

**RESOLUTION NO. 2015- 17 -CM  
DETERMINING TO SELL REAL PROPERTY**

**WHEREAS**, the Board of Commissioners has received an offer from Samuel J. Brown for the purchase of a certain .226 acre tract of real estate located adjacent to 6340 East 450 North in Tippecanoe County, Indiana and listed in the Tippecanoe County, Indiana Auditor's Records as a part of Parcel Numbers 79-04-32-200-005.000-027 and 79-04-32-200-006.000-027 and more specifically described as follows:

**EXHIBIT A**

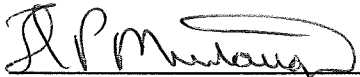
**WHEREAS**, The Board of Commissioners has determined that the highest and best use of the tract is to sell it to an abutting landowner, and that the cost to the public of maintaining the tract equals or exceeds the fair market value of the tract; and

**WHEREAS**, The Board of Commissioners has determined to offer said tract for sale and that the minimum offering price for said real property shall be Five Hundred Dollars (\$500) together with all costs associated with the sale, including attorney fees, appraisal fees, title fees, recording fees and advertising costs.


**NOW, THEREFORE, BE IT RESOLVED** that the President of the Board of Commissioners is authorized to publish a notice of the Boards' determination to sell the described real estate and to accept written bids for the purchase thereof for a period of ten days thereafter; to send notice by certified mail to all abutting landowners; to conduct the negotiation and sale of the tract to Samuel J. Brown or any other person submitting an eligible offer to purchase the tract at or in excess of the offering price within ten (10) days after publication of the notice; and to do all things necessary to complete such sale, and to execute a Commissioners' Deed and such other documents as be required in connection therewith.

Adopted this 3rd day of August, 2015.

BOARD OF COMMISSIONERS OF  
TIPPECANOE COUNTY



Thomas P. Murtaugh, President

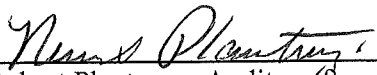


David S. Byers, Vice President



Tracy A. Brown, Member

ATTEST:

  
\_\_\_\_\_  
Robert Plantenga, Auditor of  
Tippecanoe County

## EXHIBIT A

A part of the Northeast Quarter of Section 32, Township 24 North, Range 3 West, Washington Township, Tippecanoe County, Indiana, described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 32; thence North  $89^{\circ} 32' 16''$  East (Bearings are based on deeds) 2,641.18 feet along the South line of Northwest Quarter of said Section 32 to the Southwest corner Northeast Quarter of said Section 32; thence North  $00^{\circ} 59' 07''$  West 30.00 feet along the West line of the Northeast Quarter of said Section 32 to the North line of County road 450 North as described in Deed Book 306, Page 442 in the Office of the Recorder of Tippecanoe County, Indiana (ORTCI); thence North  $89^{\circ} 32' 16''$  East 495.00 feet along the North line of said County Road 450 North to the Southeast corner of a tract of land owned by Samuel J. Brown as recorded in Document 201313017876 (ORTCI) and the Point of Beginning; thence following the Samuel J. Brown property the following two (2) courses: thence (1) North  $00^{\circ} 59' 06''$  West 252.22 feet; thence (2) North  $40^{\circ} 47' 40''$  West 132.80 feet; thence South  $49^{\circ} 13' 15''$  East 105.22 feet to a non-tangent curve; thence Southeasterly 162.47 feet along a curve to the right with a radius of 230.00 feet and subtended by a long chord having a bearing of South  $20^{\circ} 14' 11''$  East and a length of 159.11 feet; thence South  $00^{\circ} 00' 00''$  West 134.35 feet to the North line of County Road 450 North; thence South  $89^{\circ} 12' 16''$  West 43.61 feet along the North line of County 450 North to the Point of Beginning and containing 0.267 of an Acre. This transfer COMBINES 0.025 of an Acre from a 2.997-Acre tract as recorded in Document Number 200909013002 on 01/13/2010 in the Office of the Recorder of Tippecanoe County, Indiana Tippecanoe County Auditor's Key Number 79-04-32-200-006.000-027 and 0.241 of an Acre from a 23.638-Acre tract as recorded in Document Number 200909009285 on 05/05/2009 in the Office of the Recorder of Tippecanoe County, Indiana, Tippecanoe County Auditor's Key Number 79-04-32-200-005.000-027 WITH a 1.928-Acre tract as recorded in Document 201313017876 on 08/01/2013 in the Office of the Recorder of Tippecanoe County, Indiana, Tippecanoe County Auditor's Key Number 79-04-32-200-007.000-027. This transfer is between adjoining lots in accordance with the Unified Subdivision Ordinance of Tippecanoe County, Section 2 Definitions, definition of 'SUBDIVISION', paragraph E., and does not create any additional principal use building sites.

## NOTICE OF SALE

Notice is hereby given that the Board of Commissioners of Tippecanoe County will offer for sale pursuant to Indiana Code 36-1-11-5, certain .226 acre tract of real estate located adjacent to 6340 East 450 North in Tippecanoe County, Indiana and listed in the Tippecanoe County, Indiana Auditor's Records as part of Parcel Numbers 79-04-32-200-005.000-027 and 79-04-32-200-006.000-027 and more specifically described as follows:

A part of the Northeast Quarter of Section 32, Township 24 North, Range 3 West, Washington Township, Tippecanoe County, Indiana, described as follows:  
Commencing at the Southwest corner of the Northwest Quarter of said Section 32; thence North 89° 32' 16" East (Bearings are based on deeds) 2,641.18 feet along the South line of Northwest Quarter of said Section 32 to the Southwest corner Northeast Quarter of said Section 32; thence North 00° 59' 07" West 30.00 feet along the West line of the Northeast Quarter of said Section 32 to the North line of County road 450 North as described in Deed Book 306, Page 442 in the Office of the Recorder of Tippecanoe County, Indiana (ORTCI); thence North 89° 32' 16" East 495.00 feet along the North line of said County Road 450 North to the Southeast corner of a tract of land owned by Samuel J. Brown as recorded in Document 201313017876 (ORTCI) and the Point of Beginning; thence following the Samuel J. Brown property the following two (2) courses: thence (1) North 00° 59' 06" West 252.22 feet; thence (2) North 40° 47' 40" West 132.80 feet; thence South 49° 13' 15" East 105.22 feet to a non-tangent curve; thence Southeasterly 162.47 feet along a curve to the right with a radius of 230.00 feet and subtended by a long chord having a bearing of South 20° 14' 11" East and a length of 159.11 feet; thence South 00° 00' 00" West 134.35 feet to the North line of County Road 450 North; thence South 89° 12' 16" West 43.61 feet along the North line of County 450 North to the Point of Beginning and containing 0.267 of an Acre. This transfer COMBINES 0.025 of an Acre from a 2.997-Acre tract as recorded in Document Number 200909013002 on 01/13/2010 in the Office of the Recorder of Tippecanoe County, Indiana Tippecanoe County Auditor's Key Number 79-04-32-200-006.000-027 and 0.241 of an Acre from a 23.638-Acre tract as recorded in Document Number 200909009285 on 05/05/2009 in the Office of the Recorder of Tippecanoe County, Indiana, Tippecanoe County Auditor's Key Number 79-04-32-200-005.000-027 WITH a 1.928-Acre tract as recorded in Document 201313017876 on 08/01/2013 in the Office of the Recorder of Tippecanoe County, Indiana, Tippecanoe County Auditor's Key Number 79-04-32-200-007.000-027. This transfer is between adjoining lots in accordance with the Unified Subdivision Ordinance of Tippecanoe County, Section 2 Definitions, definition of 'SUBDIVISION', paragraph E., and does not create any additional principal use building sites.

The minimum offering price for said real property shall be Five Hundred Dollars (\$500) together with all costs associated with the sale, including attorney fees, appraisal fees, title fees,

recording fees and advertising costs. The property may not be sold to a person who is ineligible under Indiana Code 36-1-11-16. A bid submitted by a trust (as defined in Indiana Code 30-4-1-1(a)) must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust.

The Board of Commissioners of Tippecanoe County will accept written bids for the purchase of said real property for a period of ten (10) days commencing on the date of this publication. The Board of Commissioners reserves the right to accept or reject any bid. The Board of Commissioners will deliver a Commissioners' Deed for said property. However, the property will be sold free and clear of all liens and encumbrances except the 2014 taxes payable in 2015 which will be prorated to day of closing. Bids should be submitted to the Tippecanoe County Board of Commissioners, 20 North 3<sup>rd</sup> Street, Lafayette, Indiana 47901.

Robert Plantenga, Tippecanoe County Auditor

Publish \_\_\_\_\_, 2015

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