

NOTICES OF PUBLIC HEARINGS
For the March 4, 2024, West Lafayette Common Council Meeting

Notice 1 of 3

NOTICE OF PUBLIC HEARING ON ANNEXATION

Notice is hereby given that on the 4th day of March, 2024, at 6:30 p.m., the Common Council of the City of West Lafayette will meet at the Council Chambers, Margerum City Hall, 222 North Chauncey Avenue, West Lafayette, Indiana, to consider the Petition for Voluntary Annexation of PURDUE RESEARCH FOUNDATION, an Indiana corporation (formed and existing under the Indiana Foundation or Holding Companies Act, Acts of 1921, ch. 246), for the voluntary annexation of the two (2) parcels of real property (i.e., Parcel ID Number: 79-02-36-400-004.000-023, and Parcel ID Number: 79-02-36-400-001.000-023) the boundary of which is described as follows: a part of the Southeast of Section 36, Township 24 North, Range 5 West, Tippecanoe County, Indiana, based upon an ALTA/NSPS Land Title Survey by John E. Fisher & Associates, PC, Project No. 04.54.7 dated September 5, 2007, and described as follows: Commencing at the Southeast Corner of said Quarter Section; thence along the east line of said Quarter Section North 00 degrees 48 minutes 16 seconds West (basis of bearing) 331.83 feet to the Northeast Corner of the South Half of the South Half of the Southeast Quarter of said Quarter Section and the POINT OF BEGINNING; thence along the south line of said Half Half Quarter Section South 89 degrees 54 minutes 59 seconds West 1322.67 feet to the east line of the Southwest Quarter of said Southeast Quarter; thence along said east line South 00 degrees 48 minutes 29 seconds East, 2.01 feet to the north line of 10.00 acres off of the entire south end of the Southwest Quarter of said Southeast Quarter; thence along the north line of the 10.00 acre parcel South 89 degrees 56 minutes 04 seconds West, 1322.34 feet to the west line of said Quarter Section; thence along said west line North 00 degrees 45 minutes 13 seconds West, 994.70 feet to the north line of the Southwest Quarter of said Southeast Quarter; thence along the north line of said Quarter Quarter Section North 89 degrees 52 minutes 02 seconds East, 1321.37 feet to the Northwest Corner of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Quarter Quarter Section North 89 degrees 51 minutes 45 seconds East, 1322.71 feet to the east line of said Quarter Section; thence along said east line South 00 degrees 48 minutes 16 seconds East, 995.49 feet to the point of beginning, containing, 60.41 acres, more or less.

Marianne Mitten Owen
STUART & BRANIGIN LLP
300 Main Street, Suite 900
P.O. Box 1010
Lafayette, IN 47902-1010
(765)423-1561
mmo@stuartlaw.com
ATTORNEY FOR PETITIONERS

Dated this 13 day of February 2024

City of West Lafayette, Indiana
Sana G. Booker, City Clerk
Secretary of the Common Council

NOTICE OF A PUBLIC HEARING

Notice is hereby given that Landmark Properties, Inc. (“Petitioner”) has filed with the Common Council of the City of West Lafayette, Indiana a petition for the transfer of certain real estate owned by the City of West Lafayette, Indiana (“City”), and the vacation of certain right-of-way located within the City. The area to be transferred to Landmark State Street Surplus, LLC, an affiliate of the petitioner, is more particularly described as follows:

Tract 1 (State Identification No. 79-07-20-300-005.000-026)

A strip of land fourteen (14) feet in even width off of the entire southern end of the Robert Bibler Trust real estate described in Document Number 9708504 in the Office of the Recorder of Tippecanoe County, Indiana, said strip of land being located on a part of Lot 1 in David M. Vaughan’s First Addition to the City of West Lafayette, and a part of Lot 12 in Chauncey’s Plat of Bottom Lands in the City of West Lafayette, Wabash Township, Tippecanoe County, Indiana, containing 1960 square feet from tax key number 164-02500-0480, containing 155 square feet from tax key number 164-02500-0491 and containing a total of 2115 square feet, more or less.

Tract 2 (State Identification No. 79-07-20-306-009.000-026)

One Hundred thirteen (113) feet off the west end of Lot 13 of the Chauncey Plat of Bottom Lands to the now City of West Lafayette, Tippecanoe County, Indiana.

EXCEPT: A part of Lot 13 in Chauncey’s Plat of Bottom Lands to the Town of Chauncey, now West Lafayette, Indiana, the plat of which subdivision is recorded in Deed Record 48, page 278, in the Office of the Recorder of Tippecanoe County, Indiana, described as follows:

Beginning at the west corner of said lot; thence North 88 degrees 41 minutes 52 seconds East 40.99 feet along the north line of said lot; thence South 56 degrees 34 minutes 12 seconds East 65.95 feet to the east line of the owner’s land; thence South 17 degrees 41 minutes 01 second West 7.66 feet along said east line to the southwestern line of said lot; thence North 65 degrees 29 minutes 53 seconds West 102.96 feet along said southwestern line to the point of beginning and containing 0.027 acres, more or less.

Tract 3

A part of Lot numbered One (1) in Rosa’s Addition to the City of West Lafayette, Indiana, described as follows:

Commencing at the Northwest corner of said lot, and running thence southward along the east line of Ellsworth Street, and the west line of said lot, seventy eight and fifty hundredths (78.50) feet to the southwest corner thereof; thence east along the line of Brown Street Levee and and along the south line of said lot sixty (60) feet, to the southeast corner thereof, thence in a

northwesterly direction; following the line of a curve to the right, as described by a seventy five (75) foot radius, about eighty nine (89) feet to the place of beginning.

The right-of-ways to be vacated are more particularly described as follows:

Portion of Howard Avenue

A part of Lot Numbered 12 (twelve) in Chauncey's Plat of Bottom Lands, as per the plat thereof, Plat Book 48, Page 277 - 279, recorded January 15th/, 1866, in the Office of the Tippecanoe County Recorder, being platted on a part of the Southwest Quarter of Section Twenty (20), Township Twenty-three (23) North, Range Four (4) West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at a point on the south line of a tract of land described in a Corporate Deed to Weida Levee

LLC, Document Number 200000005293, recorded March 16, 2000, in the Office of the Tippecanoe County Recorder; said point being North 00°29'59" East, 10.00 feet and South 89°44'13" East, 9.89 feet from the Northeast corner of Lot Numbered 1 in David M. Vaughan's First Addition to the City of West Lafayette, as per the plat thereof, Plat Book 8, Page 25, recorded January 9, 1962, in said Recorder's Office and marked by 5/8" rebar with a plastic cap stamped "Ticen"; thence parallel with the east line of said Lot 1 (being the basis of bearings of the herein described tract) , South 00°16'22" West, 213.95 feet to the North right-of-way of Brown Street, per the Final Plat of Wabash Landing, Phase 1, Part 2, as per the plat thereof, Plat Cabinet AA, Page 170, recorded March 3, 2000 in said Recorders Office; thence along said north right-of-way line North 89°16'56" West, 9.89 feet; thence South 00°15'47" West, 14.00 feet to the North right-of-way line of Brown Street per said Chauncey's Plat of Bottom Lands; thence along said north right-of-way line North 89°17'17" West, 139.93 feet to the Point of Beginning; thence North 89°17'17" West, along said north right -of-way line, 55.41 feet to the western right-of-way line of Howard Avenue; thence along said western right-of-way line for the following two (2) courses; 1) North 33°40'05" West, 145.76 feet; 2) thence North 21°05'35" West, 335.31 feet; thence North 68°54'20" East, 21.85 feet; thence South 70°56'57" East to the eastern right-of-way line of said Howard Avenue, 23.74 feet; thence along said eastern right-of-way line for the following two (2) courses; 1) South 21°05'35" East, 315.60 feet; 2) thence South 33°40'05" East, 151.83 feet; thence South 89°16'56" East, parallel with northerly of and 14.00 feet distant from said northern right-of-way line of Brown Street, 16.33 feet; thence South 00°06'45" West, along the western line said Lot Numbered 1, 13.94 feet to the Point of Beginning, containing 0.45 acres, more or less.

Portion of Brown Street

A part of Brown Street and a part of Rosa's Addition to the City of West Lafayette, as per the plat thereof,

Plat Book 1, Page 2, recorded October 27, 1890 and Deed Record 93, Page 253, in the Office of the

Tippecanoe County Recorder, being platted on a part of the Southwest Quarter of Section

Twenty (20),
Township Twenty-three (23) North, Range Four (4) West, Wabash Township, Tippecanoe
County, Indiana, more particularly described as follows:

Beginning at the Northwest Corner of Lot 13 of Chauncey's Plat of Bottom Lands, as per the plat
thereof,
Plat Book 48, Page 277 - 279, recorded January 15th, 1866, in the Office of the Tippecanoe
County
Recorder; thence northwesterly along a non-tangent curve to the right having a radius of 75.00
feet, a
chord bearing of North 29°27'24" West, 69.17 feet and an arc length of 71.89 feet to the
southwest corner
of Lot 1 in said Rosa's Addition; thence along the northern right of way line of Brown Street,
South
89°36'14" East, 119.98 feet; thence along the westerly right of way of public alley in said Rosa's
Addition, North 19°15'20" East, 126.97 feet to the southern line of a previously vacated public
alley in said Rosa's Addition; thence along said southern line, South 89°50'51" East, 6.35 feet;
thence along the centerline of said public alley, South 19°15'20" West, 127.00 feet to the
northerly right of way line of said Brown Street; thence along said northerly right of way line,
South 89°36'14" East, 182.08 feet; thence South 00°23'46" West, 60.00 feet to the southerly
right of way line of Brown Street and the northwest corner of Sparkleton Inc. real estate as
described in Deed Record 74, Page 1913; thence along said southerly right of way line North
89°36'14" West, 273.97 feet to the Point of Beginning, containing 0.43 acres, more or less.

Portion of Alley

An Alley Twelve (12) feet in even width located along the entire east side of Rosa's Addition to
West

Lafayette, as per the plat thereof, Plat Book 1, Page 2, and described in Deed Record 93, Page
253, recorded October 27, 1890, in the Office of the Tippecanoe County Recorder, being platted
on a part of the Southwest Quarter of Section Twenty (20), Township Twenty-three (23) North,
Range Four (4) West,
Wabash Township, Tippecanoe County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of Lot 2 (two) in said in said Rosa's Addition, thence along
the East line common to Lots Two (2) though Six (6) North 19°21'55" East 317.99 feet to the
Northeast corner thereof; thence along the North line of said Rosa's Addition South 89°58'32"
East 12.72 feet to the East line thereof; thence along the East line of said Rosa's Addition South
19°21'55" West 318.10 feet to the North line of Brown Street; thence along said North line
North 89°29'39" West 12.68 feet to the Point of Beginning, containing 0.088 acres, more or less.

The petition will be heard by the Common Council of the City of West Lafayette, Indiana

on March 4, 2024, at 6:30 p.m., in the Council Chambers at City Hall, 222 N. Chauncey Avenue, West Lafayette, Indiana. Citizens and persons aggrieved by the proposed transfers or vacations may attend and be heard.

Copies of the Petition and proposed ordinance are filed and available with the Office of the Clerk at 222 N. Chauncey Avenue, West Lafayette, Indiana.

Notice 3 of 3

NOTICE TO TAXPAYERS OF HEARING ON PROPOSED
CUMULATIVE CAPITAL DEVELOPMENT FUND

Notice is hereby given the taxpayers of the City of West Lafayette, Tippecanoe County, Indiana, that the Common Council of the City of West Lafayette will consider at 6:30 p.m. on March 4, 2024, at Margerum City Hall, 222 N. Chauncey Ave., West Lafayette, Indiana for the establishment of a Cumulative Capital Development Fund under the provisions of Indiana Code § 36-9-15.5 for the purposes as follows:

For all uses as set out in IC § 36-9-15.5.

The tax will be levied on all taxable real and personal property within the taxing district and will not exceed \$0.05 per \$100 of assessed valuation. The proposed fund will be levied beginning with taxes due and payable in the year 2024. Taxpayers appearing at such hearing shall have the right to be heard thereon. The proposal for establishment of the Cumulative Capital Development Fund is subject to approval by the Department of Local Government Finance.

Within thirty (30) days after the date of the adoption of the cumulative fund by the Common Council of the City of West Lafayette, the Controller will publish a Notice of Adoption. Upon publication of the Notice of Adoption, fifty (50) or more taxpayers in the taxing district may file a petition with the County Auditor not later than noon thirty (30) days after the publication of the Notice of Adoption setting forth their objections to the proposed levy.

Dated this 14th day of February 2024.

Common Council
City of West Lafayette, Indiana

Peter L. Gray
City Controller
City of West Lafayette

Posted to City of West Lafayette website (www.westlafayette.in.gov) on February 13, 2024.