

**TOWN OF GENEVA, INDIANA
PROPOSED FISCAL PLAN FOR ANNEXED TERRITORY
ORDINANCE NO. 2015-7**

ELKHART PRODUCTS CORP. has petitioned for the voluntary annexation of the following described contiguous territory and the adoption of Annexation Ordinance No. 2015-6 which was introduced at the September 1, 2015 regular Common Council meeting. The territory which is contiguous to the Town of Geneva to be considered for annexation is legally described as follows, to-wit:

All that part of the following described real estate located in Section 28, Township 25 North, Range 14 East:

Part of the Northwest Quarter of the Northwest Quarter of Section 28, together with part of the Northeast Quarter of the Northeast Quarter of Section 29, all being in Township 25 North, Range 14 East, Adams County, Indiana, and all being more particularly described as follows, to wit:

Beginning at the Northwest corner of the Northwest Quarter of said Section 28; thence N 88° - 32' E (bearings in this description are based on a deeded bearing of N 00° - 20' E for the West line of the Northwest Quarter of said Section 28), on and along the North line of said Northwest Quarter, being established by monuments found, a distance of 529.8 feet (recorded 528 feet) to a survey pipe and survey pin found; thence S 00° - 22' W (recorded S 00° - 17' W), on and along a line established by survey monuments found, a distance of 1330.0 feet to a survey pipe found on the South line of the Northwest Quarter of said Northwest Quarter, at a point situated 528.9 feet East of the Southwest corner of the Northwest Quarter of said Northwest Quarter; thence S 89° - 00' W (recorded N 89° - 45' W), on and along said South line and the South line of the Northeast Quarter of the Northeast Quarter of said Section 29, a distance of 957.8 feet (the combined recorded distance of separate deeds being 959.2 feet) to the Easterly right-of-way line of the Penn Central Railroad; thence N 05° - 43' E, on and along said Easterly right-of-way line, being a line situated 40.0 feet (measured at right angles) Southeasterly of and parallel to the center line of the main tracks, a distance of 1204.5 feet (the combined recorded distance of Separate deeds being 1217.1 feet) to a point established on line with monuments found; thence N 89° - 12' E, on and along said monument line, a distance of 40.48 feet to the Easterly right-of-way line of a county road, 40 feet in width, lying Easterly of and adjacent to the aforesaid Penn Central Railroad Easterly right-of-way line; thence S 05° - 43' W, on and along the Easterly right-of-way line of said county road, a distance of 100.0 feet; thence N 89° 12' E, a distance of 144.7 feet (recorded 158.5 feet) to a point established on line with survey monuments found; thence N 01° - 20' E, on and along said monument line, a distance of 99.5 feet to a survey pin found; thence N 89° - 12' E, a distance of 138.3 feet (recorded 138 feet) to the Southwest corner of a found 4" square wood post on the West line of the Northwest Quarter of said Section 28; thence N 00° - 20' E, on and along said West line, a distance of

130.2 feet (recorded 132 feet) to the point of beginning, containing 26.030 acres of land, subject to legal right-of-way for the aforementioned county road, together with all buildings located thereon and fixtures attached thereto as used in the conduct of Seller's business and reflected in its books and records all as at November 30, 1977.

EXCEPT THEREFROM:

Part of the Northeast Quarter of Section 29, Township 25 North, Range 14 East, Wabash Township, Adams County, Indiana, described as follows:

Starting at the Northeast corner of said Northeast Quarter found per record witness; thence southerly, 132.00 feet along the west line of said Southwest Quarter to 5/8" rebar stake at the southeast corner of the 0.45 acre tract described in Deed Record 177, page 161, which shall be the place of beginning; thence continuing southerly, 238.15 feet along said east line to a 5/8" rebar stake; thence westerly, deflecting right 88 degrees 47 minutes 10 seconds, 299.27 feet to the east right-of-way line of a county road; thence northerly, deflecting right 93 degrees 56 minutes 18 seconds, 137.58 feet along said right-of-way line to the southwest corner of the 0.35 acre tract described in Deed Record 133, page 443, thence easterly, deflecting right 85 degrees 45 minutes 28 seconds, 158.50 feet along the south line of said 0.35 acre tract to the southeast corner thereof; thence northerly, deflecting left 90 degrees 38 minutes 07 seconds, 99.50 feet along the east line of said 0.35 acre tract to the south line of said 0.45 acre tract; thence easterly, deflecting right 90 degrees 43 minutes 26 seconds, 138.00 feet along said south line to the place of beginning, containing 1.25 acres.

Subject to: Rights-of-way and easements of record.

1. Cost estimates of planned services to be furnished to the territory. Attach itemized cost estimates for each municipal department or agency.

It is estimated that this annexation will not result in any significant increase in direct costs for planned services to be furnished the territory for any of the following departments:

Police Department	\$0.00
Sanitation Department	\$0.00
Water Department	\$0.00
Sewage Department	\$0.00
Parks and Recreation Department	\$0.00
Street Department	\$0.00

2. Describe the method or methods of financing the planned services. Explain how specific and detailed expenses will be funded. Indicate the taxes, grants, fees, and other funding to be used.

Because the town does not anticipate any direct costs for any planned services to the territory, there is no method of financing which is required. Generally, the annexed property will be subject to real estate property taxes at the Geneva-Wabash rates and the town will receive property tax revenues accordingly once any abatements cease. Water and sewage services have been supplied by the developer, and the owner of the property will be a user and charged normal water and sewer rates as the property is connected to town services.

3. Explain the municipality's plan for organizing and providing services to the annexed territory. Identify the specified services to be provided and the date or dates services will begin.

All of the above department city services will be provided immediately.

4. Demonstrate that services of a noncapital nature, including police protection, fire protection, road and street maintenance, and other noncapital services normally provided with the current municipal boundaries will be provided to the annexed territory within one year after the effective date of the annexation in a manner equivalent in standard and scope to the noncapital services currently provided to areas within the municipality, regardless of topography, patterns of land use, or population density.

All non-capital services will be provided immediately upon annexation.

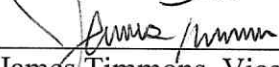
5. Demonstrate that services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three years after the effective date of the annexation in the same manner as those services are currently provided to areas within the municipality, regardless of topography, patterns of land use, or population density, and in a manner consistent with federal, state, and local laws, procedures and planning criteria.

All capital improvement services have already been installed by the developer and have been approved and accepted by the town.

Passed and adopted by the Common Council of the Town of Geneva, Indiana, as of October 6, 2015.

COMMON COUNCIL OF THE TOWN OF GENEVA


Richard Clutter, President


James Timmons, Vice-President

Agnes A. Schoch
Agnes A. Schoch, Council Member

ATTEST

Jane H. Kaverman
Jane H. Kaverman, Clerk-Treasurer