

ORDINANCE #33, 2008
AN ORDINANCE ANNEXING REAL ESTATE INTO THE
CITY OF VALPARAISO, PORTER COUNTY, INDIANA KNOWN AS THE
“RAMSEY/TRILOGY ANNEXATION”

WHEREAS, Ramsey Real Estate Enterprises LTD. LP, and NIPSCO are the owners of certain real estate located in Washington Township requested at the **September 22, 2008** City Council meeting that the real estate be annexed into the City of Valparaiso, Indiana, which real estate is more particularly described as follows:

See Exhibit B – Ramsey/Triology Annexation Legal Description

WHEREAS, the Common Council of the City of Valparaiso, Indiana has heretofore considered and adopted a Fiscal Plan (**Exhibit A**) for such real estate as required by law; and

WHEREAS, the property sought to be annexed is situated outside the corporate boundaries of the municipal City of Valparaiso, Porter County, Indiana, and consists of approximately 47.80 acres of land; and

WHEREAS, the petitioners are the owner of 100% of the land sought to be annexed; and

WHEREAS, at least one eighth (1/8) of the aggregate external boundaries of the real estate sought for annexation coincides with the present boundaries of the City of Valparaiso, Indiana; and

WHEREAS, the City of Valparaiso Plan Commission favorably voted (8-0) to recommend approval of the proposed annexation at its August 12, 2008 meeting, and favorably voted (8-0) to recommend approval of the request to rezone the land included in the annexation area from RR Rural Residential District in the County to R-1A Low Density and MOT Medical, Office, and Technology District at its September 9, 2008 meeting.

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

1. By and through the powers vested in the Common Council of the City of Valparaiso, Porter County, Indiana, the real estate identified in Exhibit A which has been attached hereto and made a part of this Ordinance should be and the same is hereby annexed into the municipal boundaries of the City of Valparaiso. Certain real estate included in the annexation area shall be zoned R-1A Low Density Residential District and MOT Medical, Office, and Technology District.
2. The Valparaiso Clerk-Treasurer is hereby authorized, instructed and empowered to take all actions necessary in order to implement the intention of this Ordinance by recording, filing and publishing pursuant to Indiana law.

Passed by the Common Council of the City of Valparaiso, Indiana by a ___ vote of all members present and voting this ___ day of _____, 2008.

Jon Costas, Mayor

ATTEST:

Sharon Emerson Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this ____ of _____,
2008 at the hour of _____ o'clock P.M.

Sharon Emerson Swihart, Clerk-Treasurer

This Ordinance approved and signed by me this ____ day of _____, 2008 at the
hour of _____ o'clock P. M.

Jon Costas, Mayor

LEGAL DESCRIPTION

PROPOSED RAMSEY/VHC ANNEXATION

To be zoned MOT Medical, Office, and Technology District:

The Northwest Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

(1) EXCEPTING therefrom the South 10 rods of said Quarter Quarter Section;

(2) ALSO EXCEPTING therefrom a part of the Northwest Quarter of the North west Quarter of Section 17, Township 35 North, Range 5 West, Porter County, Indiana, described as follows:

Commencing at the Northwest corner of said Section; thence South 89 degrees 32 minutes 30 seconds East 20.00 feet, along the North line of said Section; thence South 00 degrees 27 minutes 30 seconds West 20.00 feet, to where the East boundary of County Road 200 East meets the South boundary of County Road 400 North and the **Point of Beginning** of this description;

thence South 89 degrees 32 minutes 30 seconds East 1097.35 feet, along the South boundary of said County Road 400 North; thence South 67 degrees 44 minutes 25 seconds East 53.85 feet, along said boundary; thence South 89 degrees 32 minutes 30 seconds East 162.53 feet; along said boundary to the East line of said Quarter Quarter Section; thence South 00 degrees 26 minutes 25 seconds East 660.07 feet, along said East line; thence North 41 degrees 49 minutes 58 seconds West 405.53 feet; thence North 58 degrees 34 minutes 40 seconds West 349.86 feet; thence North 68 degrees 21 minutes 37 seconds West 428.98 feet; thence North 89 degrees 32 minutes 30 seconds West 347.35 feet to the East boundary of said County Road 200 East; thence North 00 degrees 27 minutes, 30 seconds East 45.00 feet, along the East boundary of said County Road 200 East, to the **point of beginning**;

(3) also excepting THEREFROM A PART OF THE Northwest Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West, Porter County, Indiana, described as follows:

Commencing at the Northwest corner of said Section; thence South 89 degrees 32 minutes 30 seconds East 1,117.35 feet, along the North line of said Section; thence South 00 degrees 27 minutes 30 seconds West 20.00 feet to the South boundary of County Road 400 North and the **Point of Beginning** of this description;

thence South 89 degrees 32 minutes 30 seconds East 215.32 feet; along the boundary of said County Road 400 North, to the East line of said Quarter Quarter Section; thence South 01 degrees 01 minutes 37 seconds East 20.01 feet; along said East line; thence North 89 degrees 32 minutes 30 seconds West 166.04 feet; thence North 67 degrees 44 minutes 25 seconds West 53.85 feet to the **Point of Beginning**.

To be zoned R-1A Low Density Residential District:

The South Seven Hundred (700) feet of the west Eight Hundred (800) feet of the Southwest Quarter of the Southwest Quarter of Section 8, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

AND a part of the Northwest Quarter of the North west Quarter of Section 17, Township 35 North, Range 5 West, Porter County, Indiana, described as follows:

Commencing at the Northwest corner of said Section; thence South 89 degrees 32 minutes 30 seconds East 20.00 feet, along the North line of said Section; thence South 00 degrees 27 minutes 30 seconds West 20.00 feet, to where the East boundary of County Road 200 East meets the South boundary of County Road 400 North and the **Point of Beginning** of this description;

thence South 89 degrees 32 minutes 30 seconds East 1097.35 feet, along the South boundary of said County Road 400 North; thence South 67 degrees 44 minutes 25 seconds East 53.85 feet, along said boundary; thence South 89 degrees 32 minutes 30 seconds East 162.53 feet; along said boundary to the East line of said Quarter Quarter Section; thence South 00 degrees 26 minutes 25 seconds East 660.07 feet, along said East line; thence North 41 degrees 49 minutes 58 seconds West 405.53 feet; thence North 58 degrees 34 minutes 40 seconds West 349.86 feet; thence North 68 degrees 21 minutes 37 seconds West 428.98 feet; thence North 89 degrees 32 minutes 30 seconds West 347.35 feet to the East boundary of said County Road 200 East; thence North 00 degrees 27 minutes, 30 seconds East 45.00 feet, along the East boundary of said County Road 200 East, to the **point of beginning**;

AND a part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 5 West, Porter County, Indiana, described as follows:

Commencing at the Northwest corner of said Section; thence South 89 degrees 32 minutes 30 seconds East 1,117.35 feet, along the North line of said Section; thence South 00 degrees 27 minutes 30 seconds West 20.00 feet to the South boundary of County Road 400 North and the **Point of Beginning** of this description;

thence South 89 degrees 32 minutes 30 seconds East 215.32 feet; along the boundary of said County Road 400 North, to the East line of said Quarter Quarter Section; thence South 01 degrees 01 minutes 37 seconds East 20.01 feet; along said East line; thence North 89 degrees 32 minutes 30 seconds West 166.04 feet; thence North 67 degrees 44 minutes 25 seconds West 53.85 feet to the **Point of Beginning**.

Containing 47.80 acres, more or less.