

ORDINANCE NO. 2022- 02

**AN ORDINANCE ANNEXING CERTAIN CONTIGUOUS
UNPLATTED TERRITORY TO THE CORPORATE
LIMITS OF THE TOWN OF FERDINAND, INDIANA
(PROGRESSIVE INVESTMENT COMPANY, LLC)**

WHEREAS, the Town Council of the Town of Ferdinand, Indiana, has received a Petition for Annexation from Progressive Investment Company, LLC who represents 100% of the owners of certain real estate contiguous to the Town of Ferdinand; and

WHEREAS, the Town Council of the Town of Ferdinand, Indiana, deems it appropriate and beneficial to annex that certain contiguous real estate to the Town of Ferdinand in order to promote the orderly growth and development of said Town and surrounding area, and said real estate is needed by the Town and can be used by the Town for its development in the reasonably near future; and

WHEREAS, the Town Council of the Town of Ferdinand, Indiana, has adopted a fiscal and development plan for the real estate to be annexed, which establishes a definite policy to furnish the real estate, within three (3) years of the effective date of the annexation, governmental and proprietary services requiring capital improvements in the same manner in standard and scope to the governmental and proprietary services requiring capital improvements furnished by the Town to areas within the corporate boundaries of the Town regardless of similar topography, patterns of land utilization, and population density in a manner consistent with federal, state and local laws, procedures and planning criteria; and

WHEREAS, the Town Council of the Town of Ferdinand, Indiana, has adopted a fiscal and development plan for the real estate to be annexed, which establishes a definite policy to furnish the real estate, within one (1) year of the effective date of the annexation, governmental and proprietary services of a noncapital nature in a manner substantially equivalent in standard and scope to the governmental and proprietary services of a noncapital nature furnished by the Town to areas within the corporate boundaries of the Town regardless of similar characteristics of topography, patterns of land utilization, and population density.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FERDINAND, INDIANA, THAT:

Section 1. That real estate contiguous to Town of Ferdinand, and as more particularly described on the attached Exhibits A-1 and A-2 and B-1 and B-2 is hereby annexed to the Town of Ferdinand, Indiana:

Parcel No. 19-15-21-400-009.000-007 and part of Parcel No. 19-15-21-800-026.002-007

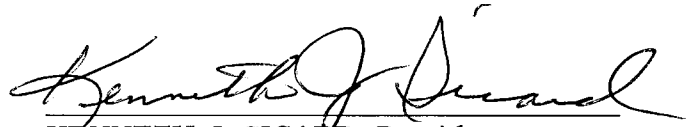
Containing, in total, 59.56 acres


Section 2. Pursuant to law and Municipal Code Chapter 1.01, said real estate is assigned to District No. 1.

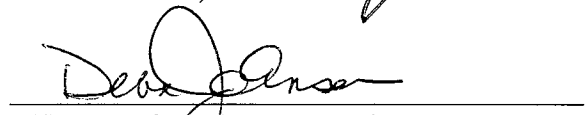
Section 3. Immediately upon the passage of this Ordinance, the Clerk-Treasurer is hereby authorized and directed to publish a copy of this Ordinance as required by law.

PASSED AND ADOPTED by the Town Council of the Town of Ferdinand, Indiana, this 2nd day of March, 2022.

TOWN COUNCIL OF THE
TOWN OF FERDINAND, INDIANA


KENNETH J. SICARD, President


RON WEYER, Member


DEBRA JOHNSON, Member

ATTEST:

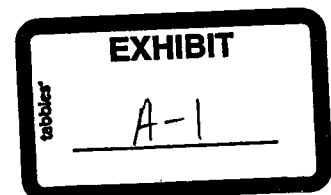

Tamara M. Miller, Clerk-Treasurer

Annexation Description 1
East of Vienna Drive at SR 264

Part of the East Half of the Southeast Quarter of Section 21, Township 3 South, Range 4 West in Dubois County, Indiana, being more particularly described as follows:

Beginning at the Southeast Corner of the East Half of said Quarter Section; thence along the South line of said Half Quarter Section, South 88 degrees 29 minutes 39 seconds West 1311.31 feet to the Southwest corner of said Half Quarter Section, being the existing corporation line of the Town of Ferdinand; thence along said existing corporation line the following 5 calls: North 23 degrees 39 minutes 05 seconds East 607.64 feet to a point that is 550 feet North and 250 feet East of the Southwest Corner thereof; thence parallel with the West line of said Half Quarter Section North 00 degrees 38 minutes 36 seconds West 1315.78 feet to the North right of way line of State Road 264; thence along the North right of way line thereof, North 78 degrees 46 minutes 49 seconds East 104.41 feet to the centerline of a natural drain; thence along said natural drain, North 47 degrees 54 minutes 58 seconds West 139.71 feet to a point 250 feet East of the West line of said Half Quarter Section; thence parallel with the west line thereof, North 00 degrees 38 minutes 36 seconds West 367.10 feet to a point 297 feet South of, as measured perpendicular to, the North line of said Half Quarter Section; thence parallel with the North line thereof, North 88 degrees 10 minutes 24 seconds East 643.47 feet to a point 440 feet West of, as measured perpendicular to, the East Line of said Half Quarter Section; thence parallel with the East line thereof, South 00 degrees 06 minutes 03 seconds East 369.81 feet; to the North right of way line of State Road 264; thence along said right of way the following 2 calls: North 78 degrees 46 minutes 49 seconds East 367.87 feet; thence North 75 degrees 55 minutes 04 seconds East 81.45 feet to the East line of the East Half of said Quarter Section; thence along the East line thereof, South 00 degrees 06 minutes 03 seconds East 2060.96 feet to the point of beginning, containing 55.93 acres more or less.

Being part of a tract of land conveyed to Progressive Investment Company LLC, recorded in Document Number 2021000434 in the office of the Recorder of Dubois County, Indiana.


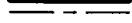








SCALE 1" = 300'



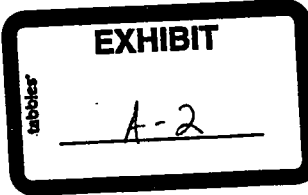
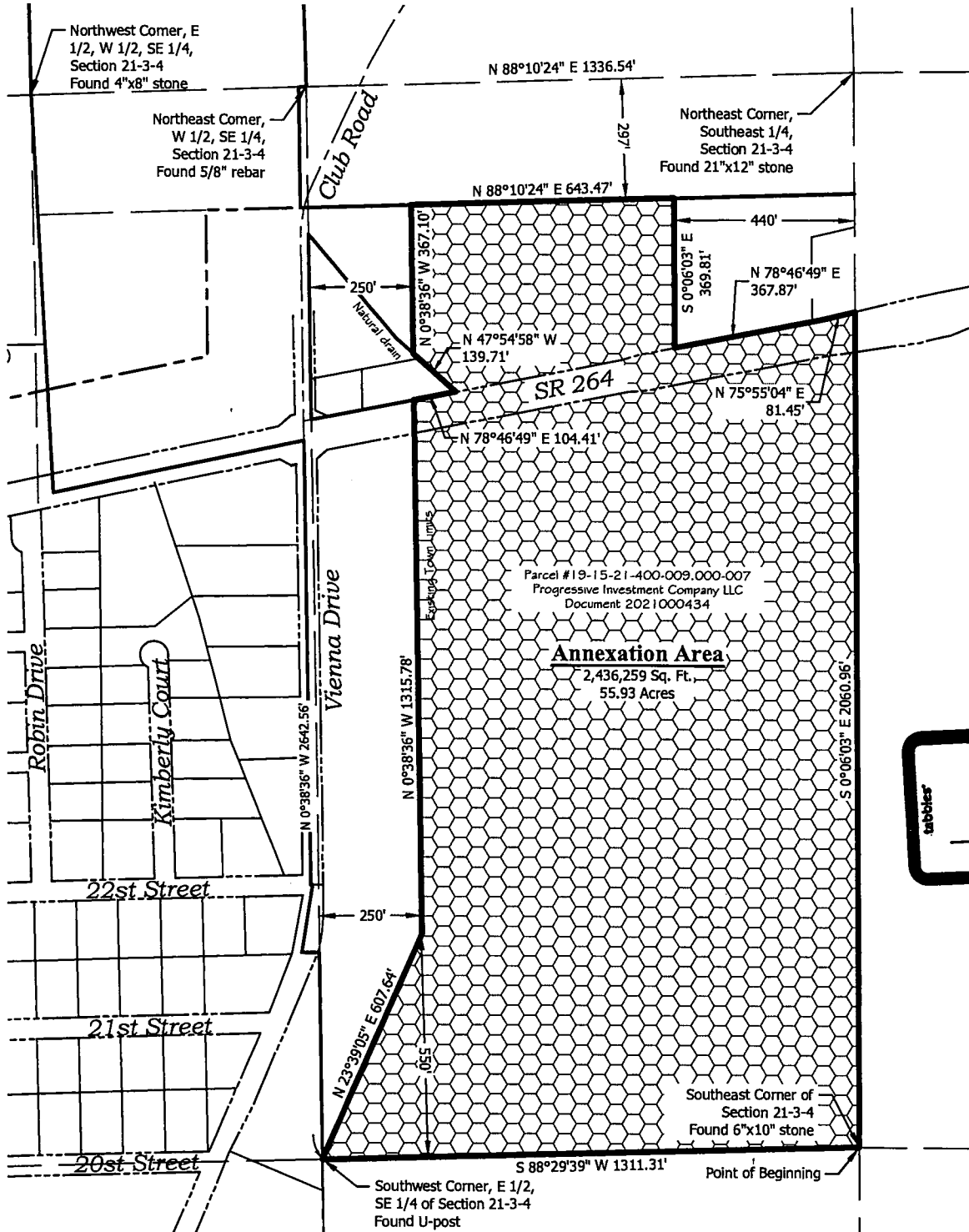
Legend

-  Proposed Annexation
-  Center Line
-  Parent Tract Boundary Line
-  Rezoning Boundary Line
-  Right-of-way Line
-  Existing Town Limits

Annexation Detail

Total Perimeter: 7,369'
 Common Boundary: 2,535'
 Contiguous: 34%

Note: Bearings based on Indiana State Plane Coordinates, Zone West, NAD83



4800 Rosebud Ln.
 Newburgh, IN 47630
 812.464.9585 Phone
 812.464.2514 Fax
 morleycorp.com

Annexation Map 1
 East of Vienna Drive
 at SR 264

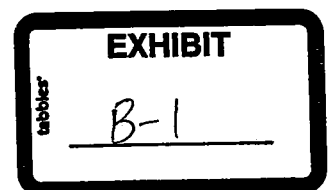
Designed By: ELO	Job Number: 11766.4.001-A
Drawn By: ELO	Date: 12/31/2021
Filename: 11766 Annex Exhibit	

Annexation Description 2
West of Club Road & North of SR 264

Part of the East Half of the West Half of the Southeast Quarter of Section 21, Township 3 South, Range 4 West in Dubois County, Indiana, being more particularly described as follows:

Commencing at the Northwest Corner of said Half Half Quarter Section; thence along the West line of a tract of land conveyed to Progressive Investment Company LLC, recorded in Document Number 2021000434 in the office of the Recorder of Dubois County, Indiana, South 03 degrees 08 minutes 36 seconds East 294.97 feet to the **POINT OF BEGINNING**; thence North 88 degrees 10 minutes 24 seconds East 407.51 feet to a point 250 feet West of the East Line of said Half Half Quarter Section, being the existing corporation line of the Town of Ferdinand; thence along said existing corporation line the following 2 calls: parallel with the East line thereof, South 00 degrees 38 minutes 36 seconds East 360.28 feet to a point 250 feet North of, as measured perpendicular to, the centerline of State Road 264; thence parallel with the centerline of State Road 264, South 77 degrees 48 minutes 46 seconds West 396.61 feet to the West line of said Progressive Investment Company, LLC tract; thence along the West line thereof; North 03 degrees 08 minutes 36 seconds West 431.65 feet to the point of beginning, containing 3.63 acres more or less.

Being part of a tract of land conveyed to Progressive Investment Company LLC, recorded in Document Number 2021000434 in the office of the Recorder of Dubois County, Indiana.











SCALE 1" = 200'

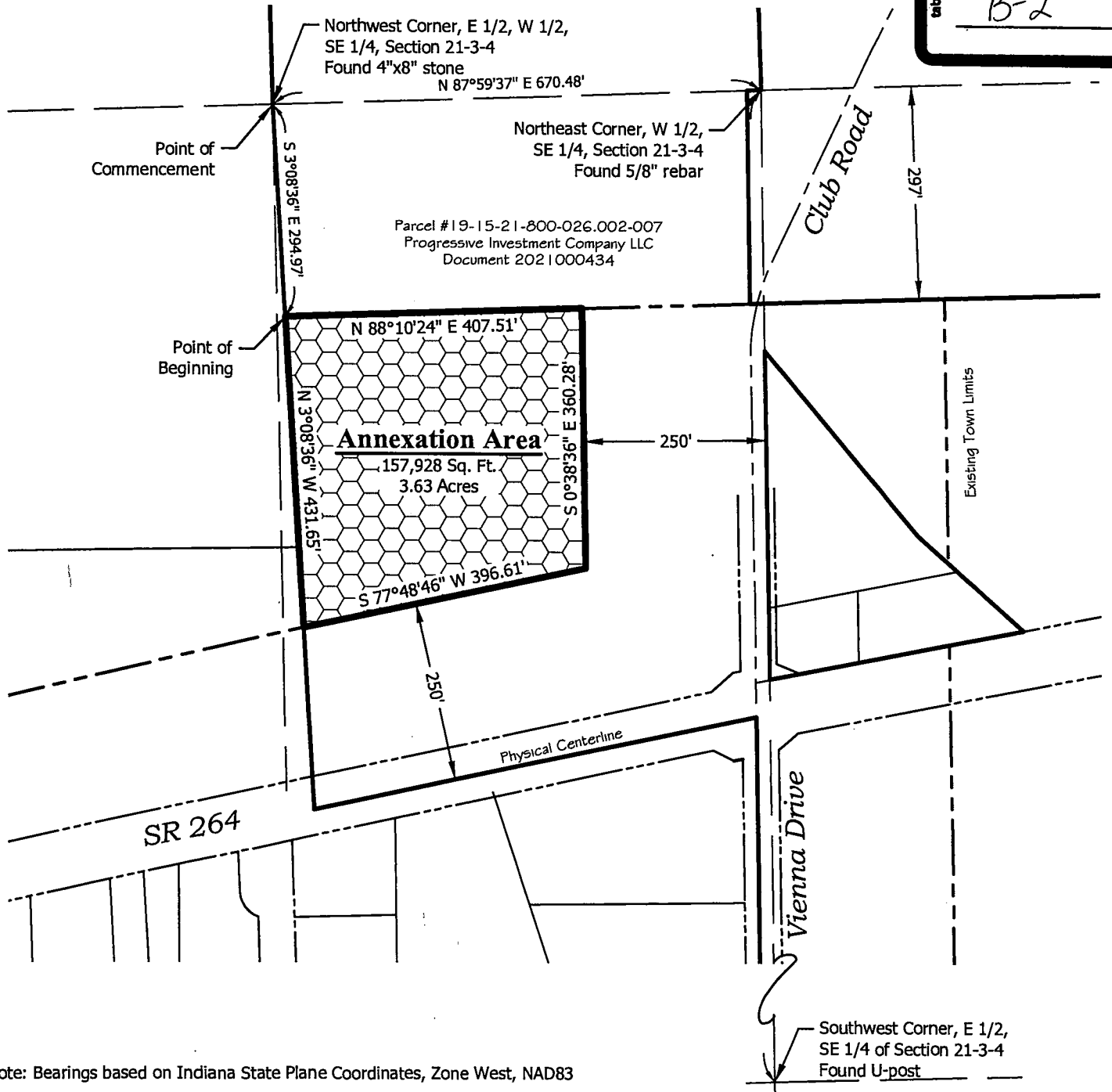
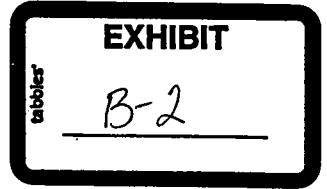


Legend


-  Proposed Annexation
-  Center Line
-  Parent Tract Boundary Line
-  Annexation Boundary Line
-  Right-of-way Line
-  Existing Town Limits

Annexation Detail

Total Perimeter: 1,596'
 Common Boundary: 757'
 Contiguous: 47%



Note: Bearings based on Indiana State Plane Coordinates, Zone West, NAD83

 <p>MORLEY ARCHITECTS ENGINEERS SURVEYORS</p>	4800 Rosebud Ln. Newburgh, IN 47630 812.464.9585 Phone 812.464.2514 Fax morleycorp.com	<p>Annexation Map 2 West of Club Road & North of SR 264</p>	Designed By: ELO	Job Number: 11766.4.001-A
			Drawn By: ELO	Date: 12/31/2021
				Filename: 11766 Annex Exhibit