

RESOLUTION NO. 2024-1104 A

RESOLUTION TO PURCHASE REAL ESTATE

WHEREAS, the Warren County Commissioners have expressed interest in the following described real estate that shall be auctioned at public sale on November 7, 2024, for its ecological and recreational value:

The Land referred to herein below is situated in the County of Warren, State of Indiana and is described as follows:

Part of Section 11 and Section 14, all in Township 21 North, Range 8 West of the Second Principal Meridian in Warren County, Indiana, being the Subject Tract of a boundary survey certified on July 9, 2024 by Easton T. French, PS #LS21900007 as Deckard Surveying project number 240334 (all references to monuments and courses herein are as shown on the plat of said survey) described as follows:

Beginning at a stone marking the Southwest Corner of the East Half of the Northwest Quarter of said Section 14; thence North 00 degrees 03 minutes 41 seconds East (grid bearing based on InGCS "Warren" zone, NAD83 2011 Epoch 2010.00) along the West line of said Half-Quarter a distance of 2644.24 feet (all distances in this description are horizontal ground distances) to a 5/811 x 2411 rebar with a yellow plastic cap stamped "Deckard Firm #0044A" (hereinafter referred to as "Deckard Rebar") marking the Northwest Corner of said Half-Quarter; thence South 89 degrees 49 minutes 36 seconds East along the North line of said Half-Quarter a distance of 49.94 feet to a Deckard Rebar marking the Southwest Corner of a 7.31-acre tract described in a deed recorded as Instrument Number 000442 in the Office of the Recorder of said County; thence North 12 degrees 19 minutes 36 seconds West along the West line of said 7.31-acre tract a distance of 160.07 feet to a Deckard Rebar in the centerline of the Baltimore and Williamsport Road (the following five courses are along said centerline); (1) thence North 72 degrees 49 minutes 55 seconds East a distance of 252.56 feet to an uncapped rebar; (2) thence North 83 degrees 35 minutes 47 seconds East a distance of 383.79 feet to a Deckard Rebar; (3) thence South 80 degrees 09 minutes 19 seconds East a distance of 493.02 feet to a Deckard Rebar; (4) thence South 77 degrees 56 minutes 22 seconds East a distance of 400.60 feet to a Deckard Rebar marking the Northeast Corner of said 7.31-acre tract; (5) thence North 25 degrees 45 minutes 24 seconds East, running along said centerline, being the West lines of the 22.26-acre tract and the 4.25-acre tract described in said Instrument Number 000442 a distance of 1483.98 feet to a wood post marking the Northwest Corner of said 4.25-acre tract; thence South 67 degrees 01 minute 44 seconds East along the North line of said 4.25-acre tract a distance of 861.40 feet to a point on the West bank of the Wabash River (the following seven courses are along said West bank); (1) thence South 27 degrees 40 minutes 31 seconds West a distance of 432.82 feet; (2) thence South 26

degrees 14 minutes 13 seconds West a distance of 886.32 feet; (3) thence South 21 degrees 17 minutes 48 seconds West a distance of 665.49 feet; (4) thence South 20 degrees 35 minutes 13 seconds West a distance of 1061.29 feet; (5) thence South 23 degrees 07 minutes 53 seconds West a distance of 765.73 feet; (6) thence South 26 degrees 27 minutes 56 seconds West a distance of 854.82 feet; (7) thence South 31 degrees 20 minutes 16 seconds West a distance of 715.62 feet to the most easterly corner of the 69.100-acre exception described in said Instrument number 000442 (the following nine courses are along the easterly and northerly lines of said 69.100-acre exception); (1) thence North 39 degrees 16 minutes 57 seconds West a distance of 532.88 feet to a rebar with a cap stamped 11Starr 11 (hereinafter referred to as "Starr Rebar11 (2) thence North 38 degrees 17 minutes 27 seconds West a distance of 300.13 feet to an uncapped rebar; (3) thence South 32 degrees 09 minutes 05 seconds West a distance of 718.27 feet to an iron pipe; (4) thence South 66 degrees 54 minutes 18 seconds West a distance of 83.39 feet to a Starr Rebar; (5) thence South 18 degrees 00 minutes 40 seconds West a distance of 324.06 feet to a Starr Rebar; (6) thence South 48 degrees 04 minutes 44 seconds West a distance of 298.71 feet to a Starr Rebar; (7) thence South 52 degrees 09 minutes 11 seconds West a distance of 503.10 feet to a Starr Rebar; (8) thence South 49 degrees 48 minutes 18 seconds West a distance of 401.05 feet to a Starr Rebar; (9) thence North 89 degrees 45 minutes 56 seconds West a distance of 29.89 feet to a mag spike with a washer stamped "Deckard Firm #0044A" on the West line of the Southwest Quarter of said Section 14; thence North 00 degrees 20 minutes 49 seconds East along said West line a distance of 2195.70 feet to an aluminum disc marking the Northwest Corner of said Quarter; thence South 89 degrees 46 minutes 00 seconds East along the North line of said Quarter a distance of 1329.89 feet to the Point of Beginning, containing 217.97 acres, more or less.

SUBJECT TO all easements, rights of way, covenants and restrictions of record.

Parcel Nos. 86-12-11-400-001.000-015
 86-12-11-400-002.000-015
 86-12-11-340-105.000-015
 86-12-14-100-001.000-015
 86-12-14-200-002.000-015
 86-12-14-200-012.000-015
 86-12-14-300-013.000-015

and which the Warren County Commissioners ("Commissioners") desire to purchase; and

WHEREAS, the Warren County Commissioners have acquired two appraisals of the subject real estate, which highest appraised value is One Million One Hundred Seventy Thousand Dollars (\$1,170,000.00); and

WHEREAS, NICHES Land Trust, Inc., has expressed interest in acquiring such real estate from the Commissioners in the next year for the same purchase price if the Commissioners

are successful at auction.

NOW, THEREFORE, BE IT RESOLVED, by the Warren County Commissioners of Warren County, Indiana, that it authorizes the purchase for the following described real estate for no more than One Million One Hundred Seventy Thousand Dollars (\$1,170,000.00) from Mark S. Miller, et. al., to-wit:

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Parcel Nos. 86-12-11-400-001.000-015
 86-12-11-400-002.000-015
 86-12-11-340-105.000-015
 86-12-14-100-001.000-015
 86-12-14-200-002.000-015
 86-12-14-200-012.000-015
 86-12-14-300-013.000-015

upon the terms and conditions as agreed by the parties.

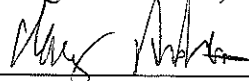
FURTHER RESOLVED, that Craig Greenwood, President of the Board of Commissioners shall be authorized to take all actions necessary and execute any requisite documents to effectuate such purchase.

So Resolved this 4th day of November, 2024.

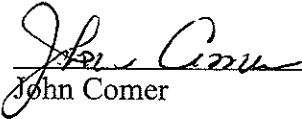
WARREN COUNTY COMMISSIONERS



Craig Greenwood, President



Clay Andrews



John Comer

ATTEST:



Robin Weston-Hubner, Warren County Auditor