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201414002217

FILED FOR RECORD IN

TIPPECANOE COUNTY, IN

ONETA TOLLE, RECORDER

02/13/2014 09:01:57AM

ORDINANCE 135.00

Sponsored by Mayor John Dennis

**ORDINANCE NO: 13-13 (Second Amended)**

**AN ORDINANCE ANNEXING CERTAIN LANDS INTO THE CITY OF WEST LAFAYETTE, INDIANA**

WHEREAS, the City of West Lafayette (City) is the most densely populated city in Indiana and the 27<sup>th</sup> most densely populated city in the United States; and

WHEREAS, due to the new U.S. 231 Corridor and significant partnerships with Purdue University, Purdue Research Foundation and units of local government, orderly growth of the City at this time will be advantageous to the City, the proposed annexation area, the entire community, and the State of Indiana; and

WHEREAS, certain tracts of land comprising the annexation area are more than twenty-five percent (25%) contiguous to the City and are needed and can be used by the City for its continued growth and immediate future; and

WHEREAS, responsible planning and state statutes require adoption of a fiscal plan and definite statement which has been introduced as a Resolution before the Common Council and which will be duly adopted prior to final passage of this Ordinance; and

WHEREAS, the fiscal plan provides a plan and cost estimate for the provision of non-capital municipal services to the annexation area within one (1) year and the provision of capital municipal services to the annexation area within three (3) years, which services will be equivalent in standard and scope or provided in the same manner as in the current city regardless of similar topography patterns of land use and population density; and

WHEREAS, the terms and conditions of this annexation are fairly calculated to make the annexation fair and equitable to property owners and residents of the annexation area and City; and

WHEREAS, all of the statutory prerequisites as set forth in I.C. § 36-4-3 et seq. have been met or will be met in a timely fashion.

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER.

FEB 13 2014

*nm*

*Jennifer Weston*

AUDITOR OF TIPPECANOE CO.

NOW THEREFORE be it ordained by the Common Council of the City of West Lafayette, Indiana that:

Section 1. The above recitals are incorporated herein by this reference as though fully set forth below.

Section 2. The real estate depicted and described on the attached Exhibit "A" (annexation area) comprising approximately 6129 acres is hereby annexed into and made a part of the City of West Lafayette, Indiana, on the effective date of this Ordinance as provided by I.C. § 36-4-3 et seq.

Section 3. The fiscal plan attached as Exhibit "B" is hereby ratified and approved on final passage of this Ordinance.

Section 4. The annexation area shall be assigned to the following Common Council Districts to wit: 1, 2, 3, and 4 in the manner as described on the attached Exhibit "C".

Section 5. All parts of this Ordinance are separable and if any portion hereof is declared invalid or unenforceable by a Court of competent jurisdiction, such declaration shall not affect the remaining portions of this Ordinance.

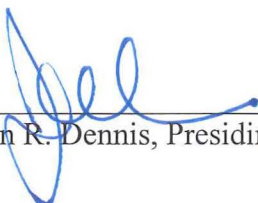
Section 6. The City's Clerk-Treasurer and Mayor are authorized, empowered and directed to take any and all actions reasonably necessary to effectuate the purposes of this Ordinance and the annexation of the annexation area.

INTRODUCED ON FIRST READING ON THE 20 DAY OF May, 2013.

MOTION TO ADOPT MADE BY COUNCILOR Keen, AND SECONDED BY COUNCILOR Burch.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 7 DAY OF November, 2013, HAVING BEEN PASSED BY A VOTE OF 6 IN FAVOR AND 1 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
Burch		✓		
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

  
\_\_\_\_\_  
John R. Dennis, Presiding Officer

Attest:

Judith C Rhodes  
Judith C. Rhodes, Clerk-Treasurer



PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE 7  
DAY OF November, 2013, AT THE HOUR OF 7:35 P.M.

Judith C Rhodes  
Judith C. Rhodes, Clerk-Treasurer

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 7 DAY OF  
November, 2013, AT THE HOUR OF 7:35 P.M.

John R. Dennis  
John R. Dennis, Mayor

Attest:

Judith C Rhodes  
Judith C. Rhodes, Clerk-Treasurer



**EXHIBIT A**

to

**ORDINANCE NO: 13-13 (Second Amended)**

**AN ORDINANCE ANNEXING CERTAIN LANDS INTO THE  
CITY OF WEST LAFAYETTE, INDIANA**

**Annexation Area**

**Map (Page A) and  
Parcel Listing (Pages 1-9)**







STKEY	mdeededOwn	Loc_Concat	mail_Concat
790602100004000023	MEIJER STORES LIMITED PARTNERSHIP	2516 US 52 W	2929 WALKER AVE NW
790602100005000023	MARTIN SAMUEL HEIRS	US52 W	US52 W
790602151001000023	MENARD INC	2868 US HWY 52 W	4777 MENARD DR
790602151002000023	MENARD INC	2850 US HWY 52 W	4777 MENARD DR
790602151003000023	MENARD INC	2888 US HWY 52 W	4777 MENARD DR
790602151004000023	MENARD INC	2926 US HWY 52 W	4777 MENARD DR
790602151005000023	MENARD INC	2936 US HWY 52 W	4777 MENARD DR
790602151006000023	MENARD INC	W US52	4777 MENARD DR
790602151007000023	MENARD INC	3757 N 300 W	4777 MENARD DR
790602300004000023	KRAUSE EVARO D KRAUSE-FRANZEN FARMS INC	250W	1414 RAVINIA RD
790602300009000023	KRAUSE EVARO D KRAUSE-FRANZEN FARMS INC	250W	1414 RAVINIA RD
790602300011000023	INDIANA STATE OF	2541 MCCORMICK RD	41 W 300 N
790602300012000023	BOARD OF COMMISSIONER OF TIPPECANOE	US52 W	20 N 3RD ST
790602300013000023	INDIANA STATE OF	250W	41 W 300 N
790602300014000023	INDIANA STATE OF	MCCORMICK RD	100 N SENATE AV
790602300015000023	INDIANA STATE OF	MCCORMICK RD	100 N SENATE AVE RM N642
790602300016000023	INDIANA STATE OF	MCCORMICK RD	100 N SENATE AVE RM N642
790602329001000023	BOWON USA INC	3457 BETHEL DR	3400 COVINGTON ST
790602329002000023	OTT CORPORATION	3460 BETHEL DR	PO BOX 130
790602329005000023	INDIANA STATE OF	3457 BETHEL DR	100 N SENATE AV
790602330001000023	ADAMS WILLIAM E & FRANCES K	3551 BETHEL DR	112 PIGEON
790602330002000023	RUSSELL CATHY C ETAL	3597 BETHEL DR	309 COLUMBIA ST SUITE 101
790602330003000023	INDIANA STATE OF	3597 BETHEL DR	41 W 300 N
790611126002000023	LAKE COUNTY TRST #64	300N	2719 KLONDIKE RD
790611126003000023	INDIANA STATE OF	MCCORMICK RD	41 W 300 N
790611126004000023	INDIANA STATE OF	MCCORMICK RD	41 W 300 N
790611126005000023	INDIANA STATE OF	MCCORMICK RD	41 W 300 N
790611176001000023	INDIANA STATE OF	MCCORMICK RD	100 N SENATE AV
790611176002000023	TIPPECANOE COUNTY OF	MCCORMICK RD	20 N 3RD ST
790611200001000023			
790611200002000023	MAIER RICHARD K	MCCORMICK RD	107 TEALWOOD DR
790611200003000023	STATE OF INDIANA	2746 MCCORMICK RD	41 W 300 N
790611200004000023	BETHEL CHRISTIAN LIFE CENTER INC	2541 MCCORMICK RD	2541 US52 W
790611200007000023	INDIANA STATE OF	2541 MCCORMICK RD	41 W 300 N
790611200008000023	CITATION HOMES INC	MCCORMICK RD	325 S EARL AVE SUITE 4
790611200009000023	INDIANA STATE OF	MCCORMICK RD	41 W 300 N
790611200010000023	INDIANA STATE OF	MCCORMICK RD	41 W 300 N
790611200011000023	TIPPECANOE COUNTY OF	2541 MCCORMICK RD	20 N 3RD ST

790611200012000023	TIPPECANOE COUNTY OF	MCCORMICK RD	20 N 3RD ST
790611276001000023	MAIER RICHARD K	2407 MCCORMICK RD	107 TEALWOOD DR
790611276002000023	INDIANA STATE OF	2319 MCCORMICK RD	100 N SENATE AV
790611276003000023	O'MALLEY & O'MALLEY LLC	MCCORMICK RD	PO BOX 248
790611276004000023	INDIANA STATE OF	2407 MCCORMICK RD	100 N SENATE AVE
790611400017000023	INDIANA STATE OF	MCCORMICK RD	100 N SENATE AV
790611400020000023	INDIANA STATE OF	2270 LINDBERG RD	100 N SENATE AV
DELETED			
DELETED			
790611402008000023	INDIANA STATE OF	ROBINHOOD LN	41 W 300 N
790611403031000023	INDIANA STATE OF	2301 ROBINHOOD LN	100 N SENATE AV
790611403032000023	INDIANA STATE OF	2305 ROBINHOOD LN	41 W 300 N
790611403033000023	INDIANA STATE OF	2513 YEOMAN LN	41 W 300 N
790611403034000023	INDIANA STATE OF	2509 YEOMAN LN	41 W 300 N
790611403035000023	INDIANA STATE OF	2505 YEOMAN LN	41 W 300 N
790611403036000023	INDIANA STATE OF	2501 YEOMAN LN	41 W 300 N
790611403038000023	INDIANA STATE OF		100 N SENATE AVE RM N642
DELETED			
790611451002000023	REIFENBERGER RONALD G & ELLEN S	2270 LINDBERG RD	4113 COPPER VALLEY DR
790611451003000023	REIFENBERGER RONALD G & ELLEN S	2270 LINDBERG RD	4113 COPPER VALLEY DR
790611451004000023	TOWNSEND JOHN E ETAL	200 N	2349 WRENCROFT CIR
790611451005000023	INDIANA STATE OF	200N	41 W 300 N
DELETED			
DELETED			
790611476001000023	O'MALLEY & O'MALLEY LLC	2217 MCCORMICK RD	PO BOX 248
790611476002000023	O'MALLEY & O'MALLEY LLC	2205 MCCORMICK RD	PO BOX 248
790611476003000023	GARRISON BARBARA A	MCCORMICK RD	4067 N 375 W
790611476010000023	INDIANA STATE OF	MCCORMICK RD	100 N SENATE AV
790612376001000023	WEST LAFAYETTE REDEVELOPMENT COMMISSION	1600 LINDBERG RD	609 W NAVAJO
790612400001000023	WEST LAFAYETTE PARKS AND RECREATION BOARD	52 W	609 W NAVAJO ST
790612400002000023	WEST LAFAYETTE BOARD OF PARKS & RECREATION	LINDBERG RD	609 W NAVAJO ST
790612427001000023	INDIANA STATE OF	US 52 W	100 N SENATE AVE
790612451001000023	WEST LAFAYETTE BOARD OF PARKS AND RECREATION	MCCORMICK RD	609 W NAVAJO
790612451002000023	WEST LAFAYETTE INDIANA CITY OF	LINDBERG RD	609 W NAVAJO
790612476001000023	PURDUE RESEARCH FOUNDATION	LINDBERG RD	3000 KENT AVE SU-C2 100
790612476002000023	WEST LAFAYETTE CITY OF	LINDBERG RD	609 W NAVAJO ST
790613176001000023	PURDUE RESEARCH FOUNDATION	1628 MCCORMICK RD	3000 KENT AVE
790613200001000023	PURDUE UNIVERSITY TRUSTEES OF	LINDBERG RD	HOVDE HALL
790613200002000023	PURDUE RESEARCH FOUNDATION	N PURDUE	3000 KENT AVE

790613200003000023	WEST LAFAYETTE INDIANA CITY OF	LINDBERG RD	609 W NAVAJO
790613301001000023	TRUSTEES OF PURDUE UNIVERSITY	1324 MCCORMICK RD	610 PURDUE MALL
790613301002000023	TRUSTEES OF PURDUE UNIVERSITY	MCCORMICK RD	610 PURDUE MALL
790613326001000023	PURDUE RESEARCH FOUNDATION	CHERRY LANE	3000 KENT AVE
790613326002000023	PURDUE RESEARCH FOUNDATION	1261 MCCORMICK RD	3000 KENT AVE
790613326003000023	PURDUE RESEARCH FOUNDATION	MCCORMICK RD	3000 KENT AVE
790613376001000023	PURDUE UNIVERSITY	McCORMICK RD (SEGMENT)	HOVDE HALL
790613376002000023	BARNETT ROSEMARY M	694 MCCORMICK RD	694 MCCORMICK RD
790613376003000023	PETERSON ERIC J & VASHALI A	2101 FAIRWAY LN	2101 FAIRWAY LN
790613376004000023	ALLMEN ERIC A & CAROL L	2100 FAIRWAY LN	2100 FAIRWAY LN
790613376005000023	FREISCHLAG WESLEY G JR & ROBERTA J	706 MCCORMICK RD	217 HILLSIDE AVE
790613376006000023	MCREE WILLIAM W ANELLA S	708 MCCORMICK RD	708 MCCORMICK RD
790613376007000023	CURD MARTIN V PATRICIA K	719 SUGAR HILL DR	719 SUGAR HILL DR
790613376008000023	JAMESEN WARD KAREN	711 SUGAR HILL DR	711 SUGAR HILL DR
790613376009000023	BENJAMIN MARK E CHEN FARNG (LIANG)	707 SUGAR HILL DR	707 SUGAR HILL DR
790613376010000023	SAXTON WILLIAM D & GOFFMAN LISA A	703 SUGAR HILL DR	703 SUGAR HILL DR
790613376011000023	FOX EDWARD A CHRISTINE WEBER-	2107 FAIRWAY LN	2107 FAIRWAY LN
790613376012000023	BENKESER ROBERT A CO-TTEE ABIGAIL M CO-TTEE	2113 FAIRWAY LN	2113 FAIRWAY LN
790613376013000023	JOHNSTON CLIFFORD T & GAIL	694 SUGAR HILL DR	694 SUGAR HILL DR
790613376014000023	BAITINGER WILLIAM E & PAULA K TTEES	700 SUGAR HILL DR	700 SUGAR HILL DR
790613376015000023	HAYT CATHERIN U	706 SUGAR HILL DR	706 SUGAR HILL DR
790613376016000023	POST CAROL B BOLIN JEFFREY T	710 SUGAR HILL DR	710 SUGAR HILL DR
790613376017000023	JOERN BRAD C & SANDRA J CO-TTEES	714 SUGAR HILL DR	714 SUGAR HILL DR
790613376018000023	JOERN BRAD C & SANDRA	718 SUGAR HILL DR	718 SUGAR HILL DR
790613376019000023	INDIANA STATE OF	MCCORMICK RD	100 N SENATE AV
790613400001000023	PURDUE RESEARCH FOUNDATION	CHERRY LANE	3000 KENT AVE
790613400002000023	PURDUE RESEARCH FOUNDATION	1335 CHERRY LN	3000 KENT AVE
790613400003000023	PURDUE RESEARCH FOUNDATION	MCCORMICK RD	3000 KENT AVE
790613476001000023	DELTA DELTA DELTA NATIONAL HOUSE CORPORATION-PURDUE	1200 TOWER DR	2331 BROOKHOLLOW PLAZA DR
790613476002000023	THETA-CHI ALUMNI ALPHA DELTA	800 DAVID ROSS RD	923 GARDEN ST
790613476003000023	DELTA-IOTA GAMMA PHI BETA SORORITY	810 DAVID ROSS RD	1000 N SAGAMORE PKWY STE 205
790613476004000023	GREEK HOUSING LLC	900 DAVID ROSS RD	444 LAKE COOK RD STE 11
790613476005000023	INDIANA ASSOCIATION OF ZETA PSI INC	950 DAVID ROSS RD	705 MAIN ST UNIT 215
790613476006000023	CIRCLE PINES COOPERATIVE ASSOCIATION INC	1000 DAVID ROSS RD	PO BOX 223
790613476007000023	ALPHA GAMMA DELTA BETA XI CHAPTER	1010 DAVID ROSS RD	6508 N 775E
790613477001000023	DELTA MU CHAPTER OF ALPHA PHI INC	801 DAVID ROSS RD	801 DAVID ROSS RD
790613477002000023	ALPHA CHI OMEGA HOME INC	851 DAVID ROSS RD	50 PROFESSIONAL CT STE E
790613477003000023	PURDUE ALPHA SIGMA PHI ALUMNI CORP	951 DAVID ROSS RD	1040 N MAIN ST
790613477004000023	AMHERST DEVELOPMENT LLC	1001 DAVID ROSS RD	925 MEZZANIE STE C PO BOX 1071



790613477005000023	PURDUE RESEARCH FOUNDATION	1051 DAVID ROSS RD	1281 WIN HENTSCHEL BLVD
790613478001000023	PURDUE RESEARCH FOUNDATION	STADIUM AVE	3000 KENT AVE
790613478002000023	PURDUE SIGMA NU ASSOCIATION INC	1301 TOWER DR	PO BOX 2853
790613478003000023	PURDUE UNIVERSITY PHI KAPPA PSI ASSOCIATION INC	1307 TOWER DR	33 W MARKET ST
790613478004000023	FAIRWAY COOPERATIVE ASSOCIATION INC	1320 DAVID ROSS RD	1320 DAVID ROSS RD
790613478005000023	PURDUE ALUMNI OF DELTA UPSILON INC	1300 STADIUM AVE	658 MAIN ST SU-210
790614126001000023	HELTON CHESTER L	2751 LINDBERG RD	2751 LINDBERG RD
790614126002000023	PURDUE RESEARCH FOUNDATION	200N	3000 KENT AVE
790614226001000023	INDIANA STATE OF	2115 LINDBERG RD	100 N SENATE AV
790614226002000023	FRIST ROBERT HARLOW ETAL	LINDBERG RD	661 E MERRILL ST
790614226003000023	KELLAR PHILIP E JULIA M	2111 LINDBERG RD	2111 LINDBERG RD
790614226004000023	INDIANA STATE OF	2121 LINDBERG RD	100 N SENATE AVE
790614226005000023	WEST LAFAYETTE CITY OF	LINDBERG RD	609 W NAVAJO ST
790614226008000023	INDIANA STATE OF	2111 LINDBERG RD	41 W 300 N
790614226009000023	INDIANA STATE OF	LINDBERG RD	41 W 300 N
790614276001000023	PURDUE RESEARCH FOUNDATION	LINDBERG RD	3000 KENT AVE
790614276002000023	INDIANA STATE OF	LINDBERG RD (SEGMENT)	100 N SENATE AV
790614276003000023	INDIANA STATE OF	LINDBERG RD (SEGMENT)	100 N SENATE AV
790614276004000023	INDIANA STATE OF	200 N	100 N SENATE AV
790614400001000023	PURDUE UNIVERSITY TRUSTEES OF THE	LINDBERG RD. (SEGMENT)	1030 HOVDE HALL RM 247
790623226007000023	INDIANA STATE OF	SHARON CHAPEL RD	100 N SENATE AV
790623276001000023	BIANG THOMAS	1841 SR 26 W	1841 SR26 W
790623400001000023	PURDUE RESEARCH FOUNDATION	2429 NEWMAN RD	3000 KENT AVE SU C2-100
790623400002000023	PURDUE RESEARCH FOUNDATION	NEWMAN RD	3000 KENT AVE
790624100001000023	PURDUE UNIVERSITY	100 ALLISON RD	HOVDE HALL
790624100002000023	ANDREWS GERTRUDE M	690 SUGAR HILL DR	690 SUGAR HILL DR
790624100003000023	FIRST UNITED METHODIST CHURCH OF WEST LAFAYETTE THE	1700 W STATE ST	1700 ST RD 26W
790624100004000023	PURDUE RESEARCH FOUNDATION	1600 W STATE ST	1281 WIN HENTSCHEL BLVD
790624100005000023	PURDUE RESEARCH FOUNDATION	1580 W STATE ST	3000 KENT AVE
790624100006000023	PURDUE UNIVERSITY TRUSTEES OF	MCCORMICK RD	PURDUE UNIVERSITY
790624100007000023	PURDUE RESEARCH FOUNDATION	MCCORMICK RD	3000 KENT AVE
790624100008000023	PURDUE UNIVERSITY TRUSTEES	ADDRESS	HOVDE HALL
790624100009000023	PURDUE UNIVERSITY TRUSTEES	ADDRESS	HOVDE HALL
790624100010000023	PURDUE UNIVERSITY TRUSTEES	ADDRESS	HOVDE HALL
790624100011000023	INDIANA STATE OF	SR26 W	100 N SENATE AVE
790624100012000023	INDIANA STATE OF	SR26 W	100 N SENATE AV
790624100013000023	INDIANA STATE OF	SR 26 W	100 N SENATE AV
790624151001000023	BIANG THOMAS	1841 SR26 W	1841 SR26 W
790624151002000023	V&J RENTALS LLC	1833 SR 26 W	3420 APPLE LN

790624151003000023	ANDERSON FRED L JANICE E	1825 SR26 W	1815 SR26 W
790624151004000023	MASON LINDA JEAN	1811 SR 26 W	1811 SR26 W
790624151005000023	PURDUE RESEARCH FOUNDATION	W SR26	3000 KENT AVE
790624151006000023	ANDERSON FRED L JANICE E	1815 SR 26 W	1815 SR26 W
790624151007000023	INDIANA STATE OF	SR26 W	100 N SENATE AVE
790624151008000023	INDIANA STATE OF	SR26 W	41 W 300 N
790624200001000023	MC CORMICK CEMETERY CO	MCCORMICK RD	ADDRESS
790624200002000023	PURDUE RESEARCH FOUNDATION	STADIUM AVE	3000 KENT AVE
790624200003000023	PURDUE RESEARCH FOUNDATION	MCCORMICK RD	3000 KENT AVE
790624200004000023	PURDUE RESEARCH FOUNDATION	1570 W STATE ST	1281 WIN HENTSCHEL BLVD
790624200005000023	PURDUE RESEARCH FOUNDATION	MCCORMICK RD	1281 WIN HENTSCHWL BLVD
790624200006000023	RAGSDALE EDWARD A	1576 W STATE ST	1576 W STATE ST
790624200007000023	PURDUE RESEARCH FOUNDATION	1568 W STATE ST	1281 WIN HENTSCHEL BLVD
790624200008000023	PURDUE RESEARCH FOUNDATION	1550 W STATE ST	3000 KENT AVE
790624200009000023	PURDUE RESEARCH FOUNDATION	1400 W STATE ST	3000 KENT AVE
790624200010000023	PURDUE UNIVERSITY TRUSTEES OF	SR26 W	PURDUE UNIVERSITY
790624200011000023	PURDUE RESEARCH FOUNDATION	W SR26	3000 KENT AVE
790624200012000023	PURDUE UNIVERSITY TRUSTEES OF	SR26 W	PURDUE UNIVERSITY
790624200013000023	PURDUE UNIVERSITY TRUSTEES OF	SR26 E	PURDUE UNIVERSITY
790624200014000023	PURDUE UNIVERSITY TRUSTEES	SR26 W	HOVDE HALL
790624200016000023	PURDUE UNIVERSITY TRUSTEES OF	MCCORMICK RD	HOVDE HALL
790624200017000023	PURDUE UNIVERSITY	MCCORMICK RD	HOVDE HALL
790624200018000023	PURDUE UNIVERSITY TRUSTEES OF	W STATE ST	PURDUE UNIVERSITY
790624200019000023	PURDUE RESEARCH FOUNDATION	1400 W STATE ST	3000 KENT AVE
790624200020000023	PURDUE RESEARCH FOUNDATION	1574 W STATE ST	1281 WIN HENTSCHEL BLVD
790624300001000023	PURDUE RESEARCH FOUNDATION	1691 W STATE ST	3000 KENT AVE
790624300002000023	PURDUE RESEARCH FOUNDATION	1661 W STATE ST	3000 KENT AVE
790624300003000023	PURDUE RESEARCH FOUNDATION	1651 W STATE ST	1281 WIN HENTSCHEL BLVD
790624300004000023	PURDUE RESEARCH FOUNDATION	1601 W STATE ST	3000 KENT AVE
790624300005000023	PURDUE RESEARCH FOUNDATION	1581 W STATE ST	3000 KENT AVE
790624300006000023	PURDUE RESEARCH FOUNDATION	1571 W STATE ST	3000 KENT AVE
790624300007000023	PURDUE RESEARCH FOUNDATION	1561 W STATE ST	3000 KENT AVE
790624300008000023	PURDUE RESEARCH FOUNDATION	514 DEXTER LN	3000 KENT AVE
790624300009000023	PURDUE RESEARCH FOUNDATION	540 DEXTER LN	1281 WIN HENTSCHEL BLVD
790624300010000023	PURDUE RESEARCH FOUNDATION	DEXTER LN	1281 WIN HENTSCHEL BLVD
790624300011000023	PURDUE RESEARCH FOUNDATION	DEXTER LN	3000 KENT AVE
790624300012000023	PURDUE RESEARCH FOUNDATION	DEXTER LANE	3000 KENT AVE
790624300013000023	PURDUE RESEARCH FOUNDATION	628 DEXTER LN	3000 KENT AVE
790624300014000023	PURDUE RESEARCH FOUNDATION	DEXTER LN	1281 WIN HENTSCHEL BLVD

790624300015000023	PURDUE RESEARCH FOUNDATION	ADDRESS	1281 WIN HENTSCHEL BLVD
790624300016000023	PURDUE RESEARCH FOUNDATION	DEXTER LN	3000 KENT AVE
790624300017000023	PURDUE RESEARCH FOUNDATION	618 DEXTER LN	3000 KENT AVE
790624300018000023	PURDUE RESEARCH FOUNDATION	642 DEXTER LN	1281 WIN HENTSCHEL BLVD
790624300019000023	PURDUE RESEARCH FOUNDATION	1800 NEWMAN RD	1281 WIN HENTSCHEL BLVD
790624300020000023	PURDUE RESEARCH FOUNDATION	526 DEXTER LN	3000 KENT AVE
790624300022000023	INDIANA STATE OF	DEXTER LN (SEGMENT OF)	100 N SENATE AV RM N642
790624400001000023	PURDUE UNIVERSITY TRUSTEES	SR 26 W (SEGMENT)	HOVDE HALL
790624400002000023	PURDUE UNIVERSITY	90 W NIMITZ DR	HOVDE HALL
790624400003000023	PURDUE UNIVERSITY TRUSTEES	117 W MARSHALL DR	HOVDE HALL
790624400004000023	INDIANA STATE OF	SR 26 W (SEGMENT)	100 N SENATE AV
790624400005000023	INDIANA STATE OF	SR 26 W (SEGMENT)	100 N SENATE AV
790624400006000023	INDIANA STATE OF	ST RD 26 W (SEGMENT)	100 N SENATE AV
790625100001000023	PURDUE UNIVERSITY	ADDRESS	HOVDE HALL
790625200001000023	PURDUE UNIVERSITY TRUSTEES	ADDRESS	HOVDE HALL RM 310
790625200002000023	PURDUE UNIVERSITY TRUSTEES	S RIVER RD	RM 310 HOVDE HALL
790625200003000023	PURDUE UNIVERSITY TRUSTEES	ADDRESS	HOVDE HALL
790625200004000023	PURDUE UNIVERSITY TRUSTEES	ADDRESS	PURDUE UNIVERSITY
790625200005000023	INDIANA STATE OF	S RIVER RD (SEGMENT)	100 N SENATE AV
790625300001000023	PURDUE UNIVERSITY TRUSTEES	ADDRESS	HOVDE HALL
790625300002000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	3000 KENT AVE
790625300003000023	PURDUE RESEARCH FOUNDATION	1818 S RIVER RD	3000 KENT AVE
790625300004000023	PURDUE RESEARCH FOUNDATION	1550 S RIVER RD	3000 KENT AVE
790625300005000023	PURDUE RESEARCH FOUNDATION	1600 S RIVER RD	3000 KENT AVE
790625300006000023	PURDUE UNIVERSITY TRUSTEES	ADDRESS	HOVDE HALL
790625300007000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	2000 KENT AVE
790625300008000023	TIPPECANOE COUNTY OF THE	S RIVER RD	20 N 3RD ST
790625300009000023	TIPPECANOE COUNTY OF THE	1600 S RIVER RD	20 N 3RD ST
790625400001000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	3000 KENT AVE
790625400002000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	3000 KENT AVE
790625400003000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	1281 WIN HENTSCHEL BLVD
790625400005000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	1281 WIN HENTSCHEL BLVD
790625400006000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	3000 KENT AVE
790625400008000023	PURDUE RESEARCH FOUNDATION	1230 S RIVER RD	1281 WIN HENTSCHEL BLVD
790625400009000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	3000 KENT AVE
790625400010000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	3000 KENT AVE
790625400012000023	TIPPECANOE COUNTY OF THE	1539 S RIVER RD	20 N 3RD ST
790625400013000023	TIPPECANOE COUNTY OF THE	S RIVER RD	20 N 3RD ST
790625400014000023	TIPPECANOE COUNTY OF THE	1230 S RIVER RD	20 N 3RD ST

790625400015000023	TIPPECANOE COUNTY OF THE	S RIVER RD	20 N 3RD ST
790625400016000023	TIPPECANOE COUNTY OF THE	S RIVER RD (SEGMENT)	20 N 3RD ST
790625400017000023	TIPPECANOE COUNTY OF THE	S RIVER RD (SEGMENT)	20 N 3RD ST
790626100001000023	PURDUE RESEARCH FOUNDATION	731 S NEWMAN RD	3000 KENT AVE
790626100002000023	PURDUE RESEARCH FOUNDATION	SHARON CHAPEL RD	3000 KENT AVE
790626100003000023	PURDUE UNIVERSITY TRUSTEES OF	SHARON CHAPEL RD	HOVDE HALL
790626100004000023	PURDUE UNIVERSITY TRUSTEES OF	SHARON CHAPEL RD	PURDUE UNIVERSITY
790626100005000023	PURDUE RESEARCH FOUNDATION	SHARON CHAPEL RD	3000 KENT AVE
790626100007000023	PURDUE RESEARCH FOUNDATION	ADDRESS	1281 WIN HENTSCHEL BLVD
790626100008000023	PURDUE RESEARCH FOUNDATION	ADDRESS	3000 KENT AVE
790626100009000023	PURDUE RESEARCH FOUNDATION	ADDRESS	3000 KENT AVE
790626100022000023	PURDUE RESEARCH FOUNDATION	ADDRESS	1281 WIN HENTSCHEL BLVD
790626100028000023	PURDUE RESEARCH FOUNDATION	878 S NEWMAN RD	3000 KENT AVE
790626200001000023	PURDUE UNIVERSITY TRUSTEES	SHARON CHAPEL RD	HOVDE HALL
790626200002000023	PURDUE UNIVERSITY	ADDRESS	HOVDE HALL
790626326005000023	PURDUE RESEARCH FOUNDATION	SHARON CHAPEL RD	3000 KENT AVE
790626400001000023	PURDUE UNIVERSITY	2000 S RIVER RD	HOVDE HALL
790626400010000023	TIPPECANOE COUNTY OF THE	2000 S RIVER RD	20 N 3RD ST
790635200018000023	TIPPECANOE COUNTY OF THE	S RIVER RD	20 N 3RD ST
790636100003000023	TIPPECANOE COUNTY OF THE	S RIVER RD	20 N 3RD ST
790636200007000023	TIPPECANOE COUNTY OF THE	1545 S RIVER RD	20 N 3RD ST
790718301001000023	PURDUE RESEARCH FOUNDATION	CHERRY LN	3000 KENT AVE
790718301002000023	PURDUE RESEARCH FOUNDATION	CHERRY LN	3000 KENT AVE
790718326001000023	ROSS-ADE FOUNDATION	850 BEERING DR	PURDUE UNIVERSITY
790718326002000023	TRUSTEES OF PURDUE UNIVERSITY	CHERRY LN	PURDUE UNIVERSITY
790718351001000023	PURDUE RESEARCH FOUNDATION	W STADIUM AVE	3000 KENT AVE
790718351002000023	PURDUE UNIVERSITY TRUSTEES	W STADIUM AVE	PURDUE UNIVERSITY
790718351003000023	PURDUE UNIVERSITY TRUSTEES	TOWER DR	PURDUE UNIVERSITY
790718351004000023	EVANS SCHOLARS FOUNDATION	1001 HILLTOP DR	1 BRIAR RD
790718351005000023	CROSSWALK PROJECT INC	HILLTOP DR	2901 KOSSUTH ST
790718351006000023	DELTA ZETA SORORITY	825 HILLTOP DR	202 E CHURCH STREET
790718376001000026	PURDUE UNIVERSITY TRUSTEES OF	W STADIUM AVE	HOVDE HALL
790718376002000026	PURDUE UNIVERSITY TRUSTEES OF	W STADIUM AVE	HOVDE HALL
790718376004000026	PURDUE UNIVERSITY TRUSTEES OF	EVERGREEN ST	HOVDE HALL
790718377001000023	PURDUE UNIVERSITY	NORTHWESTERN AVE	PURDUE UNIVERSITY
790718377002000023	PURDUE UNIVERSITY THE TRUSTEES OF	NORTHWESTERN AVE	PURDUE UNIVERSITY
790718377003000023	TRUSTEES OF PURDUE UNIVERSITY	900 N UNIVERSITY ST	PURDUE UNIVERSITY
790719100001000023	PURDUE UNIVERSITY	W STADIUM AVE	PURDUE UNIVERSITY
790719100002000023	PURDUE UNIVERSITY TRUSTEES	N INTRAMURAL DR	PURDUE UNIVERSITY



790719100003000023	PURDUE UNIVERSITY TRUSTEES	W 3RD ST	PURDUE UNIVERSITY
790719100004000023	PURDUE UNIVERSITY TRUSTEES	SR26 W	PURDUE UNIVERSITY
790719100005000023	PURDUE UNIVERSITY	W STADIUM AVE	HOVDE HALL
790719100006000023	PURDUE UNIVERSITY TRUSTEES	INTRAMURAL DR	HOVDE HALL
790719251001000023	PURDUE UNIVERSITY	NORTHWESTERN AVE	PURDUE UNIVERSITY
790719251002000023	PURDUE UNIVERSITY TRUSTEES	W STATE ST	HOVDE HALL
790719251003000023	PURDUE UNIVERSITY TRUSTEES OF	NORTHWESTERN AVE	PURDUE UNIVERSITY
790719300001000023	PURDUE UNIVERSITY	SR26 W	PURDUE UNIVERSITY
790719300002000023	PURDUE UNIVERSITY TRUSTEES	S INTRAMURAL DR	PURDUE UNIVERSITY
790719400001000023	PURDUE UNIVERSITY	SR26 W	HOVDE HALL
790719452003000023	PURDUE UNIVERSITY	MARSTELLAR ST	PURDUE UNIVERSITY
790730100001000023	STATE OF INDIANA-IN TRST FOR TRST	695 S RUSSELL ST	PURDUE UNIVERSITY
790730100002000023	NICELY MARY	S RIVER RD	920 S RIVER RD
790730100003000023	STATE OF INDIANA-IN TRUST FOR TRST	S RIVER RD	PURDUE UNIVERSITY
790730100004000023	STATE OF INDIANA-IN TRUST FOR TRST	S RIVER RD	PURDUE UNIVERSITY
790730100005000023	ANDERSON RICHARD DOUGLAS JANE MCLAUGHLIN	934 S RIVER RD	920 S RIVER RD
790730100006000023	PURDUE UNIVERSITY THE TRUSTEES OF	S RIVER RD	247 HOVDE HALL
790730100008000023	PURDUE RESEARCH FOUNDATION	1040 S RIVER RD	3000 KENT AVE
790730100009000023	PURDUE RESEARCH FOUNDATION	S RIVER RD	3000 KENT AVE
790730100010000023	INDIANA STATE OF	S RIVER RD (SEGMENT)	100 N SENATE AV
790730100011000023	INDIANA STATE OF	S RIVER RD	100 N SENATE AV
790730100012000023	INDIANA STATE OF	1040 S RIVER RD (SEGMENT OF)	100 N SENATE AV RM N642
790730200001000023	STATE OF INDIANA-IN TRUST FOR TRST	S RIVER RD	PURDUE UNIVERSITY
790730200002000023	WEST LAFAYETTE CITY OF	705 S RIVER RD	609 W NAVAJO ST
790730200003000023	PURDUE RESEARCH FOUNDATION	850 S RIVER RD	1281 WIN HENTSCHEL BLVD
790730200004000023	ANDERSON RICHARD D JANE E M	920 S RIVER RD	920 S RIVER RD
790730200006000023	PURDUE UNIVERSITY THE TRUSTEES OF	772 S RIVER RD	247 HOVDE HALL
790730200007000023	IRVING MATERIALS INC	301 AHLERS DR	RR 5
790730200008000023	STATE OF INDIANA-IN TRUST FOR TRST	530 S RIVER RD	PURDUE UNIVERSITY
790730200009000023	PURDUE RESEARCH FOUNDATION	904 S RIVER RD	3000 KENT AVE
790730200010000023	PURDUE RESEARCH FOUNDATION	844 S RIVER RD	1281 WIN HENTSCHEL BLVD
790730200015000023	STATE OF INDIANA-IN TRUST FOR TRST	S RIVER RD	PURDUE UNIVERSITY
790730200016000023	PURDUE UNIVERSITY TRUSTEES OF	301 AHLERS DR	1030 HOVDE HALL ROOM 247
790730200017000023	PURDUE UNIVERSITY TTEES	ADDRESS	PURDUE
790730200018000023	INDIANA STATE OF	S RIVER RD	100 N SENATE AVE
790730200022000023	INDIANA STATE OF	S RIVER RD	100 N SENATE AVE
790730200023000023	INDIANA STATE OF	S RIVER RD	100 N SENATE AVE
790730200024000023	INDIANA STATE OF	S RIVER RD	100 N SENATE AVE
790730200025000023	INDIANA STATE OF	S RIVER RD	100 N SENATE AVE

790730300001000023 INDIANA STATE OF  
790730300002000023 PURDUE RESEARCH FOUNDATION  
790730300008000023 INDIANA STATE OF  
790730300009000023 INDIANA STATE OF  
790730300010000023 INDIANA STATE OF  
790730300014000023 INDIANA STATE OF  
790730300016000023 INDIANA STATE OF  
790730300064000023 INDIANA STATE OF  
790719300005000026 TRUSTEES OF PURDUE UNIVERSITY  
790719300006000026 TRUSTEES OF PURDUE UNIVERSITY  
790624200021000023 TRUSTEES OF PURDUE UNIVERSITY  
790623100001000023 PURDUE UNIVERSITY

S RIVER RD  
S RIVER RD  
1152 S RIVER RD  
S RIVER RD  
S RIVER RD  
S RIVER RD  
S RIVER RD (ROW)  
S RIVER RD

100 N SENATE AVE  
1281 WIN HENTSCHEL BLVD  
100 N SENATE AVE  
100 N SENATE AVE  
100 N SENATE AVE  
100 N SENATE AVE  
100 N SENATE AV  
100 N SENATE AVE

555 N SHARON CHAPEL RD

SHARON CHAPEL RD

**EXHIBIT B**

to

**ORDINANCE NO: 13-13 (Second Amended)**

**AN ORDINANCE ANNEXING CERTAIN LANDS INTO THE  
CITY OF WEST LAFAYETTE, INDIANA**

**Final Fiscal Plan**

**City of West Lafayette  
Tippecanoe County**

# ***US231 Corridor Annexation Fiscal Plan***

***(The Fiscal Plan may be reviewed in City Hall in the office of the Department of Development, Chandler M. Poole, Director. Copies of the Fiscal Plan are available immediately at this location for a copying fee of \$0.03 per page (black & white), OR interested parties may obtain a copy of the Fiscal Plan from the internet web page at [www.westlafayette.in.gov](http://www.westlafayette.in.gov). For any questions regarding this annexation, the public should contact Chandler M. Poole, Director of Development, 765-775-5160.)***

**October 3, 2013**

***Adjusted to reflect reduction in Annexation Area Boundaries.***

***Public Policy & Narrative Prepared by:***

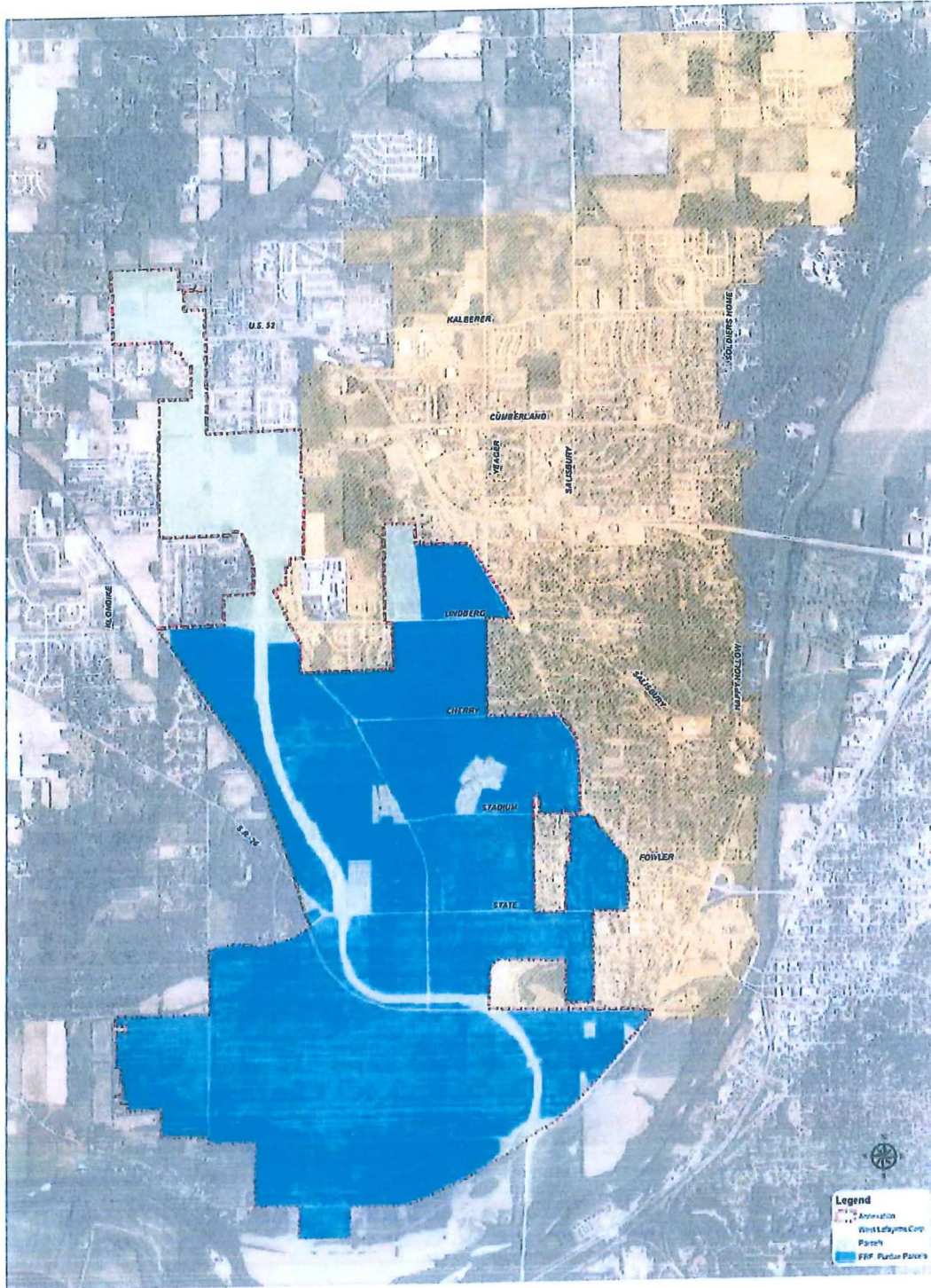
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# ANNEXATION AREA MAP



## PURPOSE OF THE US231 CORRIDOR ANNEXATION

The proposed US231 Corridor Annexation is undertaken for a broad range of important reasons:

- **Annexation addresses the need for growth by the City of West Lafayette;**
  - West Lafayette is one of the most densely developed city in Indiana, and new growth and development have no room to occur in the core of the City;
  - The completion of the US231 Corridor on the west side is likely to attract significant new growth opportunities.
- **Annexation presents a public policy platform for effective long-term planning for both Purdue University and the City of West Lafayette;**
  - This includes the need for carefully-planned and well-managed extensions of a full range of municipal services to the newly developed areas;
- **Annexation offers new partnerships with Purdue University which present opportunities for capturing and optimizing future economic development opportunities originating at Purdue University;**
  - While the traditional academic model is focused on ideas, the 21<sup>st</sup> century has shortened the distance between education (and the intellectual capital which education creates) and the transformation of those ideas into products and services;
  - Increasingly, major universities are developing models where education and business are no longer separate and isolated, but are evolving to thrive together;
- **Annexation provides an opportunity to develop integrated and coordinated development patterns between the City, the University, and entities such as the Purdue Research Foundation;**
  - This includes more effectively blending the needs of the University (and its students) with the those of the private sector, rather than keeping those interests separate and isolated;
- **Annexation and the partnerships resulting from annexation -- between West Lafayette and Purdue -- are intended to significantly elevate the regional, national and international 'brand' for both the City and Purdue;**
  - For example, consider that the City of Lebanon, while a great Hoosier city, has greater brand identification on the I-65 Corridor than both Purdue and West Lafayette, combined;
    - Consider that Whitestown, IN, has twice as many direct interstate access points on I-65 as West Lafayette/Purdue.
    - Consider that more than 18 million vehicles pass the current I-65 Exit 178 each year, without significant advertisement or identification of either Purdue University or West Lafayette, Indiana.
    - Consider that the current signage on I-65 directs the public to "Purdue Stadium" without acknowledging the real name of the venue.
    - Consider the cumulative economic impact of making the public more directly aware of the assets of Purdue University & West Lafayette, which is located halfway between metropolitan Chicago (population of 8 million) and metropolitan Indianapolis (population approaching 2 million);
    - Consider that, in 1987, commitments were made to improve Exit 168 on I-65 in order to accommodate a new automotive manufacturer (amidst great political debate) and consider the potential future parallels with the US231 Corridor;
- **Annexation enables the creation of a more formal basis for cooperation, discussion and implementation of mutually-beneficial topics and issues, especially economic development opportunities;**

- As the University & Purdue Research Foundation (PRF) continue to cultivate, incubate and transform new ideas into products and services, Indiana must do a better job of capturing the resulting business opportunity;
  - Consider, for example, that Purdue has graduated 26 astronauts, and consider the potential for using that intellectual capital as a platform for capturing future private investment that might be associated with aeronautics and space;
  - Consider, for example, that Purdue's agri-business interests have already successfully bridged those gaps and offer models for other applications;
  - Consider that one of the publicized reasons that a major pharmaceutical entity located at Whitestown was due in part to Whitestown's proximity to Purdue, and then ask yourself why the next such opportunity should not be captured along the US231 Corridor;

The proposed annexation is focused on land west of Purdue University and land that follows the new US231 corridor. Purdue University and its affiliates and other private entities own or control a substantial portion of this area which is projected to be a primary site for future economic development proposals. Much of the Purdue-affiliated land is undeveloped.

### **US231 Corridor Annexation**

The US231 Corridor Annexation is being pursued in accordance with IC 36-4-3-3 and 4. The Annexation Area is primarily focused on the US231 corridor, currently located west of the corporate limits of the City of West Lafayette, and the area is designated for annexation for the purpose of providing controlled and orderly growth along the new highway corridor. Based on the information derived from the County's web-based GIS system, the Annexation Area consists of a total of ~323 parcels totaling ~3,977 acres. Maps are provided showing the Annexation Area and relevant data, including the US231 alignment.

- The statutory annexation process described in IC 36-4-3 is projected to be completed in 2013.
- Assuming completion of the statutory annexation process in 2013, the effective date of annexation is projected to be no later than February, 2014.
- The dominant single land owner in the Annexation Area is Purdue University and its affiliated organizations.
- The dominant land use in the Annexation Area is undeveloped/agricultural, with urban & commercial development closer to the intersection with SR52.
- The dominant sewer service provider in the Annexation Area is American Suburban Utilities.

### **Contiguity**

The Annexation Area is more than 25% contiguous to the existing corporate limits of the City of West Lafayette.

## Population Growth & Developmental Density in West Lafayette

West Lafayette's population has grown modestly. The 2000 population of the City was 28,778 which has grown to 29,526 (2010). One of the constraints preventing population and economic growth in the community is its existing urban density. West Lafayette is currently one of Indiana's most densely populated municipalities, and growth pressures are mounting. The new US231 highway corridor is considered a major stimulant for future economic growth. The purpose of this annexation is to support and effect orderly, controlled growth for the City, high-quality development standards, efficiently-controlled improvements to sewer, water and transportation infrastructure, as well as affording optimal efficiency in the delivery of municipal services.

The Annexation Area contains several separate and very distinct development types, which makes generalization somewhat inappropriate. The Purdue University campus is intensely developed and immediately adjacent to the West Lafayette municipal boundaries. The University is urbanized and offers services that are not municipal, but are common for high-intensity university development. These service packages are different from municipal services and the University will continue to be responsible for campus services, exactly as it does currently. An inter-local agreement which more carefully specifies the interface between university services and municipal services is currently being discussed.

Except for the Purdue University campus, the population density of the Annexation Areas is less than 3.0 persons per acre, overall, and the proposed Annexation Areas less than 60% subdivided for development purposes, due to large tracts of undeveloped agricultural land, generally owned/controlled by affiliates of Purdue University. The Annexation Area is primarily agricultural in nature and in current use, with some residential development, and some urban development near US52.

### “Needed & Can Be Used”

The West Lafayette US231 Corridor Annexation Areas is consistent with the statutory intent of IC 36-4-3-13(c)(2) which states, *“That the territory sought to be annexed is needed and can be used by the municipality for its development in the reasonably near future.”* The City of West Lafayette has taken steps to affirm and verify that the area is needed and can be used for its development in the reasonably near future, including:

- planning for and extending municipal utilities to residential and other development in the Annexation Area;
- provision of municipal services to newly developed areas, including commercial and other development along the US52 Corridor;
- extending sewer interceptors to serve the Annexation Area in anticipation of future development;
- working directly with Purdue University and its affiliates to cooperatively develop and refine inter-governmental service policies between Purdue and the City;
- the US231 Corridor Annexation Area is projected to experience increased development pressure as a result of completion of the Corridor; and



- the US231 Corridor is intended as a high-quality economic development corridor for a wide range of development types including 21<sup>st</sup> century technology facilities.

#### **Annexation Does Not Propose to Alter Any Private Utility Service Area**

The proposed annexation does not purport to alter the sewer service territory of any private sewer utility having jurisdiction in the proposed Annexation Area. Current customers of private utilities in the Annexation Area are expected to retain the same service providers.

The City of West Lafayette is prepared to expand and extend its capital and non-capital municipal services into the proposed Annexation Area in full accordance with IC 36-4-3, and will work with property owners in the US231 Corridor Annexation Area to determine the most suitable and appropriate methods for extending West Lafayette's municipal services to serve new and existing development. This information affirms the City's intent with regard to 'needed and can be used by the City for its development' because municipal services must be provided to these areas and planning for the efficient extension of those services is critical to the economic future of West Lafayette.

As provided in IC 36-4-3-13, the City must carefully balance the best interests of the municipality with a careful understanding of financial impact on the residents and owners of land in the Annexation Area. The City takes this responsibility seriously and has made every reasonable attempt to strike a fair and honest balance of these interests.

### **Providing Capital & Non-Capital Municipal Services**

The City of West Lafayette hereby commits to providing capital and non-capital municipal services to the Annexation Area in full compliance with the requirements of IC 36-4-3-13, as follows:

*"The fiscal plan must show the following ...*

*"(4) That 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." (emphasis added)*

*"(5) That 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." (emphasis added)*

This Fiscal Plan was introduced publicly in May, 2013, and was extensively discussed in a transparent public format. On the basis of testimony received, the Mayor has proposed to revise the original boundaries of the Annexation Area to conform more closely to the US231 Corridor. This revised Annexation Area has been presented to the West Lafayette City Council to determine whether the larger or the smaller Annexation Area best fits the expectations of the City Council with regard to the future growth of West Lafayette. Public notice will be sent to property owners on the basis of the decision of the City Council with respect to the Annexation Area.

As such, the City hereby proposes to extend all non-capital services of the City to the Annexation Area (as provided in statute, above) within one year of the effective date of annexation, in full compliance with statute.

In addition, the City hereby proposes to extend all municipal services of a capital nature within three years of the effective date of the annexation (in full compliance with statute, above).

### **Summary of Municipal Departmental Services**

The projected impact of the annexation on each municipal department is summarized below:

#### **City Administration**

The services of the City Administration are considered non-capital municipal services, which will be provided to the annexed territory within one (1) year after the effective date of annexation (projected 2014). Municipal Administrative services 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.

The services of the City Administration are generally considered to include the services of the following municipal departments and offices:

- Mayor
- Clerk-Treasurer
- City Council
- City Court
- City Legal
- Human Resources
- City Engineer
- Department of Development

The services of the City Administration are directed toward creating more viable economic and human outcomes for the community at-large. A significant part of that work is directed to future planning and creation of viable and successful public policy. Therefore, to a large extent, these administrative offices already provide many of their services and programs to areas outside the corporate limits of the City,

and therefore, there is no additional cost projected as a direct result of this annexation. In fact, it is projected that the cooperative public policy platform (with Purdue) established as part of this annexation will actually result in either lower administrative costs, especially related to issues of community growth and development, or in a reduced long-term escalation of administrative costs, as a result of fulfillment of plans and intentions to bring the Annexation Area inside of City boundaries. Such inter-organizational efficiencies are the goal of both parties.

#### **Mayor's Office**

The Mayor's office (as well as departmental leadership) has spent three years planning for this proposed annexation at significant levels of detail. Once the statutory annexation process has been completed, the demand for the resources of the Mayor's office related to annexation are likely to wane and to be replaced by resources demanded for implementation of the annexation, as well as responding to new economic development opportunities in the annexation area. It is estimated that this trade-off will result in an approximate fiscal balance -- annexation demands will be reduced, while implementation demands will be increased, and the resulting impact on service costs is projected to be nominal.

The Mayor's office does not project any significant change in the cost of its non-capital departmental services as a direct result of this annexation, however, it is anticipated that future economic development proposals may increase demands on Mayoral staff time and resources. The future economic development responsibilities of the Mayor's office are not considered a direct cost of annexation.

#### **Relationship with Purdue University**

The Mayor's office is responsible for maintaining a partnership with Purdue (and to memorialize that partnership with a Memorandum of Understanding (MOU)), in order to increase consensus and control/decrease the costs associated with development of mutually-favorable public policies. The MOU serves to provide clarity between service providers in order that services can be organized and managed at optimal levels of efficiency. A core purpose of this proposed annexation is to create a cooperative future vision for both the City and Purdue, including the policies governing development, infrastructure and public-sector programs. By establishing a functional and cooperative partnership, it is asserted that all entities benefit, and that new economic development potential is optimized.

#### **Relationship with Wabash Township**

As a result of meetings with Wabash Township officials, the proposed annexation of unincorporated areas of Wabash Township is not expected to have significant impact on Wabash Township government as it currently exists. The revised Annexation Area is fundamentally undeveloped, and the bulk of Wabash Township services -- especially with regard to fire protection -- are focused on residential neighborhoods.

### **Clerk-Treasurer's Office**

The Clerk-Treasurer has been directly involved in the planning and development of this annexation and the Fiscal Plan, especially with regard to the development of revenue estimates resulting from the annexation, and the estimated costs of municipal services. The services of the Clerk-treasurer's office are generally non-capital in nature and are projected to only nominally increase as a result of annexation. The Clerk-Treasurer has been consulted during the development of the annexation and has assisted in the development of the fiscal information, along with the City's Financial Advisor.

As Chief Financial Officer of the City, the Clerk-Treasurer continues to perform a key role in the development of annexation cost and revenue projections, as well as performing diligence in the fiscal processes underlying the maintenance of the City's revenue streams. This Fiscal Plan includes an estimated cost for the Clerk-Treasurer to supervise/maintain post-annexation revenue streams.

### **City Council Services & Districts**

The municipal services of the City Council are non-capital, and the Council projects no significant change in the cost of its services as a result of annexation. The City Council commonly receives requests from outside of the corporate limits, as well as allowing residents of the unincorporated areas the opportunity to approach the Council, offer testimony and make public policy requests. Annexation will not change this practice. In effect, the City Council already provides non-capital services to the Annexation Area, as evidenced by the existing provision of capital sewer extensions to this and other areas. In addition, the City Council has hosted a broad public discussion related to the proposed Annexation Area boundaries, which also serves as evidence of the current availability of the non-capital services of the City Council to residents of unincorporated areas. As such, this Fiscal Plan projects only nominal increases in the cost of non-capital City Council services as a result of this annexation.

The proposed annexation is projected to require the re-alignment of Council District boundaries. There are currently 5 city councilors elected in districts, and several of those districts are contiguous to the Annexation Area. The City Council, itself, will have the final word on how any City Council Districts are to be changed to include voters from inside the proposed Annexation Area. The Annexation Ordinance will include provisions to assign the Annexation Area to one or more Council Districts.

### **City Court**

A study of other municipal courts in other cities has indicated that annexation usually does not have a significant impact on the operation of municipal courts. The Court's revenue structure is generally managed to attempt to offset its operating costs. Police officers have the ability to decide which court will hear a traffic citation, and this is not affected by annexation. It has been reasonably estimated that the increased volume can be handled within the existing assets and resources of the Court, and that revenues generated by the increased volume of court activity will offset increased operating costs.

### **City Legal**

City legal does not provide services directly to taxpayers, and as such it is not generally a service that is considered to change as a result of annexation. A review of the operation of the City's legal department indicates that the cost of these non-capital services is generally dependent on specific projects and issues, rather than being generated by changes in municipal boundaries (as in annexation). There was no discernible method for predicting which unincorporated areas would generate more or less demand for municipal legal services. As such, it has been determined that the annexation would have no long-term impact on the cost of city legal services.

### **Human Resources**

The non-capital services of the City's Human Resources department were examined with regard to their nature and delivery. Annexation Area residents will have no access or expectation of receipt of the services of the municipal Human Resources Department. However, the estimated cost of new personnel for municipal departments (such as streets, fire, police, and other offices) as a result of annexation reflect the incremental overhead cost of the Human Resources Department as a result of annexation.

### **City Engineer**

The non-capital services of the City Engineer do not accrue directly to the residents of the Annexation Area. The non-capital services of the City Engineer have been directly invested in the planning and execution of the proposed annexation, and the City Engineer has assisted in the development of this Fiscal Plan to assure that the Fiscal Plan adequately represents the short-term and long-term services of the City.

Many of the non-capital services of the City Engineer already accrue to the Annexation Area, especially with regard to projecting future infrastructure needs and demands of the community at large. The City Engineer's role and responsibility as part of the Metropolitan Planning Organization (MPO) is among such services which are already provided.

The City Engineer does not project any increased cost of non-capital services as a direct result of this annexation, however, it is noted that much of the planning, design and construction of the projects representing the long-term developmental interests of the City Engineer have already been invested (or are planned for investment), despite the fact that the projects were/are located in unincorporated areas.

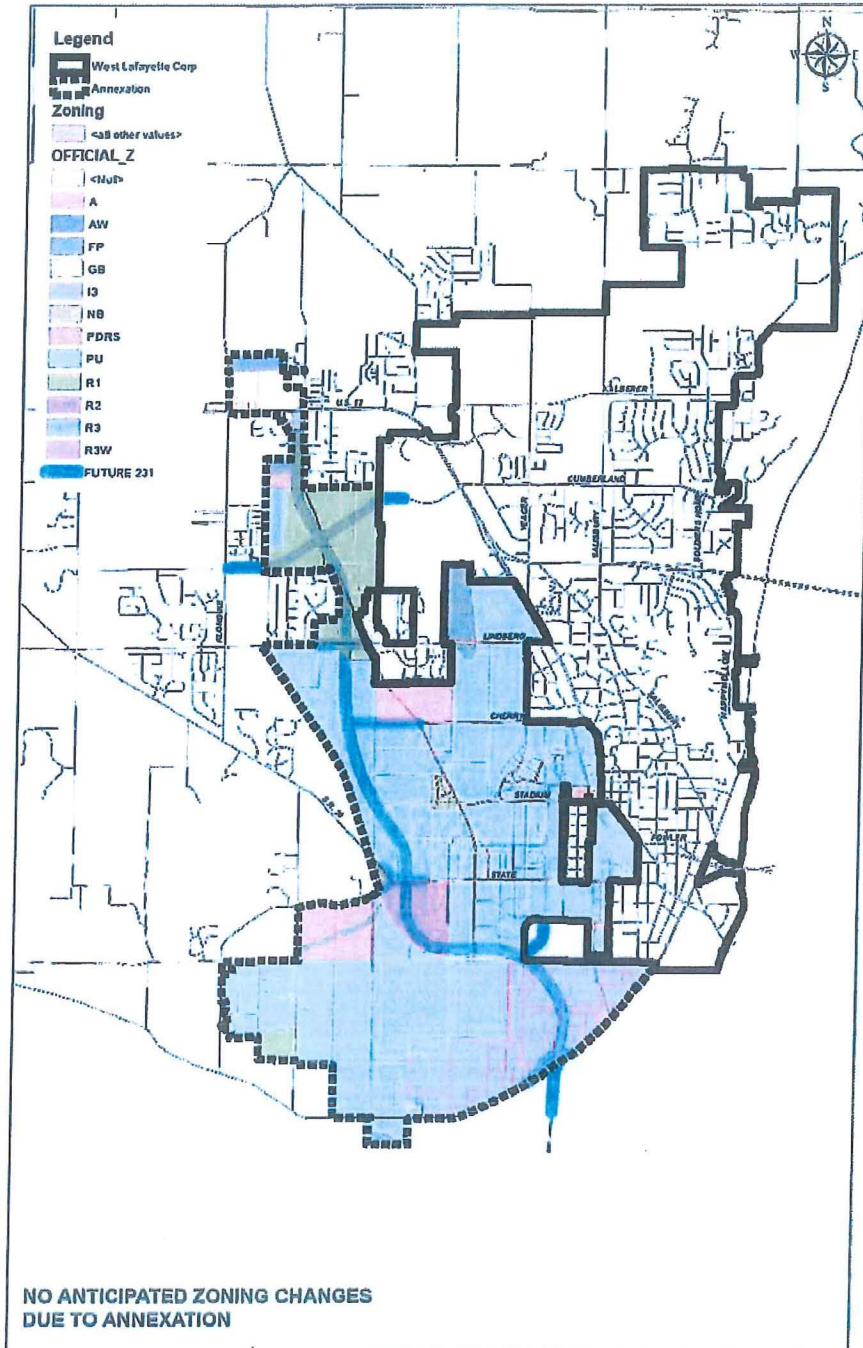
Capital projects (especially infrastructure) under the control of the City Engineer are undertaken with priorities periodically reviewed and adjustments made based on available funding. The City Engineer works closely with the County and other organizations and has a number of capital funding mechanisms available and decisions are made on each project based on the circumstance of the project. However, it is noted that the sum of these circumstances clearly indicates that both the non-capital and the capital (construction) services of the City Engineer's office are already largely available to the Annexation Area.

Post-annexation, the Engineering Department expects that new engineering projects will be presented which will increase demands for staff expertise and services. The services of the Engineering Department have already been provided to the Annexation Area, and it is further expected that the demand for those services would be increased as a result of new development in the Annexation Area, in the form of inspections, permits, and other services as set by City Ordinance. The cost of this additional position is estimated at \$65,000, inclusive of overhead. Additional assets and resources may be necessitated as a result of new development, but those stimuli are not considered a direct result of this annexation.

**Department of Development**

The Department of Development projects the need for additional staff as a result of the projected economic development which this annexation will help to promote. The non-capital services of the Department of Development include economic development analysis, community engagement, and planning, as well as inspection and code compliance activities in the currently unincorporated areas which would fall to the municipal department after annexation takes effect. The services of the Department of Development have served as the core of this annexation effort and as such these services have already been extended to the proposed Annexation Area.

## ANNEXATION AREA ZONING MAP

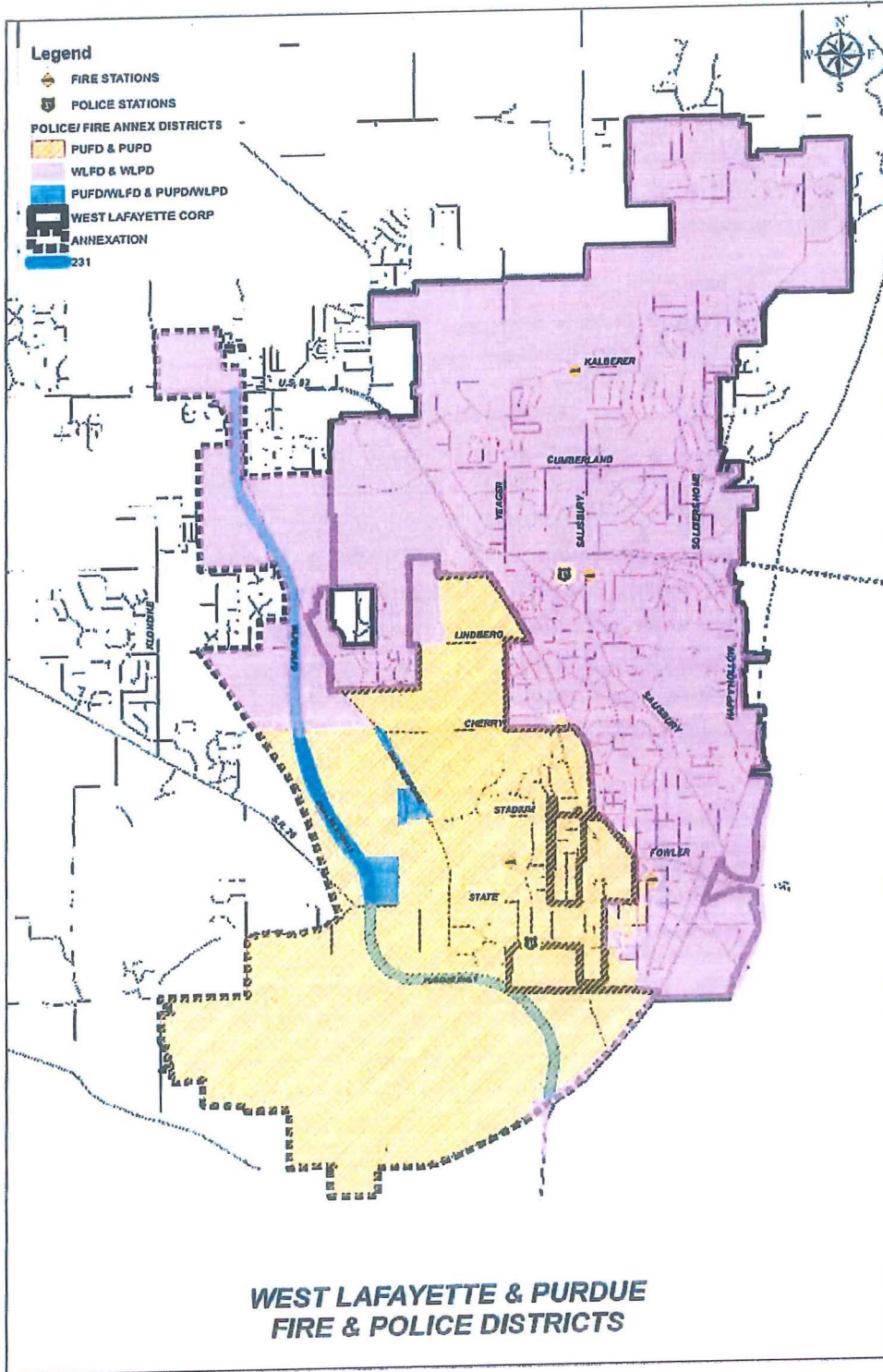


**ZONING SERVICES ALREADY PROVIDED**

County Plan Commission provides Zoning for the Annexation area and that service will not change as the result of annexation. (See map above.)



## ANNEXATION AREA POLICE AND FIRE MAP



## **Police Department**

Non-capital police service to the proposed annexation area will be split between the Purdue Police Department (PUPD) and the West Lafayette Police Department (WLPD), with the split in responsibilities based primarily on property ownership and geographic proximity. This arrangement would continue an existing working partnership between PUPD and WLPD which is officially memorialized in both a Mutual Aid Agreement and a Memorandum of Understanding (focusing on an area called "the Island"). This historic, cooperative partnership between PUPD and WLPD has formed a basis for the cooperative extension of services as proposed for the Annexation Area.

The WLPD is projected to provide police services to the northern portion of the Annexation Area, while PUPD is projected to provide coverage to the southern portions of the Annexation Area, which are adjacent to the campus and other Purdue facilities (such as the airport).

An analysis of police runs in recent years indicate that the WLPD makes approximately 28,000 runs per year, and approximately 10% of those runs are made into the unincorporated areas (which provide no revenues to pay for municipal police protection). It is estimated that 400-800 of those runs are made to the Annexation Area and its immediate proximity. Therefore, when considering that the PUPD and the WLPD are expected to share in police patrol responsibilities with respect to Purdue-related land, as well as the number of existing, uncompensated runs already made to the proximity of the Annexation Area, the proposed annexation is projected to have only nominal impact on the WLPD municipal police services. (Inasmuch as ~400-800 extra-territorial police runs are already being made annually by the existing WLPD force, those runs will now be inside the corporate boundaries.) As new development occurs, additional police assets will be considered annually on an as-needed basis.

Police services are considered a non-capital municipal service which will be extended within one year after the effective date of the annexation, and 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.

## **Fire Department**

Fire protection is a non-capital municipal service. There are three fire protection providers in the area, including PUF, WLF and Wabash Township (volunteer). This Fiscal Plan proposes that the interface between the three departments should continue to be addressed through carefully-integrated planning between the full-time, professional Purdue Fire Department (PUFD), the full-time professional West Lafayette Fire Department (WLF) and the Wabash Township Volunteer Fire Department (WTF).

On its most basic level, the Annexation Area is expected to be divided between the PUF and the WLF, based on land ownership. PUF is expected to provide fire protection to the area generally owned/controlled by Purdue affiliates. After Annexation, WLF will provide fire protection to the remainder of the Annexation Area, including the US52 area, which is currently urban in nature.

Analysis performed in cooperation with WLFD leadership indicates that capital and non-capital fire protection services to the proposed Annexation Area can be provided by extending existing assets of the two fire departments. As new development occurs, additional fire assets will be considered annually on an as-needed basis, as part of the municipal budget. However, the existing level of development in the Annexation Area is not expected to require new fire stations, fire engines or fire personnel by the WLPD.

#### **Fire Hydrants**

Fire hydrants are proposed to be provided in cooperation with the existing water utility providing service to the area, including incorporated and unincorporated areas. Generally speaking, fire hydrants are added by the water utility as new development occurs and fire hydrant 'rentals' are paid to cover installation and maintenance. In many cases, fire hydrants are included as a development standard for new residential, commercial and industrial developments.

The WLFD has performed a preliminary review of the Annexation Area and has noted some areas where additional hydrants may be necessary to provide adequate firefighting capability. WLFD services will include fire hydrant installation as a capital service and will work cooperatively with the water utility to plan and implement improvements to the network of fire hydrants serving the Annexation Area.

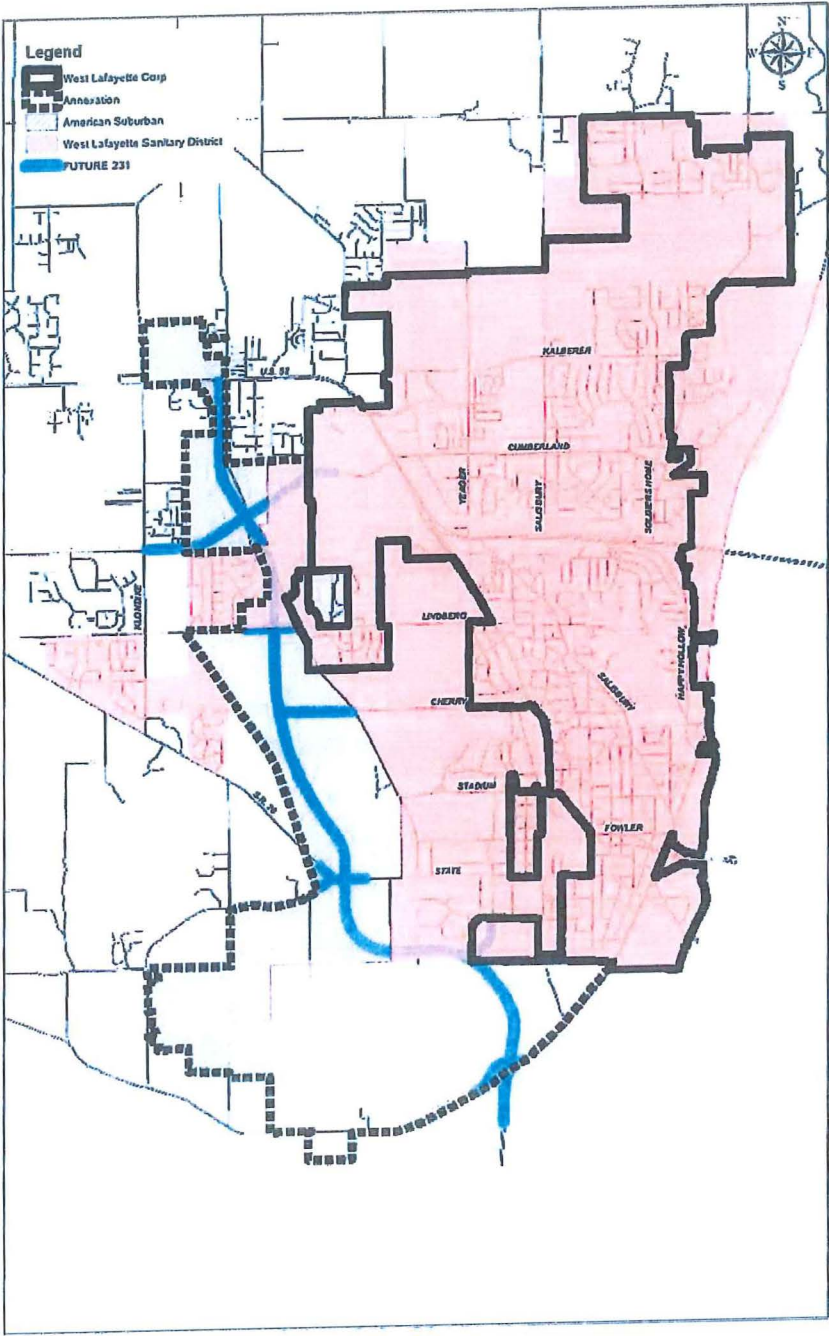
#### **Sewers & Wastewater**

There are three sewer/wastewater service providers in the Annexation Area: West Lafayette, American Suburban and Purdue. There are several simple, straightforward provisions of this Fiscal Plan with regard to sewer service as a result of annexation:

- The Annexation does NOT propose to change the provider of sewer service for any existing sewer customer (customers of each provider will remain the customers of that provider and annexation will have no direct impact on sewer service);
- The Annexation does NOT propose to require any landowner currently served by an adequately-functioning septic tank to connect to existing sewers;

Sewers/wastewater infrastructure have been administered through a longstanding series of partnerships between Purdue and the City, which are very complex and yet fully functional. The City, Purdue and American Suburban own their own sewers. In some cases, wastewater flows from one utility to another, and those arrangements have been carefully managed to be fully functional. Management of sewer services and costs is well-established and these arrangements are projected to continue post-annexation. By providing the most cost-effective configuration of sewer utility services, between Purdue and the City, both the City of West Lafayette and Purdue seek to encourage and improve the capture of new economic development opportunities in the Annexation Area.

# ANNEXATION AREA SEWER MAP



The map presented above shows the portions of the Annexation Area currently being served by West Lafayette sewers.

The City's sewer system area actually covers only a small part of the proposed Annexation Area, with American Suburban Utilities (ASU) responsible for serving the majority of the Annexation Area. The proposed annexation does not propose to re-organize or otherwise alter the previously-established sewer service territories. Future sewer service to new development is projected to be controlled by the existing designated sewer territories, which again, are mostly within the IURC-designated sewer service territory of American Suburban Utilities.

All capital costs associated with extension of municipal wastewater infrastructure into the Annexation Area will be borne by the developer, or by the landowner(s) requesting service extensions, and the determination of those costs will be made directly through established systems of user charges. There is no projected 'out-of-pocket' cost to the City for extending these capital and non-capital services, and all costs for municipal sewer service are projected to be fully compensated by the WL Sewer Rate System.

#### **Parks Department**

The non-capital services of the municipal parks department are already available to the residents of the Annexation Area. While parks and recreation facilities at Purdue tend to be reserved for Purdue students and personnel, the West Lafayette parks are open to the general public, generally without restriction. The annexation is not projected to generate a need for constructing more parks in the Annexation Area, nor is it expected that the annexation will have any impact on the operations and/or costs associated with the parks department. Trails, bikes and pathways are expected to be included in future development proposals, but those additions are separate from any consideration of annexation, per se.

Municipal parks service is considered a noncapital municipal service and will be provided to the annexed territory as provided in statute. No additional parks are projected for capital construction as a result of this annexation, except for any trails or other facilities which are to be based on new development proposals.

#### **Street Department**

The services of the West Lafayette Street Department consist of both capital and non-capital services.

##### **Street Lights**

IC 36-4-3 provides that street lighting is considered a capital service of the municipality and as such, street lighting services are to be provided *"in the same manner as those services are provided to areas within the corporate boundaries."* The current street light policies of the City of West Lafayette include provisions for neighborhoods and citizens to request street lights by petition. As such, the City will be prepared to accept petitions for street lighting within 3 years of the effective date of annexation, in compliance with statute.

##### **Capital Street Department Services**

Street Department Services of a capital improvement nature will be provided to the annexed territory within three (3) years after the effective date of the annexation (projected 2016/17) 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.

In some cases, planning for these capital street services (including road construction, major improvements, etc.) by the City has already begun, as evidenced by the long-term project list which the City and other agencies maintain. The construction of the US231 Corridor is an example of the capital and non-capital services of the City Engineer and Street Department (which will take responsibility for maintenance of the highway). As such, many of these services (including capital services) are already available to the Annexation Area.

The City Engineer has already begun to identify and plan for anticipated capital street/road projects in the Annexation Area. Funding for these capital projects will be prioritized in the same manner as such projects are normally undertaken, and is expected to be largely derived from state and federal grants, which are managed through a Metropolitan Planning Organization (MPO).

It is expected that the cooperative partnership between Purdue and the City will help to identify, refine and prioritize the capital projects for the overall area, as well as to establish a list of long-term projects to benefit the City (including the Annexation area) and Purdue. It is noted that several major capital road projects are already being considered by the MPO for future construction, which further suggests that this capital service attributed to the Street Department is already being provided.

The planning work for capital projects in the Annexation Area is already being provided, however, the funding for these projects is dependent upon criteria which are generally not controlled by the City (or are controlled by multiple organizations), and therefore there is no promise of construction within 3 years of the annexation. For example, it is common for a Federal aid Highway project to require 10 or more years between concept and construction, with the input of multiple local, state and federal agencies. With this understanding capital street department services have already been made available to the Annexation Area.

#### **Non-Capital Street Department Services**

The extension of municipal street department services into the Annexation Area is projected to require detailed planning and execution. Street Department services are very finite and well-observed, which means a failure to deliver street department services is likely to be extremely visible to the public. It is projected that an MOU will be developed which clearly delineates a detailed pro forma for Street Department services to be provided by Purdue and those provided by the City. In those portions of the Annexation Area not affiliated with Purdue, the City will extend non-capital municipal services within one year of the effective date of the annexation, in full compliance with statute.



**Memorandum of Understanding with Purdue**

The MOU with Purdue will specifically identify the individual roles and responsibilities of each street department for those sections of roadway owned by Purdue affiliates, including the distribution of road-related revenues. These separate arrangements are necessary due to the variation in levels of service and the difference in applicable standards between a city and a university.

**West Lafayette Street Department to Extend Non-Capital Street Services Within 1-Year**

The City's street department will provide non-capital services to any roadway within the Annexation Area which is not specifically assigned in the MOU to Purdue. Non-capital services (such as road maintenance, snow removal, etc.) are generally divided into three broad areas:

- Sanitation & recycling;
- Streets & Traffic (including snow removal and pavement maintenance); and
- Pollution control (stormwater and leaves)

**Sanitation & Recycling**

This municipal service is compensated by its own revenue stream, and is considered separately from other Street Department services. The West Lafayette Street Department provides waste removal and recycling within the corporate limits of the City. Unincorporated area landowners must contract for these services individually. Commonly, trash removal and recycling services provided by private entities are not only substantially more expensive than those provided by the City, even while the City's sanitation and recycling services are more comprehensive in nature. For example, it is common for municipal sanitation and recycling services to include large trash hauling and recycling as part of a comprehensive service, while private contractors levy separate charges for large trash hauling and recycling. The reduction in costs is projected to be \$150-\$200 per year for an average residence.

Sanitation/Recycling (service to be extended using existing equipment and personnel)	Est. Annual cost (low)	Est. Annual cost (high)
Additional cost due to mileage, overtime, etc.	\$ 7,000	\$ 10,000
TOTAL ANNUAL cost	\$ 7,000	\$ 10,000
Projected Annual Trash Hauling Revenue		\$ 8,640

All of the costs associated with this service are expected to be reimbursed within the designated user charge revenue stream, which is projected to be \$16/month for the Annexation Area.

Any capital equipment costs resulting from annexation would likely be undertaken in the form of leases, which would reduce the up-front capital expense, and spread the expense in closer approximation to the revenue stream and the useful life of the vehicles. (The use of a 5-year lease is for illustrative purposes only. The City will determine what lease terms are best suited to the circumstances at the time of the



decision) In addition, however, the trucks can/will be used for other municipal street department services, and a portion of those equipment costs are properly assigned to those other services within the Street Department.

#### **Additional Potential for Sub-Contracting**

The City can also determine whether it is more cost-effective to sub-contract waste/trash services to a private company for certain portions of the Annexation Area. Private, independent trash hauling services have a number of idiosyncrasies that increase the operating costs of private companies. In other cities, it has proven cost-effective to sub-contract with private haulers because the sub-contract provisions can remove the idiosyncrasies.

One example of such sub-contractual arrangements is the cost of debt-collection for individual customers. Private haulers must collect fees from each customer. In other cities, the private hauler receives one sub-contractual check from the City and is not required to collect from individuals, which has been demonstrated to reduce the cost of the service. Other, similar examples may exist. It is possible that such an alternative would, for example, alleviate the need to purchase a truck or hire one of the personnel.

The City reserves the opportunity to pursue this alternative for the purpose of addressing unusual service demands or circumstances during the 1-year planning period.

#### **Street & Traffic (MVH)**

The Street & Traffic services of the municipal Street Department are the services most commonly associated with street departments, and are considered non-capital services for purposes of annexation. This includes pavement maintenance (including pothole repairs), snow removal, traffic lights/control, and other services related to street/road maintenance. These municipal services, however, generally do not have a specific user fee revenue stream, but instead are funded through a combination of state and local taxes. In recent years, the constraints on state revenues in combination with caps on property taxes have caused a significant fiscal squeeze which has been keenly felt by municipal street departments.

The extension of municipal Street & Traffic services will be handled using similar management techniques as the sanitation services explained above. During the year prior to the effective date of the annexation, the City will determine whether there is cost justification for considering sub-contracting certain aspects of the Street & Traffic services of the street department, and to then phase-in the additional personnel and equipment over three years. This phase-in of Street & Traffic services would allow for the possibility of new taxable development providing additional revenues to support extension of these services to the Annexation Area.

MVH (Street & Traffic)	Est. Equipment	Est. Labor/annual
1 Employee @\$50,000-\$60,000		\$50,000-\$60,000
Expand salt building	\$200,000-\$250,000	
Expand garage	\$300,000-\$350,000	
2 trucks w/snow equipment	\$340,000-\$350,000	
Traffic/bucket truck @ \$365,000	\$350,000-\$365,000	
Totals	\$1.19M -- \$1.315M	\$50,000-\$60,000
Est. lease buildings (10-yr estimate)	\$62,000-\$77,000	
Est. lease eqpt.	\$153,000-\$160,000	
Non-capital materials, fuel, contracting, etc.		
Annual snow removal		\$60,000-\$75,000
Pavement Maintenance		\$120,000-\$150,000
Fuel, vehicle repairs, etc.		\$20,000-\$25,000
<b>TOTAL ANNUAL cost (leases, labor, mtce, etc.)</b>		<b>\$465,000-547,000</b>
<b>Est. Annual MVH/Street Revenue</b>		<b>\$521,491</b>

The City will make decisions related to the most cost-effective alternative for providing MVH services under the circumstances at the time of the decision.

As stated previously, new development is projected to be tied closely to the development and improvement of roadway corridors in the Annexation Area (capital services). Under current conditions, however, non-capital Street Department Services are the primary consideration. The cooperative partnership between the City and Purdue are expected to facilitate the services, as well as the funding for these services.

**Potential Partnership with the County Highway Department**

The County Highway Department currently provides non-capital street/road services to the Annexation Area, as well as all unincorporated streets/road in the county. As a result of annexation, the County's responsibility for street/road maintenance would be reduced. Therefore, it is possible that the County would have excess capacity in its highway department assets, while also receiving reduced roadway funding as a result of annexation.

In some other communities, inter-local agreements have been developed between the municipality and the county to continue having certain street/road services provided by the County, with the City augmenting the county's services. This alternative allows the County to more optimally utilize its assets and potentially creates a better cost/revenue balance for the city. The City will consider this alternative, if necessary.

**Prioritizing Snow Removal on School Bus Routes**

The West Lafayette Street Department considers school bus routes in establishing snow removal priorities. Different communities approach the establishment of priority

corridors using idiosyncratic parameters, but many communities find it valuable for municipal authorities to clear school bus routes as early as possible each morning for purposes of school bus safety. Such accommodations do not change service costs. They simply alter the order in which services are provided (which explains why the issue is addressed idiosyncratically).

**Pollution Control (Stormwater, Street-Sweeping & Leaves)**

The City Street Department also provides the services of leaf removal and street sweeping, in compliance with state and federal stormwater regulations. Under the same worst case conditions suggested above, in order for the City to extend these non-capital municipal services to the **entire** Annexation Area the estimated costs presented below would be undertaken in 1-2 fiscal years.

The City has recently implemented a stormwater utility which generates user charge revenues to pay for street sweeping services to reduce the environmental impact of stormwater in the Wabash River watershed. The revenue projected to be generated in the Annexation Area is ~\$355,000 per year, and that revenue is projected to be committed to stormwater-related services in the Annexation Area, as shown in the following table.

Pollution Control (Stormwater & Leaves)	Est. cost (low)	Est. Cost (high)
2 personnel @\$50,000 - \$60,000	\$ 100,000	\$120,000
Shared cost of multi-use eqpt. (trucks, etc.)	\$ 50,000	\$ 55,000
TOTAL ANNUAL cost eqpt. (lease)/labor	\$ 150,000	\$ 175,000
<i>Estimated Stormwater Revenue</i>		<b>\$ 171,220</b>

Similar to the above explanation, the City could choose to examine the cost-saving potential for private contracting of these services, or could consider phasing-in the services, which would reduce the fiscal obstacle.

**Purdue Street Services**

Generally speaking, Purdue maintains the streets inside campus. The MOU is expected to include provisions for Purdue to provide the non-capital services on streets that directly serve parcels owned/controlled by Purdue inside the Annexation Area.

Summary Table for Estimated Costs of Municipal Services/Departments							Revenue
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	
Dept of Deveopment (employee w/overhead, eqpt., etc.)	2015	\$5,000	\$7,000	\$55,000-\$65,000	\$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						\$182,434
Projected Excise Tax Revenue (annual)							\$9,121
Projected Riverboat Tax Revenue (annual)							\$72,279
<b>Total Projected Non-Capital Dept. Revenues (annual)</b>							<b>\$263,834</b>
<b>Street Department</b>							
Sanitation (Recycling)							
Sanitation service to be extended using existing eqpt, personnel with increased intensity of usage					\$7,000	\$10,000	
Projected Annual Sanitation Revenue (Trash Collection revenue)							\$8,640

(Continued) Department	Year	Low Lease	High Lease	Annual Personnel	Low Cost	High Cost	
MVH (Street & Traffic)	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>					\$465,000	\$547,000	
<b>Projected MVH/Street Revenues</b>							
Motor Vehicle Highway (MVH)							\$324,015
Local Road & Street (LRS)							\$76,411
Wheel Tax							\$121,065
<b>Total Projected MVH/Street Revenues</b>							<b>\$521,491</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>					\$150,000	\$175,000	
<b>Projected Annual Stormwater Revenue (revenue neutral)</b>							<b>\$171,220</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>							<b>\$965,185</b>

**EXHIBIT C**

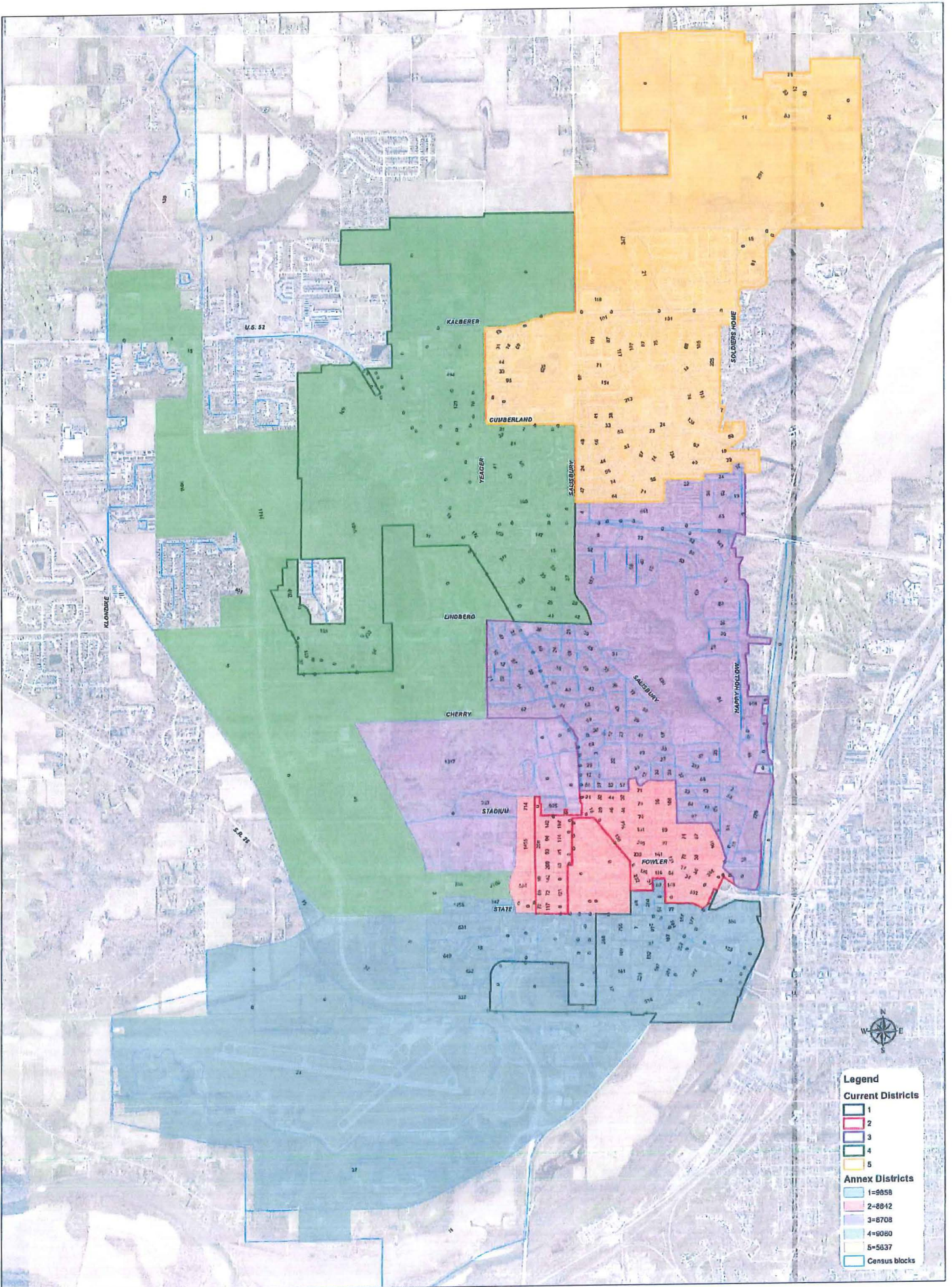
**to**

**ORDINANCE NO: 13-13 (Second Amended)**

**AN ORDINANCE ANNEXING CERTAIN LANDS INTO THE  
CITY OF WEST LAFAYETTE, INDIANA**

**Description of Real Estate (Census Blocks)  
To Be Included In Each Council District  
1, 2, 3, and 4**





OBJECTID	TRACTCE1	BLOCKCE1	GEOID10	NAME10	MTFCC10	FUNCSTAT	ALAND10	INTPTLAT1	INTPTLON1	FID_1	STATEFP1	COUNTYFP	TRACTCE1	BLOCKCE1	GEOID10_1	NAME10_1	MTFCC10_1	FUNCSTAT	ALAND10_1	INTPTLAT_1	INTPTLON_1	Populat	JURISDICTION	Shape_L	Shape_Area
32	10600	1039	181570106001039.00	Block 1039	G5040	S	122097	40.42227	-86.9321	413	18	157	10600	1039	181570106001039.00	Block 1039	G5040	S	122097	40.42227	-86.9321	0	Annexation	0.0145	0.000012
62	5500	1007	181570055001007.00	Block 1007	G5040	S	120559	40.42231	-86.9177	651	18	157	5500	1007	181570055001007.00	Block 1007	G5040	S	120559	40.42231	-86.9177	0	Annexation	0.0143	0.000012
102	10500	1006	181570105001006.00	Block 1006	G5040	S	2336	40.41707	-86.9245	906	18	157	10500	1006	181570105001006.00	Block 1006	G5040	S	2336	40.41707	-86.9245	0	0	0.0025	2.48E-07
104	5500	1020	181570055001020.00	Block 1020	G5040	S	64313	40.42277	-86.9206	965	18	157	5500	1020	181570055001020.00	Block 1020	G5040	S	64313	40.42277	-86.9206	0	Annexation	0.0109	0.000006
150	5500	1010	181570055001010.00	Block 1010	G5040	S	3606	40.42221	-86.9144	1206	18	157	5500	1010	181570055001010.00	Block 1010	G5040	S	3606	40.42221	-86.9144	0	Annexation	0.0031	3.83E-07
153	10400	1009	181570104001009.00	Block 1009	G5040	S	38758	40.42492	-86.9274	1210	18	157	10400	1009	181570104001009.00	Block 1009	G5040	S	38758	40.42492	-86.9274	1455	Annexation	0.009	0.000004
170	5500	1014	181570055001014.00	Block 1014	G5040	S	74711	40.41886	-86.9152	1328	18	157	5500	1014	181570055001014.00	Block 1014	G5040	S	74711	40.41886	-86.9152	0	Annexation	0.0116	0.000007
180	10500	1000	181570105001000.00	Block 1000	G5040	S	48236	40.4226	-86.9225	1393	18	157	10500	1000	181570105001000.00	Block 1000	G5040	S	48236	40.4226	-86.9225	0	Annexation	0.0098	0.000005
206	10600	1040	181570106001040.00	Block 1040	G5040	S	40104	40.42488	-86.9424	1549	18	157	10600	1040	181570106001040.00	Block 1040	G5040	S	40104	40.42488	-86.9424	15	Annexation	0.0106	0.000004
215	5500	1008	181570055001008.00	Block 1008	G5040	S	34694	40.42322	-86.9149	1636	18	157	5500	1008	181570055001008.00	Block 1008	G5040	S	34694	40.42322	-86.9149	0	Annexation	0.0077	0.000003
273	10500	1003	181570105001003.00	Block 1003	G5040	S	55916	40.42175	-86.925	2109	18	157	10500	1003	181570105001003.00	Block 1003	G5040	S	55916	40.42175	-86.925	18	Annexation	0.0104	0.000005
284	10600	1010	181570106001010.00	Block 1010	G5040	S	2615735	40.413	-86.9411	2198	18	157	10600	1010	181570106001010.00	Block 1010	G5040	S	2615735	40.413	-86.9411	24	Annexation	0.1037	0.000277
285	10500	1001	181570105001001.00	Block 1001	G5040	S	128115	40.42333	-86.927	2214	18	157	10500	1001	181570105001001.00	Block 1001	G5040	S	128115	40.42333	-86.927	531	Annexation	0.0185	0.000013
302	5500	1011	181570055001011.00	Block 1011	G5040	S	2830	40.42224	-86.9155	2231	18	157	5500	1011	181570055001011.00	Block 1011	G5040	S	2830	40.42224	-86.9155	0	Annexation	0.0026	3.00E-07
304	10500	1005	181570105001005.00	Block 1005	G5040	S	159192	40.41843	-86.9273	2242	18	157	10500	1005	181570105001005.00	Block 1005	G5040	S	159192	40.41843	-86.9273	332	Annexation	0.0258	0.000016
305	10600	1036	181570106001036.00	Block 1036	G5040	S	318985	40.42037	-86.948	2243	18	157	10600	1036	181570106001036.00	Block 1036	G5040	S	318985	40.42037	-86.948	0	Annexation	0.0262	0.000033
312	10500	1004	181570105001004.00	Block 1004	G5040	S	54486	40.41995	-86.9262	2275	18	157	10500	1004	181570105001004.00	Block 1004	G5040	S	54486	40.41995	-86.9262	492	Annexation	0.0095	0.000005
423	10400	1005	181570104001005.00	Block 1005	G5040	S	38695	40.4248	-86.9238	3325	18	157	10400	1005	181570104001005.00	Block 1005	G5040	S	38695	40.4248	-86.9238	347	Annexation	0.0099	0.000004
424	10500	1002	181570105001002.00	Block 1002	G5040	S	72140	40.42116	-86.9289	3326	18	157	10500	1002	181570105001002.00	Block 1002	G5040	S	72140	40.42116	-86.9289	648	Annexation	0.0111	0.000007
435	5500	1013	181570055001013.00	Block 1013	G5040	S	19876	40.4212	-86.9144	3364	18	157	5500	1013	181570055001013.00	Block 1013	G5040	S	19876	40.4212	-86.9144	0	Annexation	0.0059	0.000002
439	5500	1028	181570055001028.00	Block 1028	G5040	S	1389	40.4197	-86.9139	3368	18	157	5500	1028	181570055001028.00	Block 1028	G5040	S	1389	40.4197	-86.9139	0	0	0.0023	1.47E-07
449	5500	1012	181570055001012.00	Block 1012	G5040	S	15980	40.42123	-86.9155	3406	18	157	5500	1012	181570055001012.00	Block 1012	G5040	S	15980	40.42123	-86.9155	0	Annexation	0.0054	0.000001
499	10600	1009	181570106001009.00	Block 1009	G5040	S	2481415	40.406	-86.9253	3734	18	157	10600	1009	181570106001009.00	Block 1009	G5040	S	2481415	40.406	-86.9253	27	Annexation	0.1301	0.000263
500	10600	1006	181570106001006.00	Block 1006	G5040	S	292957	40.41524	-86.9143	3735	18	157	10600	1006	181570106001006.00	Block 1006	G5040	S	292957	40.41524	-86.9143	0	Annexation	0.0351	0.000031
510	10600	1038	181570106001038.00	Block 1038	G5040	S	528077	40.42077	-86.9363	3778	18	157	10600	1038	181570106001038.00	Block 1038	G5040	S	528077	40.42077	-86.9363	32	Annexation	0.0341	0.000056
515	10600	1031	181570106001031.00	Block 1031	G5040	S	185760	40.41749	-86.9464	3796	18	157	10600	1031	181570106001031.00	Block 1031	G5040	S	185760	40.41749	-86.9464	0	Annexation	0.0244	0.000019
516	10600	1032	181570106001032.00	Block 1032	G5040	S	225112	40.41859	-86.9409	3797	18	157	10600	1032	181570106001032.00	Block 1032	G5040	S	225112	40.41859	-86.9409	0	Annexation	0.0352	0.000023
517	5500	1019	181570055001019.00	Block 1019	G5040	S	12517	40.42093	-86.9207	3798	18	157	5500	1019	181570055001019.00	Block 1019	G5040	S	12517	40.42093	-86.9207	0	Annexation	0.0056	0.000001



OBJECTID	TRACTCE1(	BLOCKCE1(	GEOID10	NAME10	MTFCC10	FUNCSTAT	ALAND10	INTPTLAT1	INTPTLON1	FID_1	STATEFP1	COUNTYFP	TRACTCE1_	BLOCKCE1_	GEOID10_1	NAME10_1	MTFCC10_	FUNCSTAT_	ALAND10_	INTPTLAT_	INTPTLON_	Populat	JURISDICTION	Shape_Len	Shape_Area
43	10400	1003	181570104001003.00	Block 1003	G5040	S	8141	40.42469	-86.9205	502	18	157	10400	1003	181570104001003.00	Block 1003	G5040	S	8141	40.42469	-86.9205	0	Annexation	0.003598	8.64E-07
80	5400	3024	181570054003024.00	Block 3024	G5040	S	1634	40.42503	-86.9138	753	18	157	5400	3024	181570054003024.00	Block 3024	G5040	S	1634	40.42503	-86.9138	0		0.003811	1.73E-07
86	10300	1006	181570103001006.00	Block 1006	G5040	S	25249	40.43218	-86.9207	825	18	157	10300	1006	181570103001006.00	Block 1006	G5040	S	25249	40.43218	-86.9207	714	Annexation	0.006658	0.000002
97	10400	1010	181570104001010.00	Block 1010	G5040	S	4401	40.42478	-86.9198	859	18	157	10400	1010	181570104001010.00	Block 1010	G5040	S	4401	40.42478	-86.9198	0		0.003241	4.67E-07
112	5400	2005	181570054002005.00	Block 2005	G5040	S	2078	40.43096	-86.9116	987	18	157	5400	2005	181570054002005.00	Block 2005	G5040	S	2078	40.43096	-86.9116	0		0.00221	2.21E-07
146	10400	1000	181570104001000.00	Block 1000	G5040	S	75883	40.42932	-86.9207	1174	18	157	10400	1000	181570104001000.00	Block 1000	G5040	S	75883	40.42932	-86.9207	1455	Annexation	0.012529	0.000008
149	5400	2004	181570054002004.00	Block 2004	G5040	S	206343	40.42745	-86.9126	1205	18	157	5400	2004	181570054002004.00	Block 2004	G5040	S	206343	40.42745	-86.9126	0	Annexation	0.022375	0.000021
162	5400	3013	181570054003013.00	Block 3013	G5040	S	4233	40.4299	-86.9159	1292	18	157	5400	3013	181570054003013.00	Block 3013	G5040	S	4233	40.4299	-86.9159	0		0.003531	4.49E-07
287	10400	1004	181570104001004.00	Block 1004	G5040	S	8684	40.42482	-86.9214	2216	18	157	10400	1004	181570104001004.00	Block 1004	G5040	S	8684	40.42482	-86.9214	0	Annexation	0.004389	9.22E-07
290	5400	3012	181570054003012.00	Block 3012	G5040	S	114815	40.42692	-86.9153	2219	18	157	5400	3012	181570054003012.00	Block 3012	G5040	S	114815	40.42692	-86.9153	0	Annexation	0.017124	0.000012
303	5400	3023	181570054003023.00	Block 3023	G5040	S	17853	40.42504	-86.9143	2232	18	157	5400	3023	181570054003023.00	Block 3023	G5040	S	17853	40.42504	-86.9143	0	Annexation	0.005642	0.000001
389	5400	3011	181570054003011.00	Block 3011	G5040	S	3575	40.42864	-86.9116	2850	18	157	5400	3011	181570054003011.00	Block 3011	G5040	S	3575	40.42864	-86.9116	0		0.003063	3.79E-07
479	10400	1002	181570104001002.00	Block 1002	G5040	S	50923	40.42629	-86.9209	3673	18	157	10400	1002	181570104001002.00	Block 1002	G5040	S	50923	40.42629	-86.9209	585	Annexation	0.009036	0.000005

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OBJECTID	TRACTCE1	BLOCKCE1	GECID10	NAME10	MTFCC10	FUNCSTAT	ALAND10	INTPTLAT1	INTPTLON1	FID_1	STATEFP1	COUNTYFP	TRACTCE1	BLOCKCE1	GECID10_1	NAME10_1	MTFCC10_1	FUNCSTAT	ALAND10_1	INTPTLAT_1	INTPTLON_1	Populat	JURISDICTION	Shape_Len	Shape_Area
2	10300	1016	181570103001016.00	Block 1016 G5040	S		34333	40.43218	-86.918	66	18	157	10300	1016	181570103001016.00	Block 1016 G5040	S		34333	40.43218	-86.918	975	Annexation	0.007885	0.000003
85	10300	1009	181570103001009.00	Block 1009 G5040	S		88343	40.43408	-86.9163	786	18	157	10300	1009	181570103001009.00	Block 1009 G5040	S		88343	40.43408	-86.9163	0	Annexation	0.014055	0.000009
91	10300	1003	181570103001003.00	Block 1003 G5040	S		940201	40.43571	-86.9281	853	18	157	10300	1003	181570103001003.00	Block 1003 G5040	S		940201	40.43571	-86.9281	1317	Annexation	0.053039	0.000099
106	10300	1002	181570103001002.00	Block 1002 G5040	S		29626	40.4372	-86.919	967	18	157	10300	1002	181570103001002.00	Block 1002 G5040	S		29626	40.4372	-86.919	0	Annexation	0.007926	0.000003
171	10300	1005	181570103001005.00	Block 1005 G5040	S		4504	40.43178	-86.9279	1329	18	157	10300	1005	181570103001005.00	Block 1005 G5040	S		4504	40.43178	-86.9279	0	Annexation	0.00405	4.78E-07
218	10400	1001	181570104001001.00	Block 1001 G5040	S		376159	40.4295	-86.9265	1639	18	157	10400	1001	181570104001001.00	Block 1001 G5040	S		376159	40.4295	-86.9265	0	Annexation	0.02815	0.000039
296	10300	1007	181570103001007.00	Block 1007 G5040	S		98149	40.43238	-86.9246	2225	18	157	10300	1007	181570103001007.00	Block 1007 G5040	S		98149	40.43238	-86.9246	207	Annexation	0.015104	0.00001
429	10300	1008	181570103001008.00	Block 1008 G5040	S		63635	40.43435	-86.9185	3331	18	157	10300	1008	181570103001008.00	Block 1008 G5040	S		63635	40.43435	-86.9185	0	Annexation	0.01054	0.000006
472	10300	1001	181570103001001.00	Block 1001 G5040	S		55077	40.43738	-86.9173	3613	18	157	10300	1001	181570103001001.00	Block 1001 G5040	S		55077	40.43738	-86.9173	0	Annexation	0.010007	0.000005

OBJECTID	TRACTCE1	BLOCKCE1	GEOID10	NAME10	MTFCC10	FUNCSTAT	ALAND10	INTPTLAT1	INTPTLON1	FID_1	STATEFP1	COUNTYFP	TRACTCE1	BLOCKCE1	GEOID10_1	NAME10_1	MTFCC10_1	FUNCSTAT	ALAND10	INTPTLAT1	INTPTLON	Populat	JURISDICTION	Shape_Len	Shape_Area
26	10203	1015	181570102031015.00	Block 1015	G5040	S	5845	40.46746	-86.9554	344	18	157	10203	1015	181570102031015.00	Block 1015	G5040	S	5845	40.46746	-86.9554	0	0	0.01254	6.21E-07
110	10204	2000	181570102042000.00	Block 2000	G5040	S	39680	40.46655	-86.9538	972	18	157	10204	2000	181570102042000.00	Block 2000	G5040	S	39680	40.46655	-86.9538	15	Annexation	0.00811	0.000004
116	10204	2023	181570102042023.00	Block 2023	G5040	S	1249027	40.43057	-86.9374	991	18	157	10204	2023	181570102042023.00	Block 2023	G5040	S	1249027	40.43057	-86.9374	48	Annexation	0.05171	0.000132
139	10203	1016	181570102031016.00	Block 1016	G5040	S	2894	40.46737	-86.9605	1098	18	157	10203	1016	181570102031016.00	Block 1016	G5040	S	2894	40.46737	-86.9605	0	0	0.006911	3.07E-07
147	10400	1006	181570104001006.00	Block 1006	G5040	S	68400	40.42636	-86.924	1175	18	157	10400	1006	181570104001006.00	Block 1006	G5040	S	68400	40.42636	-86.924	2166	Annexation	0.011809	0.000007
240	10204	2022	181570102042022.00	Block 2022	G5040	S	771654	40.43584	-86.945	1817	18	157	10204	2022	181570102042022.00	Block 2022	G5040	S	771654	40.43584	-86.945	0	Annexation	0.041917	0.000081
243	10204	4007	181570102044007.00	Block 4007	G5040	S	839541	40.44199	-86.9311	1820	18	157	10204	4007	181570102044007.00	Block 4007	G5040	S	839541	40.44199	-86.9311	0	Annexation	0.047401	0.000089
395	10400	1008	181570104001008.00	Block 1008	G5040	S	46626	40.42584	-86.9298	3055	18	157	10400	1008	181570104001008.00	Block 1008	G5040	S	46626	40.42584	-86.9298	0	Annexation	0.009461	0.000004
396	10400	1007	181570104001007.00	Block 1007	G5040	S	55289	40.42648	-86.9274	3056	18	157	10400	1007	181570104001007.00	Block 1007	G5040	S	55289	40.42648	-86.9274	788	Annexation	0.010071	0.000005
437	10204	2018	181570102042018.00	Block 2018	G5040	S	607387	40.44333	-86.9496	3366	18	157	10204	2018	181570102042018.00	Block 2018	G5040	S	607387	40.44333	-86.9496	5	Annexation	0.038026	0.000064
455	10204	3020	181570102043020.00	Block 3020	G5040	S	620644	40.44899	-86.9297	3450	18	157	10204	3020	181570102043020.00	Block 3020	G5040	S	620644	40.44899	-86.9297	0	Annexation	0.038033	0.000065

ORDINANCE NO: 13-13 (Second Amended); An Ordinance Annexing Certain Lands Into The City Of West Lafayette, Indiana

This instrument prepared by: Eric H. Burns (4032-79), Withered Burns, LLP, 8 N. 3rd Street, Suite 401, P.O. Box 499, Lafayette, Indiana, 47901, Telephone: (765) 742-1988

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Eric H. Burns

**The Legal description which follows is for ease of recording and describes the annexation area contained in Ordinance 13-13 (Second Amended).**



## EXHIBIT "A"

Project: West Lafayette Annexation

Sheet: 1 of 17

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;

## EXHIBIT "A"

Project: West Lafayette Annexation

Sheet: 2 of 17

- 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;

## EXHIBIT "A"

Project: West Lafayette Annexation

Sheet: 3 of 17

- 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 373.00 feet along said east right-of-way line to the southeast corner of Lot 29 of said Spitzer's Addition; thence North 89 degrees 20 minutes 08 seconds West 40.00 feet along the south line of said Lot 29 to the east line of Lot 30 of said Spitzer's Addition; thence North 00 degrees 39 minutes 52 seconds East 135.00 feet along said east line to the north line of said Spitzer's Addition; thence North 89 degrees 20 minutes 08 seconds West 134.50 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

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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 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;

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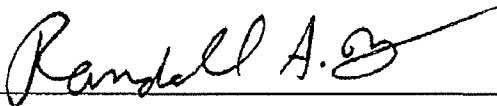
7) thence South 00 degrees 35 minutes 23 seconds East 530.17 feet along said west line to the northwest corner of the northwest quarter of said Section 30;

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 29th day of January, 2014.



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.

