

RESOLUTION NO. 2014-08-14-001

2014100864 RESO \$0.00  
0/20/2014 03:06:10P 7 PGS  
Deborah A. Wright  
Kosciusko County Recorder IN  
Recorded as Presented



A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY  
RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE COUNTY OF  
KOSCIUSKO INDIANA AN ECONOMIC REVITALIZATION AREA FOR  
PERSONAL PROPERTY, PURSUANT TO INDIANA LAW, INCLUDING WITHOUT  
LIMITATION IC 6-1.1-12.1-1, ET SEQ.

IDNA BRANDS, LLC

CONFIRMATORY RESOLUTION

WHEREAS, the COUNTY COUNCIL, has adopted a Declaratory Resolution designating certain areas within the COUNTY OF KOSCIUSKO, Indiana as Economic Revitalization Area(s) for the purpose of real and personal property tax abatement consideration; and

WHEREAS, a Declaratory Resolution designated the area (commonly known as 2666 South Country Club Road) particularly described as follows:

SEE ATTACHED

WHEREAS, notice of the adoption of Resolution(s) and all other related matters and the public hearing before the County Council has been published pursuant to Indiana law, including without limitation, Indiana Code 6-1.1-12.1-25; and

WHEREAS, the Council held a public hearing for the purposes of hearing all remonstrances and objections from interested persons, including any remonstrances concerning waiver of filing requirements; and

WHEREAS, the Council has determined that the qualification(s) for an economic revitalization area have been met.

NOW, THEREFORE, BE IT RESOLVED by the KOSCIUSKO COUNTY COUNCIL, as follows:

SECTION I. The KOSCIUSKO COUNTY COUNCIL hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for real and personal property tax abatement and is limited to 105 calendar years from the date of adoption of the Declaratory Resolution by the Council.

SECTION II. The Council hereby determines that the property owner is qualified for and is granted real and personal property tax deductions for a period of up to 105 years, as determined by the Council, and further determines that the petition complies with Indiana Law, including without limitation, Indiana Code 6-1.1-12 et seq. Further, the Council hereby waives any and all clerical errors, technical errors and nonconformities that are waivable under

State and local law, including without limitation those describe in IC 6-1.1-12.9-5, subsections (b)(1) and (b)(2), and IC 6-1.1-12.1-11.3, subsections (a)(1) through (a)(5) inclusive, including without limitation nonconformities relating to the requirements that the ERA be designated and the completed statement of benefits be filed with the Council before any steps are taken toward the construction or rehabilitation of real property, for which tax abatement is sought.

SECTION III. This Resolution shall be in full force and effect from and after its adoption by the KOSCIUSKO COUNTY COUNCIL and approved by the appropriate officials.

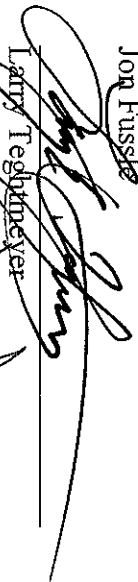
AYE



Robert Sanders

ABSENT

Jon Fussle



Larry Teghtmeyer



Jon Garber



Brad Tandy



James Moyer

Doug Heinisch

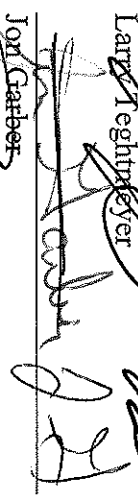
NAY

Robert Sanders

Jon Fussle



Larry Teghtmeyer



Jon Garber



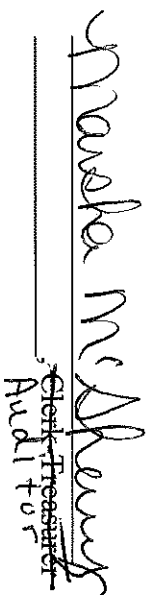
Brad Tandy

James Moyer

Doug Heinisch

PRESENTED TO AND APPROVED by me on this 9<sup>th</sup> day of Oct., 2014.

ATTEST:



~~Clerk-Treasurer~~  
Auditor

\_\_\_\_\_, Presiding  
Officer

KOSCIUSKO COUNTY COUNCIL

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.

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.

Missy Farmer

**Tract:**

A part of the Plat of Southgate Park, as recorded in Document Number 95-12-1122 in the records of Kosciusko County, Indiana, being part of Sections 27 and 28, all in Township 32 North, Range 8 East, Kosciusko County, Indiana, being more particularly described as follows:  
Commencing at a P.K. nail found at the point of intersection of the North line of the Southeast Quarter of said Section 28, with the centerline of County Road 75 East, said point of intersection being situated 59.4 (60.72 feet (92 links)) East of a nail iron post marking the Northwest corner of the East half of said Southeast Quarter, thence North 88 degrees 04 minutes 06 seconds (basis of bearings

established by Survey-grade GPS using the GNSS) (recorded North 89 degrees 11 minutes East), on and along said North line, a distance of 591.20 feet to an iron pin found at the Northwest corner of the Plat of said Southingate Park, also being the true point of beginning; thence South 01 degree 43 minutes 43 seconds East, (recorded South 01 degree 33 minutes East), on and along the Westerly line of said Plat and the Southerly projection of said Westerly line, a distance of 184.08 (recorded 184.16 feet) to an iron pin on the North right-of-way line of Enterprise Drive; thence North 89 degrees 18 minutes 30 seconds East, (recorded North 89 degrees 26 minutes 30 seconds East), on and along said North right-of-way line, a distance of 288.07 feet (recorded 288.17 feet) to the point of curvature of a regular curve to the right having a radius of 260.00 feet; thence Easterly, on and along said North right-of-way line, as defined by said curve, an arc distance of 90.76 feet (the chord of which bears South 80 degrees 41 minutes 29 seconds East (recorded South 80 degrees 33 minutes 30 seconds East) for a length of 90.30 feet) to the point of tangency; thence South 70 degrees 41 minutes 30 seconds East (recorded South 70 degrees 33 minutes 30 seconds East) and tangent to said curve, on and along said North right-of-way line, a distance of 76.00 feet to the point of curvature of a regular curve to the left, having a radius of 200.00 feet; thence Easterly, on and along said North right-of-way line as defined by said curve, an arc distance of 69.81 feet (the chord of which bears South 80 degrees 41 minutes 28 seconds East (recorded South 80 degrees 33 minutes 30 seconds East) for a length of 69.46 feet) to the point of tangency; thence North 89 degrees 18 minutes 30 seconds East (recorded North 89 degrees 28 minutes 30 seconds East) and tangent to said curve on and along said North right-of-way line, a distance of 300.00 feet to the point of curvature of a regular curve to the right having a radius of 260.00 feet; thence Easterly, on and along said North right-of-way line as defined by said curve, an arc distance of 68.07 feet (the chord of which bears South 83 degrees 11 minutes 29 seconds East (recorded South 83 degrees 03 minutes 30 seconds East) for a length of 67.67 feet) to the point of tangency; thence South 75 degrees 41 minutes 30 seconds East (recorded South 76 degrees 33 minutes 30 seconds East), and tangent to said curve, a distance of 100.00 feet to the point of curvature of a regular curve to the left, having a radius of 75.00 feet; thence Easterly, on and along said North right-of-way line as defined by said curve, an arc distance of 57.08 feet (the chord of which bears North 82 degrees 30 minutes 19 seconds East (recorded North 82 degrees 36 minutes

25 second East) for a length of 55.71 feet) to the point of reverse curvature of a regular curve to the right, having a radius of 70.00 feet; thence Easterly, Southerly and Westerly, on and along said right-of-way line as defined by said curve, an arc distance of 326.45 feet (the chord of which bears South 14 degrees 18 minutes 14 seconds West (recorded South 14 degrees 26 minutes 30 seconds West) for a length of 101.36 feet) to the point of reverse curvature of a regular curve to the left, having a radius of 75.00 feet; thence Westerly, on and along the South right-of-way line of said Enterprise Drive as defined by said curve, an arc distance of 57.08 feet (the chord of which bears North 53 degrees 53 minutes 51 seconds West (recorded North 53 degrees 45 minutes 25 seconds West) for a length of 55.71 feet) to the point of tangency; thence North 75 degrees 41 minutes 30 seconds West (recorded North 75 degrees 33 minutes 30 seconds West), on and along said South right-of-way line and tangent to said curve, a distance of 100.00 feet to the point of curvature of a regular curve to the left having a radius of 200.00 feet; thence Westerly, on and along said South right-of-way line, as defined by said curve, an arc distance of 62.36 feet (the chord of which bears North 83 degrees 11 minutes 30 seconds West (recorded North 83 degrees 03 minutes 30 seconds West) for a length of 62.21 feet) to the point of tangency; thence South 89 degrees 18 minutes 30 seconds West (recorded South 89 degrees 26 minutes 30 seconds West), on and along said South right-of-way line and tangent to said curve, a distance of 300.00 feet to the point of curvature of a regular curve to the right, having a radius of 250.00 feet; thence Westerly, on and along said South right-of-way line as defined by said curve, an arc distance of 80.76 feet (the chord of which bears North 80 degrees 41 minutes 29 seconds West (recorded North 80 degrees 33 minutes 30 seconds West) for a length of 80.30 feet) to the point of tangency; thence North 70 degrees 41 minutes 30 seconds West (recorded North 70 degrees 33 minutes 30 seconds West), on and along said South right-of-way line and tangent to said curve, a distance of 75.00 feet to the point of curvature of a regular curve to the left, having a radius of 200.00 feet; thence Westerly, on and along said South right-of-way line as defined by said curve, an arc distance of 69.81 feet (the chord of which bears North 80 degrees 41 minutes 28 seconds West (recorded North 80 degrees 33 minutes 30 seconds West) for a length of 69.46 feet) to the point of tangency; thence South 89 degrees 18 minutes 30 seconds West (recorded South 89 degrees 26 minutes 30 seconds West) and tangent to said curve, a distance of 225.00 feet to a

"Walker" capped pin at a corner of said Plat, also being the Northeast corner of a certain 2.45 acre tract of land as recorded in Deed Record 314, page 85 in said records; thence South 00 degrees 26 minutes 13 seconds East (recorded South 00 degrees 16 minutes 30 seconds East), on and along a Westerly line of said Plat and on and along the East line of said 2.45 acre tract and on and along the East line of a certain 1.88 acre tract of land as recorded in Deed Record 321, page 255, in said records, a distance of 421.58 feet (recorded 421.65 feet) to a 1/2 inch pin at the Southeast corner of said 1.98 acre tract of land, being a point situated North 88 degrees 53 minutes 04 seconds East (recorded North 89 degrees 01 minute 40 seconds East), a distance of 385.34 feet (recorded 386.2 feet) from a railroad spike found on the centerline of said County Road 75 East, also being a Southwesterly corner of said Plat; thence North 88 degrees 53 minutes 04 seconds East (recorded North 89 degrees 01 minute 40 seconds East), and on and along a Southerly line of said Plat, a distance of 629.70 feet (recorded 637.3 feet) to a point on the East line of the Southeast Quarter of said Section 28; thence North 88 degrees 50 minutes 07 seconds East (recorded North 88 degrees 58 minutes East), on and along a Southerly line of said Plat, a distance of 987.75 feet (recorded 979.9 feet) to a rail post found at the Southeast corner of said Plat; thence North 00 degrees 18 minutes 51 seconds West (recorded North 00 degrees 09 minutes West), on and along the East line of said Plat, a distance of 684.47 feet (recorded 664.7 feet) to a rail post found on the North line of the Southwest Quarter of said Section 27, also being the Northeast corner of said Plat; thence South 88 degrees 58 minutes 28 seconds West (recorded South 89 degrees 05 minutes 40 seconds West), on and along said North line, also being a North line of said Plat, a distance of 992.40 feet to an iron post found at the Northwest corner of said Southwest Quarter, also being the Northeast corner of the Southwest Quarter of said Section 28; thence South 88 degrees 48 minutes 28 seconds West (recorded South 88 degrees 57 minutes 50 seconds West), on and along the recorded North line of said Southeast Quarter, also being a North line of said Plat, a distance of 673.83 feet (recorded 673.8 feet) to the true point of beginning, containing 23.28 acres, more or less.

Tract II:

A part of the Southwest Quarter of Section 27, together with part of the

Southeast Quarter of Section 28, all being in Township 32 North, Range 6 East, Kosciusko County, Indiana, and all together being more particularly described as follows:

Commencing at an iron post found at the Northwest corner of the Southwest Quarter of said Section 27, thence North 88 degrees 58 minutes 29 seconds East (recorded North 89 degrees 05 minutes 40 second East), a distance of 992.40 feet (recorded 80 rods which equals 980 feet) to a rail post found; thence South 00 degrees 18 minutes 51 seconds East (recorded South 00 degrees 09 minutes East), a distance of 884.47 feet (recorded 884.7 feet) to a rail post found at the true point of beginning; thence South 00 degrees 20 minutes 00 seconds East (recorded South 00 degrees 12 minutes East) a distance of 826.82 feet (recorded 827.2 feet) to a rail post found; thence South 88 degrees 49 minutes 56 seconds West (recorded South 88 degrees 59 minutes West), a distance of 1651.15 feet (recorded 1651.1 feet) to a railroad spike found on the centerline of County Club Road (County Road 76 East); thence North 22 degrees 18 minutes 52 seconds West (recorded North 22 degrees 07 minutes 40 seconds West) on and along said centerline, a distance of 887.25 feet (recorded 887.2 feet) to a railroad spike found; thence North 88 degrees 53 minutes 04 seconds East (recorded North 89 degrees 01 minute 40 seconds East), a distance of 885.04 feet (recorded 1002.5 feet) to a point on the East line of the Southeast Quarter of said Section 28; thence North 88 degrees 50 minutes 07 seconds East (recorded North 88 degrees 58 minutes East), a distance of 987.76 feet (recorded 978.9 feet) to the true point of beginning, containing 34.49 acres, more or less.

Together with the vacated roadway known as Enterprise Drive lying North and South of Tract I, containing 1.70 acres, more or less.