RESOLUTION #14, 2021

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF PROPERTY KNOWN AS THE "WESTWIND ANNEXATION" AND THE VOIDING OF RESOLUTION 13-2021.

WHEREAS, the City of Valparaiso, Porter County, Indiana ("City") has submitted a petition to annex certain parcels identified in the Exhibit A and Exhibit B (the "Annexation Area") into the municipality; and

WHEREAS, pursuant to Indiana Code §36-4-3-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and

WHEREAS, the required fiscal plan, included as Exhibit C (the "Fiscal Plan") and attached hereto and made a part hereof, has been prepared and presented to the Common Council for consideration; and

WHEREAS, the annexation area has been expanded to include two additional agricultural parcels with proposed zoning of RU-Rural that are expected to make no impact to the Fiscal Plan; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code §36-4-3-13;

WHEREAS, Resolution 13-2021 was adopted by the Common Council on September 13, 2021 based on the earlier of the Fiscal Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Valparaiso, Porter County, Indiana as follows:

SECTION 1. Incorporation of Recitals. The foregoing recitals (or "whereas clauses") are findings of fact by the Common Council and are incorporated into this Resolution by reference.

SECTION 2. Approval and Adoption of Fiscal Plan. The Common Council of the City hereby approves and adopts the Fiscal Plan attached hereto, made a part hereof, and marked as Exhibit C to this Resolution for the Westwind Annexation.

SECTION 3. Voiding of Resolution 13-2021. Upon adoption of this Resolution, Resolution 13-2021 shall be void and of no effect.

SECTION 4. Effective Date. This Resolution shall be in full force and effect upon its passage by the Common Council and as provided by Indiana law.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a 6 - 0 vote of all members present and voting on this 11th day of October, 2021.

Matthew R. Murphy, Mayor

ATTEST:

Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 11th day of October, 2021 at the hour of 6:05 o'clock P.M.

Holly Taylor, Clerk-Treasurer

This Resolution approved and signed by me this 11th day of October, 2021.

Matthew R. Murphy, Mayor

Exhibit A

Legal Description – Westwind Annexation Area

PARCEL 1 (64-09-09-401-001.000-003):

THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA;

EXCEPTING THEREFOREM THE SOUTH 543 FEET OF THE WEST 1319 FEET OF SAID SOUTHEAST QUARTER;

ALSO EXCEPTING THEREFROM THAT PART OF THE REMAINING PORTION OF THE SOUTHEASTQUARTER (AFTER EXCEPTINGTHE SOUTH543 FEETOF THE WEST 1319 FEET THEREOF) THAT LIES WITHIN THE PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1315.00 FEET TO THE SOUTHEAST CORNER (AS SURVEYED) OF BERKOSKI SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 93, NOW SHOWN IN PLAT FILE 2-B-4, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, AND THE POINTOF BEGINNINGOF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE (AS SURVEYED) OF SAID BERKOSKI SUBDIVISION, A DISTANCE OF 310.00 FEET; THENCE NORTH 89 DEGRESS 51 MINUTES 35 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00 DEGRESS 10 MINUTES 33 SECONDS WEST, PARALLEL WITH SAID EAST LINE (AS SURVEYED) OF BERKOSKI SUBDIVISION, A DISTANCE OF 310.00 FEET TO SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 51 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, 140.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PART OF COUNTY ROAD 250 WEST (TOWER ROAD) LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY AND THAT PART OF COUNTY ROAD 400 NORTH LYING SOUTH OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY.

AND

PARCEL 2 (64-09-09-300-022.000-003):

E1053.325 SW EX PARS SOLD 9-35-6 20.915A

AND

PARCEL 3 (64-09-09-300-015.000-003):

W1\2 SW EX W516.85 NOF RD 130 & EX RR & EX1A S 9-35-6 EX PT SLD 49.63A

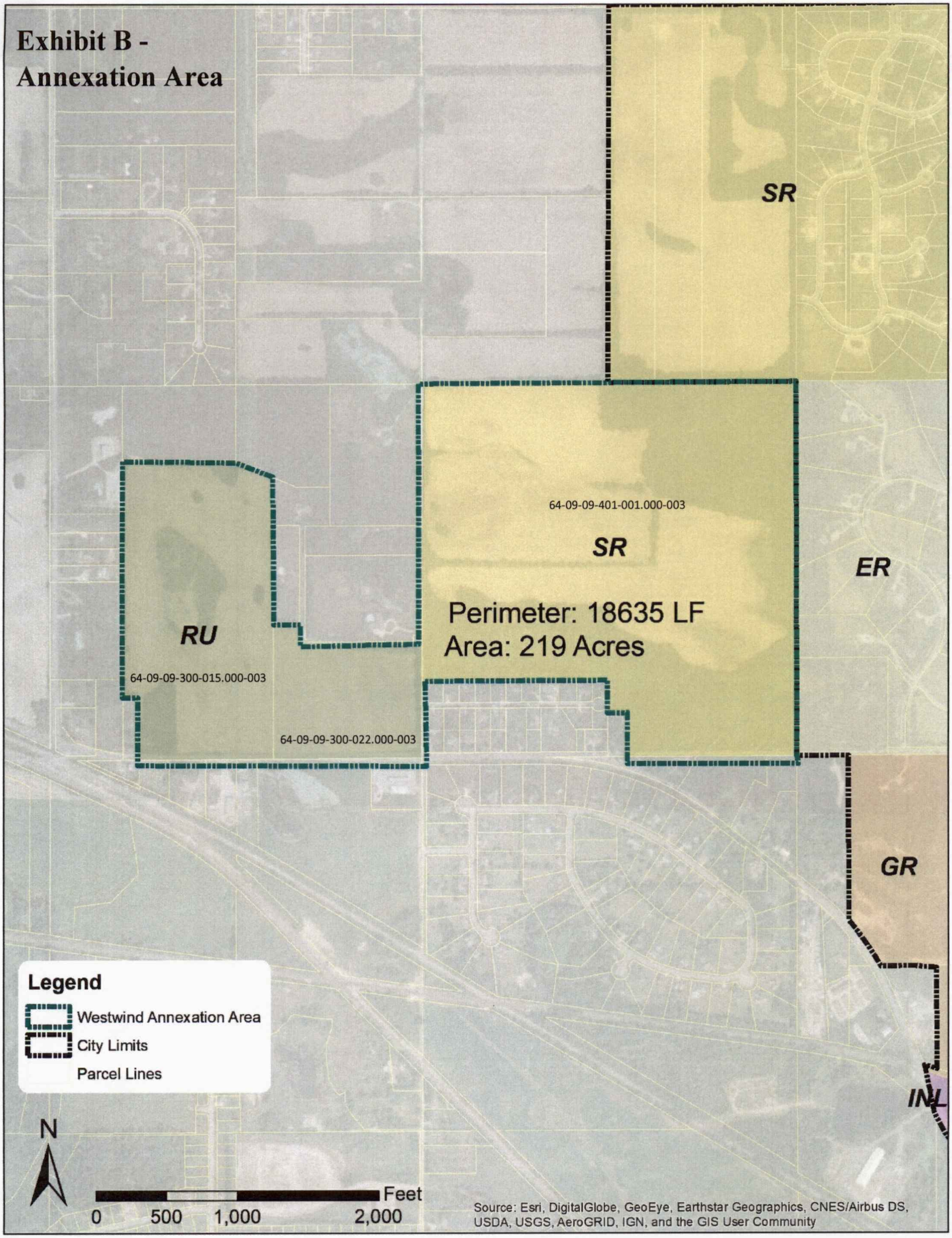

Exhibit B -
Annexation Area
SR
64-09-09-401-001.000-003
SR
ER
Perimeter: 18635 LF
Area: 219 Acres
RU
64-09-09-300-015.000-003
64-09-09-300-022.000-003
GR
INL
Legend
Westwind Annexation Area
City Limits
Parcel Lines
N
Feet
0 500 1,000 2,000
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT C

CITY OF VALPARAISO

ANNEXATION FISCAL PLAN
WESTWIND SUBDIVISION

DATED
AUGUST 4, 2021

AMENDED
SEPTEMBER 20, 2021

Cender & Company LLC
233 E. 84th Drive, Suite 103 • Merrillville, IN 46410
Phone: 219•736•1800 Fax: 219•736•8465

TOWN OF VALPARAISO
ANNEXATION FISCAL PLAN
WESTWIND SUBDIVISION

TABLE OF CONTENTS

TOWN OF VALPARAISO
ANNEXATION FISCAL PLAN
WESTWIND SUBDIVISION

TABLE OF CONTENTS

TOWN OF VALPARAISO
ANNEXATION FISCAL PLAN
WESTWIND SUBDIVISION

INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of a parcel to the west of the existing corporate limits on the northwest side of Valparaiso (the "Annexation Area"). The Annexation Area is adjacent to the City of Valparaiso (the "City"). The requirements of the code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the City Council. The Indiana Code states that this fiscal plan must include and provide:

1. The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;

2. The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;

3. The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;

4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation, and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density;

5. 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 (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria;

6. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for two (2) years after the effective date of the annexation;

7. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for two (2) years after the effective date of the annexation;

8. Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation; and

9. A list of all parcels of property in the annexation territory and the following information regarding each parcel:

   A. The name of the owner of the parcel.

   B. The parcel identification number.

   C. The most recent assessed value of the parcel.

   D. The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the City's various administrative offices and the City's financial advisor, Cender & Company, L.L.C. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the City for the purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the City Council.

AREA DESCRIPTION

Location, Area Size and Contiguity

The proposed Annexation Area is located on the west side of the existing corporate boundaries on the northwest side of the City. A map and legal description of the area to be annexed has been included in attached APPENDIX B.

The Annexation Area is approximately 144 acres. The perimeter boundary of the Annexation Area totals 6,665.98 lineal feet, 3,978.93 (or 59.69%) of which is contiguous to the existing corporate boundaries of the City.

Current Land Use

The Annexation Area consists of vacant, unplatted land.

Zoning

Existing Zoning: R2- Medium Density Single-Family Residential
Proposed Zoning: Suburban Residential (SR) District

Current Population

The current population of the Annexation Area is estimated at zero (0), as there does not appear to be any primary residences within the Annexation Area.

Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is $92,400. This represents the assessed value as of January 1, 2020 for taxes payable 2021. Assuming an annual 3% growth in the Annexation Area, the net assessed valuation for land and improvements as of January 1, 2025, is $42,984,762 for taxes payable in 2026.

NON-CAPITAL SERVICES

Cost of Services

The current standard and scope of non-capital services being delivered within the City and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing City's municipal boundary.

The City will provide all non-capital services to the Annexation Area within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the City regardless of topography, patterns of land use, and population density.

Police Protection

The Porter County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Valparaiso Police Department ("VPD") will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The City of Valparaiso Police Department's primary purpose is the prevention of crime. The department consists of four (4) divisions including administration, community relations, patrol and investigations. The administration division consists of a police chief, assistant police chief and captain of patrol. The investigations division consists of six (6) detectives, combining for over 80 years of law enforcement. The VPD patrols within the boundaries of the City on a daily basis and responds to all alarm calls. In addition, the VPD provides other services such as detection and apprehension of offenders, traffic control, and preservation of civil order. The VPD does not distinguish between different areas of the City. The same services are provided throughout the City. Due to the location and character of the Annexation Area, the City may need to evaluate staffing distribution in the future. It is anticipated that an increase in fuel will be necessary in an amount expected to grow to approximately $500 per year as a result of the annexation. The Police Department's budget within the City's General Fund will fund any additional costs.

Fire Protection

The Annexation Area is currently served by the Valparaiso Fire Protection Territory ("VFPT"). The VFPT serves the corporate City limits of Valparaiso and Center Township; approximately 30 square miles of homes and industries and more than 80,000 residents. The VFPT has three shifts of 21 firefighters per shift, working 24 hours on duty and 48 hours off-duty. There are three stations, four engines, two aerials, four rescue trucks, and a tanker.

The VFPT provides fire protection, emergency medical response, hazardous materials response, technical rescue and fire prevention services to citizens within the City limits and Center Township. Given that service is already provided by VFPT to the Annexation Area, and a station is located only a few miles directly south of the Annexation Area, there will be no additional costs for the provision of services upon annexation.

Emergency Medical Services

Currently, the VFPT provides emergency medical services to the Annexation Area. These services include, but are not limited to, emergency medical response. Given that service is already provided by VFPT to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

Street Maintenance

Any dedicated streets and county roads in the Annexation Area are currently maintained by Porter County. However, all non-capital services of the Street Division of Valparaiso Public Works will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Street Division of Valparaiso Public Works is responsible for the maintenance of more than 165 miles of streets and 140 cul de sacs, including:

- Patching, resurfacing, and sealing roadways, public parking areas, and alleys.
- Plowing snow and providing salt for city streets, parking lots, and alleys.
- Maintaining necessary detours and road closures.
- Providing any necessary assistance to police, fire, and EMS during emergency calls.

The Street Division of Valparaiso Public Works is also responsible for issuing dumpster permits and providing street sweeping through the use of two (2) street sweepers. The Annexation Area has no streets. Currently, the City has approximately 165 miles of streets. The City anticipates additional operating costs for supplies, repairs and maintenance, snowplowing and salting in an amount expected to grow to approximately $2,300 per mile per year as a result of the annexation. The Local Road and Street and Motor Vehicle Highway Funds will fund any additional costs.

Trash Collection and Recycling

Porter County does not provide solid waste disposal to the Annexation Area. Within one (1) year of the effective date of this annexation, the City of Valparaiso will provide garbage, yard refuse and recyclables collection services to all residential properties in the Annexation Area. The City anticipates additional operating costs for trash collection services and recycling of approximately $9,792 the first year and growing to approximately $34,992 per year upon full build-out of the development. Trash services are funded through a $12.00 monthly fee billed to homeowners. It is anticipated that as the Annexation Area is built-out, the future additional costs will be covered by the additional revenues generated from the monthly trash collection fee. In addition, each household within the Annexation Area will be provided with two trash toters at an estimated cost to the City of $60 each.

Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The future development in the Annexation Area will have to have their storm water plan approved by the City, and any associated storm water and drainage costs will be borne by the developers, therefore it is not anticipated that there will be any additional cost to the City. Nevertheless, all non-capital services of the Storm Water Department will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City. Any additional stormwater costs will be funded by the monthly stormwater fee, which is currently $12.50 in 2021.

Parks

There are currently 17 parks within City limits. Amenities found in the parks include baseball diamonds, basketball courts, boats, disc golf courses, picnic areas, play fields, playgrounds, restrooms, skate parks, tennis courts, and pavilions. Rogers-Lakewood Park, one of Valparaiso's premier facilities, is a 122-acre park featuring various outdoor activities such as hayrides, discovery camps, boating, fishing, and hiking as well as six 6 shelters for rental. The centerpiece of Downtown Valparaiso, Central Park Plaza, has the outdoor Northwest Health Amphitheater for concerts and other special events as well as a splash pad. The William E. Urschel Pavilion, a 135' long by 85' wide open air pavilion, is used year-round, hosting a number of events in the summer and transforming into a refrigerated ice rink in the late fall that lasts through early spring. The Indiana Beverage Activity Building houses year-round restrooms, a rentable lobby area, conference room, and warming area with a view of the rink.

Upon the effective date of the annexation, residents of the Annexation Area will be eligible for the resident rates for parks and shelter rentals. It is anticipated that no additional parks will be added as a result of the annexation, therefore there will be no additional costs to the City. Nevertheless, all non-capital services of the Valparaiso Parks and Recreation Department will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

Street Lighting

Porter County does not provide streetlights in the Annexation Area. Typically, within Valparaiso subdivisions all utilities are underground and lighting is provided via individual light posts. These are the responsibility of the individual homeowners. It is anticipated that there will be no additional costs to the City for street lighting.

Governmental Administrative Services

The City does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the City's offices, agencies and departments. All non-capital services of the administration of the City will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Governmental Administrative Services of the City include, but are not limited to, the services provided by the following:

- City Administrator
- Clerk-Treasurer's Office
- City Council
- Engineering Department
- Human Resources Department
- Plan Commission
- Planning Department
- Project and Facility Management Department
- Building Department
- Community Engagement Department
- Code Enforcement Division
- Economic Development

CAPITAL IMPROVEMENTS

Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing City's corporate limits.

The City will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the City regardless of topography, patterns of land use, and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective as soon as practically possible, but no later than December 31, 2021.

Water Service

The Annexation Area is currently served by the Valparaiso Water department, which will continue to serve the Annexation Area after annexation. Any extensions in service are anticipated to be borne by the respective property owner or developer. It is anticipated that the City will not incur any additional costs related to the provision of water service in the Annexation Area.

Wastewater Service

The Annexation Area is currently served by the Valparaiso Wastewater Department, which will continue to serve the Annexation Area after annexation. Any extensions in service are anticipated to be borne by the respective property owner or developer. It is anticipated that the City will not incur any additional costs related to the provision of wastewater service in the Annexation Area.

Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The future development in the Annexation Area will have to have their storm water plan approved by the City, and any associated storm water and drainage costs will be borne by the developers, therefore it is not anticipated that there will be any additional cost to the City. Regardless, all capital storm water services of the City will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria. Any additional storm water costs will be funded by the monthly stormwater fee, which is currently $12.50 in 2021.

Street Construction

Construction of any new streets within the developments in the Annexation Area will be the responsibility of the appropriate developer in accordance with the applicable City Code. There are currently no existing streets within the Annexation Area; therefore, it is not anticipated that there will be any additional cost to the City. Regardless, all capital services of the Valparaiso Street Department, including evaluation and construction services, will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

Sidewalks

In general, construction and reconstruction of sidewalks is not the responsibility of the City. Sidewalks are typically initially installed by developers as part of a subdivision. Currently, there is a mix of areas within the City with and without sidewalks. The developer will be responsible for sidewalks within the Annexation Area. Regardless, all capital services of the City will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

Street Lighting

Porter County does not provide streetlights in the Annexation Area. Typically, within Valparaiso subdivisions all utilities are underground and lighting is provided via individual light posts. These are the responsibility of the individual homeowners. It is anticipated that there will be no additional costs to the City for street lighting.

FISCAL IMPACT

As a result of this annexation, in 2025[1] the assessed value for the City will increase by approximately $42,984,762 to $2,242,047,130. This represents an increase of approximately 1.92%. The net impact of increasing the City's assessed value will result in additional

[1] The total listed for 2025 assumes an annual 3% growth between 2022 and 2025 in both the City's and Annexation Area's Net Assessed Value.

property tax revenues to the City, and may assist in stabilizing property tax rates for City residents.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2021. Based on the assumed effective date, Annexation Area property owners will not pay property taxes to the City until 2022 payable 2023. However, the City will begin providing non-capital municipal services to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of the annexation.

It is anticipated that there will be minimal additional costs to the City as a result of the annexation. The additional costs are related to the Police Department, the Street Department and trash services. The causes of the anticipated increased costs are discussed on the prior pages, and a summary of the costs is demonstrated on page fourteen (14).

It is anticipated that the City will realize an increase in its levy of approximately $524,500 ($476,887 net of circuit breaker) after the final year of the build-out as a result of the annexation. However, the percentage increase in the levy will not exceed the percentage increase in the City's assessed value; therefore, there is not anticipated to be a tax rate increase as a direct result of this annexation. If there is a shortfall in revenue from the annexation, the services described in this plan can be provided using funds on hand.

It is also anticipated that due to the annexation several other political subdivisions could see an effect on their Circuit Breakers. However, the adjustments are all determined to be less than 4.0% at the time of the build out at the fourth year.

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the City will assume and pay any unpaid bonds or other obligations of Center Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Center Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the City is already liable for the indebtedness.

There is no debt currently outstanding for Center Township.

APPENDIX A

CITY OF VALPARAISO, INDIANA
Westwind Annexation

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT
(Assumes first year of tax collections from Annexation Area is 2019 pay 2020)

Assessment Year	Estimated Net Assessed Value of Annex. Area (1)	Estimated Net Assessed Value of City (2)	Total Est. Net Assessed Value of City (3)	Est. Property Tax Levy of City (4),(5)	Sub-total: Est. Property Tax Rate (6)	Estimated Net Assessed Value of Fire Territory (2)	Estimated Net Assessed Value of Fire Territory & Annexed Area (3)	Estimated Fire Territory Tax levy (4)	Sub-total: Est. Property Tax Rate (7)	Total Est. Property Tax Rate
2020 Pay 2021	$ -	$ 1,896,930,516	1,896,930,516	$ 18,440,062	$ 0.9721	$ 2,808,162,393	$ 2,808,162,393	$ 8,014,495	$ 0.2854	$ 1.2575
2021 Pay 2022	92,400	1,953,838,431	1,953,930,831	18,948,876	0.9698	2,892,407,265	2,892,499,665	8,226,876	0.2844	1.2542
2022 Pay 2023	11,509,000	2,012,453,584	2,023,962,584	19,472,954	0.9621	2,979,179,483	2,990,688,483	8,445,629	0.2824	1.2445
2023 Pay 2024	23,429,060	2,072,827,192	2,096,256,252	20,012,754	0.9547	3,068,554,867	3,091,983,927	8,670,944	0.2804	1.2351
2024 Pay 2025	35,772,512	2,135,012,008	2,170,784,520	20,568,749	0.9475	3,160,611,513	3,196,384,025	8,903,019	0.2785	1.2260
2025 Pay 2026	42,984,762	2,199,062,368	2,242,047,130	21,141,423	0.9430	3,255,429,858	3,298,414,620	9,142,056	0.2772	1.2202

(1) Based on the current net assessed value of the real property in the Annexation Area as gathered from the Porter County Assessor's office. Per information provided by the developer, we have assumed all development within the Annexation Area will be built-out in four years beginning in 2021 and first assessed in 2022. The increase in assessed value is assumed at $42,984,762 for 2025 pay 2026, with an annual 3% increase included.

(2) Represents the assessed value for the City of Valparaiso and the Fire Territory, respectively, and assumes a 3% overall assessed value growth per year.

(3) Represents the net assessed value for the City and the Fire Territory, respectively, including the Annexation Area included as of January 1, 2021, and the 3% overall assessed value growth per year, used to calculate the tax rate.

(4) Represents the estimated property tax levy of the City and Fire Territory, respectively.

(5) Assumes the City receives an automatic increase in its levy equal to 3% per year of its maximum levy amount.

(6) Based on the Estimated Property Tax Levy of the City divided by the Total Estimated Net Assessed Value of the City.

(7) Based on the Estimated Fire Territory Tax Levy divided by the Estimated Net Assessed Value of the Fire Territory.

Prepared by
Umbaugh & Company

Revised
8/3/2021

CITY OF VALPARAISO, INDIANA
Westwind Annexation

PARCEL LIST

Parcel ID	Owner	2020 Pay 2021 Net Assessed Value	Remonstrance Waiver
64-09-09-401-001.000-003	Froberg Holdings	$ 92,400	voluntary
	Total	$ 92,400	

CITY OF VALPARAISO, INDIANA
Westwind Annexation

Current and Estimated Assessed Valuation of the Annexation Area

Assessment Date	Year	Additional Dwelling Units	Gross Assessed Valuation: Real Property Pre-Annexation	Estimated Vacant Land	Estimated Residential Development Land & Improvements	Total
January 1, 2020 Pay 2021			92,400			
January 1, 2021 Pay 2022			92,400			
January 1, 2022 Pay 2023	1	68		$ 68,540	$ 21,080,000	$ 21,148,540
January 1, 2023 Pay 2024	2	68		43,164	21,712,400	21,755,564
January 1, 2024 Pay 2025	3	68		16,205	22,363,772	22,379,977
January 1, 2025 Pay 2026	4	39		-	13,030,769	13,030,769
January 1, 2026 Pay 2027	5	0		-	-	-
January 1, 2027 Pay 2028	6	0		-	-	-
TOTAL		**243**				

Anticipated Site Plan Phasing for the Annexation Area

Dwelling Sales Price	Number of Dwelling Units (By Year-First Assessed) 1/1/2022	1/1/2023	1/1/2024	1/1/2025	Total
$250,000	16	16	16	10	58
$280,000	16	16	16	10	58
$325,000	18	18	18	10	64
$375,000	18	18	18	9	63
Totals	**68**	**68**	**68**	**39**	**243**

Estimated Market Value of Site Plan Residential Improvement Phasing for the Annexation Area

Dwelling Sales Price	Market Value (Assumes 3% Increase from Prior Year) 1/1/2022	1/1/2023	1/1/2024	1/1/2025
$250,000	$ 250,000	$ 257,500	$ 265,225	$ 273,182
$280,000	280,000	288,400	297,052	305,964
$325,000	325,000	334,750	344,793	355,136
$375,000	375,000	386,250	397,838	409,773

Prepared by
Cender & Company

CITY OF VALPARAISO, INDIANA
Westwind Annexation

Anticipated Standard and Supplemental Homestead Deduction and Mortgage Deduction Applicable

		Applicable Deductions			
Assessment Date	Year	(Standard) Homestead	Supplemental Deduction	Mortgage	Total of Deductions
January 1, 2022 Pay 2023	1	$ 3,060,000	$ 6,307,000	$ 204,000	$ 9,571,000
January 1, 2023 Pay 2024	2	6,120,000	12,835,340	408,000	19,363,340
January 1, 2024 Pay 2025	3	9,180,000	19,591,660	612,000	29,383,660
January 1, 2025 Pay 2026	4	10,935,000	23,538,180	729,000	35,202,180

Estimated Gross Assessed Value of the Site Plan Phasing for the Annexation Area

	Estimated Gross Assessed Value (Assumes 3% Increase from Prior Year)			
Dwelling Sales Price	1/1/2022	1/1/2023	1/1/2024	1/1/2025
$250,000	$ 4,000,000	$ 8,120,000	$ 12,363,600	$ 15,095,418
$280,000	4,480,000	9,094,400	13,847,232	16,906,868
$325,000	5,850,000	11,875,500	18,081,765	21,633,128
$375,000	6,750,000	13,702,500	20,863,575	24,551,529
Totals	**$ 21,080,000**	**$ 42,792,400**	**$ 65,156,172**	**$ 78,186,941**

Estimated Net Assessed Value of the Site Plan Phasing for the Annexation Area

	Estimated Net Assessed Value (Assumes 3% Increase from Prior Year)			
Dwelling Sales Price	1/1/2022	1/1/2023	1/1/2024	1/1/2025
$250,000	$ 2,084,000	$ 4,246,000	$ 6,488,340	$ 7,941,521
$280,000	2,396,000	4,879,360	7,452,701	9,118,964
$325,000	3,222,000	6,558,075	10,011,647	11,997,533
$375,000	3,807,000	7,745,625	11,819,824	13,926,744
Totals	**$ 11,509,000**	**$ 23,429,060**	**$ 35,772,512**	**$ 42,984,762**

Estimated Real Property Tax Revenues from the Annexation Area

Assessment Date	Year	Additional Dwelling Units	Gross AV	Total of Deductions	Net AV	City of Valparaiso-Center Twp Property Taxes Due As Phased
January 1, 2022 Pay 2023	1	68	21,080,000	9,571,000	11,509,000	143,230
January 1, 2023 Pay 2024	2	68	42,792,400	19,363,340	23,429,060	289,372
January 1, 2024 Pay 2025	3	68	65,156,172	29,383,660	35,772,512	438,571
January 1, 2025 Pay 2026	4	39	78,186,941	35,202,180	42,984,762	524,500
TOTALS		**243**	Net Real Property Taxes over 4-year Project Phase:			**$ 1,395,673**

CITY OF VALPARAISO, INDIANA
Westwind Annexation

ESTIMATED ANNUAL (RECURRING) AND NON-RECURRING (ONE-TIME) REVENUES: BY COLLECTION YEAR

Construction Year	2021	2022	2023	2024	
Assessment Date (January 1, _____)	2022	2023	2024	2025	
Collection Year (Fiscal Year)	2023	2024	2025	2026	Total
Dwelling Unit First Assessed (Estimated):	68	68	68	39	243
Dwelling Unit First Assessed: Phased-In (Estimated):	68	136	204	243	
Population (Annual Increases):	204	204	204	117	729
Population (Phased-In):	204	408	612	729	

	4-Year Phase Period Year 1	Year 2	Year 3	Year 4	Annually Upon Build-Out
Annual (Recurring) Revenues					
Property Tax Revenue (Corporation and Fire Terrotitory)	$ 143,230	$ 289,372	$ 438,571	$ 524,500	$ 524,500
Less: Estimated Net Change in Circuit Breaker Credit to the City	(9,126)	(21,468)	(37,124)	(47,613)	(47,613)
LIT Revenues for Economic Development	7,294	14,588	21,881	26,065	26,065
Dog & Cat (Pet) Tax License Revenues	-	-	-	-	-
Cigarette Tax Revenue	118	228	343	408	408
ABC Gallonage Tax Revenue	482	965	1,447	1,724	1,724
Vehicle Excise Tax Revenue	10,200	20,400	30,600	36,450	36,450
Cable Television Franchise Fee	1,326	2,652	3,978	4,739	4,739
Local Road and Street ("LRS") Revenue	9,906	9,906	9,906	9,906	9,906
Motor Vehicle Highway ("MVH") Revenue	20,585	20,585	20,585	20,585	20,585
Water Revenue	27,793	55,586	83,379	99,319	99,319
Sewer Revenue	38,997	77,993	116,990	139,356	139,356
Stormwater Revenue	10,200	20,400	30,600	36,450	36,450
Garbage Collection Fee Revenue	9,792	19,584	29,376	34,992	34,992
Sub-Total Recurring (Annual) Revenue	$ 270,797	$ 510,791	$ 750,533	$ 886,881	$ 886,881
Non-Recurring (One-Time) Revenues					
Building and Inspection Permit Fees	$ 340,000	$ 340,000	$ 340,000	$ 195,000	$ -
Sub-Total Non-Recurring (One-Time) Revenue	$ 340,000	$ 340,000	$ 340,000	$ 195,000	$ -
TOTAL	$ 610,797	$ 850,791	$ 1,090,533	$ 1,081,881	$ 886,881

Prepared by
Cender & Company

CITY OF VALPARAISO, INDIANA
Westwind Annexation

ESTIMATED NON-CAPITAL (RECURRING) AND CAPITAL (NON-RECURRING) COSTS: BY FISCAL YEAR

Fiscal Year (January 1 to December 31):	2023	2024	2025	2026	Total
Dwelling Units First Assessed (Estimated):	68	68	68	39	243
Population (Annual Increases):	204	204	204	117	729
	Year 1	Year 2	Year 3	Year 4	Annually Upon Build-out
Non-Capital (Recurring) Costs					
Administrative Services	$ -	$ -	$ -	$ -	$ -
Building and Planning Services	-	-	-	-	-
Garbage Collection Services	9,792	19,584	29,376	34,992	34,992
Police Protection (1)	33,712	34,723	35,765	36,838	36,838
Water Revenue (3)	27,793	55,586	83,379	99,319	99,319
Sewer Revenue (3)	38,997	77,993	116,990	139,356	139,356
Stormwater Revenue (3)	10,200	20,400	30,600	36,450	36,450
Street and Road Maintenance (1)	53,157	54,752	56,394	58,086	58,086
Snowplowing and Salting (1)	6,486	6,681	6,881	7,087	7,087
Street Lights	-	-	-	-	-
Sub-Total: Non-Capital (Recurring) Costs (2)	$ 180,137	$ 269,719	$ 359,385	$ 412,128	$ 412,128
Capital and Non-Recurring Costs					
Administrative Services	$ -	$ -	$ -	$ -	$ -
Building and Planning Services	-	-	-	-	-
Garbage Collection Services	8,160	8,160	8,160	4,680	-
Police Protection	-	-	-	-	-
Fire Protection and Emergency Services	-	-	-	-	-
Street and Road Maintenance	-	-	-	-	-
Sub-Total: Capital (Non-Recurring) Costs	$ 8,160	$ 8,160	$ 8,160	$ 4,680	$ -
TOTAL	$ 188,297	$ 277,879	$ 367,545	$ 416,808	$ 412,128

(1) Assumes a 3% inflationary adjustment for years 2 through 4.

(2) The Fire Department will not need to increase any staffing or equipment due to this annexation therefore no additional costs are listed for Fire and EMS service.

(3) Expenses listed equal Revenues collected as the fees cover the costs.

Prepared by
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CITY OF VALPARAISO, INDIANA
Westwind Annexation

ESTIMATED REVENUES AND COSTS: BY FISCAL YEAR

Construction Year:	2021	2022	2023	2024	
Assessment Date (January 1, ____):	2022	2023	2024	2025	
Collection Year (Fiscal Year):	2023	2024	2025	2026	**Annually**
	Year 1	**Year 2**	**Year 3**	**Year 4**	**(Upon Build Out)**
Revenues					
Annual (Recurring)	$ 270,797	$ 510,791	$ 750,533	$ 886,881	$ 886,881
Non-Recurring (One-Time)	340,000	340,000	340,000	195,000	-
Subtotal	$ 610,797	$ 850,791	$ 1,090,533	$ 1,081,881	$ 886,881
Costs					
Non-Capital (Recurring)	$ 180,137	$ 269,719	$ 359,385	$ 412,128	$ 412,128
Capital (Non-Recurring)	8,160	8,160	8,160	4,680	-
Subtotal	$ 188,297	$ 277,879	$ 367,545	$ 416,808	$ 412,128
Net Impact (Revenues less Costs)	**$ 422,500**	**$ 572,913**	**$ 722,988**	**$ 665,073**	**$ 474,753**
Revenue to Cost Ratio:	3.24	3.06	2.97	2.60	2.15

CITY OF VALPARAISO, INDIANA
Westwind Annexation

Estimated Circuit Breaker Credit Tax Impact Due to the Annexation
2021 Pay 2022

	Certified Assessed Value (1)	Change in Assessed Value Due to Annexation (2)	% Change in Assessed Values	Total Circuit Breaker Credit (3)	Estimated Percentage of Tax Levies to Total Before Allocation of Circuit Breakers	Estimated Allocation of Circuit Breaker Credit Change to the Taxing Units (4)
Porter County	$ 10,822,487,730	-	-	$ 2,125,085	49.23%	$ -
Center Township	2,624,423,467	-	-	33,376	0.67%	-
City of Valparaiso	1,953,838,431	92,400	0.00%	1,918,599	27.72%	-
Valpo Community Schools	2,624,423,467	-	-	769,823	15.03%	-
Porter County Library	9,099,173,613	-	-	272,147	6.31%	-
Porter County Airport	10,822,487,730	-	-	45,347	1.05%	-
Total Estimated Increase in Circuit Breaker Credits Due to Annexation						$ -
Estimated change in circuit breaker credits due to increased assessed value in City's total assessed value (City of Valparaiso's total circuit breaker credits for 2021 by % change in assessed values from annexation)						$ -
Estimated net increase in circuit breaker credits due to increased in City's rate to annexation area parcels						-
Net Estimated Increase in Circuit Breaker Credits						$ -

(1) The estimated 2021 Certified Assessed Values per the Department of Local Government Finance ("DLGF") based on 3% growth from the prior year.
(2) See page 9 for estimated increase in assessed values from the annexation.
(3) Circuit Breaker Credits for 2021 from reports by the DLGF.
(4) The Circuit Breaker Credits are allocated to all taxing units based on each taxing units' total property tax levies (except for those levies outside the tax caps).

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CITY OF VALPARAISO, INDIANA
Westwind Annexation

Estimated Circuit Breaker Credit Tax Impact Due to the Annexation
2022 Pay 2023

	Certified Assessed Value (1)	Change in Assessed Value Due to Annexation (2)	% Change in Assessed Values	Pro Forma Circuit Breaker Credit (3)	Estimated Percentage of Tax Levies to Total Before Allocation of Circuit Breakers	Estimated Allocation of Circuit Breaker Credit Change to the Taxing Units (4)
Porter County	$ 11,147,162,362	-	-	$ 2,125,085	49.23%	$ 16,207
Center Township	2,703,156,171	-	-	33,376	0.67%	221
City of Valparaiso	2,012,453,584	11,509,000	0.57%	1,918,599	27.72%	9,126
Valpo Community Schools	2,703,156,171	-	-	769,823	15.03%	4,948
Porter County Library	9,372,148,822	-	-	272,147	6.31%	2,077
Porter County Airport	11,147,162,362	-	-	45,347	1.05%	346
Total Estimated Increase in Circuit Breaker Credits Due to Annexation						$ 32,924
Estimated change in circuit breaker credits due to increased assessed value in City's total assessed value (City of Valparaiso's total circuit breaker credits for 2022 by % change in assessed values from annexation)						$ (10,936)
Estimated net increase in circuit breaker credits due to increased in City's rate to annexation area parcels						43,856
Net Estimated Increase in Circuit Breaker Credits						$ 32,920

(1) The estimated 2022 Certified Assessed Values per the Department of Local Government Finance ("DLGF") based on 3% growth from the prior year.
(2) See page 9 for estimated increase in assessed values from the annexation.
(3) Pro Forma Circuit Breaker Credits - from 2021 from reports by the DLGF.
(4) The Circuit Breaker Credits are allocated to all taxing units based on each taxing units' total property tax levies (except for those levies

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CITY OF VALPARAISO, INDIANA
Westwind Annexation

Estimated Circuit Breaker Credit Tax Impact Due to the Annexation
2023 Pay 2024

	Certified Assessed Value (1)	Change in Assessed Value Due to Annexation (2)	% Change in Assessed Values	Pro Forma Circuit Breaker Credit (3)	Estimated Percentage of Tax Levies to Total Before Allocation of Circuit Breakers	Estimated Allocation of Circuit Breaker Credit Change to the Taxing Units (4)
Porter County	$ 11,481,577,233	-	-	$ 2,125,085	49.23%	$ 38,127
Center Township	2,784,250,857	-	-	33,376	0.67%	519
City of Valparaiso	2,072,827,192	23,429,060	1.13%	1,918,599	27.72%	21,468
Valpo Community Schools	2,784,250,857	-	-	769,823	15.03%	11,640
Porter County Library	9,653,313,286	-	-	272,147	6.31%	4,887
Porter County Airport	11,481,577,233	-	-	45,347	1.05%	813
Total Estimated Increase in Circuit Breaker Credits Due to Annexation						$ 77,455
Estimated change in circuit breaker credits due to increased assessed value in City's total assessed value (City of Valparaiso's total circuit breaker credits for 2023 by % change in assessed values from annexation)						$ (21,680)
Estimated net increase in circuit breaker credits due to increased in City's rate to annexation area parcels						99,128
Net Estimated Increase in Circuit Breaker Credits						$ 77,448

(1) The estimated 2023 Certified Assessed Values per the Department of Local Government Finance ("DLGF") based on 3% growth from the prior year.
(2) See page 9 for estimated increase in assessed values from the annexation.
(3) Pro Forma Circuit Breaker Credits - from 2021 from reports by the DLGF.
(4) The Circuit Breaker Credits are allocated to all taxing units based on each taxing units' total property tax levies (except for those levies outside the tax caps).

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CITY OF VALPARAISO, INDIANA
Westwind Annexation

Estimated Circuit Breaker Credit Tax Impact Due to the Annexation
2024 Pay 2025

	Certified Assessed Value (1)	Change in Assessed Value Due to Annexation (2)	% Change in Assessed Values	Pro Forma Circuit Breaker Credit (3)	Estimated Percentage of Tax Levies to Total Before Allocation of Circuit Breakers	Estimated Allocation of Circuit Breaker Credit Change to the Taxing Units (4)
Porter County	$ 11,826,024,550	-	-	$ 2,125,085	49.23%	$ 65,931
Center Township	2,867,778,382	-	-	33,376	0.67%	897
City of Valparaiso	2,135,012,008	35,772,512	1.68%	1,918,599	27.72%	37,124
Valpo Community Schools	2,867,778,382	-	-	769,823	15.03%	20,129
Porter County Library	9,942,912,685	-	-	272,147	6.31%	8,451
Porter County Airport	11,826,024,550	-	-	45,347	1.05%	1,406
Total Estimated Increase in Circuit Breaker Credits Due to Annexation						$ 133,937
Estimated change in circuit breaker credits due to increased assessed value in City's total assessed value (City of Valparaiso's total circuit breaker credits for 2024 by % change in assessed values from annexation)						$ (32,232)
Estimated net increase in circuit breaker credits due to increased in City's rate to annexation area parcels						166,156
Net Estimated Increase in Circuit Breaker Credits						$ 133,924

(1) The estimated 2024 Certified Assessed Values per the Department of Local Government Finance ("DLGF") based on 3% growth from the prior year.
(2) See page 9 for estimated increase in assessed values from the annexation.
(3) Pro Forma Circuit Breaker Credits - from 2021 from reports by the DLGF.
(4) The Circuit Breaker Credits are allocated to all taxing units based on each taxing units' total property tax levies (except for those levies outside the tax caps).

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CITY OF VALPARAISO, INDIANA
Westwind Annexation

Estimated Circuit Breaker Credit Tax Impact Due to the Annexation
2025 Pay 2026

	Certified Assessed Value (1)	Change in Net Assessed Value Due to Annexation (2)	% Change in Assessed Values	Pro Forma Circuit Breaker Credit (3)	Estimated Percentage of Tax Levies to Total Before Allocation of Circuit Breakers	Estimated Allocation of Circuit Breaker Credit Change to the Taxing Units (4)
Porter County	$ 12,180,805,286	-	-	$ 2,125,085	49.23%	$ 84,559
Center Township	2,953,811,734	-	-	33,376	0.67%	1,151
City of Valparaiso	2,199,062,368	42,984,762	1.95%	1,918,599	27.72%	47,613
Valpo Community Schools	2,953,811,734	-	-	769,823	15.03%	25,816
Porter County Library	10,241,200,065	-	-	272,147	6.31%	10,838
Porter County Airport	12,180,805,286	-	-	45,347	1.05%	1,804
Total Estimated Increase in Circuit Breaker Credits Due to Annexation						$ 171,780
Estimated change in circuit breaker credits due to increased assessed value in City's total assessed value (City of Valparaiso's total circuit breaker credits for 2025 by % change in assessed values from annexation)						$ (37,413)
Estimated net increase in circuit breaker credits due to increased in City's rate to annexation area parcels						209,176
Net Estimated Increase in Circuit Breaker Credits						$ 171,763

(1) The estimated 2025 Certified Assessed Values per the Department of Local Government Finance ("DLGF") based on 3% growth from the prior year.
(2) See page 9 for estimated increase in assessed values from the annexation.
(3) Pro Forma Circuit Breaker Credits - from 2021 from reports by the DLGF.
(4) The Circuit Breaker Credits are allocated to all taxing units based on each taxing units' total property tax levies (except for those levies outside the tax caps).

Prepared by
Cender & Company LLC

APPENDIX B

Legal Description - Westwind Annexation Area

PARCEL 1 (64-09-09-401-001.000-003):

THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA;

EXCEPTING THEREFOREM THE SOUTH 543 FEET OF THE WEST 1319 FEET OF SAID SOUTHEAST QUARTER;

ALSO EXCEPTING THEREFROM THAT PART OF THE REMAINING PORTION OF THE SOUTHEASTQUARTER (AFTER EXCEPTINGTHE SOUTH543 FEETOF THE WEST 1319 FEET THEREOF) THAT LIES WITHIN THE PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1315.00 FEET TO THE SOUTHEAST CORNER (AS SURVEYED) OF BERKOSKI SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 93, NOW SHOWN IN PLAT FILE 2-B-4, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, AND THE POINTOF BEGINNINGOF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE (AS SURVEYED) OF SAID BERKOSKI SUBDIVISION, A DISTANCE OF 310.00 FEET; THENCE NORTH 89 DEGRESS 51 MINUTES 35 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE
OF THE SOUTHEAST QUARTER, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00 DEGRESS 10 MINUTES 33 SECONDS WEST, PARALLEL WITH SAID EAST LINE (AS SURVEYED) OF BERKOSKI SUBDIVISION, A DISTANCE OF 310.00 FEET TO SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 51 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, 140.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PART OF COUNTY ROAD 250 WEST (TOWER ROAD) LYING WEST
OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY AND THAT PART OF COUNTY ROAD 400 NORTH LYING SOUTH OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY.

AND

PARCEL 2 (64-09-09-300-022.000-003):

E1053.325 SW EX PARS SOLD 9-35-6 20.915A

AND

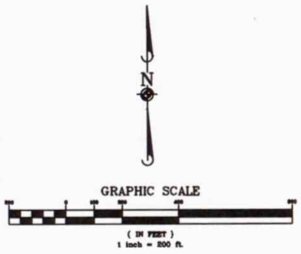
PARCEL 3 (64-09-09-300-015.000-003):

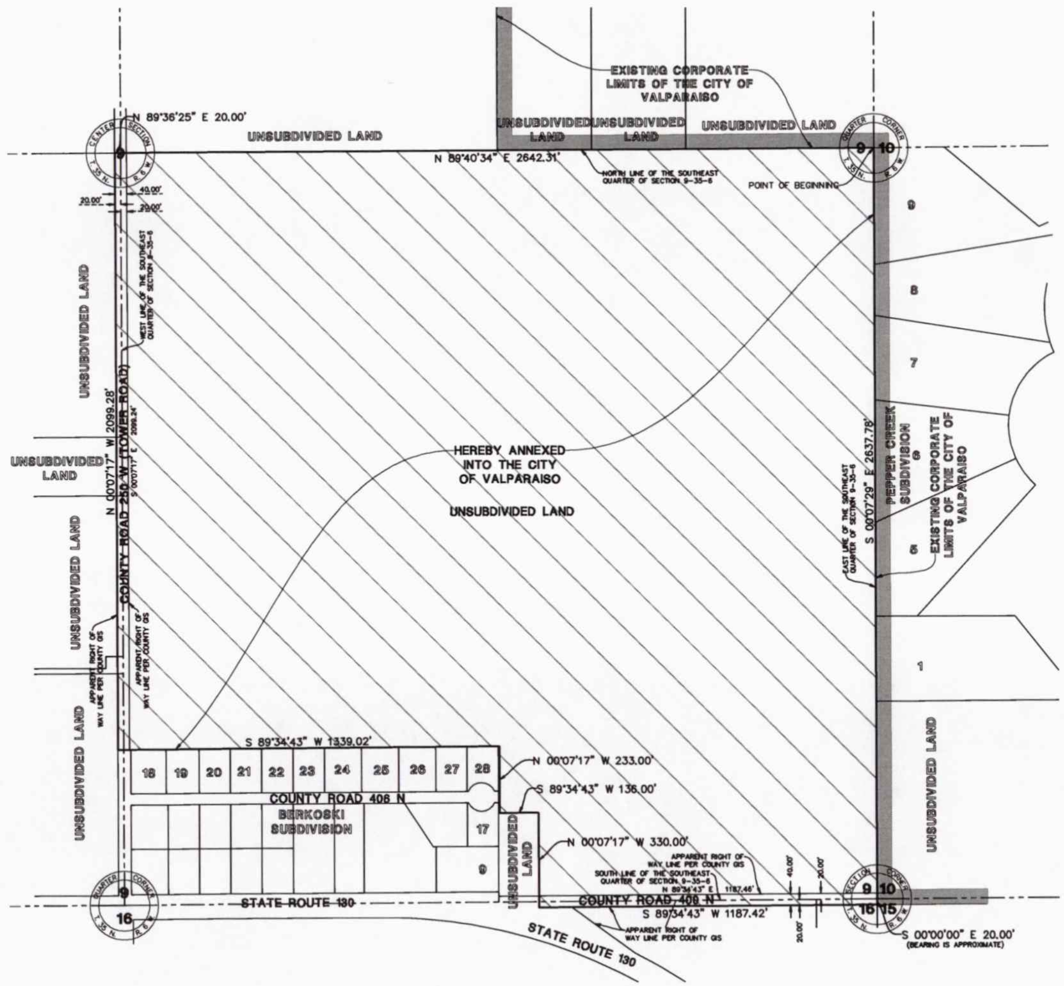
W1\2 SW EX W516.85 NOF RD 130 & EX RR & EX1A S 9-35-6 EX PT SLD 49.63A

PLAT OF ANNEXATION

TO THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA

PART OF THE SOUTH HALF OF SECTION 9, AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA.





AREA OF ANNEXATION

AREA (EXCLUDING R.O.W.) = 6,151,815 SQ. FT. (141.226 ACRES)
AREA OF EXISTING R.O.W. = 131,469 SQ. FT. (3.018 ACRES)
TOTAL AREA = 6,283,284 SQ. FT. (144.244 ACRES)

ANNEXATION REQUIREMENT

CONTIGUOUS PERIMETER WITH MUNICIPALITY = 3,978.93'
ALLOWABLE PERIMETER PER IC 36-4-3-1.5 = 31,831.44'
PERIMETER OF PROPOSED ANNEXATION = 6,665.98'

PIN'S

64-09-09-401-001.000-003

LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED

THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA;

EXCEPTING THEREFROM THE SOUTH 543 FEET OF THE WEST 1319 FEET OF SAID SOUTHEAST QUARTER;

ALSO EXCEPTING THEREFROM THAT PART OF THE REMAINING PORTION OF THE SOUTHEAST QUARTER (AFTER EXCEPTING THE SOUTH 543 FEET OF THE WEST 1319 FEET THEREOF) THAT LIES WITHIN THE PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1315.00 FEET TO THE SOUTHEAST CORNER (AS SURVEYED) OF BERKOSKI SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 93, NOW SHOWN IN PLAT FILE 2-B-4, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE (AS SURVEYED) OF SAID BERKOSKI SUBDIVISION, A DISTANCE OF 310.0 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 33 SECONDS WEST, PARALLEL WITH SAID EAST LINE (AS SURVEYED) OF BERKOSKI SUBDIVISION, A DISTANCE OF 310.00 FEET TO SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 51 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, 140.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PART OF COUNTY ROAD 250 WEST (TOWER ROAD) LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY AND THAT PART OF COUNTY ROAD 400 NORTH LYING SOUTH OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

3. THE PROPERTY SHOWN HEREON HAS BEEN SHOWN BASED ON A PREVIOUSLY PREPARED ALTA/NSPS LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING AND LAST DATED JANUARY 29, 2021.

4. EXISTING CORPORATE LIMITS FOR THE CITY OF VALPARAISO HAVE BEEN SHOWN HEREON BASED ON THE CITY OF VALPARAISO ZONING MAP AND THE PORTER COUNTY GIS.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING LTD., HAVE PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ANNEXING SAID PROPERTY INTO THE CITY OF VALPARAISO AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

WITNESS MY HAND AND SEAL THIS 23RD DAY OF JUNE, A.D. 2021.

Timothy J. Murphy
INDIANA REGISTERED LAND SURVEYOR NO. LS29900006

TIMOTHY J. MURPHY
INDIANA REGISTERED LAND SURVEYOR
LS-29900006

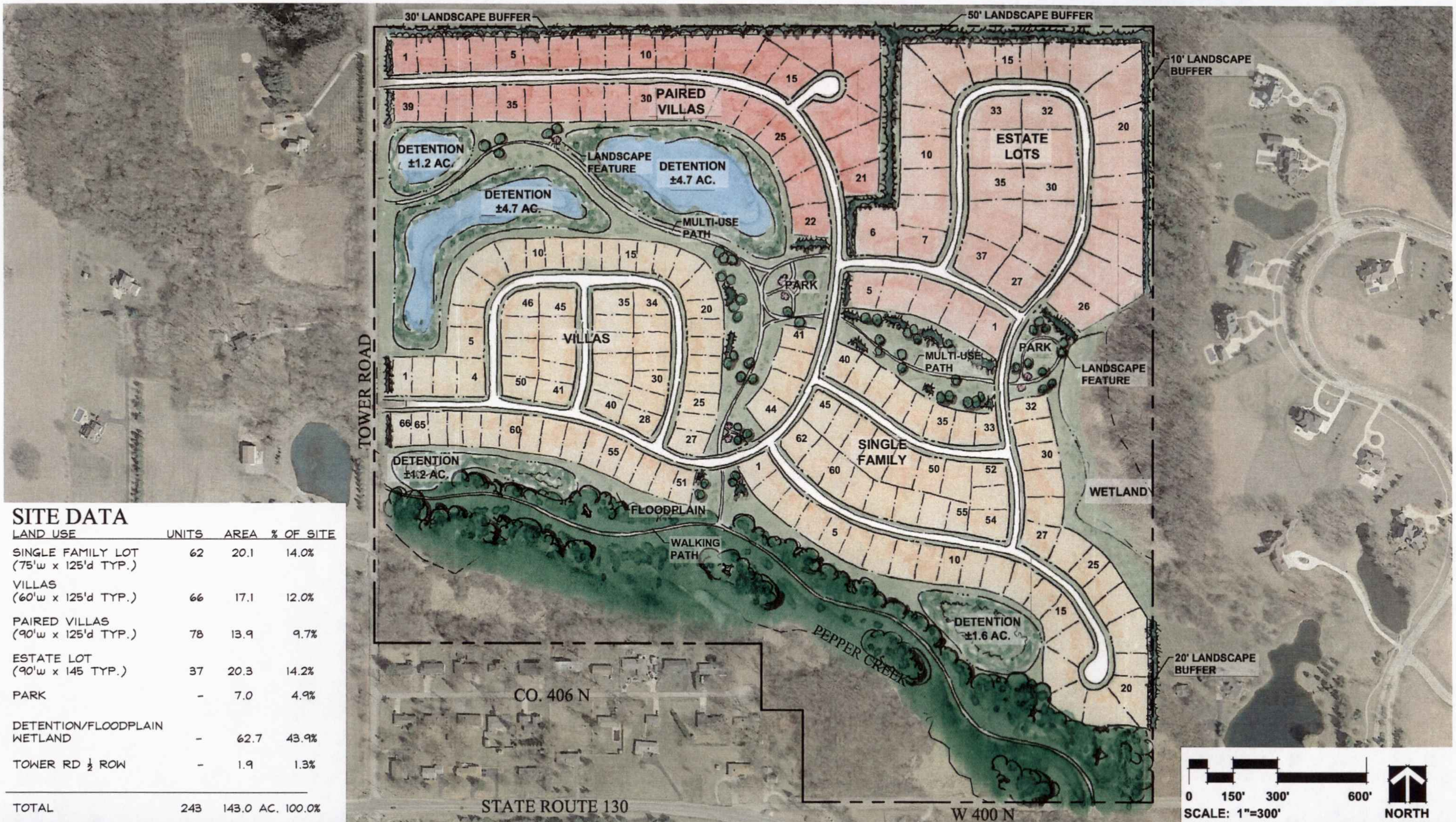
Manhard CONSULTING LTD

FROBERG PROPERTY
PORTER COUNTY, INDIANA
PLAT OF ANNEXATION

PROJ. MGR.:	TJM
PROJ. ASSOC.:	JID
DRAWN BY:	PGA
DATE:	06/23/21
SCALE:	1"=200'

SHEET 1 OF 1

OLTVPIN03



SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY LOT (75'w x 125'd TYP.)	62	20.1	14.0%
VILLAS (60'w x 125'd TYP.)	66	17.1	12.0%
PAIRED VILLAS (90'w x 125'd TYP.)	78	13.9	9.7%
ESTATE LOT (90'w x 145 TYP.)	37	20.3	14.2%
PARK	-	7.0	4.9%
DETENTION/FLOODPLAIN WETLAND	-	62.7	43.9%
TOWER RD ½ ROW	-	1.9	1.3%
TOTAL	243	143.0 AC.	100.0%

WESTWIND - CONCEPT PLAN

VALPARAISO, INDIANA

7/7/2021

Olthof Homes

GRWA GARY R. WEBER ASSOCIATES, INC.

Expanded Annexation Area