

BOARD OF PUBLIC WORKS AND SAFETY FOR THE CITY OF WABASH, INDIANA RESOLUTION NUMBER 3, 2023

FINDING WITH RESPECT TO CERTAIN PROPERTY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF WABASH, INDIANA—50 NORTH IN THE WABASH NORTHEAST BUSINESS PARK

WHEREAS, the City is currently the owner of the following described real estate situated in the City of Wabash, County of Wabash, State of Indiana, to-wit:

Part of the Northwest Quarter of Section 36, Township 28 North, Range 6 East, Wabash County, Indiana, being that 85.70 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on July 20, 2023 as Job number 23146, being more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence North 89 degrees 16 minutes 11 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along the north line of said Northeast Quarter, a distance of 1837.03 to the westerly edge of water of Charley Creek; thence traversing said westerly edge of water and the westerly boundary of the Amended Plat of the Wabash Northeast Business Complex as recorded on Instrument #2012R424624 in the office of the Wabash County, Indiana Recorder, the following Seventeen (17) courses: 1) South 16 degrees 23 minutes 25 seconds West, 33.77 feet; 2) South 14 degrees 06 minutes 29 seconds West, 28.99 feet; 3) South 09 degrees 21 minutes 17 seconds West, 40.11 feet; 4) South 17 degrees 44 minutes 40 seconds West, 68.13 feet; 5) South 11 degrees 20 minutes 42 seconds West, 117.16 feet; 6) South 13 degrees 48 minutes 28 seconds West, 83.36 feet; 7) South 15 degrees 40 minutes 04 seconds West, 89.06 feet; 8) South 14 degrees 20 minutes 07 seconds West, 87.66 feet; 9) South 13 degrees 44 minutes 31 seconds West, 96.38 feet; 10) South 13 degrees 03 minutes 49 seconds West, 89.96 feet; 11) South 21 degrees 07 minutes 49 seconds West 104.43 feet; 12) South 24 degrees 41 minutes 38 seconds West, 113.30 feet; 13) South 24 degrees 08 minutes 50 seconds West, 50.47 feet; 14) South 25 degrees 41 minutes 34 seconds West, 99.31 feet; 15) South 27 degrees 35 minutes 39 seconds West, 78.93 feet; 16) South 22 degrees 18 minutes 47 seconds West, 39.87 feet; 17) South 25 degrees 21 minutes 13 seconds West, 33.01 feet; thence South 89 degrees 18 minutes 13 seconds West, 263.35 feet to the beginning of a curve to the left; thence westerly, southerly and easterly along a concave curve to the east having a radius of 60.00 feet, a central angle of 247 degrees 00 minutes 39 seconds, an arc length of 258.68 feet; thence North 89 degrees 18 minutes 13 seconds East, 221.19 feet to the westerly boundary of the Amended Plat of the Wabash Northeast Business Complex as recorded on Instrument #2012R424624 in the office of the Wabash County, Indiana Recorder; thence traversing said westerly boundary the following Nineteen (19) courses: 1) South 21 degrees 28 minutes 26 seconds West, 17.31 feet; 2) South 24 degrees 48 minutes 33 seconds West, 75.89 feet; 3) South 16 degrees 17 minutes 09 seconds West, 90.96 feet; 4) South 04 degrees 26 minutes 37 seconds West, 46.10 feet; 5) South 03 degrees 42 minutes 59 seconds West, 110.50 feet; 6) South 07 degrees 07 minutes 53 seconds West, 80.75 feet; 7) South 08 degrees 18 minutes 13 seconds West, 18.04 feet; 8) South 26 degrees 38 minutes 53 seconds West, 15.08 feet; 9) South 07 degrees 30 minutes 17 seconds West, 25.30 feet; 10) South 21 degrees 04 minutes 23 seconds West, 45.61 feet; 11) South 00 degrees 48 minutes 27 seconds East, 108.26 feet; 12) South 06 degrees 29 minutes 11 seconds West, 90.50 feet; 13) South 11 degrees 57 minutes 29 seconds West, 88.25 feet; 14) South 02 degrees 15 minutes 06 seconds West, 109.79 feet; 15) South 07 degrees 52 minutes 17 seconds

West, 137.69 feet; 16) South 09 degrees 49 minutes 04 seconds West, 125.85 feet; 17) South 07 degrees 05 minutes 31 seconds West, 114.29 feet; 18) South 05 degrees 48 minutes 37 seconds West, 48.92 feet; 19) South 03 degrees 57 minutes 36 seconds West, 17.73 feet; thence South 00 degrees 41 minutes 47 seconds East, 29.88 feet to the south line of said Northwest Quarter; thence South 89 degrees 18 minutes 13 seconds West, along said south line, 943.56 feet to the southeast corner of a 0.95 acre tract owned by Royce Timothy Kreider as recorded on page 102 of Deed Record 252 in said Recorder's Office; thence North 01 degrees 00 minutes 21 seconds West, along the easterly boundary of said Kreider tract, 200.00 feet; thence South 89 degrees 18 minutes 13 seconds West, along the northerly boundary of said Kreider tract 207.00 feet to the west line of said Northwest Quarter; thence North 01 degrees 00 minutes 21 seconds West, along said west line, 2448.70 feet to the POINT OF BEGINNING.

Containing 85.70 acres, more or less.

Subject to easements, rights of way, covenants and restrictions of record.

Parcel Number: 85-10-36-100-001.000-008
Property Address: 50 North, Wabash, IN 46992

And

WHEREAS, the above described property was originally acquired by the City of Wabash for the purpose of redeveloping said property; and

WHEREAS, the Board of Works has determined that the Wabash City Redevelopment Commission is the entity best suited to hold title to and to provide for the development of the above described real estate; and

WHEREAS, Indiana Code 36-1-11-8 allows for the transfer of real estate between governmental entities upon such terms and conditions as such entities can agree; and

WHEREAS, the City of Wabash, Indiana and the Wabash City Redevelopment Commission are both governmental bodies of the same municipality and therefore have no need for compensation for a transfer of real estate between them;

THEREFORE, it is hereby resolved that

1. The City of Wabash, Indiana convey the above described real estate to the Wabash City Redevelopment Commission, without the payment of compensation, for the purpose of redeveloping said property.
2. The Mayor has full authority to sign a deed and any other documents necessary to carry out the purposes of this Resolution.

Dated this 3rd day of August 2023.

Scott A. Long, Mayor

Todd Titus, Member

James Reynolds, Member