTH 0 DEGREES 15 MINUTES 42 SECONDS WEST 250.00 FEET TO THE NORTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 41 MINUTES 19 SECONDS EAST 1,096.83 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 0 DEGREES 15 MINUTES 35 SECONDS WEST 1,320.51 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 33 MINUTES 29 SECONDS EAST 1,323.42 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0 DEGREES 11 MINUTES 13 SECONDS WEST 1,323.53 FEET ALONG THE EAST OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 25 MINUTES 41 SECONDS WEST 1,325.11 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; TO THE NORTHEAST CORNER OF TAX PARCEL 06-10-23-000-033.010-001; THENCE ALONG THE EAST, SOUTH AND WEST BOUNDARIES OF SAID TAX PARCEL 06-10-23-000-033.010-001 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 0 DEGREES 12 MINUTES 0 SECONDS WEST 272.25 FEET; 2) NORTH 89 DEGREES 25 MINUTES 41 SECONDS WEST 151.63 FEET; 3) NORTH 0 DEGREES 34 MINUTES 20 SECONDS EAST 272.25 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 25 MINUTES 41 SECONDS WEST 470.00 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF TAX PARCEL 06-10-23-000-033.005-001; THENCE ALONG THE EAST, SOUTH AND WEST BOUNDARIES OF SAID TAX PARCEL 06-10-23-000-033.005-001; 1) SOUTH 0 DEGREES 16 MINUTES 11 SECONDS WEST 272.25 FEET; 2) NORTH 89 DEGREES 25 MINUTES 41 SECONDS WEST 160.00 FEET; 3) NORTH 0 DEGREES 16 MINUTES 11 SECONDS EAST 272.25 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 25 MINUTES 41 SECONDS WEST 545.25 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS WEST 260.88 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23 TO THE NORTHEAST CORNER OF TAX PARCEL 06-10-23-000-034.004-001; THENCE SOUTH 0 DEGREES 13 MINUTES 27 SECONDS WEST 254.06 FEET ALONG THE EAST LINE OF SAID TAX PARCEL 06-10-23-000-034.004-001 TO A NORTHERN CORNER OF TAX PARCEL 06-10-23-000-034.000-001; THENCE ALONG THE BOUNDARIES OF SAID TAX PARCEL 06-10-23-000-034.000-001 THE FOLLOWING EIGHT (8) COURSES:

1) SOUTH 89 DEGREES 55 MINUTES 20 SECONDS EAST 260.88 FEET; 2) SOUTH 0 DEGREES 13 MINUTES 26 SECONDS WEST 728.03 FEET; 3) NORTH 89 DEGREES 36 MINUTES 17 SECONDS WEST 208.71 FEET; 4) SOUTH 0 DEGREES 13 MINUTES 26 SECONDS WEST 208.71 FEET; 5) NORTH 89 DEGREES 36 MINUTES 17 SECONDS WEST 816.26 FEET; 6) NORTH 14 DEGREES 10 MINUTES 57 SECONDS WEST 161.75 FEET; 7) NORTH 17 DEGREES 37 MINUTES 48 SECONDS WEST 812.80 FEET; 8) SOUTH 89 DEGREES 48 MINUTES 41 SECONDS EAST 366.40 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL 06-10-23-000-034.008-001; THENCE ALONG THE WEST AND NORTH BOUNDARIES OF SAID TAX PARCEL 06-10-23-000-034.008-001; 1) NORTH 0 DEGREES 21 MINUTES 42 SECONDS EAST 201.67 FEET; 2) NORTH 85 DEGREES 32 MINUTES 59 SECONDS EAST 172.13 FEET; THENCE NORTH 0 DEGREES 20 MINUTES 4 SECONDS EAST 38.71 FEET TO THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS EAST 114.11 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF TAX PARCEL 06-10-14-000-002.003-001; THENCE NORTH 0 DEGREES 16 MINUTES 37 SECONDS EAST 237.60 FEET ALONG THE WEST LINE OF TAX PARCEL 06-10-14-000-002.003-001 TO THE NORTHWEST CORNER THEREOF; THENCE THENCE NORTH 89 DEGREES 59 MINUTES 19 SECONDS EAST 410.00 FEET ALONG THE NORTH LINES OF TAX PARCELS 06-10-14-000-002.003-001 AND 06-10-14-000-002.001-001 TO THE SOUTHWEST CORNER OF TAX PARCEL 06-10-14-000-003.000-001; THENCE ALONG THE WEST AND NORTH BOUNDARIES OF SAID TAX PARCEL 06-10-14-000-003.000-001 THE FOLLOWING TWO (2) COURSES: 1) NORTH 0 DEGREES 16 MINUTES 37 SECONDS EAST 151.41 FEET; 2) SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST 480.38 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 0 DEGREES 19 MINUTES 58 SECONDS EAST 151.36 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF TAX PARCEL 06-10-14-000-006.000-001; THENCE ALONG THE SOUTH, WEST AND NORTH BOUNDARIES OF SAID TAX PARCEL 06-10-14-000-006.000-001 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89 DEGREES 58 MINUTES 59 SECONDS WEST 480.52 FEET; 2) NORTH 0 DEGREES 16 MINUTES 37 SECONDS EAST 151.68 FEET; 3) SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST 480.67 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 0 DEGREES 19 MINUTES 58 SECONDS EAST 582.64 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF TAX PARCEL 06-10-14-000-002.008-001; THENCE ALONG THE SOUTH, WEST AND NORTH BOUNDARIES OF SAID TAX PARCEL 06-10-14-000-002.008-001 THE FOLLOWING THREE (3) COURSES: 1) NORTH 89 DEGREES 34 MINUTES 7 SECONDS WEST 248.91 FEET; 2) NORTH 0 DEGREES 19 MINUTES 58 SECONDS EAST 260.86 FEET; 3) SOUTH 89 DEGREES 34 MINUTES 7 SECONDS EAST 248.91 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 0 DEGREES 19 MINUTES 58 SECONDS EAST 400.14 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF TAX PARCEL 06-10-14-000-002.012-001; THENCE NORTH 89 DEGREES 34 MINUTES 7 SECONDS WEST 248.91 FEET ALONG THE SOUTH LINE OF SAID TAX PARCEL 06-10-14-000-002.012-001 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 19 MINUTES 58 SECONDS EAST 698.19 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST 248.91 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:
TAX PARCEL 06-10-14-000-002.002-001
TAX PARCEL 06-10-23-000-034.002-001

Phase 6 Legal

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN.

EXCEPTING THEREFROM: PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 1 WEST, JEFFERSON TOWNSHIP, BOONE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED BY: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 400 WEST AND THE SECTION LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 566.19 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 16 SECONDS WEST 516.00 FEET; THENCE ALONG PART OF AN EAST DESCRIBED LINE OF THE JON L. WOODY AND SHIRLEY A. WOODY PROPERTY RECORDED IN DEED RECORD 256, PAGE 131-132, BOONE COUNTY RECORDER'S OFFICE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 556.19 FEET; THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 200 NORTH AND THE SECTION LINE, NORTH 89 DEGREES 39 MINUTES 16 SECONDS EAST 516.00 FEET TO THE POINT OF BEGINNING.

Phase 7 Legal

PART OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22: THENCE SOUTH 0 DEGREES 22 MINUTES 3 SECONDS WEST 2,648.50 FEET ALONG THE EAST LINE OF SAID HALF QUARTER SECTION TO THE SOUTH LINE THEREOF; THENCE NORTH 89 DEGREES 40 MINUTES 59 SECONDS WEST 1,332.63 FEET ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0 DEGREES 18 MINUTES 42 SECONDS EAST 1,285.85 FEET ALONG THE WEST LINE OF SAID HALF QUARTER SECTION TO THE SOUTHEAST CORNER OF TAX PARCEL 06-10-22-000-002.001-001; THENCE ALONG THE BOUNDARY OF SAID TAX PARCEL 06-10-22-000-002.001-001 THE FOLLOWING SIX (6) COURSES: 1) NORTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 260.00 FEET; 2) NORTH 34 DEGREES 32 MINUTES 47 SECONDS WEST 436.08 FEET; 3) NORTH 89 DEGREES 49 MINUTES 32 SECONDS WEST 242.87 FEET; 4) NORTH 0 DEGREES 25 MINUTES 58 SECONDS EAST 550.00 FEET; 5) SOUTH 89 DEGREES 49 MINUTES 47 SECONDS EAST 350.00 FEET; 6) NORTH 0 DEGREES 25 MINUTES 58 SECONDS EAST 450.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 935.67 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF TAX PARCEL 06-10-22-000-015.000-001; THENCE NORTH 0 DEGREES 27 MINUTES 32 SECONDS EAST 1,543.60 FEET ALONG THE WEST LINE OF TAX PARCEL 06-10-22-000-015.000-001 AND TAX PARCEL 06-10-22-000-016.000-001 TO THE NORTHWEST CORNER OF SAID TAX PARCEL 06-10-22-000-016.000-001; THENCE ALONG THE NORTH AND EAST BOUNDARIES OF SAID TAX PARCEL 06-10-22-000-016.000-001 THE FOLLOWING TWO (2) COURSES: THENCE SOUTH 89 DEGREES 30 MINUTES 8 SECONDS EAST 2,670.75 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES 19 SECONDS WEST 1,527.56 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

TAX PARCEL 06-10-22-000-007.000-001

TAX PARCEL 06-10-22-000-007.003-001

TAX PARCEL 06-10-22-000-007.004-001

Phase 8 Legal

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA.

Phase 9 Legal

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 1 WEST, JEFFERSON TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED BY: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°55'16" EAST, ALONG THE SECTION LINE AND THE APPROXIMATE CENTERLINE OF STATE ROAD 32, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°05'00" EAST, ALONG THE EAST DESCRIBED LINE OF THE MILLER PROPERTY, AS RECORDED BY DEED RECORD 239, PAGE 114, A DISTANCE OF 440.00 FEET; THENCE NORTH 89°55'16" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 00°05'00" WEST, A DISTANCE OF 440.00 FEET; THENCE SOUTH 89°55'16" WEST, ALONG THE SECTION LINE AND THE APPROXIMATE CENTERLINE OF STATE ROAD 32, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6162 ACRES, BEING SUBJECT TO THE RIGHT OF WAY OF STATE ROAD 32, OVER AND ACROSS THE ENTIRE SOUTH BOUNDARY. AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 1 WEST, JEFFERSON TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED BY: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°55'16" EAST, ALONG THE SECTION LINE AND THE APPROXIMATE CENTERLINE OF STATE ROAD 32, A DISTANCE OF 490.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°05'00" EAST, FOR A DISTANCE OF 440.00 FEET; THENCE NORTH 89°55'16" EAST, FOR A DISTANCE OF 167.58 FEET; THENCE SOUTH 00°05'00" WEST, A DISTANCE OF 440.00 FEET; THENCE SOUTH 89°55'16" WEST, ALONG THE SECTION LINE AND THE APPROXIMATE CENTERLINE OF STATE ROAD 32, A DISTANCE OF 167.58 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6927 ACRES, SUBJECT TO THE RIGHT OF WAY OF STATE ROAD 32, ON AND ALONG THE ENTIRE SOUTH BOUNDARY.

Phase 10 Legal

PART OF THE SOUTHEAST QUARTER OF SECTION 29, AND PART OF THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 19 NORTH, RANGE 1 WEST, JEFFERSON TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED BY:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, THENCE ALONG THE APPROXIMATE CENTER LINE OF STATE ROAD 32 AND THE SECTION LINE, NORTH 89 DEGREES 35 MINUTES 22 SECONDS WEST 1156.73 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 3819.72 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 00 DEGREES 24 MINUTES 38 SECONDS WEST; THENCE WESTERLY ALONG THE APPROXIMATE CENTER LINE OF STATE ROAD 32 AND SAID CURVE, 631.56 FEET TO A POINT WHICH BEARS NORTH 09 DEGREES 03 MINUTES 46 SECONDS WEST FROM SAID RADIUS POINT, SAID CURVE HAVING A CHORD BEARING SOUTH 85 DEGREES 40 MINUTES 26 SECONDS WEST 630.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE APPROXIMATE CENTER LINE OF STATE ROAD 32 AND SAID CURVE, 43.99 FEET TO A POINT WHICH BEARS NORTH 09 DEGREES 43 MINUTES 22 SECONDS WEST FROM SAID RADIUS POINT, SAID CURVE HAVING A CHORD BEARING SOUTH 80 DEGREES 36 MINUTES 26 SECONDS WEST 43.99 FEET; THENCE ALONG THE APPROXIMATE CENTER LINE OF SAID STATE ROAD 32, SOUTH 80 DEGREES 16 MINUTES 38 SECONDS WEST 163.33 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST 419.23 FEET; THENCE NORTH 85 DEGREES 51 MINUTES 06 SECONDS EAST 203.37 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 24 SECONDS EAST 399.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9124 ACRES, MORE OR LESS.

Phase 11 Legal

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP NINETEEN (19) NORTH, RANGE ONE (1) WEST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA, AND CONTAINING 79.65 ACRES, MORE OR LESS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 1 WEST, AND RUN THENCE EAST 1332.80 FEET FOLLOWING THE HALF SECTION LINE AND AN EXISTING FENCE TO THE QUARTER-QUARTER SECTION LINE AND CENTER OF PUBLIC ROAD 325-W; THENCE SOUTH 2427.30 FEET FOLLOWING THE QUARTER- QUARTER SECTION LINE AND CENTER OF ROAD 325-W; THENCE WEST 175 FEET TO AN IRON PIPE; THENCE SOUTH 213.12 FEET TO THE SECTION LINE (NOT CENTER OF STATE ROAD #32 AT THIS POINT); THENCE WEST 1148.05 FEET FOLLOWING THE SECTION LINE (WEST PART OF LINE IS ALONG CENTER OF STATE ROAD #32); THENCE NORTH 2639.50 LIST FOLLOWING THE HALF SECTION LINE AND AN EXISTING FENCE TO THE PLACE OF BEGINNING.

Phase 12 Legal

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 1 WEST, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A RAILROAD RAIL FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST 24.44 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO A RAILROAD SPIKE, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST 242.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO A RAILROAD SPIKE; THENCE NORTH 89 DEGREES 44 MINUTES 48 SECONDS WEST 360.00 FEET TO A 5/8-INCH DIAMETER REBAR WITH BLUE PLASTIC CAP STAMPED "HAUSE PLS20600040" (HEREINAFTER CALLED CAPPED REBAR); THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS WEST 242.00 FEET TO A CAPPED REBAR; THENCE SOUTH 89 DEGREES 44 MINUTES 48 SECONDS EAST 360.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES, MORE OR LESS.

Phase 13 Legal

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 1 WEST, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, BEING PART OF THE NELSON PROPERTY, AS RECORDED IN DEED RECORD 202, PAGES 192, 193 AND 194, MORE PARTICULARLY DESCRIBED BY:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 27; THENCE NORTH 00°05'00" EAST, ALONG THE QUARTER SECTION LINE, THE APPROXIMATE CENTERLINE OF COUNTY ROAD 250 W, AND THE EAST LINE OF THE SIMMONS PROPERTY AS DESCRIBED IN DEED RECORD 159, PAGE 525, A DISTANCE OF 763.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°05'00" EAST, ALONG SAID LINE, 250.86 FEET; THENCE NORTH 70°04'33" EAST, ALONG THE APPROXIMATE CENTERLINE OF DEER CREEK LEGAL OPEN DRAIN, 203.54 FEET; THENCE SOUTH 88°55'23" EAST, ALONG SAID CENTERLINE, 244.30 FEET; THENCE SOUTH 85°32'42" EAST, ALONG SAID CENTERLINE, 162.36 FEET; THENCE SOUTH 27°40'34" EAST, ALONG SAID CENTERLINE, 110.44 FEET; THENCE SOUTH 01°03'20" EAST, ALONG SAID CENTERLINE 228.06 FEET; THENCE NORTH 88°00'01" WEST, ALONG THE EXTENDED NORTH LINE AND THE NORTH LINE OF THE SHEPHERD PROPERTY, AS DESCRIBED IN DEED RECORD 205, PAGE 640, A DISTANCE OF 653.74 FEET TO THE POINT OF BEGINNING CONTAINING 4.6666 ACRES, MORE OR LESS.

Phase 14 Legal

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 1 WEST, AND RUN THENCE WEST 995 FEET, THENCE SOUTH 1169 FEET, THENCE EAST 998 FEET 8 INCHES TO THE CENTER OF THE SECTION LINE ROAD, THENCE NORTH 1172 FEET 8 INCHES TO THE PLACE OF BEGINNING, COMPRISING 26.80 ACRES MORE OR LESS.

Phase 15 Legal

LOT NO. 2 IN LIMP MINOR PLAT NO. 02-JE-7-622 AND RECORDED IN PLAT RECORD 13, PAGE 38, RECORDER'S OFFICE, BOONE COUNTY, INDIANA TOGETHER WITH A PART OF THE NORTHEAST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 0 DEGREES 13 MINUTES 3 SECONDS WEST 500.00 FEET ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 50 MINUTES 7 SECONDS EAST 548.61 FEET ALONG THE NORTH LINE OF SAID LOT TO THE WESTERN RIGHT-OF-WAY LINE OF CR 400 W; THENCE SOUTH 0 DEGREES 10 MINUTES 13 SECONDS EAST 90.55 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 26 SECONDS EAST 27.32 FEET TO THE NORTHWEST CORNER OF TAX PARCEL 06-06-04-000-013.000-001; THENCE SOUTH 89 DEGREES 34 MINUTES 26 SECONDS EAST 244.28 FEET ALONG THE NORTH LINE OF SAID TAX PARCEL TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0 DEGREES 51 MINUTES 45 SECONDS WEST 435.83 FEET ALONG THE EAST LINE OF SAID TAX PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 34 MINUTES 26 SECONDS WEST 236.42 FEET ALONG THE SOUTH LINE OF SAID TAX PARCEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 0 DEGREES 10 MINUTES 13 SECONDS WEST 26.51 FEET ALONG SAID WEST; THENCE NORTH 89 DEGREES 50 MINUTES 7 SECONDS WEST 575.52 FEET TO THE POINT OF BEGINNING.

Phase 16 Legal

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 1 WEST, JEFFERSON TOWNSHIP, BOONE COUNTY, INDIANA, BEING THAT 3.38 ACRE PARCEL SURVEYED BY JONATHAN E. HAUSE, P.S. 20600040, AND SHOWN ON A PLAT OF SURVEY CERTIFIED ON JUNE 23, 2022 AS HAUSE SURVEYING AND ENGINEERING JOB NUMBER 22S306 (ALL MONUMENTS HEREIN REFERENCED ARE AS SET OR FOUND ON THE AFORESAID HAUSE SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A HARRISON MONUMENT FOUND MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 30 MINUTES 59 SECONDS WEST 1110.99 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO A MAGNETIC NAIL WITH METAL WASHER STAMPED "HAUSE PLS20600040" (HEREAFTER CALLED MAG NAIL WITH WASHER), SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 30 MINUTES 59 SECONDS WEST 460.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO A MAG NAIL WITH WASHER, THENCE NORTH 28 DEGREES 10 MINUTES 24 SECONDS EAST 490.03 FEET TO A 5/8-INCH DIAMETER REBAR WITH BLUE PLASTIC CAP STAMPED "HAUSE PLS 20600040" (HEREAFTER CALLED CAPPED REBAR); THENCE NORTH 89 DEGREES 30 MINUTES 59 SECONDS EAST 225.00 FEET TO A CAPPED REBAR; THENCE SOUTH 00 DEGREES 29 MINUTES 01 SECONDS EAST 430.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.38 ACRES, MORE OR LESS.

Phase 17 Legal

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 1 WEST, MORE FULLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89 DEGREES 47 MINUTES 15 SECONDS EAST 16.36 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH 0 DEGREES 16 MINUTES 47 SECONDS WEST 1,319.29 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS WEST 11.82 FEET SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 33 SECONDS WEST 34.41 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 0 DEGREES 18 MINUTES 45 SECONDS EAST 1,319.33 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 48 MINUTES 14 SECONDS EAST 29.11 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

Phase 18 Legal

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 1 WEST, SITUATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA, PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE AFORESAID NORTHWEST QUARTER, PROCEED THENCE NORTH 89° 48' 32" EAST (THE BEARING ASSUMED FROM A COMPASS OBSERVATION), 152.45 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, PROCEED THENCE NORTH 02° 45' 18" WEST, 188.22 FEET; THENCE SOUTH 89° 35' 16" EAST, 197.90 FEET; THENCE SOUTH 00° 11' 28" EAST, 185.94 FEET; THENCE SOUTH 89° 48' 32" WEST, 189.47 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 0.8313 ACRES, MORE OR LESS.

PHASE 19 ANNEXATION DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE ONE (1) WEST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN WASHINGTON TOWNSHIP, BOONE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 1 WEST, AND RUN THENCE NORTH 180 FEET FOLLOWING THE HALF SECTION LINE AND CENTER OF ROAD 150-W; THENCE EAST 371 FEET TO AN IRON PIPE; THENCE SOUTH 180 FEET TO THE HALF SECTION LINE AND CENTER OF ROAD 450-N; THENCE WEST 371 FEET FOLLOWING THE HALF SECTION LINE AND CENTER OF ROAD 450-N TO THE PLACE OF BEGINNING, CONTAINING 1.53 ACRES, MORE OR LESS.

PHASE 20 ANNEXATION DESCRIPTION

LOT NO. 2 IN SUGAR ROYAL ADDITION, A SUBDIVISION LOCATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT RECORD 11, PAGE 55 AS INSTRUMENT NO. 0010972 IN THE RECORDER'S OFFICE, BOONE COUNTY, INDIANA.

PHASE 21 ANNEXATION DESCRIPTION

A PART OF THE NW 1/4, SEC. 23, T19N, R1W, 2ND P.M., CENTER TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF SAID QUARTER, MARKED BY AN IRON BOLT OVER AN INVERTED RAIL, PROCEED THENCE N 89 DEGREES 45 MINUTES 00 SECONDS W (ASSUMED BEARINGS) A DISTANCE OF 432.58 FEET ALONG THE NORTH LINE OF SAID QUARTER, ALSO BEING ALONG THE APPROXIMATE CENTERLINE OF COUNTY ROAD 300-N TO A RAILROAD SPIKE, THENCE SOUTH A DISTANCE OF 253.71 FEET TO THE POINT OF BEGINNING, MARKED BY AN IRON BAR; THENCE (1) CONTINUE ON SAID LINE A DISTANCE OF 634.27 FEET TO AN IRON BAR; THENCE (2) S 89 DEGREES 45 MINUTES 00 SECONDS E A DISTANCE OF 343.39 FEET TO AN IRON BAR; THENCE (3) NORTH A DISTANCE OF 634.27 FEET TO AN IRON BAR; THENCE (4) N 89 DEGREES 45 MINUTES 00 SECONDS W A DISTANCE OF 343.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0000 ACRES, MORE OR LESS.

PHASE 22 ANNEXATION DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 1 WEST, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 13 MINUTES 26 SECONDS WEST 1,557.72 FEET, MORE OR LESS, ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 0 DEGREES 13 MINUTES 26 SECONDS WEST 1,110.74 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 20 MINUTES 43 SECONDS WEST 519.67 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-65; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 17 DEGREES 37 MINUTES 48 SECONDS WEST 76.01 FEET; 2) NORTH 23 DEGREES 11 MINUTES 10 SECONDS WEST 258.21 FEET; 3) THENCE NORTH 17 DEGREES 37 MINUTES 2 SECONDS WEST 1,238.55 FEET TO THE NORTHWEST CORNER OF TAX PARCEL 06-10-23-000-024.004-001; THENCE ALONG THE NORTH AND EAST LINE OF SAID TAX PARCEL 06-10-23-000-024.004-001 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89 DEGREES 36 MINUTES 17 SECONDS EAST 508.69 FEET; 2) SOUTH 0 DEGREES 8 MINUTES 5 SECONDS WEST 167.88 FEET TO A NORTHEASTERLY CORNER OF TAX PARCEL 06-10-23-000-024.002-001; THENCE THE BOUNDARY OF SAID TAX PARCEL 06-10-23-000-024.002-001 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 0 DEGREES 8 MINUTES 5 SECONDS WEST 197.95 FEET; 2) SOUTH 89 DEGREES 31 MINUTES 42 SECONDS EAST 515.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.300 ACRES, MORE OR LESS.

PHASE 23 ANNEXATION DESCRIPTION

A PART OF THE WEST HALF OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 1 WEST, SITUATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA, PARTICULARLY DESCRIBED AS FOLLOWS: FROM A RAILROAD RAIL, ON END, AT THE NORTHEAST CORNER OF THE AFORESAID WEST HALF, PROCEED THENCE SOUTH 0 DEGREES 16 MINUTES 11 SECONDS WEST (THE BEARING COMPUTED FROM THE CENTERLINE OF I-65 AS SHOWN ON STATE HIGHWAY PLANS), ALONG SAID QUARTER SECTION LINE 2,667.72 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST 840.99 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING PROCEED THENCE SOUTH 17 DEGREES 35 MINUTES 0 SECONDS EAST ALONG A LIMITED ACCESS RIGHT-OF-WAY 370.21 FEET; THENCE SOUTH 23 DEGREES 17 MINUTES 38 SECONDS EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY 201.00 FEET; THENCE SOUTH 17 DEGREES 35 MINUTES 0 SECONDS EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY 275.00 FEET; THENCE SOUTH 76 DEGREES 31 MINUTES 19 SECONDS WEST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY 522.68 FEET; THENCE NORTH 74 DEGREES 13 MINUTES 56 SECONDS WEST, ALONG SAID LIMITED RIGHT-OF-WAY 238.54 FEET; THENCE NORTH 46 DEGREES 13 MINUTES 17 SECONDS WEST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY 286.09 FEET; THENCE NORTH 41 DEGREES 12 MINUTES 30 SECONDS WEST, ALONG SAID RIGHT-OF-WAY OF U.S. #52 902.64 FEET; THENCE SOUTH 86 DEGREES 08 MINUTES 11 SECONDS EAST 303.85 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST 961.51 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

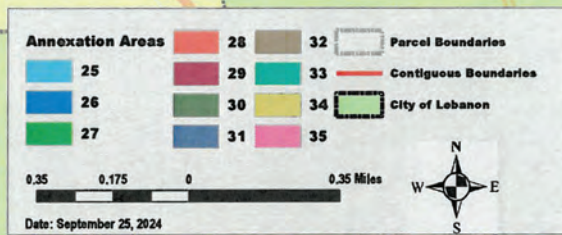
06-10-23-000-016.000-002; 06-10-23-000-019.002-001; 06-10-23-000-019.003-001; 06-10-23-000-019.004-001

PHASE 24 ANNEXATION DESCRIPTION

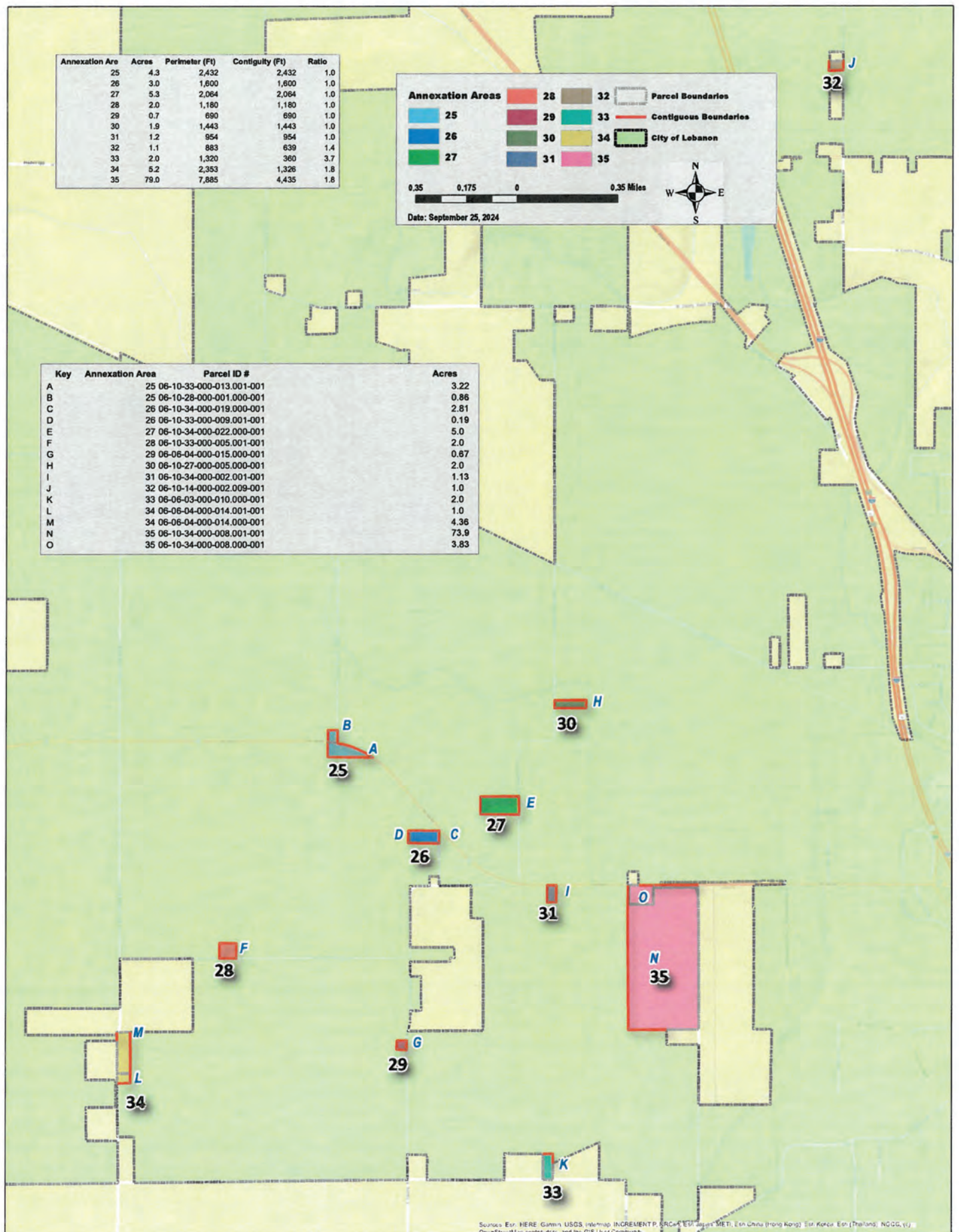
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 1 WEST, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED BY:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 48 MINUTES 02 SECONDS EAST, ALONG THE SECTION LINE AND THE APPROXIMATE CENTER LINE OF STATE ROAD 32, A DISTANCE OF 1130.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 29 MINUTES 55 SECONDS WEST A DISTANCE OF 581.54 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECONDS WEST A DISTANCE OF 193.72 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS WEST A DISTANCE OF 379.81 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 06 SECONDS EAST A DISTANCE OF 407.42 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 24 SECONDS WEST, ALONG THE QUARTER-QUARTER SECTION LINE A DISTANCE OF 962.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 02 SECONDS WEST, ALONG THE SECTION LINE AND THE APPROXIMATE CENTER LINE OF STATE ROAD 32, A DISTANCE OF 193.77 FEET TO THE POINT OF BEGINNING. (REF. 6.2441 ACRES MORE OR LESS)

Annexation Area	Acres	Perimeter (Ft)	Contiguity (Ft)	Ratio
25	4.3	2,432	2,432	1.0
26	3.0	1,600	1,600	1.0
27	5.3	2,064	2,064	1.0
28	2.0	1,180	1,180	1.0
29	0.7	690	690	1.0
30	1.9	1,443	1,443	1.0
31	1.2	954	954	1.0
32	1.1	883	639	1.4
33	2.0	1,320	360	3.7
34	5.2	2,353	1,326	1.8
35	79.0	7,885	4,435	1.8



Key	Annexation Area	Parcel ID #	Acres
A	25	06-10-33-000-013.001-001	3.22
B	25	06-10-28-000-001.000-001	0.86
C	26	06-10-34-000-019.000-001	2.81
D	26	06-10-33-000-009.001-001	0.19
E	27	06-10-34-000-022.000-001	5.0
F	28	06-10-33-000-005.001-001	2.0
G	29	06-06-04-000-015.000-001	0.87
H	30	06-10-27-000-005.000-001	2.0
I	31	06-10-34-000-002.001-001	1.13
J	32	06-10-14-000-002.009-001	1.0
K	33	06-06-03-000-010.000-001	2.0
L	34	06-06-04-000-014.001-001	1.0
M	34	06-06-04-000-014.000-001	4.36
N	35	06-10-34-000-008.001-001	73.9
O	35	06-10-34-000-008.000-001	3.83



ANNEXATION AREA 25

(PARCEL ID 06-10-33-000-013.001-001 & 06-10-28-000-001.000-001)

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 28 AND A PART OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 19 NORTH, RANGE 1 WEST, 2ND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER, OF SAID SECTION 28: THENCE SOUTH 0 DEGREES 16 MINUTES 41 SECONDS WEST 17.55 FEET TO THE CENTERLINE OF STATE ROAD 32; THENCE ALONG SAID CENTERLINE, EASTERLY 683.95 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1,637.05 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 68 DEGREES 13 MINUTES 43 SECONDS EAST AND A LENGTH OF 678.99 FEET TO THE EASTERLY CORNER OF THAT 3.2226 ACRE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 0509849; THENCE ALONG THE SOUTH AND WEST BOUNDARY OF SAID 3.2226 ACRE PARCEL THE FOLLOWING TWO (2) COURSES: 1) NORTH 89 DEGREES 33 MINUTES 46 SECONDS WEST, A DISTANCE OF 803.24 FEET; 2) NORTH 0 DEGREES 24 MINUTES 23 SECONDS WEST 264.45 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER, OF SAID SECTION 28; THENCE NORTH 89 DEGREES 36 MINUTES 38 SECONDS WEST 1.40 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 2012013774; THENCE ALONG THE WEST, NORTH AND EAST BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: 1) NORTH 0 DEGREES 24 MINUTES 13 SECONDS EAST 225.06 FEET; 2) SOUTH 89 DEGREES 36 MINUTES 38 SECONDS EAST 175.53 FEET; 3) SOUTH 0 DEGREES 16 MINUTES 41 SECONDS WEST 225.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.1 ACRES, MORE OR LESS.

ANNEXATION AREA 26

(PARCEL ID 06-10-34-000-019.000-001 & 06-10-33-000-009.001-001)

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33 AND A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 1 WEST, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED BY: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 38 MINUTES 03 SECONDS EAST, ALONG THE SECTION LINE, A DISTANCE OF 781.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 36.70 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF 230.80 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 13 SECONDS EAST, ALONG THAT PART OF THE NORTH DESCRIBED LINE OF THE SHELLEY PROPERTY, AS RECORDED IN DEED RECORD 228, PAGE 222, A DISTANCE OF 560.78 FEET; THENCE SOUTH 04 DEGREES 23 MINUTES 46 SECONDS EAST, ALONG THE EASTERLY DESCRIBED LINE OF SAID SHELLEY PROPERTY, BEING WITHIN THE RIGHT OF WAY OF COUNTY ROAD 300 W, A DISTANCE OF 74.25 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 14 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF COUNTY ROAD 300 W, A DISTANCE OF 156.80 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 530.55 FEET TO THE POINT OF BEGINNING. (FOR REF. ONLY: CONTAINS 3.0000 ACRES, MORE OR LESS.)

ANNEXATION AREA 27

(PARCEL ID 06-10-34-000-022.000-001)

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS TO WIT:
COMMENCING 1000 LINKS WEST AND 1513 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUN THENCE SOUTH 504 LINKS TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST 999-1/2 LINKS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 504 LINKS TO A POINT 1513 LINKS SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST 991- 1/2 LINKS TO THE PLACE OF BEGINNING.

ANNEXATION AREA 28
(PARCEL ID 06-10-33-000-005.001-001)

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 1 WEST, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 400 WEST AND THE SECTION LINE, SOUTH 00 DEGREES 01 MINUTES 26 SECONDS WEST 1322.76 FEET; THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 25 NORTH AND THE QUARTER QUARTER SECTION LINE, SOUTH 89 DEGREES 46 MINUTES 31 SECONDS EAST 1806.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 13 MINUTES 29 SECONDS EAST 281.51 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 31 SECONDS EAST 309.48 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 29 SECONDS WEST 281.51 FEET; THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 25 NORTH AND THE QUARTER QUARTER SECTION LINE, NORTH 89 DEGREES 46 MINUTES 31 SECONDS WEST 309.48 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES, MORE OR LESS.

ANNEXATION AREA 29
(PARCEL ID 06-06-04-000-015.000-001)

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 1 WEST, SITUATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA, PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE AFORESAID NORTHEAST QUARTER, PROCEED THENCE SOUTH 00 DEGREES 10 MINUTES 34 SECONDS EAST (THE BEARING DETERMINED FROM U.S.G.S. QUADRANGLE MAPS), 196.40 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING, CONTINUE THENCE SOUTH 00 DEGREES 10 MINUTES 34 SECONDS EAST, 165.54 FEET ALONG THE SECTION LINE TO A POINT 2,375.68 FEET NORTH OF A RAILROAD RAIL MONUMENT AT THE SOUTHEAST CORNER OF THE AFORESAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 10 MINUTES 58 SECONDS WEST, 179.27 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 42 SECONDS EAST, 162.90 FEET (A FENCE EXIST MORE OR LESS ALONG THIS LINE); THENCE SOUTH 89 DEGREES 01 MINUTES 06 SECONDS EAST, 173.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6655 ACRES, MORE OR LESS.

ANNEXATION AREA 30
(PARCEL ID 06-10-27-000-005.000-001)

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 1 WEST, SITUATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA, PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A RAILROAD RAIL (ON END) AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER, PROCEED THENCE NORTH 0°05'0" EAST (THE BEARING ASSUMED FROM A COMPASS OBSERVATION), ALONG THE QUARTER SECTION LINE, 614.61 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE THENCE NORTH 0°05'0" EAST, ALONG THE QUARTER SECTION LINE, 148.97 FEET; THENCE SOUTH 88°0'01" EAST, ALONG AN EXISTING FENCE AND SAID FENCE EXTENDED; 585.13 FEET; THENCE SOUTH 0°05'0" WEST, 148.97 FEET; THENCE NORTH 88°0'01" WEST, 585.13 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0000 ACRES, MORE OR LESS.

ANNEXATION AREA 31
(PARCEL ID 06-10-34-000-002.001-001)

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1166.90 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 1 WEST, AND RUN THENCE EAST 157.10 FEET FOLLOWING THE HALF-SECTION LINE AND CENTER OF STATE ROAD #32-WEST; THENCE SOUTH 312 FEET TO AN IRON PIPE; THENCE WEST 157.10 FEET TO AN IRON PIPE; THENCE NORTH 312 FEET TO THE HALF SECTION LINE; CENTER OF STATE ROAD #32-WEST AND THE PLACE OF BEGINNING, AND CONTAINING 1.125 ACRES, MORE OR LESS.

ANNEXATION AREA 32
(PARCEL ID 06-10-14-000-002.009-001)

A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 1 WEST, SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID QUARTER, MARKED BY AN INVERTED RAILROAD RAIL, PROCEED THENCE SOUTH (ASSUMED BEARINGS) A DISTANCE OF 875.00 FEET ALONG THE EAST LINE OF SAID QUARTER, ALSO BEING ALONG THE APPROXIMATE CENTERLINE OF COUNTY ROAD 150 W TO THE POINT OF BEGINNING, MARKED BY A RAILROAD SPIKE; THENCE (1) CONTINUE ON SAID LINE A DISTANCE OF 175.00 FEET TO A RAILROAD SPIKE; THENCE (2) N 89° 54' 05" W A DISTANCE OF 248.91 FEET TO AN IRON BAR; THENCE (3) NORTH A DISTANCE OF 175.00 FEET TO AN IRON BAR; THENCE S 89° 54' 05" E A DISTANCE OF 248.91 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0000 ACRES.

ANNEXATION AREA 33
(PARCEL ID 06-06-03-000-010.000-001)

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 1 WEST AND RUN THENCE NORTH 476.8 FEET; THENCE WEST 182.7 FEET; THENCE SOUTH 476.8 FEET; THENCE EAST 182.7 FEET, CONTAINING 2.0 ACRES, MORE OR LESS.

ANNEXATION AREA 34
(PARCEL ID 06-06-04-000-014.001-001 & 06-06-04-000-014.000-001)

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, LOCATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP AND RANGE AFORESAID, PROCEED SOUTH 00 DEGREES 21 MINUTES 50 SECONDS EAST (AS ASSUMED BEARING) WITH THE SECTION LINE FOR A DISTANCE OF 964.43 FEET; THENCE PROCEED SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 241.94 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 965.05 FEET TO THE SECTION LINE; THENCE NORTH 89 DEGREES 50 MINUTES 38 SECONDS WEST WITH THE SECTION LINE FOR A DISTANCE OF 241.94 FEET TO THE POINT OF BEGINNING.

ANNEXATION AREA 35

(PARCEL ID 06-10-34-000-008.001-001 & 06-10-34-000-008.000-001)

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 1 WEST, CONTAINING 78 ACRES, MORE OR LESS.

EXCEPT A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 1 WEST, BOONE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 39 MINUTES 22 SECONDS WEST 252.731 METERS (829.17 FEET) ALONG THE NORTH LINE OF SAID QUARTER SECTION TO A NORTHWEST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 0 DEGREES 52 MINUTES 57 SECONDS EAST 11.779 METERS (38.64 FEET) ALONG A WEST LINE OF THE GRANTOR'S TO POINT "100" DESIGNATED ON SAID PLAT AND THE SOUTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST 240.409 METERS (788.74 FEET) ALONG THE BOUNDARY OF SAID S.R. 32 TO THE SOUTHWESTERN BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND COUNTY ROAD 200 WEST; THENCE SOUTH 45 DEGREES 41 MINUTES 55 SECONDS EAST 10.862 METERS (35.64 FEET) ALONG THE BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SAID COUNTY ROAD 200 WEST TO THE WEST BOUNDARY OF SAID COUNTY ROAD 200 WEST; THENCE SOUTH 0 DEGREES 35 MINUTES 54 SECONDS EAST 40.205 METERS (131.91 FEET) ALONG THE BOUNDARY OF SAID COUNTY ROAD 200 WEST TO A POINT "113" DESIGNATED ON SAID PLAT; THENCE SOUTH 89 DEGREES 32 MINUTES 00 SECONDS WEST 1.850 METERS (6.07 FEET) TO POINT "112" DESIGNATED ON SAID PLAT; THENCE NORTH 0 DEGREES 28 MINUTES 00 SECONDS WEST 20.000 METERS (65.62 FEET) TO POINT "109" DESIGNATED ON SAID PLAT; THENCE NORTH 21 DEGREES 56 MINUTES 23 SECONDS WEST 26.930 METERS (88.35 FEET) TO POINT "107" DESIGNATED ON SAID PLAT; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST 236.484 METERS (775.87 FEET) TO POINT "106" DESIGNATED ON SAID PLAT AND A WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 0 DEGREES 52 MINUTES 57 SECONDS WEST 2.808 METERS (9.21 FEET) ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.0872 HECTARES (0.215 ACRES), MORE OR LESS.

RESOLUTION 2025-02

EXHIBIT C

**ORDINANCE ESTABLISHING A WASTEWATER SERVICE RATE DISTRICT AND
RATES AND CHARGES FOR THE USE AND SERVICES PROVIDED BY THE
WASTEWATER WORKS UTILITY TO THE LEAP DISTRICT**

ORDINANCE 2025-XX

**AN ORDINANCE ESTABLISHING A WASTEWATER SERVICE RATE DISTRICT
AND RATES AND CHARGES FOR THE USE AND SERVICES PROVIDED BY THE
WASTEWATER WORKS UTILITY TO THE LEAP DISTRICT**

WHEREAS, the City of Lebanon, Indiana ("City") owns and operates through its Utility Service Board ("Board") a municipal wastewater utility known as Lebanon Utilities (the "Utility") for the purpose of providing safe, reliable and efficient wastewater utility services (the "Wastewater Works System") in and around the City pursuant to Ind. Code §8-1.5 *et. seq.*, as amended, and other applicable provisions of Indiana law (collectively, the "Act");

WHEREAS, the Common Council for the City of Lebanon ("City Council"), based upon recommendations from the Board, periodically creates, evaluates, and adjusts the fees and charges to ensure sufficient revenue to cover the expenses of the Utility, including the maintenance and expansion of the Wastewater Works System in order to serve new customers, newly annexed areas and improve the Wastewater Works System for existing rate payers;

WHEREAS, the Indiana Economic Development Corporation (the "IEDC") has established the Limitless Exploration/Advanced Pace Research and Innovation District (the "LEAP District"), which consists of approximately 11,000+ acres of real property within and proximate to the City;

WHEREAS, the LEAP District is defined in the depiction attached as **Exhibit "A"** and attached legal descriptions as **Exhibit "B"**, and as may be further amended and described by the City Council;

WHEREAS, the City previously established a wastewater rate district under City of Lebanon Ordinance No. 2022-23 to ensure equitable distribution of costs for wastewater services among current users within the City (the "Civil Wastewater District");

WHEREAS, it is determined that the LEAP District has distinct wastewater infrastructure needs, population density, wastewater capacity demand, and wastewater service costs that necessitate the establishment of a new rate district separate from the existing Civil Wastewater District;

WHEREAS, in anticipation of the development of the LEAP District, the City, through the Board, approved a Water Supply Agreement, ("Water Supply Agreement"), with the Board of Directors for Utilities of the Department of Public Utilities for the City of Indianapolis, d/b/a

Citizens Water ("Citizens"), which provides that Citizens will supply the Utility with up to 25 million gallons per day of wholesale water service to the City, including the LEAP District;

WHEREAS, the Board has obtained an estimated cost from its engineering advisor for construction of infrastructure necessary to receive and treat any resulting wastewater flows from the secondary source water from Citizens;

WHEREAS, the existing rates and charges for services provided by the Utility do not produce revenues sufficient to construct and maintain the Wastewater Works System for the LEAP District in a sound physical and financial condition, and therefore, the current rates and charges would not be "reasonable and just" within the meaning of I.C. §8-1.5-3-8;

WHEREAS, the Board commissioned an analysis from its financial advisor, Baker Tilly, to determine in a reliable and efficient manner the appropriate rates and charges for the LEAP District and how the revenues shall be collected from the respective users of the LEAP District ("Baker Tilly Report");

WHEREAS, based upon the Baker Tilly Report, the Board adopted Resolution 2025-02 recommending the creation of the new wastewater rate district for the LEAP District (the "LEAP Wastewater District") and approval of the proposed rates and charges to the City Council;

WHEREAS, pursuant to the Act, the City Council may by Ordinance establish just and equitable fees for the services rendered by the wastewater utility, including the establishment of rate districts and the collection of fees to ensure the operation of the Utility in a sound financial condition;

WHEREAS, the Utility has been exempted from the jurisdiction of the Indiana Utility Regulatory Commission;

WHEREAS, this Ordinance is introduced and pursuant to I.C. §8-1.5-3-8.1 a notice of a hearing establishing the wastewater rate district and setting forth a proposed schedule of rate and fees has been published in accordance with I.C. §5-3-1; mailed to customers within the LEAP Wastewater District; mailed to owners of vacant or unimproved property within the LEAP Wastewater District; and mailed to the users of the wastewater utility located outside of the City's corporate boundaries;

WHEREAS, the City Council held a public hearing pursuant to I.C. §8-1.5-3-8.1 at which users of the wastewater utility, owners of property served or to be served by the utility, and other interested persons have been allowed to be heard concerning the establishment of the LEAP

Wastewater District and the proposed rates and charges;

WHEREAS, the City Council finds the rates and charges described herein are nondiscriminatory, reasonable and just; and

WHEREAS, the City Council also finds the rates and charges produce income sufficient to construct and maintain the utility property in a sound physical and financial condition to render adequate and efficient service to the LEAP District.

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

Section 1. A second wastewater rate district is hereby established known as the LEAP Wastewater District;

Section 2. The boundaries of the LEAP Wastewater District are set forth in the incorporated **Exhibits A and B**;

Section 3. The existing wastewater rate district, governed by Ordinance 2022-23, shall be known as the Civil Wastewater District and generally includes all current connections to the Wastewater Works System and all property currently within the corporate limits of the City not set out in **Exhibits A and B**;

Section 4. The LEAP Wastewater District shall also be governed by the *City of Lebanon Utilities General Terms and Conditions of Wastewater Service* and any other applicable regulations, statutes and ordinances;

Section 5. All future annexations of property into the corporate limits of the City of Lebanon shall designate which Wastewater Rate District shall apply;

Section 6.

(a) No connection to the City's sewage works system shall be allowed until a permit is obtained and payment of Availability Fees, Connection/Inspection Fees, and Connection/Inspection With Sewer Main Tie In Fees have been made to the City, or if applicable, payments have been arranged in accordance with Section 2(b) of this Ordinance.

1) **Availability Fee.** The charge to a user for a new connection to or additional wastewater discharge from an existing connection to the City's sewage works system and is charged a pro rata cost of construction of all interceptor sewer lines and appurtenances to serve the property of the connecting user and is charged in return for the City making available to such user the City's sewage treatment system consisting of all facilities and

operations necessary to treat sewage of such user. The amount of the Availability Fee shall be as follows:

<u>Residential User</u>	\$5,400.00 per EDU
<u>All Other Users</u>	\$5,400.00 per EDU

An Equivalent Dwelling Unit (EDU) represents the volume of wastewater flows from a single-family dwelling over one calendar year. One Wastewater EDU is equal to 310 gallons per day. The estimated flows for all users other than single-family dwellings shall be calculated in accordance with 327 IAC Article 3 and equated to EDUs by dividing the estimated daily flows by 310 gallons per day; this includes new connections to or additional wastewater usage from an existing connection to the wastewater system. In determining EDUs for all rates and charges of the City where EDUs form the basis of an applicable charge, including but not limited to sewer availability fees, all other parcels of land not used for single residential dwelling units shall be converted to EDUs on the basis of the anticipated sewage usage from such real estate as compared to the anticipated sewage usage for residential dwelling units. The Director of wastewater works of the City (or designee) may consider the flow calculation factors published by the Indiana Department of Environmental Management, 327 IAC 3-6-11, or any other factors determined to be relevant, in determining EDUs for new or expanded usage or capacity. If there are no appropriate estimated flow factors listed in 327 IAC Article 3, the Utility, in its discretion, shall determine the estimated flows based upon good engineering judgment and reasonable information. The Director of the wastewater works may adopt additional guidance and policies concerning the calculation of EDUs consistent with this Ordinance. For no reason shall any structures connecting to the wastewater system be considered less than one (1) EDU for purposes of calculating rates and charges. When calculations of EDUs result in a fraction of an EDU, the result shall be rounded up to the next whole number (Example: an EDU calculation of 9.3 shall be rounded up to 10 EDUs).

The cost of distribution systems constructed after the date of this Ordinance by someone other than the City under a written agreement with the City may be credited against the Availability Fee, subject to all applicable statutes and ordinances. The decision to enter into such agreement and allow such credit and the amount of the credit shall be made solely at the discretion of the City as delegated to the Utility.

2) Connection/Inspection Fee. The charge to a user for a new or additional connection to the City's sewage works system and is charged as a part of the pro rata cost of construction of all local and/or lateral sewer lines adequate to serve the property of the connecting user and for the cost of inspecting said connection to the sewage works. The Connection/Inspection Fee (per trip) shall be as follows:

<u>Residential Customer</u>	\$55.00
<u>All Other Customers</u>	\$100.00

3) Connection/Inspection With Sewer Main Tie In Fee. The charge to a user for the cost of inspecting a new or additional connection to the wastewater system main. The Connection/Inspection With Sewer Main Tie In Fee (per trip) shall be as follows:

<u>Non-Residential Customer</u>	\$165.00
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b) Payment of the Availability Fee, the Connection/Inspection Fee, and Connection/Inspection With Sewer Main Tie In Fee shall be made at the following times:

1) Subject to City approval, for new construction connections or additional wastewater usage from existing wastewater connections unless written prepayment arrangements have been made with the City, the Availability Fee shall be paid at the time of the City signing the to be recorded plat or detail plan approval, or conditional use approval. The entire Connection/Inspection Fee and Connection/Inspection With Sewer Main Tie In Fee shall be paid before the issuance of a building permit.

2) For all existing sewage connections with additional wastewater usage not requiring plat or plan approval, the Availability Fee, Connection/Inspection Fee, and the Connection/Inspection With Sewer Main Tie In Fee shall be paid in full before the additional discharge is made to the City's sewage system.

3) For all existing sewage connections with additional wastewater usage not requiring plat or plan approval, the Availability Fee the Connection/Inspection Fee, and the Connection/Inspection Fee With Sewer Main Tie In shall be paid in full before the additional discharge is made to the City's sewage system.

4) For all users repairing or replacing a lateral sewer line or existing wastewater

connections with no additional wastewater discharge, the applicable Fee shall be paid in full before issuance of a permit.

Section 7. Monthly base charges are determined as follows:

<u>Monthly Base Charge</u>	<u>Rate Per Month</u>
5/8 – ¾ inch meter	\$19.19
1 inch meter	\$33.55
1¼ inch meter	\$47.89
1½ inch meter	\$63.86
2 inch meter	\$105.38
3 inch meter	\$223.50
4 inch meter	\$383.16
6 inch meter	\$862.09
8 inch meter	\$1,564.43

Section 8. For the use of and the services rendered by the sewage works, rates and charges shall be collected from the owners of each and every lot, parcel of real estate or building that is connected with the City's sanitary sewer system or otherwise discharged as sewage, industrial waste, water or other liquids, either directly or indirectly, into the sanitary sewer system of the City. Such rates and charges include operations and maintenance, user charges, debt service charges, which rates and charges shall be payable as hereinafter provided and shall be in an amount determinable as follows:

a) The sewage rates and charges shall be based on the quantity of water used on or in the property or premises subject to such rates and charges, as the same is measured by the water meter there in use, plus a base charge based on the size of the water meter installed, except as herein otherwise provided. The water meters shall be read monthly and the users shall be billed monthly. The water usage schedule on which the amount of said rates and charges shall be determined by the addition of the base charge for the month and the treatment flow rate per month as follows:

Treatment Flow Rate

(In addition to the base charge)

	<u>Per 100 Cu. Ft./Month</u>
All Customers	\$6.50

b) For users of the sewage works that are unmetered waters users or where accurate meter readings are not available, the monthly charge shall be estimated and determined by means and

methods satisfactory to the City. Unmetered non "residential single family dwelling units" shall be charged a rate to be determined by the City on an individual basis by applying the above metered rates to the estimated usage and meter size.

c) Where a metered water supply is used for fire protection as well as for other uses, the City may, in its discretion, make adjustments in the minimum charge and in the use charge as may be equitable.

d) For the service rendered to the City of Lebanon, said City shall be subject to the same rates and charges hereinabove provided, or to charges and rates established in harmony therewith.

e) In order to recover the cost of monitoring industrial wastes, the City shall charge the user the actual cost of analysis as incurred by the City subject to any other Ordinances.

f) In the event two (2) or more residential lots, parcels of real estate, or building discharging sanitary sewage, water or other liquids into the City's sewage system either directly or indirectly, are users of water and the quantity of water is measured by a single water meter, then in such case for billing purposes, the base charge per month of the sewage rates and charges shall be multiplied by the number of residential lots, parcels of real estate, or buildings served through the single water meter and added to treatment flow charge determined by the treatment flow rate as applied to the monthly metered flow.

g) The user charges, fees, and debt service charges set forth in the rate structure hereinbefore set forth shall be changed, as necessary, by the Common Council.

Section 9. Other Non-Recurring Fees and Charges.

a) Late Fee. A customer who has not paid all charges on an account on or before the due date stated on the bill, shall be assessed a late payment charge of ten percent (10%) on any outstanding balance.

b) Returned Check Charge. If a check, draft, order or like instrument tendered to the City is dishonored or returned unpaid for any reason, the customer may be charged an amount not to exceed Thirty Dollars (\$30.00). The charge shall not be considered an interest charge, a finance charge, a time-price differential, or any charge of a similar nature.

c) Wastewater Deposit. Any individual, partnership, association, business, or corporation renting real property or improvements and desirous of service from the City's wastewater utility, hereinafter customer, renter, or depositor, shall make application and pay a wastewater deposit of a

minimum of an estimated average of two (2) months wastewater service to the subject property. The City shall have the right to request proof of the customer's interest in the property served by the wastewater utility by presentation of a copy of deed, contract, lease, or agreement, and to request that the meter deposit be made and held in the customer's name. Wastewater deposits shall be held by the Utility in the customer's name(s) until returned or applied to the customer account consistent with Utility Policy. If a deposit is being held upon discontinuance of service, the City shall apply all or any part of the customer's wastewater deposit to payment of any outstanding wastewater charges, including any delinquencies, with the renter's or purchaser's meter deposit being first applied to the payment of wastewater charges followed by the owner's meter deposit. The remaining balance of wastewater deposit shall be refunded to the depositor. The depositor shall be responsible for providing the City with a proper forwarding address.

d) System Tampering Charge. Any damage resulting from unauthorized use or tampering with the wastewater utility system (including meters) will result in a charge for the cost of repair (actual labor, materials, vehicle(s) and equipment) and the estimated wastewater usage at the applicable rate, subject to the below minimum charge.

<u>Residential Customers</u>	\$100.00
<u>All Other Customers</u>	\$500.00

e) Septic Hauling Fee. Septic Hauling for customers shall be charged at the rate of \$3.70 per 1,000 gallons of wastewater.

f) Service Trip Fee. A per trip charge for each service call to the customer site as follows:

<u>Residential Customers</u>	\$45.00
<u>All Other Customers</u>	\$130.00

g) After Hours Fee. Service fee in addition to any other fees are charged per hour outside of the normal operating hours (includes weekends and holidays) of the Utility, as may be established from time to time, at the below rate with a one hour minimum:

<u>After Hours Rate</u>	\$40/hour
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Section 8. The rates, charges and fees set forth in this Ordinance shall be reviewed every

calendar year for continued applicability and financial necessity. There is a zero percent difference in the rates and charges between property located outside the corporate boundaries of the City as compared to property located within the corporate boundaries of the City.

Section 9. Any portion of the other Ordinances in conflict with a provision in this Ordinance is hereby superseded to the extent inconsistent herewith. The provisions, rates, and charges of the Ordinance are severable. In the event any one or more of the provisions contained in this Ordinance should be invalid or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein and/or the prior Ordinances of the City, shall not in any way be affected or impaired and shall remain in full force and effect. Furthermore, to the extent a rate, charge or provisions in this Ordinance is declared invalid, the higher of the valid charge or the original charge or fee previously established by the City shall be effective and/or retroactive as though unaltered. The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts.

Section 10. This Ordinance shall be in full force and effect upon its adoption, effective date and any publication required by law. The monthly metered wastewater usage charges, herein, shall be applied to any customer within the LEAP Wastewater District beginning the first, full billing cycle after the effective date of this Ordinance.

All of which is CONSIDERED, APPROVED AND ADOPTED by the Common Council
of the City of Lebanon, Indiana, this _____ day of _____, 2025.

Voting For

Voting Against

Abstain

Keith Campbell

Keith Campbell

Keith Campbell

John Copeland

John Copeland

John Copeland

Robert Hawkins

Robert Hawkins

Robert Hawkins

Sandra Jasionowski

Sandra Jasionowski

Sandra Jasionowski

Mike Kincaid

Mike Kincaid

Mike Kincaid

Sierra Messenger

Sierra Messenger

Sierra Messenger

Dick Robertson

Dick Robertson

Dick Robertson

ATTEST:

Tonya Thayer, Clerk-Treasurer

I hereby certify that Ordinance 2025- was delivered to the Mayor of Lebanon on the _____ day of _____, 2025, at _____ : _____ m.

Tonya Thayer, Clerk-Treasurer

I hereby APPROVE ORDINANCE 2025-
this ____ day of _____, 2025.

Matthew T. Gentry, Mayor

I hereby VETO ORDINANCE 2025-
this ____ day of _____, 2025.

Matthew T. Gentry, Mayor

ORDINANCE 2025-

EXHIBIT A

LEAP DISTRICT DEPICTION

ORDINANCE 2025-

EXHIBIT B

LEAP DISTRICT LEGAL DESCRIPTION