

## Resolution No. 050223

### **Resolution Concerning the Acquisition of Real Property**

**WHEREAS**, the McCordsville Redevelopment Commission (the “MRC”) is a redevelopment commission duly organized and existing pursuant to the laws of the State of Indiana.

**WHEREAS**, Ind. Code § 36-7-14-12.2 and Ind. Code § 36-7-14-43 authorizes the MRC to acquire real property; and

**WHEREAS**, the MRC finds that certain real property as described on Exhibits A and B, attached hereto and incorporated by reference herein, is necessary for economic development, is located in, serving, or benefiting an Economic Development area, and is located within the corporate boundaries of the Town of McCordsville, Indiana; and

**WHEREAS**, the Indiana Code provides that the price to be offered for real property may not exceed the average of two (2) independent appraisals unless specifically authorized by the MRC; and

**NOW, THEREFORE, BE IT RESOLVED** that the MRC hereby (a) finds the real property described on Exhibits A and B and depicted on Exhibit C, attached hereto and incorporated by reference herein is located in an Economic Development area, is located within the corporate boundaries of the Town of McCordsville, Indiana, and is necessary for redevelopment, and (b) authorizes all acts necessary and allowed per Indiana State Statute for the acquisition of the real property described above for a purchase price of \$43,332.00 per acre subject to a completed final survey and conditioned upon the Seller executing all documents necessary to allow Buyer to replat the subject property and to cooperate in such procedure as requested by Buyer.

**ADOPTED** by a vote of \_\_\_\_ to \_\_\_\_ at a properly convened public meeting of the McCordsville Redevelopment Commission this \_\_\_\_ day of May, 2023.

#### **McCordsville Redevelopment Commission**

\_\_\_\_\_  
Alex Jordan, President

\_\_\_\_\_  
Shelley Haney, Vice President

\_\_\_\_\_  
Brian Hurley, Secretary

\_\_\_\_\_  
Donetta Gee-Weiler, Member

Attest:

\_\_\_\_\_  
Ruth Hess, Member

\_\_\_\_\_  
Niki Jones, Recording Secretary

This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, 6 West South Street, Greenfield, IN 46140.

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. Gregg H. Morelock.

Gregg\MUNICIPAL\McCordsville\Redevelopment Commission\600 West Acquisitions\Acquisition of Real Property - 04-10-23

## **LAND DESCRIPTION**

A part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, also being a portion of the tract of land granted to James S. and Barbara Anne Thomas ("Thomas Tract"), recorded as Instrument Number 201509052 in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:

BEGINNING at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 25, Township 17 North, Range 5 East (the following two (2) courses are along said Thomas Tract); (one) thence North 00 degrees 08 minutes 02 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 1314.89 feet along the eastern line of the Secondary Plat of McCord Square (recorded as Instrument Number 202211264 in said Recorder's Office) coincident with the West Line of said Southeast Quarter-Quarter to the Northwest Corner thereof; (two) thence North 88 degrees 13 minutes 39 seconds East 95.05 feet along the North Line of said Southeast Quarter-Quarter to a point lying 95.00 feet, measured easterly in a perpendicular direction, from said West Line; thence South 00 degrees 08 minutes 02 seconds West 1315.17 feet parallel with said West Line to the South Line of said Southeast Quarter-Quarter common with the southern line of said Thomas Tract; thence South 88 degrees 23 minutes 58 seconds West 95.04 feet along said southern common line to the POINT OF BEGINNING, containing 124,927.7 square feet (2.868 acres), more or less.

**EXHIBIT A**

## **RIGHT-OF-WAY LAND DESCRIPTION**

A part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, also being a portion of the tract of land granted to James S. and Barbara Anne Thomas ("Thomas Tract"), recorded as Instrument Number 201509052 in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 25, Township 17 North, Range 5 East, common with the southwestern corner of said Thomas Tract; thence North 88 degrees 23 minutes 58 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 95.04 feet along the South Line of said Southeast Quarter-Quarter coincident with the southern line of said Thomas Tract to a point lying 95.00 feet, measured easterly in a perpendicular direction, from the West Line of said Southeast Quarter-Quarter, said point being the POINT OF BEGINNING of this description; thence North 00 degrees 08 minutes 02 seconds East 40.02 feet parallel with said West Line to a point lying 40.00 feet, measured northerly in a perpendicular direction, from said South Line; thence North 88 degrees 23 minutes 58 seconds East 251.27 feet parallel with said South Line; thence South 01 degrees 36 minutes 02 seconds East 40.00 feet perpendicular to said South Line to a point thereon; thence South 88 degrees 23 minutes 58 seconds West 252.48 feet along said South Line coincident with the southern line of said Thomas Tract to the POINT OF BEGINNING, containing 10,074.9 square feet (0.231 acres), more or less.

**EXHIBIT B**



**EXHIBIT C**