

RESOLUTION NO. 4, 2024

BEING A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY ACCEPTING 13.12 ACRES IN THE NORTH INDUSTRIAL PARK FOR A FIRE TRAINING FACILITY

WHEREAS, the Wabash County Business Alliance, Inc., as successor in interest to the Economic Development Group of Wabash County, Inc., hereinafter "Owner," owns certain property in the North Industrial Park located in Wabash County, Indiana, hereinafter the "Property," which is more particularly described as follows, to-wit:

That portion of land situate in the Southwest Quarter of Section 3, Township 27 North, Range 6 East of the Second Principal Meridian in Wabash County, Indiana, being more particularly described as follows:

Considering the North line of the Southwest Quarter as bearing North 89°30'28" East with all other bearing herein contained relative thereto; BEGINNING at the Northwest corner of said Southwest Quarter; thence on the North line of said Southwest Quarter, North 89°30'28" East 606.42 feet to the Northerly line of a 16.2 acre tract of land described in Deed Record 324 pages 225-227; thence on said Northerly line, South 41°32'23" West 621.45 feet to the Westerly line of said Deed Record 324 pages 225-227; thence on said Westerly line, 41°32'23" West 621.49 feet to the Westerly line of said Deed Record 324 pages 225-227; thence on said Westerly line, South 36°04'45" East 745.60 feet to the Northerly right of way line of Wedcor Avenue, as dedicated per Deed Record 116 pages 77-78; thence on said Northerly right of way line, South 53°51'55" West 60.00 feet to the point of curvature of a curve having a radius of 353.81 feet and an interior angle of 35°15'55"; thence continuing on said right of way line and on the arc of said curve to the right, a distance of 217.77 feet and being subtended by the chord bearing South 71°29'53" West and a chord distance of 214.35 feet to the point of tangency; thence continuing on said Northerly right of way line, South 89°07'50" West 380.15 feet to the West line of the Southwest Quarter; thence on the West line of the Southwest Quarter, North 00°04'26" West 1171.74 feet to the PLACE OF BEGINNING. Containing 11.27 acres and being subject to all easements and rights of way.

That portion of land situate in the Southwest Quarter of Section 3, Township 27 North, Range 6 East of the Second Principal Meridian in Wabash County, Indiana, being more particularly described as follows:

Considering the North line of the Southwest Quarter as bearing North 89°30'28" East with all other bearings herein contained relative thereto; Commencing at the Northwest corner of said Southwest Quarter; thence on the West line of said Southwest Quarter, South 00°04'26" East 1251.75 feet to the Southerly line of Wedcor Avenue, as dedicated per Deed Record 116 pages 77-78; thence on the Southerly right of way of Wedcor Avenue, North 89°07'50" East 381.26 feet to the

point of curvature of a curve having a radius of 433.81 feet and an interior angle of 24°26'40"; thence continuing on said right of way line and the arc of said curve to the left, a distance of 185.08 feet and being subtended by a chord bearing North 76°54'30" East and a chord distance of 183.68 feet to a curve having a radius of 433.81 feet and an interior angle of 10°49'15" and being the PLACE OF BEGINNING; thence continuing on said Southerly right of way line and on the arc of said curve to the left, a distance of 81.93 feet and being subtended by a chord bearing North 59°16'33" East and a chord distance of 81.81 feet to the point of tangency; thence continuing on said Southerly right of way line, North 53°51'55" East 179.78 feet to the point of curvature of a curve having a radius of 100.00 feet and an interior angle of 90°00'00"; thence leaving Southerly right of way line and on the Westerly line of said Deed Record 318 pages 382-383, also being on the arc of said curve to the left, a distance of 157.08 feet and being subtended by a chord bearing South 08°51'55" West and a chord distance of 141.42 feet to the point of tangency; thence continuing on the Westerly line of said Deed Record 318 pages 382-383, the following (3) bearings and distances: (1) South 36°08'05" East 470.00 feet; (2) South 53°51'55" West 80.00 feet; (3) South 36°08'05" East 499.52 feet to the Northerly limited access right of way line for US Highway #24 and to a curve having a radius of 7252.20 feet and an interior angle of 4°43'08"; thence on said limited access right of way line and on the arc of said curve to the left, a distance of 597.28 feet and being subtended by a chord bearing South 47°36'25" West and a chord distance of 597.11 feet to the North line of a 0.48 acre tract of land described in Deed Record 310 page 593; thence on the North line of said Deed Record 310 page 593, South 89°53'51" West 207.28 feet to the East line of a 11.24 acre tract of land described in Deed Record 273 pages 95-96; thence on the East line of said Deed Record 273 pages 95-96, North 00°31'10" West 596.54 feet to the North line of said Deed Record 273 pages 95-96; thence on the North line of Deed Record 273 pages 95-96, South 88°13'14" West 225.41 feet; thence North 00°04'26" West 220.93 feet; thence North 45°27'40" East 474.91 feet; thence North 36°08'05" West 62.00 feet to the point of curvature of a curve having a radius of 100.00 feet and an interior angle of 79°10'45"; thence on the arc of said curve to the left, a distance of 138.19 feet and being subtended by a chord bearing North 75°43'27" West and a chord distance of 127.46 feet to the PLACE OF BEGINNING. Containing 13.12 acres and being subject to all easements and rights of way.

Parcel Number: 85-14-03-300-031.000-008
Property Address: Wedcor Avenue, Wabash, IN 46992

WHEREAS, the Owner is willing to donate the Property to the City for the purpose of having a regional fire training center built by the State of Indiana to accommodate training of various fire departments in northeast Indiana and beyond; and

WHEREAS the Property was originally developed by the City in conjunction with the Owner's predecessors in interest;

NOW THEREFORE BE IT RESOLVED that:

1. The Board of Public Works and Safety for the City of Wabash, Indiana that the City of Wabash accepts from the Owner a gift of the Property for the purpose of locating a fire training facility built by the State of Indiana.
2. The Mayor is authorized to sign any and all agreements necessary to carry out the transaction to acquire the property.

PASSED BY THE BOARD OF PUBLIC WORKS AND SAFETY FOR THE CITY OF WABASH, INDIANA THIS 15th day of August, 2024.

Scott A. Long, Mayor

Todd Titus, Member

James Reynolds, Member