

**NOTICE OF ANNEXATION  
PURSUANT TO I.C. § 36-4-3-2.2(d)**

You are being sent this Notice because you are in or adjoining the area of the West Lafayette US 231 Corridor Annexation. Please be advised as follows:

1. A legal description of the real property proposed to be annexed is attached to this Notice as Exhibit A.
2. There will be a **PUBLIC HEARING** on the 7<sup>th</sup> day of October, 2013 at 6:30 p.m. in Council Chambers at the West Lafayette City Hall located at 609 West Navajo Street, West Lafayette, Indiana, to discuss this annexation.
3. A map showing the current municipal boundaries and the proposed municipal boundaries is attached to this Notice as Exhibit B, page 2.
4. The current zoning classifications for the area proposed to be annexed are attached to this Notice as Exhibit B, page 3. There are no proposed zoning changes for the proposed area to be annexed.
5. A detailed summary of the fiscal plan is attached to this Notice as Exhibit B.
6. A copy of the fiscal plan is on file at the West Lafayette City Clerk-Treasurer's office at 609 West Navajo Street, West Lafayette, Indiana, where it may be inspected and copied by members of the public. The complete fiscal plan may also be accessed via the City's website at [www.westlafayette.in.gov](http://www.westlafayette.in.gov)
7. Any landowner in the annexed territory who requests a copy of the fiscal plan will be provided one immediately after the fiscal plan has been adopted.
8. Further information may be obtained from Chandler Poole, Director of Development for the City of West Lafayette, at (765) 775-5160 or by email to [cpoole@westlafayette.in.gov](mailto:cpoole@westlafayette.in.gov) .

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Parts of Sections 2, 3, 11, 12, 13, 14, 23, 24, 25, 26, 27, 35, and 36 in Township 23 North, Range 5 West, together with parts of Sections 7, 18, 19, and 30 in Township 23 North, Range 4 West, Tippecanoe County, Indiana, being more particularly described as follows: BEGINNING at a southern corner of the current boundary of the City Of West Lafayette, being the southwest corner of the City Of West Lafayette real estate described in Deed Record 275, Page 367 (all referenced documents are on file in the Office Of The Recorder of Tippecanoe County, Indiana); thence South 88 degrees 06 minutes 24 seconds East 125.66 feet along the south line of said City Of West Lafayette real estate and said boundary of the City Of West Lafayette to the southeastern right-of-way line of South River Road; thence along said southeastern right-of-way line for the following 9 calls:

- 1) thence South 32 degrees 58 minutes 22 seconds West 227.07 feet;
- 2) thence South 25 degrees 27 minutes 35 seconds West 304.97 feet;
- 3) thence southwesterly 305.31 feet along an arc to the right having a radius of 2,039.86 feet and subtended by a long chord having a bearing of South 37 degrees 17 minutes 03 seconds West and a length of 305.02 feet;
- 4) thence South 41 degrees 34 minutes 20 seconds West 1,211.82 feet;
- 5) thence South 44 degrees 26 minutes 04 seconds West 400.50 feet;
- 6) thence South 41 degrees 34 minutes 20 seconds West 544.93 feet;
- 7) thence southwesterly 531.53 feet along an arc to the right having a radius of 2,019.86 feet and subtended by a long chord having a bearing of South 49 degrees 06 minutes 40 seconds West and a length of 530.00 feet;
- 8) thence South 56 degrees 38 minutes 59 seconds West 538.87 feet;
- 9) thence South 54 degrees 08 minutes 59 seconds West 115.56 feet;

thence South 67 degrees 29 minutes 51 seconds West 596.63 feet, crossing the US-231 corridor per the INDOT Right-Of-Way Plans for Project NH-081-6(019), Code 4143, Des. No. 9700830, dated 10/27/05 to the southern right-of-way line of said South River Road; thence along said southern right-of-way line for the following 32 calls:

- 1) thence South 56 degrees 44 minutes 02 seconds West 204.10 feet;

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- 2) thence southwesterly 303.66 feet along an arc to the right having a radius of 1,217.25 feet and subtended by a long chord having a bearing of South 50 degrees 10 minutes 42 seconds West and a length of 302.87 feet;
- 3) thence southwesterly 84.32 feet along an arc to the right having a radius of 7,389.59 feet and subtended by a long chord having a bearing of South 57 degrees 40 minutes 57 seconds West and a length of 84.32 feet;
- 4) thence South 58 degrees 05 minutes 13 seconds West 18.75 feet;
- 5) thence South 76 degrees 23 minutes 36 seconds West 113.84 feet;
- 6) thence North 32 degrees 01 minutes 51 seconds West 5.00 feet;
- 7) thence southwesterly 206.19 feet along an arc to the right having a radius of 6,504.00 feet and subtended by a long chord having a bearing of South 59 degrees 52 minutes 14 seconds West and a length of 206.18 feet;
- 8) thence South 29 degrees 15 minutes 58 seconds East 10.00 feet;
- 9) thence southwesterly 20.09 feet along an arc to the right having a radius of 6,850.44 feet and subtended by a long chord having a bearing of South 60 degrees 49 minutes 04 seconds West and a length of 20.09 feet;
- 10) thence North 29 degrees 05 minutes 53 seconds West 10.00 feet;
- 11) thence southwesterly 226.68 feet along an arc to the right having a radius of 6,976.88 feet and subtended by a long chord having a bearing of South 61 degrees 51 minutes 05 seconds West and a length of 226.67 feet;
- 12) thence South 27 degrees 11 minutes 58 seconds East 10.00 feet;
- 13) thence southwesterly 20.09 feet along an arc to the right having a radius of 6,850.44 feet and subtended by a long chord having a bearing of South 62 degrees 53 minutes 04 seconds West and a length of 20.09 feet;
- 14) thence North 27 degrees 01 minutes 53 seconds West 10.00 feet;

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- 15) thence southwesterly 40.37 feet along an arc to the right having a radius of 6,840.44 feet and subtended by a long chord having a bearing of South 63 degrees 08 minutes 16 seconds West and a length of 40.37 feet;
  - 16) thence South 63 degrees 18 minutes 24 seconds West 1,080.82 feet, crossing into said Section 25;
  - 17) thence South 26 degrees 41 minutes 36 seconds East 10.00 feet;
  - 18) thence South 63 degrees 18 minutes 24 seconds West 20.00 feet;
  - 19) thence North 26 degrees 41 minutes 36 seconds West 10.00 feet;
  - 20) thence South 63 degrees 18 minutes 24 seconds West 764.81 feet;
  - 21) thence southwesterly 287.50 feet along an arc to the right having a radius of 2,239.14 feet and subtended by a long chord having a bearing of South 66 degrees 59 minutes 06 seconds West and a length of 287.30 feet;
  - 22) thence South 70 degrees 39 minutes 48 seconds West 327.24 feet;
  - 23) thence westerly 517.03 feet along an arc to the right having a radius of 1,520.10 feet and subtended by a long chord having a bearing of South 80 degrees 24 minutes 26 seconds West and a length of 514.54 feet, crossing into said Section 36;
  - 24) thence North 89 degrees 50 minutes 56 seconds West 811.98 feet;
  - 25) thence South 00 degrees 09 minutes 04 seconds West 10.00 feet;
  - 26) thence North 89 degrees 50 minutes 56 seconds West 35.00 feet;
  - 27) thence North 00 degrees 09 minutes 04 seconds East 10.00 feet;
  - 28) thence North 89 degrees 50 minutes 56 seconds West 63.99 feet;
  - 29) thence South 00 degrees 09 minutes 04 seconds West 15.00 feet;
  - 30) thence North 89 degrees 50 minutes 56 seconds West 20.00 feet;
  - 31) thence North 00 degrees 09 minutes 04 seconds East 15.00 feet;
  - 32) thence North 89 degrees 50 minutes 56 seconds West 316.52 feet to the west line of Tract 41 of the Heritage Aggregates, LLC real estate described in Instrument Number 201212006573;
- thence South 00 degrees 25 minutes 20 seconds East 835.43 feet along said west line to a north line of the 191.848 Acre Tract Evonic Degussa Corporation real estate described in Instrument Number 201010000694;

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thence North 89 degrees 52 minutes 59 seconds West 1,423.50 feet along said north line to a corner of said Evonic Degussa Corporation real estate; thence North 00 degrees 04 minutes 37 seconds West 835.42 feet along a central line of said Evonic Degussa Corporation real estate to the southern right-of-way line of said South River Road; thence along said southern right-of-way line for the following 5 calls:

- 1) thence South 89 degrees 41 minutes 23 seconds West 230.98 feet;
- 2) thence South 00 degrees 18 minutes 37 seconds East 5.00 feet;
- 3) thence South 89 degrees 41 minutes 23 seconds West 20.00 feet;
- 4) thence North 00 degrees 18 minutes 37 seconds West 5.00 feet;
- 5) thence South 89 degrees 41 minutes 23 seconds West 981.11 feet to a southerly extension of a west line of the Trustees Of Purdue University real estate described in Deed Book 204, Page 542;

thence North 00 degrees 09 minutes 35 seconds East 1,806.42 feet along said southerly extension and west line, crossing into said Section 26, to the northeast corner of Squires Arbor Minor Subdivision (Instrument Number 06017055); thence North 89 degrees 21 minutes 00 seconds West 1,312.48 feet along the north line of said Squires Arbor Minor Subdivision to the western right-of-way line of South Sharon Chapel Road; thence North 00 degrees 55 minutes 49 seconds East 146.31 feet along said western right-of-way line to the south line of the Purdue Research Foundation real estate described in Instrument 03046354; thence along the southern lines of said Purdue Research Foundation real estate for the following 10 calls:

- 1) thence North 87 degrees 34 minutes 09 seconds West 1,293.72 feet;
- 2) thence North 01 degrees 40 minutes 16 seconds East 389.24 feet;
- 3) thence North 00 degrees 03 minutes 31 seconds East 367.73 feet;
- 4) thence South 85 degrees 59 minutes 52 seconds West 966.48 feet;
- 5) thence North 00 degrees 21 minutes 40 seconds West 69.53 feet;
- 6) thence North 85 degrees 46 minutes 33 seconds East 20.35 feet;
- 7) thence North 01 degrees 22 minutes 00 seconds West 198.20 feet;
- 8) thence South 87 degrees 48 minutes 38 seconds West 174.00 feet;
- 9) thence North 00 degrees 49 minutes 22 seconds West 162.50 feet;

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10) thence South 87 degrees 48 minutes 38 seconds West 178.40 feet, crossing into said Section 27 and extending to the western right-of-way line of County Road South 300 West;

thence North 00 degrees 21 minutes 50 seconds West 45.00 feet along said western right-of-way line to a westerly extension of a line of said Purdue Research Foundation real estate; thence along said extension and the western lines of said Purdue Research Foundation real estate for the following 8 calls:

- 1) thence North 87 degrees 48 minutes 38 seconds East 303.04 feet, crossing into said Section 26;
- 2) thence North 00 degrees 49 minutes 22 seconds West 71.49 feet;
- 3) thence South 84 degrees 49 minutes 42 seconds West 69.25 feet;
- 4) thence North 00 degrees 49 minutes 22 seconds West 85.14 feet;
- 5) thence North 00 degrees 49 minutes 22 seconds West 177.66 feet;
- 6) thence South 84 degrees 30 minutes 09 seconds West 74.54 feet;
- 7) thence North 01 degrees 45 minutes 14 seconds East 437.50 feet;
- 8) thence North 89 degrees 44 minutes 03 seconds West 172.14 feet, crossing into said Section 27 and extending to the western right-of-way line of said County Road South 300 West;

thence North 00 degrees 21 minutes 50 seconds West 964.72 feet along said western right-of-way line to a westerly extension of a line of said Purdue Research Foundation real estate; thence along said extension and the western lines of said Purdue Research Foundation real estate for the following 3 calls:

- 1) thence South 80 degrees 44 minutes 59 seconds East 360.06 feet, crossing into said Section 26;
- 2) thence North 00 degrees 21 minutes 51 seconds West 209.29 feet;
- 3) thence South 89 degrees 38 minutes 09 seconds West 358.00 feet, crossing into said Section 27 and extending to the western right-of-way line of said County Road South 300 West;

thence North 00 degrees 21 minutes 50 seconds West 235.38 feet along said western right-of-way line to the north line of the northeast quarter of said Section 27; thence North 89 degrees 28 minutes 19 seconds East 8.00 feet along said north line to the southwest corner of the southwest quarter of said Section 23;

thence North 89 degrees 37 minutes 56 seconds East 2,619.69 feet along said south line to the western right-of-way line of County Road 250 West (also known as South Sharon Chapel Road); thence North 00 degrees 35 minutes 30 seconds West 900.00 feet along said western right-of-way line; thence North 00 degrees 50

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minutes 31 seconds West 915.37 feet along said western right-of-way line to the northern right-of-way line of Newman Road; thence along said northern right-of-way line for the following 16 calls:

- 1) thence North 80 degrees 58 minutes 45 seconds East 100.00 feet;
- 2) thence North 78 degrees 49 minutes 49 seconds East 581.49 feet;
- 3) thence easterly 248.00 feet along an arc to the right having a radius of 735.00 feet and subtended by a long chord having a bearing of North 88 degrees 29 minutes 37 seconds East and a length of 246.83 feet;
- 4) thence South 81 degrees 50 minutes 24 seconds East 24.91 feet;
- 5) thence easterly 100.58 feet along an arc to the right having a radius of 1,500.00 feet and subtended by a long chord having a bearing of South 79 degrees 55 minutes 09 seconds East and a length of 100.56 feet;
- 6) thence South 77 degrees 59 minutes 53 seconds East 157.32 feet;
- 7) thence easterly 286.07 feet along an arc to the left having a radius of 716.65 feet and subtended by a long chord having a bearing of South 89 degrees 26 minutes 01 seconds East and a length of 284.18 feet;
- 8) thence North 79 degrees 07 minutes 50 seconds East 415.57 feet;
- 9) thence North 00 degrees 30 minutes 10 seconds West 25.41 feet;
- 10) thence North 79 degrees 07 minutes 50 seconds East 236.66 feet;
- 11) thence northeasterly 377.52 feet along an arc to the left having a radius of 840.29 feet and subtended by a long chord having a bearing of North 66 degrees 15 minutes 35 seconds East and a length of 374.36 feet;
- 12) thence North 53 degrees 23 minutes 20 seconds East 155.03 feet to the west line of the southwest quarter of said Section 24;
- 13) thence South 00 degrees 21 minutes 25 seconds East 29.96 feet along said west line;
- 14) thence northeasterly 49.40 feet along an arc to the right having a radius of 690.33 feet and subtended by a long chord having a bearing of North 57 degrees 11 minutes 28 seconds East and a length of 49.39 feet;

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15) thence northeasterly 122.41 feet along an arc to the right having a radius of 641.55 feet and subtended by a long chord having a bearing of North 64 degrees 42 minutes 27 seconds East and a length of 122.22 feet;

16) thence northeasterly 87.38 feet along an arc to the left having a radius of 626.80 feet and subtended by a long chord having a bearing of North 66 degrees 10 minutes 47 seconds East and a length of 87.31 feet to the eastern right-of-way line of the Norfolk and Western Railroad;

thence along said eastern right-of-way line for the following 3 calls:

- 1) thence North 18 degrees 36 minutes 26 seconds West 3,422.94 feet, crossing through said Section 23 into said Section 14;
- 2) thence northwesterly 1,551.19 feet along an arc to the left having a radius of 5,550.47 feet and subtended by a long chord having a bearing of North 26 degrees 36 minutes 48 seconds West and a length of 1,546.15 feet;
- 3) thence North 34 degrees 37 minutes 11 seconds West 4,304.11 feet, crossing into said Section 11, to the northern right-of-way line of Lindberg Road;

thence along said northern right-of-way line for the following 5 calls:

- 1) thence North 88 degrees 37 minutes 27 seconds East 56.95 feet;
- 2) thence North 00 degrees 22 minutes 09 seconds West 28.00 feet;
- 3) thence North 88 degrees 37 minutes 27 seconds East 1,288.19 feet;
- 4) thence South 00 degrees 00 minutes 39 seconds East 10.00 feet;
- 5) thence North 88 degrees 36 minutes 49 seconds East 479.02 feet to the west line of the John E. Townsend, et. al. real estate described in Instrument Number 9509563;

thence North 00 degrees 01 minutes 28 seconds East 814.56 feet along said west line to the south line of Part Two Of Sherwood Forest (Plat Cabinet "B", Slide 51); thence North 88 degrees 59 minutes 21 seconds East 822.48 feet along said south line and the south line of Hess Subdivision (Plat Cabinet "A", Slide 99) to a west line of the State Of Indiana real estate described in Instrument 200909019665; thence North 00 degrees 16 minutes 12 seconds West 853.43 feet along said west line and a west line of the State Of Indiana real estate described in Instrument Number 201010019422 to the south corner of the State Of Indiana real estate

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described in Instrument Number 200909013001; thence along the western lines of the State Of Indiana real estate described in Instrument Numbers 200909013001, 200909018126, 201010001178, 201010005071, and 201010004494 for the following 3 calls:

- 1) thence North 13 degrees 49 minutes 09 seconds West 158.07 feet;
- 2) thence North 24 degrees 31 minutes 44 seconds West 221.27 feet;
- 3) thence northwesterly 544.74 feet along an arc to the left having a radius of 3,075.00 feet and subtended by a long chord having a bearing of North 23 degrees 50 minutes 58 seconds West and a length of 544.02 feet to an eastern right-of-way line of Yeoman Lane;

thence South 88 degrees 37 minutes 52 seconds West 50.00 feet to a western right-of-way line of Yeoman Lane; thence along said western right-of-way line northwesterly 31.36 feet along an arc to the left having a radius of 20.00 feet and subtended by a long chord having a bearing of North 46 degrees 25 minutes 33 seconds West and a length of 28.25 feet to a southern right-of-way line of McCormick Road; thence South 88 degrees 39 minutes 01 seconds West 113.60 feet along said southern line to the east line of the Randolph and Marilyn Leigh real estate described in Instrument Number 9508440; thence North 01 degrees 09 minutes 34 seconds West 40.18 feet along said east line to a south line of the Citation Homes, Inc. real estate described in Instrument Number 201010001649, being the south line of the northeast quarter of said Section 11; thence South 88 degrees 38 minutes 52 seconds West 19.82 feet along said south lines to a corner of said Citation Homes, Inc. real estate; thence South 01 degrees 20 minutes 03 seconds East 136.37 feet along an east line of said Citation Homes, Inc. real estate to a corner real estate; thence South 88 degrees 55 minutes 09 seconds West 2,050.81 feet along the south line of said Citation Homes, Inc. real estate to the west line of said real estate, being the west line of the northeast quarter of the southwest quarter of said Section 11; thence North 00 degrees 21 minutes 49 seconds West 131.06 feet along said west lines to southwest corner of the southeast quarter of the northwest quarter of said Section 11; thence North 00 degrees 09 minutes 14 seconds West 2,650.71 feet along the west line of the east half of the northwest quarter of said Section 11, the west line of said Citation Homes, Inc. real estate, and the west line of the Lake County Trust Company, Trust #64 real estate described in Deed Record 80, Page 671 to the southwest corner of the east half southwest quarter of said Section 2; thence North 00 degrees 16 minutes 57 seconds West 972.30 feet along

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the west line of said east half to a north line of the Evaro D. Krause real estate described in Instrument 9605760; thence North 89 degrees 50 minutes 13 seconds East 896.35 feet along said north line to a western line of the State Of Indiana real estate described in Instrument Number 20101004495; thence along the western lines of the State Of Indiana real estate described in Instrument Numbers 20101004495, 201010002816, and 201010000631 for the following 3 calls:

- 1) thence North 01 degrees 14 minutes 08 seconds West 334.31 feet;
- 2) thence North 89 degrees 42 minutes 33 seconds East 2.41 feet;
- 3) thence North 00 degrees 27 minutes 34 seconds West 607.00 feet to a southern right-of-way line of Bethel Drive;

thence along the southern and western lines of said Bethel Drive for the following 4 calls:

- 1) thence South 89 degrees 13 minutes 33 seconds West 48.18 feet;
- 2) thence northwesterly 145.95 feet along an arc to the right having a radius of 130.00 feet and subtended by a long chord having a bearing of North 58 degrees 36 minutes 44 seconds West and a length of 138.40 feet;
- 3) thence North 26 degrees 27 minutes 01 seconds West 191.98 feet;
- 4) thence northerly 116.85 feet along an arc to the right having a radius of 480.00 feet and subtended by a long chord having a bearing of North 19 degrees 28 minutes 36 seconds West and a length of 116.56 feet to the southeast corner of Lot 2 of Brindon Commercial Subdivision Phase Two (Instrument Number 01006823);

thence South 89 degrees 34 minutes 11 seconds West 243.05 feet along the south line of said Lot 2 to the southwest corner of said Lot; thence North 00 degrees 27 minutes 33 seconds West 279.68 feet along the west line of said Lot to the south right-of-way line of US Highway 52; thence along said south right-of-way line for the following 5 calls:

- 1) thence South 89 degrees 21 minutes 00 seconds West 358.21 feet;
- 2) thence South 00 degrees 27 minutes 34 seconds East 0.78 feet;
- 3) thence South 88 degrees 59 minutes 28 seconds West 349.79 feet;
- 4) thence North 00 degrees 20 minutes 40 seconds West 0.95 feet;

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- 5) thence westerly 1,005.31 feet along an arc to the left having a radius of 110,843.89 feet and subtended by a long chord having a bearing of South 88 degrees 41 minutes 56 seconds West and a length of 1,005.30 feet, crossing into said Section 3, to a southerly extension of the western right-of-way line of County Road 300 West;

thence along said extension and western right-of-way line for the following 5 calls:

- 1) thence North 00 degrees 21 minutes 26 seconds West 318.17 feet;
- 2) thence North 89 degrees 40 minutes 25 seconds East 15.00 feet;
- 3) thence North 00 degrees 21 minutes 26 seconds West 991.24 feet;
- 4) thence northerly 281.77 feet along an arc to the left having a radius of 1,879.86 feet and subtended by a long chord having a bearing of North 04 degrees 39 minutes 04 seconds West and a length of 281.51 feet;
- 5) thence North 08 degrees 56 minutes 43 seconds West 390.60 feet to a westerly extension of the north line of Menards Subdivision (Instrument 200606025264);

thence North 88 degrees 34 minutes 34 seconds East 1,992.60 feet along said extension and north line, crossing into said Section 2, to the northeast corner of said Menards Subdivision; thence South 00 degrees 08 minutes 02 seconds West 577.61 feet along the east line of said Menards Subdivision to the north line of the Meijer Stores Limited Partnership real estate described in Instrument 00023203; thence North 88 degrees 34 minutes 34 seconds East 763.32 feet along said north line, extending to the eastern right-of-way line of County Road 250 West; thence South 00 degrees 08 minutes 29 seconds West 41.07 feet along said eastern right-of-way line to an easterly extension of a northern line of said Meijer Stores Limited Partnership real estate; thence South 88 degrees 31 minutes 29 seconds West 618.90 feet along said extension and northern line to a corner of said Meijer Stores Limited Partnership real estate; thence South 00 degrees 08 minutes 31 seconds East 537.70 feet along an eastern line of said Meijer Stores Limited Partnership real estate to a corner of said real estate; thence North 88 degrees 31 minutes 06 seconds East 616.25 feet along a northern line of said Meijer Stores Limited Partnership real estate, extending to the eastern right-of-way line of County Road 250 West; thence along said eastern right-of-way line of the following 5 calls:

- 1) thence South 00 degrees 08 minutes 29 seconds West 76.33 feet;

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- 2) thence North 88 degrees 40 minutes 05 seconds East 20.01 feet;
- 3) thence South 00 degrees 08 minutes 29 seconds West 209.00 feet;
- 4) thence South 88 degrees 40 minutes 05 seconds West 19.01 feet;
- 5) thence South 00 degrees 08 minutes 29 seconds West 300.85 feet to a northwesterly extension of the northern right-of-way line of US Highway 52;

thence South 39 degrees 03 minutes 31 seconds East 139.36 feet along said extension and northern right-of-way line; thence South 01 degrees 05 minutes 29 seconds East 151.72 feet to the southern right-of-way line of US Highway 52; thence South 37 degrees 23 minutes 57 seconds West 143.15 feet along said southern right-of-way line to the eastern right-of-way line of McCormick Road; thence along said eastern right-of-way line for the following 7 calls:

- 1) thence South 00 degrees 18 minutes 38 seconds East 1,163.35 feet;
- 2) thence North 88 degrees 35 minutes 05 seconds East 26.00 feet;
- 3) thence South 00 degrees 18 minutes 38 seconds East 914.69 feet;
- 4) thence South 88 degrees 29 minutes 44 seconds West 26.49 feet;
- 5) thence South 00 degrees 20 minutes 18 seconds East 112.78 feet;
- 6) thence South 01 degrees 35 minutes 03 seconds East 131.17 feet;
- 7) thence southerly 90.93 feet along an arc to the left having a radius of 524.38 feet and subtended by a long chord having a bearing of South 06 degrees 33 minutes 07 seconds East and a length of 90.82 feet to the north line of the northeast quarter of said Section 11;

thence North 88 degrees 43 minutes 38 seconds East 2,596.70 feet along said north line to the northwest corner of the northwest quarter of said Section 12, being the western boundary of the City of West Lafayette; thence South 00 degrees 22 minutes 01 seconds West 1,312.33 feet along the west line of said quarter and said western boundary of the City Of West Lafayette to the southwest corner of Cumberland Student Housing Planned Development (Plat Book 11, Page 183); thence North 89 degrees 54 minutes 07 seconds East 100.00 feet along the south line of said Cumberland Student Housing Planned Development and said western boundary of the City of West Lafayette to the northwest corner of the Franciscan Sisters of Chicago Service Corporation real estate described in Instrument 01014132 and 01014133; thence South 00 degrees 19

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minutes 35 seconds West 2,188.40 feet along a western line of said Franciscan real estate and said western boundary of the City of West Lafayette to the southwest corner of said Franciscan real estate; thence South 88 degrees 45 minutes 58 seconds West 95.82 feet along a southern line of the Richard K. Maier real estate described in Instrument 201010001373, crossing into said Section 11, to the northeast corner of McCormick Place Planned Development - Phase III (Instrument 05018064);

The remainder of this description is intended to coincide with the existing western boundaries of the City of West Lafayette: thence along the north and west lines line of said McCormick Place Planned Development - Phase III for the following 7 calls:

- 1) thence South 89 degrees 04 minutes 49 seconds West 289.47 feet;
- 2) thence South 00 degrees 37 minutes 11 seconds East 223.37 feet;
- 3) thence South 89 degrees 22 minutes 49 seconds West 120.00 feet;
- 4) thence South 00 degrees 37 minutes 11 seconds East 471.78 feet;
- 5) thence South 88 degrees 31 minutes 19 seconds West 129.99 feet;
- 6) thence South 00 degrees 37 minutes 11 seconds East 120.01 feet;
- 7) thence South 88 degrees 31 minutes 19 seconds West 202.47 feet extending to the western right-of-way line of McCormick Road;

thence South 23 degrees 48 minutes 05 seconds East 1,026.22 feet along said western right-of-way line to the north line of the northeast quarter of said Section 14; thence South 22 degrees 46 minutes 51 seconds East 185.31 feet along said western right-of-way line to a westerly extension of a northern line of Blackbird Farms Planned Development, Phase Three, And Replat Of Lot 2, In Simmons Subdivision (Instrument 90-03390); thence North 88 degrees 40 minutes 46 seconds East 50.98 feet along said extension to a western corner of said Blackbird Farms Planned Development, Phase Three, And Replat Of Lot 2, In Simmons Subdivision; thence along the western, southern, and eastern lines of said Blackbird Farms Planned Development, Phase Three, as well as Blackbird Farms Planned Development, Phase Two, Section One & Replat Of Part Of Lot 192 In Phase Three (Instrument 91-20702), and Blackbird Farms Planned Development, Phase 1 (Instrument 90-01517) for the following 5 calls:

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- 1) thence South 25 degrees 05 minutes 14 seconds East 399.05 feet;
- 2) thence North 31 degrees 35 minutes 06 seconds East 51.56 feet to the west line of the northwest quarter of said Section 13;
- 3) thence South 00 degrees 01 minutes 46 seconds West 856.72 feet along said west line;
- 4) thence North 89 degrees 36 minutes 46 seconds East 2,615.82 feet to the east line of the northwest quarter of said Section 13;
- 5) thence North 00 degrees 22 minutes 41 seconds West 1,324.74 feet along said east line to the southeast corner of the southwest quarter of said Section 12;

thence North 89 degrees 47 minutes 45 seconds West 231.00 feet along the south line of said southwest quarter to a southerly extension of the east line of the West Lafayette Board of Parks and Recreation real estate described in Instrument 9506632; thence North 01 degrees 00 minutes 14 seconds West 2,643.26 feet parallel with the eastern line of the southwest quarter of said Section 12 to the north line of said southwest quarter; thence North 89 degrees 56 minutes 00 seconds East 231.00 feet along said north line to the northwest corner of the southeast quarter of said Section 12; thence North 89 degrees 08 minutes 03 seconds East 652.30 feet along the north line of said southeast quarter to the northwest corner of Fairway Knolls Subdivision Part 1 (Plat book 9, Page 4); thence South 00 degrees 44 minutes 57 seconds East 586.11 feet along the west line of said Fairway Knolls Subdivision Part 1 to the southwest corner of said Subdivision; thence North 89 degrees 15 minutes 03 seconds East 1,526.80 feet along the south line of said Fairway Knolls Subdivision Part 1, extending to the centerline of Northwestern Avenue (also known as US Highway 231); thence South 31 degrees 16 minutes 35 seconds East 2,441.67 feet along said centerline, crossing through said Section 7, to the north line of the northwest quarter of said Section 18; thence North 87 degrees 04 minutes 25 seconds West 791.97 feet along said north line to the northwest corner of the said quarter; thence South 00 degrees 20 minutes 46 seconds East 2,656.54 feet along the west line of said quarter to the southwest corner of said quarter; thence South 89 degrees 14 minutes 20 seconds East 1,776.18 feet along the south line of said quarter to the centerline of Cherry Lane; thence along said centerline easterly 132.78 feet along an arc to the left having a radius of 1,434.11 feet and subtended by a long chord having a bearing of North 81 degrees 42 minutes 33 seconds East and a length of 132.73 feet; thence North 79 degrees 03 minutes 24

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seconds East 95.30 feet along said centerline to the centerline of said Northwestern Avenue; thence along said centerline of Northwestern Avenue southeasterly 47.53 feet along an arc to the left having a radius of 2,864.79 feet and subtended by a long chord having a bearing of South 31 degrees 26 minutes 41 seconds East and a length of 47.53 feet to the north line of the southwest quarter of said Section 18; thence South 89 degrees 14 minutes 20 seconds East 35.19 feet along said north line to the northeastern right-of-way line of said Northwestern Avenue; thence along said northeastern right-of-way line for the following 7 calls:

- 1) thence southeasterly 169.50 feet along an arc to the left having a radius of 2,834.79 feet and subtended by a long chord having a bearing of South 34 degrees 01 minutes 22 seconds East and a length of 169.47 feet;
- 2) thence North 54 degrees 57 minutes 39 seconds East 15.00 feet;
- 3) thence southeasterly 51.87 feet along an arc to the left having a radius of 2,819.79 feet and subtended by a long chord having a bearing of South 36 degrees 15 minutes 58 seconds East and a length of 51.87 feet;
- 4) thence South 36 degrees 47 minutes 36 seconds East 321.43 feet;
- 5) thence South 53 degrees 57 minutes 06 seconds West 15.09 feet;
- 6) thence southeasterly 211.65 feet along an arc to the right having a radius of 1,002.49 feet and subtended by a long chord having a bearing of South 30 degrees 00 minutes 00 seconds East and a length of 211.26 feet;
- 7) thence North 77 degrees 35 minutes 07 seconds East 21.24 feet to the northwestern right-of-way line of Northridge Drive;

thence along said northwestern right-of-way line southeasterly 29.925 feet along an arc to the left having a radius of 24.80 feet and subtended by a long chord having a bearing of South 46 degrees 58 minutes 41 seconds East and a length of 28.14 feet to the east line of the southwest quarter of said Section 18; thence South 02 degrees 06 minutes 07 seconds East 301.53 feet along said east line to the centerline of said Northwestern Avenue; thence along said centerline for the following 3 calls:

- 1) thence southerly 43.80 feet along an arc to the right having a radius of 972.49 feet and subtended by a long chord having a bearing of South 04 degrees 06 minutes 00 seconds East and a length of 43.79 feet;

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2) thence South 02 degrees 48 minutes 36 seconds East 1,211.14 feet;

3) thence southerly 46.84 feet along an arc to the left having a radius of 358.10 feet and subtended by a long chord having a bearing of South 06 degrees 33 minutes 25 seconds East and a length of 46.80 feet to a northerly extension of the west line of Lots 6, 5, 4, and a vacated 12' Alley of Revised Ritenour's Evergreen Subdivision to West Lafayette (Plat Book 2, Page 46);

thence South 00 degrees 39 minutes 52 seconds West 409.72 feet along said extension and west lines to the northern right-of-way line of Stadium Avenue; thence North 89 degrees 20 minutes 08 seconds West 410.00 feet along said northern right-of-way line to the southwest corner of Lot 13 of Hurley's Addition To West Lafayette (Plat Book 2, Page 3); thence North 00 degrees 39 minutes 53 seconds East 151.00 feet along the west line of said Lot 13 to the northwest corner of said Lot; thence North 89 degrees 20 minutes 04 seconds West 60.00 feet to the northeast corner of Lot 16 of said Hurley's Addition; thence South 00 degrees 39 minutes 52 seconds West 151.00 feet along the east line of said Lot 16 to the southeast corner of said Lot; thence North 89 degrees 20 minutes 08 seconds West 652.50 feet along the north right-of-way line of Stadium Avenue to the east right-of-way line of Russell Street as shown on Spitzer's Addition To West Lafayette (Plat Book 3, Page 3); thence North 00 degrees 39 minutes 52 seconds East 508.00 feet along said east right-of-way line, extending to the north line of said Spitzer's Addition; thence North 89 degrees 20 minutes 08 seconds West 174.50 feet along said north line to the northwest corner of said Spitzer's Addition; thence South 00 degrees 39 minutes 52 seconds West 508.00 feet along the west line of said Spitzer's Addition to the southwest corner of said Addition; thence South 06 degrees 29 minutes 50 seconds East 65.35 feet, crossing into said Section 19, to the northwest corner of Lot 1 of Kappa Alpha Theta Subdivision (Instrument 92-17157); thence South 00 degrees 33 minutes 16 seconds East 2,601.94 feet along the west line of said Kappa Alpha Theta Subdivision, the west line of University Park 2nd Addition (Plat Book 1, Page 17), the west line of Fourth Street Subdivision (Instruments 96-25527 and 97-03157), and the west line of University Park Addition (Plat Book 1, Page 6), extending to the south line of the northwest quarter of said Section 19; thence South 88 degrees 32 minutes 49 seconds East 877.61 feet along said south line to a southerly extension of the eastern right-of-way line of University Street; thence North 00 degrees 19 minutes 33 seconds West 1,325.52 feet along said extension and east right-of-way line to the southwest corner of Lot 39 of University Park 3rd

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Addition to West Lafayette (Plat Book 1, Page 27); thence North 89 degrees 57 minutes 37 seconds East 148.50 feet along the south line of said Lot 39 to the southeast corner of said University Park 3rd Addition; thence North 00 degrees 02 minutes 23 seconds West 1,271.82 feet along the east line of said University Park 3rd Addition to the southern right-of-way line of Stadium Avenue; thence North 89 degrees 21 minutes 39 seconds East 587.20 feet along said southern right-of-way line, extending to the centerline of said Northwestern Avenue; thence South 39 degrees 23 minutes 36 seconds East 1,553.24 feet along said centerline to the centerline of Grant Street; thence South 00 degrees 42 minutes 33 seconds East 1,447.62 feet along said centerline of Grant Street to the north line of the southeast quarter of said Section 19; thence North 88 degrees 32 minutes 49 seconds West 955.50 feet along said north line to the centerline of Marsteller Drive; thence South 00 degrees 09 minutes 43 seconds West 1,395.15 feet along said centerline to the intersection of said centerline with the south right-of-way line of Harrison Street, located on the centerline of an unnamed Street as shown on the Subdivision of Oakwood (Plat Book 1, Page 12); thence South 00 degrees 13 minutes 39 seconds West 1,049.01 feet along the centerline of said unnamed Street to an easterly extension of a southern line of the Trustees of Purdue University real estate described in Deed Record 78, Page 2334; thence along said extension and the perimeter of said Trustees of Purdue University real estate for the following 7 calls:

- 1) thence North 88 degrees 46 minutes 18 seconds West 713.40 feet;
- 2) thence North 00 degrees 35 minutes 23 seconds West 1,119.55 feet;
- 3) thence North 88 degrees 19 minutes 38 seconds West 1,840.20 feet;
- 4) thence southwesterly 531.39 feet along an arc to the left having a radius of 330.00 feet and subtended by a long chord having a bearing of South 45 degrees 32 minutes 30 seconds West and a length of 475.81 feet;
- 5) thence South 00 degrees 35 minutes 23 seconds East 446.16 feet;
- 6) thence North 88 degrees 46 minutes 18 seconds West 16.50 feet to the west line of the southwest quarter of said Section 19;
- 7) thence South 00 degrees 35 minutes 23 seconds East 530.17 feet along said west line to the northwest corner of the northwest quarter of said Section 30;

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8) thence South 00 degrees 32 minutes 31 seconds East 114.48 feet along the west line of said northeast quarter to the southern right-of-way line of the Norfolk and Western Railroad; thence South 88 degrees 45 minutes 16 seconds East 3,740.36 feet along said southern right-of-way line; thence along said southern right-of-way line easterly 171.11 feet along an arc to the left having a radius of 3,250.00 feet and subtended by a long chord having a bearing of North 89 degrees 44 minutes 14 seconds East and a length of 171.09 feet; thence North 01 degrees 46 minutes 16 seconds West 65.78 feet to the north line of the northeast quarter of said Section 30; thence South 88 degrees 06 minutes 24 seconds East 629.25 feet along said north line to the western line of the City Of West Lafayette real estate described in Deed Record 275, Page 367; thence South 33 degrees 43 minutes 20 seconds West 235.37 feet along said western line to the POINT OF BEGINNING, containing 3,994 acres, more or less.

The above description is based upon record information.

Given this 2nd day of August, 2013.

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Randall A. Nick, L.S.  
Registered Land Surveyor  
State of Indiana, Surveyor No. 20900163

This description was prepared for the City of West Lafayette, Indiana by Butler, Fairman & Seufert, Inc.



## **Detailed Summary of US231 Corridor Annexation Fiscal Plan West Lafayette, IN**

This Detailed Summary of the Annexation Fiscal Plan is provided in accordance with IC 36-4-3-2.2. Landowners in the Annexation Area and/or interested parties can obtain additional information in several ways:

- Contact Chandler M. Poole, Director of Development, City of West Lafayette
  - Phone 765-775-5160
  - E-mail at [cpoole@westlafayette.in.gov](mailto:cpoole@westlafayette.in.gov).
- Consult the West Lafayette website at [www.westlafayette.in.gov](http://www.westlafayette.in.gov) for a complete copy of the Fiscal Plan and other appurtenant documents.
- A printed copy of the Fiscal Plan is also available for public inspection in the office of the Clerk-Treasurer at West Lafayette City Hall, 609 West Navajo Street.

### ***EXTENSION OF MUNICIPAL SERVICES***

The City of West Lafayette commits to extending both capital and non-capital municipal services to the proposed annexation area in compliance with IC 36-4-3-13 (recited below):

... planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

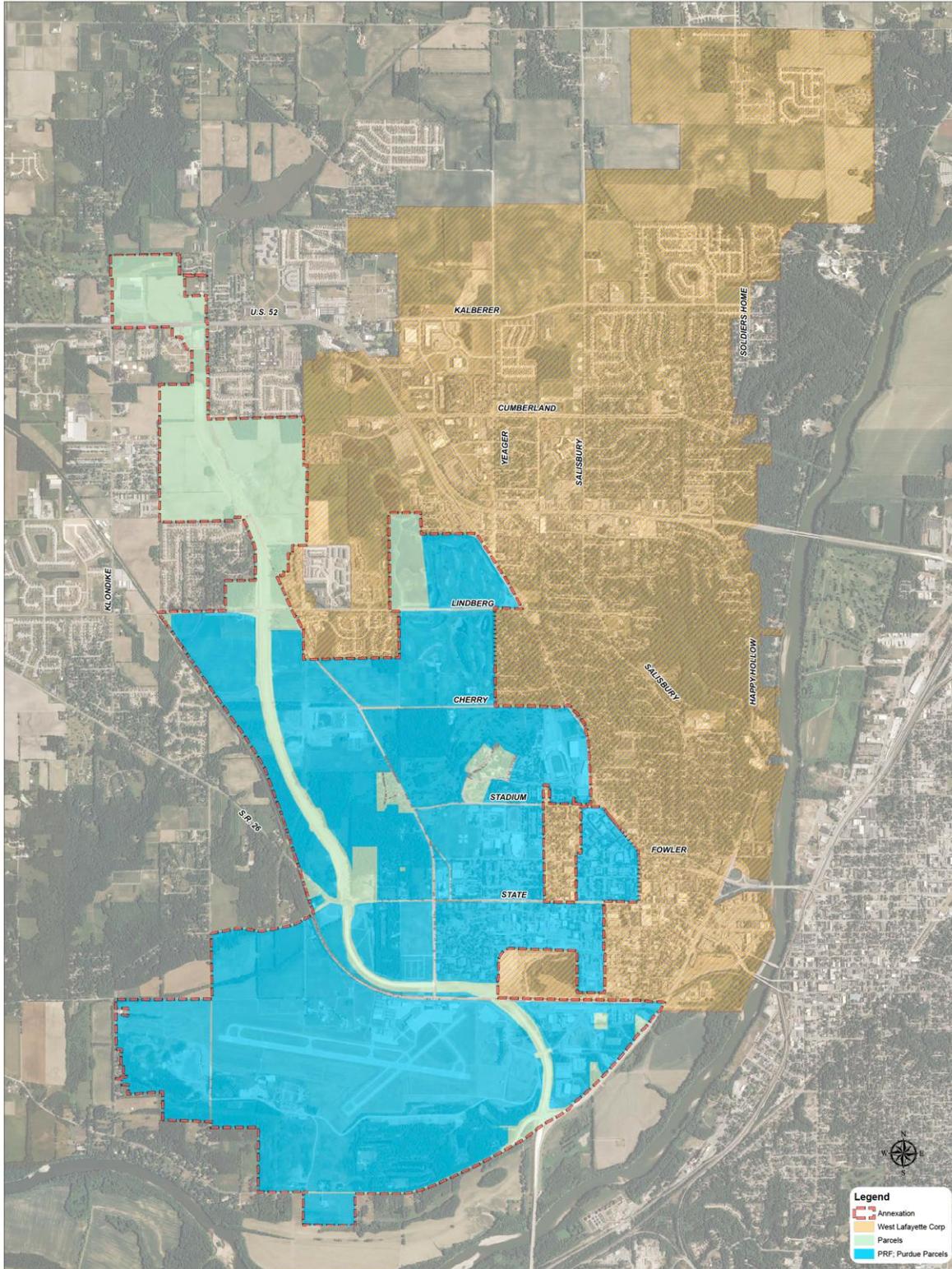
... services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.

The estimated/projected dates for extending capital and non-capital municipal services are shown in the attached table, as well as projected/estimated costs for extending each municipal service, as applicable. In addition, this Detailed Fiscal Plan Summary includes maps depicting the proposed municipal police, fire, and sewer service areas, as well as a map showing the existing/proposed zoning for the annexation area.

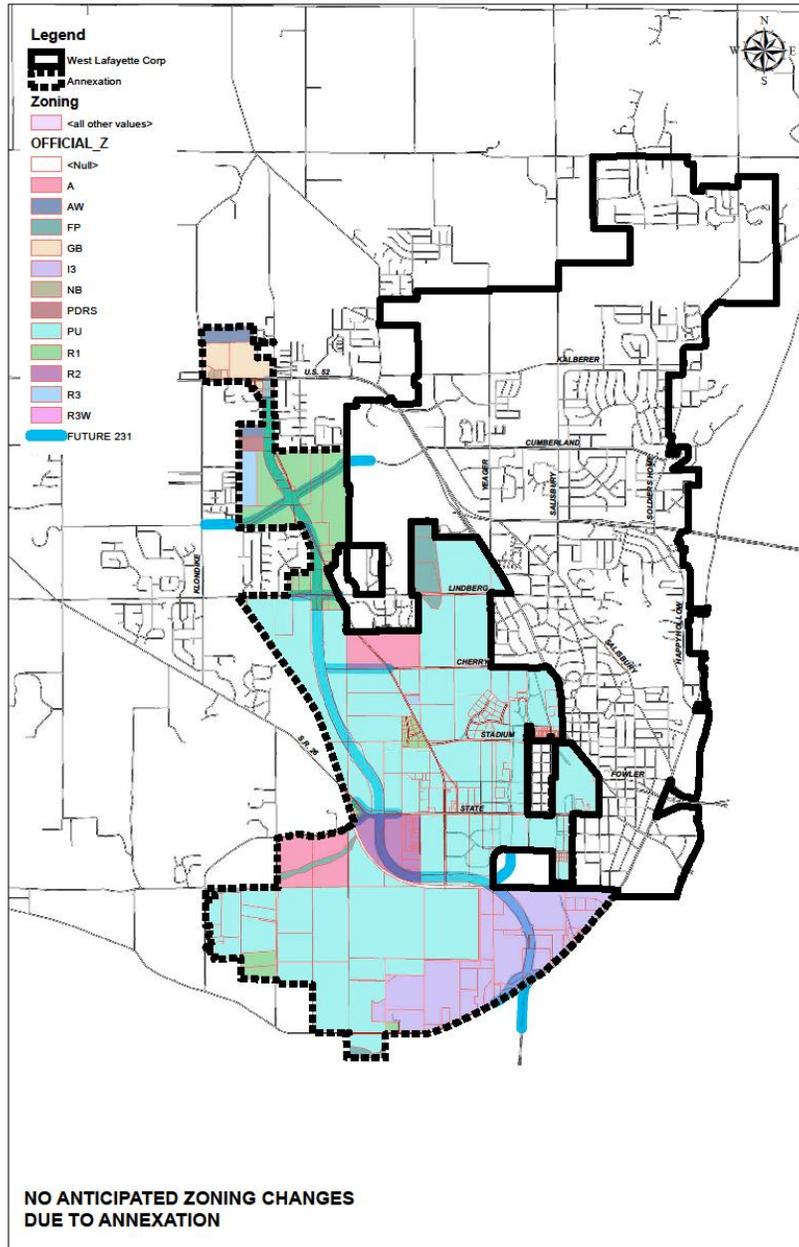
### ***PURPOSE OF THE PROPOSED ANNEXATION***

The Annexation Area is needed and can be used by West Lafayette for its future development and for the purpose of stimulating and capturing economic growth along the new US231 Corridor. The City of West Lafayette has conducted studies of land use and infrastructure needs in cooperation with Purdue University and its affiliates for the purpose of cooperating to implement economic development in the Annexation Area. The proposed annexation is one step in a series of initiatives related to the future development of the City, the University, various private sector interests, and Purdue affiliates.

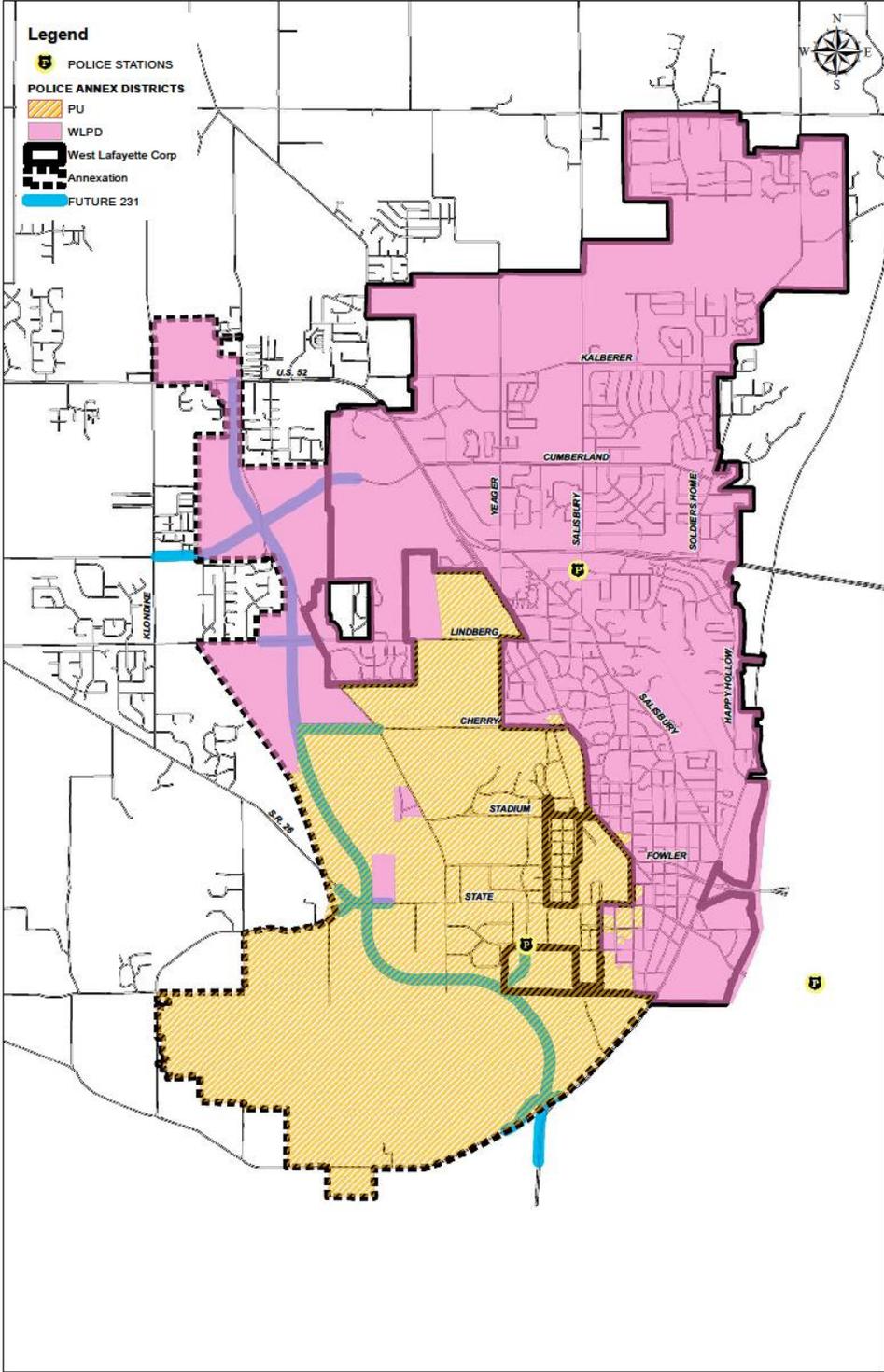
# ANNEXATION AREA MAP



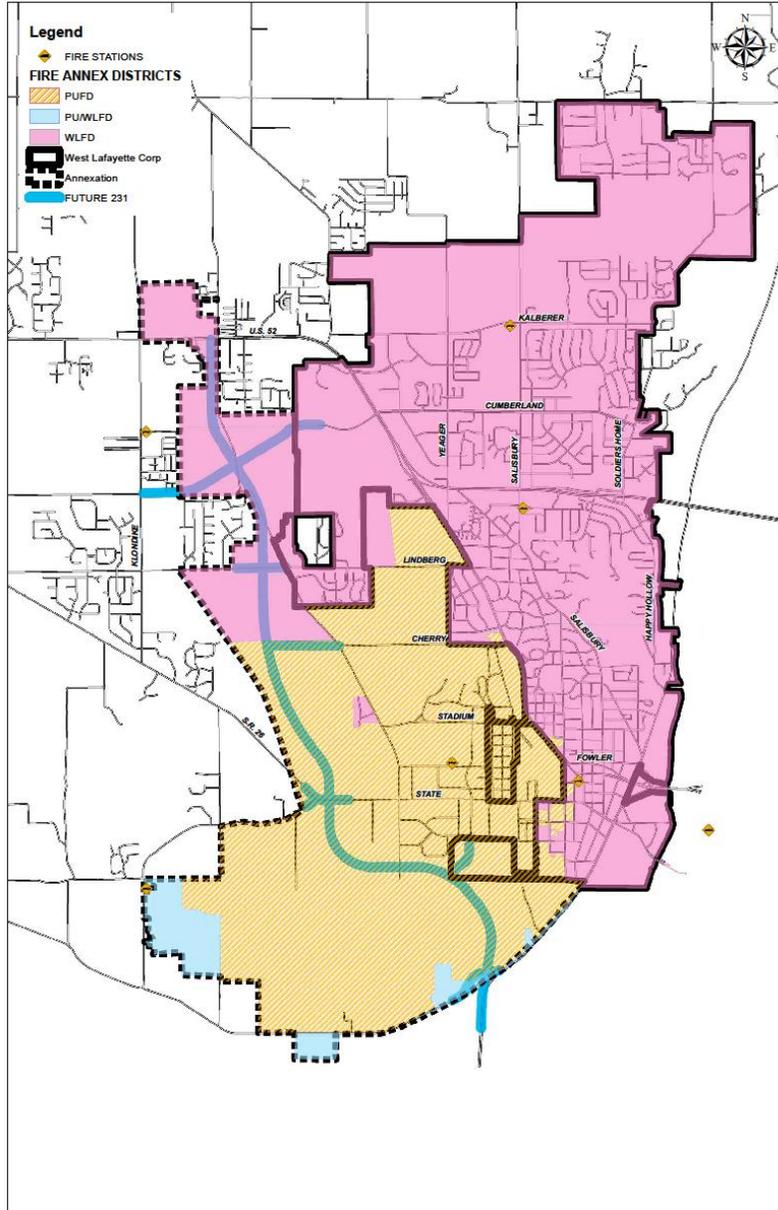
## ANNEXATION AREA ZONING MAP



# PROJECTED POLICE SERVICE TERRITORIES

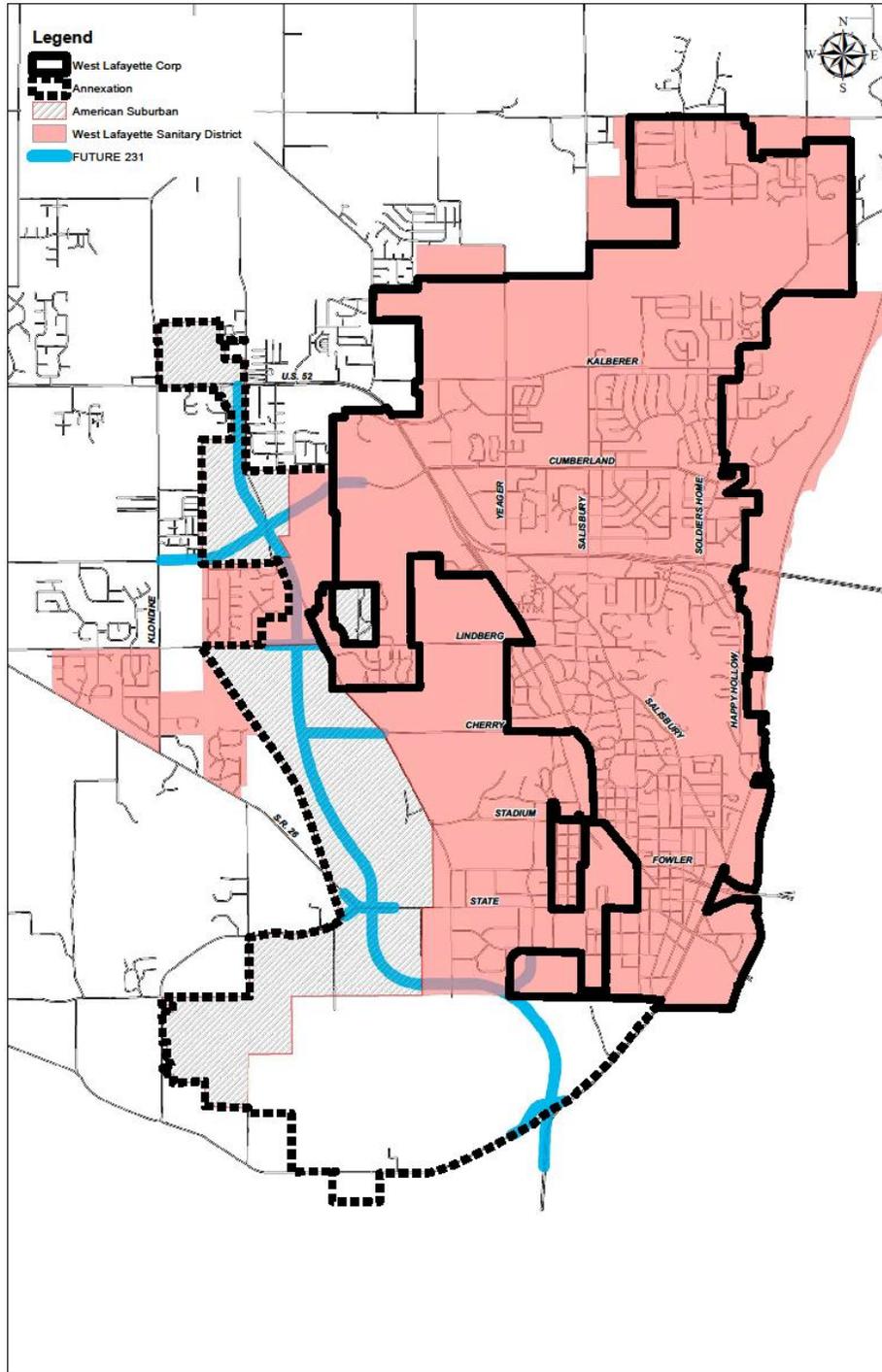


## PROJECTED FIRE SERVICE TERRITORIES



# EXISTING/PROJECTED SEWER SERVICE TERRITORIES

(sewer service territories not affected by annexation)



Summary Table for Estimated Costs of Municipal Services/Departments						
Department	Projected Service Year	Est. Eqpt. Lease/year (low)	Est. Eqpt. Lease/year (high)	Annual Personnel Cost	Total Annual Estimate Labor & Eqpt	
					Low	High
<b>Non-Capital Municipal Departments</b>						
Police Department (add'l overtime, etc.)	2015			\$40,000-\$50,000	\$40,000	\$50,000
Add'l overtime, mileage, fuel, etc.				\$ 5,000-\$ 8,000	\$5,000	\$8,000
Fire Department (add'l overtime)	2015			\$40,000-\$50,000	\$40,000	\$50,000
Additional & vehicle mileage & fuel expenses				\$5,000-\$8,000	\$5,000	\$8,000
City Engineer (Inspector w/overhead, eqpt., etc.)	2015	\$5,000	\$7,000	\$55,000-\$65,000	\$60,000	\$72,000
Department of Development	2015					
1 employee w/overhead, eqpt., etc.		\$5,000	\$7,000	\$55,000-\$65,000		
Total Dept of Development					\$60,000	\$72,000
<b>Total Est. Annual Non-Capital Dept. Costs</b>					<b>\$210,000</b>	<b>\$260,000</b>
Projected Township Fire Debt Service					\$4,000	\$5,000
<b>Est. Grand Total Non-Capital Dept. Expenses</b>					<b>\$214,000</b>	<b>\$265,000</b>
<b>General Revenues</b>						
Projected Property Tax Revenue (annual)	2015					
Projected Excise Tax Revenue (annual)						
Projected Riverboat Tax Revenue (annual)						
<b>Total Projected Non-Capital Dept. Revenues (annual)</b>						
<b>Street Department</b>						
Sanitation (Recycling)						
<b>Sanitation service to be extended using existing eqpt, personnel with increased intensity of usage</b>					<b>\$7,000</b>	<b>\$10,000</b>
<b>Projected Annual Sanitation Revenue (Trash Collection revenue)</b>						

Revenue

\$182,434  
\$9,121  
\$72,279  
\$263,834

\$8,640

(Continued) Department	Year	Low Lease	High Lease	Annual Personnel	Low Cost	High Cost
<b>MVH (Street &amp; Traffic)</b>	2015					
1 additional employee	2015			\$50,000-\$60,000	\$50,000	\$60,000
Garage Expansion (est. \$300,000-\$350,000)	2015-18	\$37,000	\$45,000			
Expanded Salt Bldg (est. \$200,000-\$250,000)		\$25,000	\$32,000			
Street Trucks (salt/plow: 2 @ \$175,000 ea)		\$87,000	\$90,000			
Traffic/Bucket Truck (@ \$365,000)		\$66,000	\$70,000			
<b>Est. Total Annual Lease Costs</b>		\$215,000	\$237,000			
Est. Annual Snow Removal Costs					\$60,000	\$75,000
Est. Annual Pavement Maintenance					\$120,000	\$150,000
Est. Annual Fuel & Vehicle Maintenance					\$20,000	\$25,000
<b>Est. Grand Total Street/MVH Annual Costs incl Eqpt Lease</b>					<b>\$465,000</b>	<b>\$547,000</b>
<b>Projected MVH/Street Revenues</b>						
Motor Vehicle Highway (MVH)						
Local Road & Street (LRS)						
Wheel Tax						
<b>Total Projected MVH/Street Revenues</b>						
<b>Pollution Control (Stormwater &amp; Leaves)</b>	<b>2015</b>					
Share of vehicles, garage, overhead, etc.		\$50,000	\$55,000		\$50,000	\$55,000
Personnel (2 employees)				\$50,000 - \$60,000	\$100,000	\$120,000
<b>Total Pollution Control/Stormwater</b>					<b>\$150,000</b>	<b>\$175,000</b>
<b>Projected Annual Stormwater Revenue (revenue neutral)</b>						
Parks Department (No Direct Impact)		n/a			n/a	n/a
Sewers & Wastewater		n/a	Revenue Neutral based on user rates charged to customer		n/a	n/a
<b>TOTAL ESTIMATED ANNUAL COST OF MUNICIPAL SERVICES (2015-18)</b>					<b>\$836,000</b>	<b>\$997,000</b>
<b>TOTAL ESTIMATED ANNUAL MUNICIPAL REVENUES</b>						

\$324,015
\$76,411
\$121,065
<b>\$521,491</b>

<b>\$171,220</b>
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<b>\$965,185</b>
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