



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 6

COMMON ADDRESS OF LOTS TO BE REZONED:

304 Oakland Avenue, Terre Haute, Indiana 47803

306 Oakland Avenue, Terre Haute, Indiana 47803

Parcel Number: 84-06-23-228-008.000-002 and 84-06-23-228-002.000-002

Current Zoning: M-2 Heavy Industrial District

Requested Zoning: R-1 Single Family Residence District

Proposed Use: Single Family Home

Name of Owner: Martin and Tonya Lathrop

Address of Owner: 18523 N Weaver Rd, Denison, Illinois 62423

Phone Number of Owner: (386)-872-0558

Attorney Representing Owner (if any): N/A

Address of Attorney: N/A

Phone Number of Attorney: N/A

For Information Contact: Tonya Lathrop

Council Sponsor: Cheryl Loudermilk

***COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION**

FILED

MAR 08 2023

CITY CLERK

SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 6, 2023

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as
"Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDAINED BY THE COMMON COUNCIL of the City of Terre Haute, Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the "Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps, be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Parcel 1

Beginning at a point 126 feet North of the Southeast corner of Lot Number 82 in Park View Heights, a plat of a portion of the North one-half of the North East quarter of Section 23, Township 12 North, Range 9 West, the same being a replat of Lots numbered 179 to 304 inclusive in Schaal's Second Subdivision and an original plat as to lots numbered 123 to 147 inclusive, as shown by record plat in the Recorder's office of Vigo County, Indiana, in Plat Record 12, Page 38; running thence West 157 feet; thence North 56 feet; thence East 157 feet to the East line of Lot Number 122 in said subdivision; thence South 56 feet to the place of beginning.

Parcel 2

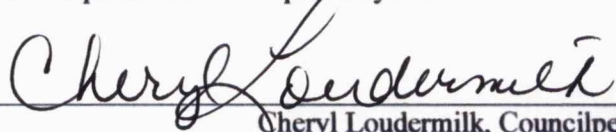
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Commonly known as: 304 Oakland Avenue, Terre Haute, Indiana 47803 and
306 Oakland Avenue, Terre Haute, Indiana 47803

Be and the same is hereby established as an R-1 Single Family Residence District, together with all rights and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II, WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as required by law.

Presented by Council Member, _____



Cheryl Loudermilk, Councilperson

Passed in Open Council this 13th day of April, 2023.

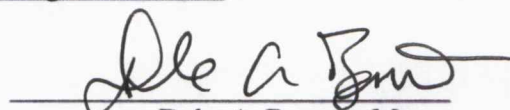

Curtis DeBaun IV-President

ATTEST: 
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 14th day of April, 2023.


Michelle L. Edwards, City Clerk


Approved by me, the Mayor, this 14th day of April, 2023.


Duke A. Bennett, Mayor

ATTEST: 
Michelle Edwards, City Clerk

This instrument prepared by: Tonya Lathrop, 18523 North Weaver Road, Denison, Illinois 62423

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.


Tonya Lathrop

PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF
TERRE HAUTE, INDIANA:

And THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION FOR VIGO
COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, Martin and Tonya Lathrop, respectfully submits this Petition to rezone
the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

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Park View Heights, a plat of a portion of the North one-half of the North East
quarter of Section 23, Township 12 North, Range 9 West, the same being a replat
of Lots numbered 179 to 304 inclusive in Schaal's Second Subdivision and an
original plat as to lots numbered 123 to 147 inclusive, as shown by record plat in
the Recorder's office of Vigo County, Indiana, in Plat Record 12, Page 38;
running thence West 157 feet; thence North 56 feet; thence East 157 feet to the
East line of Lot Number 122 in said subdivision; thence South 56 feet to the
place of beginning.

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and 12 feet of even width off of the South side of Lot Number 120, all in Park
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Recorder's Office of Vigo County, Indiana, in Plat Record 12, page 38.

Commonly known as: 304 Oakland Avenue, Terre Haute, Indiana 47803 and 306
Oakland Avenue, Terre Haute, Indiana 47803

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of
the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana,"
the above-described real estate is now zoned as M-2 Heavy Industrial District.

Your petitioner would respectfully state that the real estate is now a single family
residence. Your petitioner intends to use the real estate to continue to be a single family residence

Your petitioner would request that the real estate described herein shall be zoned as an R-
1 Single Family Residence District. Your petitioner would allege that the Single Family
Residence District would not alter the general characteristics of this neighborhood.

Your petitioner would respectfully show the proposed change would not be detrimental to
the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the R-1 Single Family Residence District of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNES WHEREOF, This petition has been duly executed this 9 day of March, 2023.

BY: 

Martin Lathrop

BY: 

Tonya Lathrop

PETITIONER: Martin and Tonya Lathrop, 18523 N Weaver Road, Denison, Illinois 62423

This instrument was prepared by Tonya Lathrop, 18523 North Weaver Road, Denison, Illinois 62423

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

201908390 QD \$25.00
08/08/2019 01:47:23P 4 PGS
Stacey Todd
VIGO County Recorder IN
Recorded as Presented



AUG 08 2019

NO SALES DISCLOSURE REQUIRED

James W. Bannell
VIGO COUNTY AUDITOR

Quitclaim Deed

Taxes:

RECORDING REQUESTED BY Bertha A. Milam

AND WHEN RECORDED MAIL TO:

Martin Lathrop, Grantee(s)

18523 N. Weaver Rd

Dennison, IL 62423

Consideration: \$

Property Transfer Tax: \$

Assessor's Parcel No.: 84-06-23-228-008, 000-002

PREPARED BY: Tonya Lathrop certifies herein that he or she has prepared this Deed.

Tonya Lathrop
Signature of Preparer

August 8, 2019
Date of Preparation

Tonya Lathrop
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on August 8, 2019 in the County of Vigo, State of Indiana

by Grantor(s), Bertha A. Milam and Martin L. Lathrop
whose post office address is 18523 N. Weaver Rd Dennison, IL 62423
to Grantee(s), Martin L. Lathrop and Tonya Lathrop
whose post office address is 18523 N. Weaver Rd, Dennison, IL 62423

WITNESSETH, that the said Grantor(s), Bertha A. Milam and Martin L. Lathrop
for good consideration and for the sum of One dollar
(\$ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Vigo, State of Indiana and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Bertna Milam
Signature of Grantor
Bertna Milam
Print Name of Grantor

Martin Lathrop
Signature of Second Grantor (if applicable)
Martin Lathrop
Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Tonya Lathrop
Signature of Grantee
Tonya Lathrop
Print Name of Grantee

Martin Lathrop
Signature of Second Grantee (if applicable)
Martin Lathrop
Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of IndianaCounty of VigoOn August 8, 2019, before me, Julia Fry, a notary public in and for said state, personally appeared, Bertha A. Milam, Martin Lathrop and Tonya Lanthrop

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Julia E Fry
Signature of Notary

Affiant Known _____ Produced ID ☒

Type of ID IN ID, IN Driver's license & IL Driver's License



Exhibit "A"

4

PARCEL 1

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SITE PLAN



304 Oakland Avenue
306 Oakland Avenue



Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: April 6, 2023

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 6-23

CERTIFICATION DATE: April 5, 2023

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 6-23. This Ordinance is a rezoning of 304 and 306 Oakland Avenue, Terre Haute, IN 47803. Parcel numbers 84-06-23-228-008.000-002/002. The Petitioners, Martin and Tonya Lathrop petitions the Plan Commission to rezone said single-family residence, from zoning classification M-2 to R-1 Single Family Residence District.

The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 6-23 at a public meeting and hearing held Wednesday, April 5, 2023. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 6-23 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 6-23 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 6-23 was FAVORABLE WITH THE FOLLOWING CONDITION: 1) Setback and buffering waiver to be recorded with the deed or title.



A handwritten signature in black ink, appearing to read "Fred L. Wilson".

Fred L. Wilson, President

A handwritten signature in black ink, appearing to read "Jared Bayler".

Jared Bayler, Executive Director

Received this 6th day of April, 2023

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 6-23

Doc: # 25

Date: April 2023

Page 1 of 4

APPLICATION INFORMATION

Property Owner: Martin & Tonya Lathrop

Proposed Use: Single Family Home

Proposed Zoning: R-1, Single Family Residence District

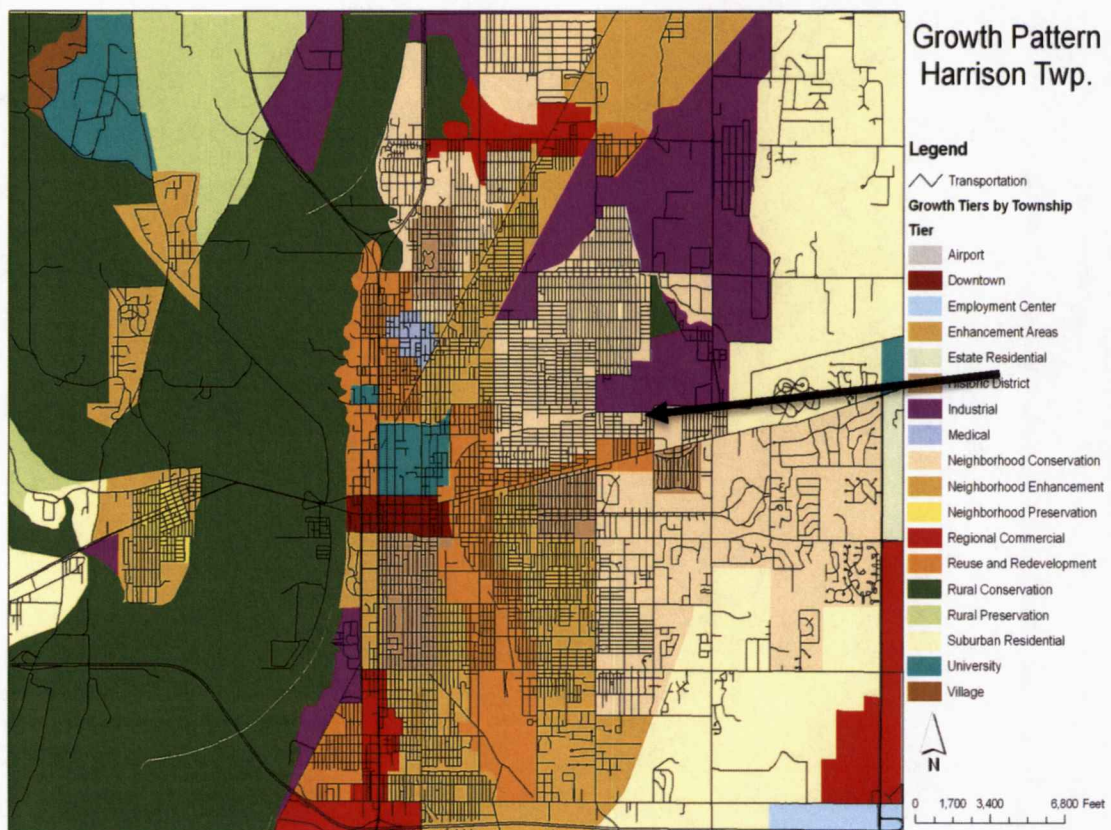
Current Zoning: M-2, Heavy Industrial District

Location: The lots are located on the west side approximately 83 ft. south of the corner of Oakland Avenue and Elm Street.

Common Address: 304 & 306 Oakland Avenue, Terre Haute, IN 47803/ 84-06-23-228-008.000-002/002- Parkview Heights Lots 79-82 & 120-122

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



Neighborhood Conservation

These areas encompass neighborhoods with established and stable residential environments. The vast majority of these areas are fully developed (or expected to be in a relatively short timeframe). Fundamental directives urged for these areas encourage the maintenance of the residential desirability and stability. Where new infill development is proposed, it should be entirely consistent and compatible with pre-existing developments. However, special public attention may, in some cases, be required to assure that drainage, sidewalk improvements, and linkages to pedestrian and bicycle trails are made. Many of these neighborhoods may be excellent candidates for special assessment districts for neighborhood improvements and amenities.

In addition, these areas encompass existing retail activity nodes located throughout the community. In general, these commercial areas have evolved in an unplanned, largely uncoordinated manner along frontage of primary arterials. Within these commercial bands, a great variety of activities exist which target different markets. Some activities are oriented toward "drive-by" markets, fast food restaurants, convenience stores, gasoline stations, drive-in banking facilities, for example. Other activities are special-purpose, oriented to single trips rather than comparative multi-purpose shopping. These single purpose ores serve a market larger than a single neighborhood. Sales and service of automobiles, trucks, boats, recreational vehicles and related activities are special purpose region-serving activities. They require large site with good visibility. Finally, commercial areas include a range of neighborhood level retail activities including grocery stores, pharmacies, personal services such as hair styling, and other frequently purchased goods and services.

Additional policies for Neighborhood Conservation areas should include:

- Allow for a range of housing densities based on the zoning ordinance.
- Allow for a mix of uses, focusing on neighborhood and community serving commercial nodes.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.
- Reuse of commercial oriented structure should be limited to retail activities that contribute to the diversity and variety of retail uses in a commercial node.
- With respect to existing commercial "strips" – i.e. narrow bands of commercial uses occupying major roadway frontage, the limitation of additional or new commercial uses is strongly advised.
- Geographic expansion of this commercial "strips" should be limited to the provision of additional space to ensure the compatibility with adjacent uses, not an intensification of use.
- Improved landscaping, improved pedestrian amenities, and increased attention to lighting, signage, and impacts upon nearby residential areas is advised in the review of development petitions.

Dev. Priority: There is a low development priority in this area. Focus should remain on stability and reinvestment in the neighborhood.

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – M-2

East – R-1

South – M-2

West – M-2

ZONING REGULATIONS

Uses, Permitted - R-1 Single-Family Residence District.

- (1) One-family detached dwellings.
- (2) Cemeteries, including crematories and mausoleums in conjunction therewith if not located within four hundred feet (400') of any other property in a Residence District.
- (3) Churches, Rectories, and Parish Houses.
- (4) Convents and Monasteries.
- (5) Gardening, including nurseries, provided that no offensive odors or dust are created.
- (6) Golf Courses, but not including commercially-operated driving ranges or miniature golf courses, provided that no clubhouse shall be located within three hundred feet (300') of any other property in a Residence District.
- (7) Libraries, Public. (Ord. No. 1, 1967, § 1131.01 a. - b., 7-6-67)
- (8) Child Care.
- (9) Home Occupations. (Gen. Ord. No. 17, 2000, 9-14-00)

(A) Unlicensed Child Care.

An individual, or other entity, may provide child care in their residence for less than twenty-four (24) continuous hours to five (5) or fewer children at any time excluding relatives of the individual.

(B) Licensed Child Care

An individual, or other entity, who is licensed by the Vigo County Department of Public Welfare and the State Department of Public Welfare may provide child care services for children under the age of fourteen (14). The caregiver may not exceed ten (10) children, including their own children, at any one time.

(C) Licensed or unlicensed child care centers shall not be permitted in residential districts that do not comply to Subsections (a) and (b) above.

- (10) Parks and Playgrounds, publicly owned and operated.
- (11) Schools, elementary and high, non-boarding and including playgrounds and athletic field's incidental thereto.
- (12) Signs, as regulated by Sec. 10-141 and Table 5.
- (13) Temporary buildings and trailers for construction purposes, for a period not to exceed the lawful duration of such construction.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 6-23

Doc: # 25

Date: April 2023

Page 4 of 4

(14) Accessory uses.

(15) A private outdoor swimming pool, fully enclosed by a barrier fence five feet (5') high or an equivalent barrier.

(16) Residential Facility for the Developmentally Disabled. (Gen. Ord. No. 19, 1997, 2-12-98)

(17) Residential Facility for the Mentally Ill. (Gen. Ord. No. 19, 1997, 2-12-98)

FINDINGS and RECOMMENDATION

Staff Findings:

The petitioner is requesting to rezone the property from M-2, Heavy Industrial District to R-1, Single Family Residence District. The property was originally zoned M-2 due to the proximity of the property owned by Public Service Co of Indiana Inc. (Duke Energy).

We have seen the same issue many times in the past area with homes in this area. Several homes surrounding the Duke Energy property are zoned M-2 despite being single family homes. The lots have only been utilized as a single family home.

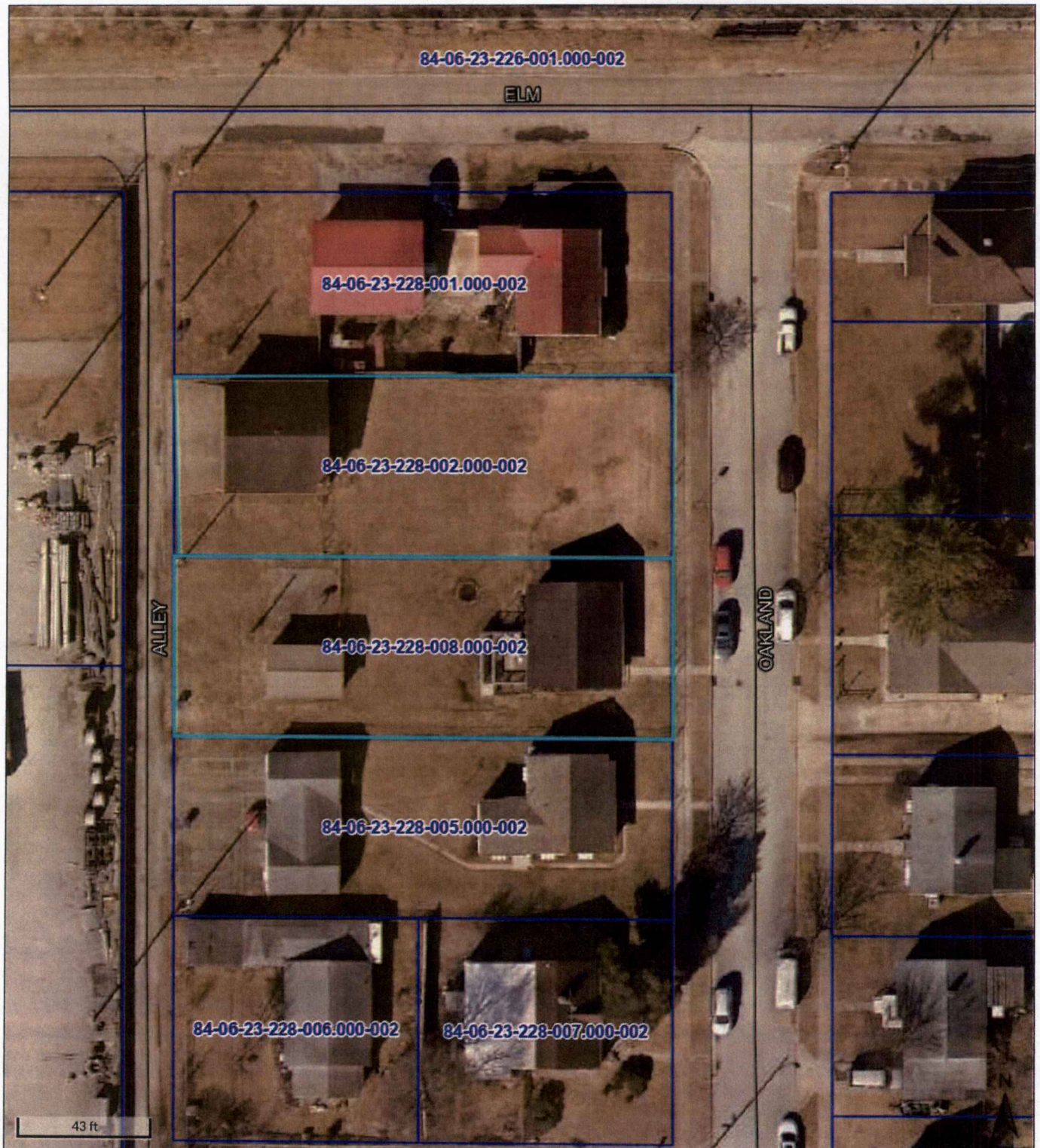
Because the surrounding properties are still zoned M-2, the property owner must agree to waive any buffering requirements to surrounding M-2 zoned properties. The waiver must be in writing and attached to the deed or title.

Recommendation: Staff offers a Favorable Recommendation for this petition with the following conditions:

1. Setback and buffering waiver to be recorded with the deed or title.

Docket #25 SO #6-23

304 and 306 Oakland Ave.





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Attorney Representing Owner (if any): N/A

Address of Attorney: N/A

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For Information Contact: Tonya Lathrop

Council Sponsor: Cheryl Loudermilk

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Presented by Council Member, _____
Cheryl Loudermilk, Councilperson

Passed in Open Council this _____ day of _____, 2023.

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ATTEST: _____
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this _____ day of _____, 2023.

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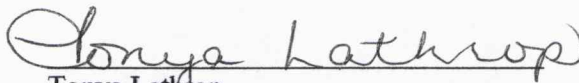
Approved by me, the Mayor, this _____ day of _____, 2023.

Duke A. Bennett, Mayor

ATTEST: _____
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This instrument prepared by: Tonya Lathrop, 18523 North Weaver Road, Denison, Illinois 62423

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.


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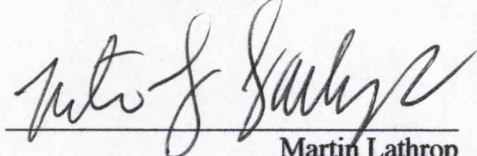
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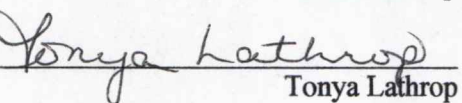
WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the R-1 Single Family Residence District of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNES WHEREOF, This petition has been duly executed this 9 day of March, 2023.

BY:


Martin Lathrop

BY:


Tonya Lathrop

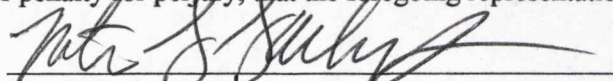
PETITIONER: Martin and Tonya Lathrop, 18523 N Weaver Road, Denison, Illinois 62423

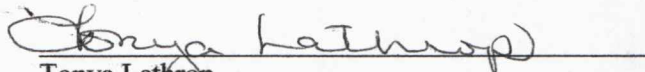
This instrument was prepared by Tonya Lathrop, 18523 North Weaver Road, Denison, Illinois 62423

AFFIDAVIT OF:

COMES NOW affiant Martin and Tonya Lathrop and affirms under penalty of law that affiant is the owner of record of the property located at 304 Oakland Avenue, Terre Haute, Indiana 47803 and 306 Oakland Avenue, Terre Haute, Indiana 47803 for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

We affirm under penalty for perjury, that the foregoing representations are true.


Martin Lathrop


Tonya Lathrop

STATE OF IN)

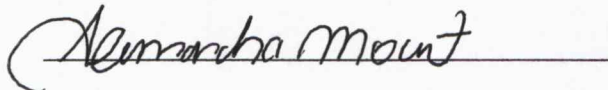
) SS:

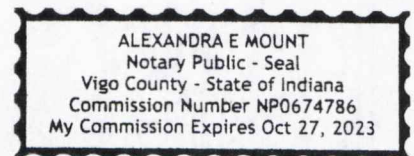
COUNTY OF Vigo)

Personally appeared before me, Alexandra Mount, a Notary Public in and for said County and State, Martin and Tonya Lathrop who acknowledges the execution of the above and foregoing, after being duly sworn upon his and her oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 9th day of March, 2023.

Notary Public:





My Commission Expires: 27 Oct 2023

My County Of Residence: VIGO

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

2019008390 QD \$25.00
08/08/2019 01:47:23P 4 PGS
Stacey Todd
VIGO County Recorder IN
Recorded as Presented



AUG 08 2019

NO SALES DISCLOSURE REQUIRED

James W. Brumback
VIGO COUNTY AUDITOR

Quitclaim Deed

Taxes:

RECORDING REQUESTED BY Bertha A. Milam

AND WHEN RECORDED MAIL TO:

Martin Lathrop, Grantee(s)

18523 N. Weaver Rd

Dennison, IL 62423

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 84-06-23-228-008.000-002

PREPARED BY: Tonya Lathrop certifies herein that he or she has prepared this Deed.

Tonya Lathrop
Signature of Preparer

August 8, 2019
Date of Preparation

Tonya Lathrop
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on August 8, 2019 in the County of Vigo, State of Indiana

by Grantor(s), Bertha A. Milam and Martin L. Lathrop
whose post office address is 18523 N. Weaver Rd Dennison, IL 62423
to Grantee(s), Martin L. Lathrop and Tonya Lathrop
whose post office address is 18523 N. Weaver Rd, Dennison, IL 62423

WITNESSETH, that the said Grantor(s), Bertha A. Milam and Martin L. Lathrop
for good consideration and for the sum of One dollar
(\$ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Vigo, State of Indiana and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Bertha Milam
Signature of Grantor
Bertha Milam
Print Name of Grantor

Martin Lathrop
Signature of Second Grantor (if applicable)
Martin Lathrop
Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Tonya Lathrop
Signature of Grantee
Tonya Lathrop
Print Name of Grantee

Martin Lathrop
Signature of Second Grantee (if applicable)
Martin Lathrop
Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of IndianaCounty of VigoOn August 8, 2019, before me, Julia Fry, a notary public in and for said state, personally appeared, Bertha A. Milam, Martin Lathrop and Tonya Lanthrop

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Julia E Fry
Signature of Notary

Affiant Known _____ Produced ID ☒

Type of ID IN ID, IN Driver's license & IL Driver's License



Exhibit "A"

4

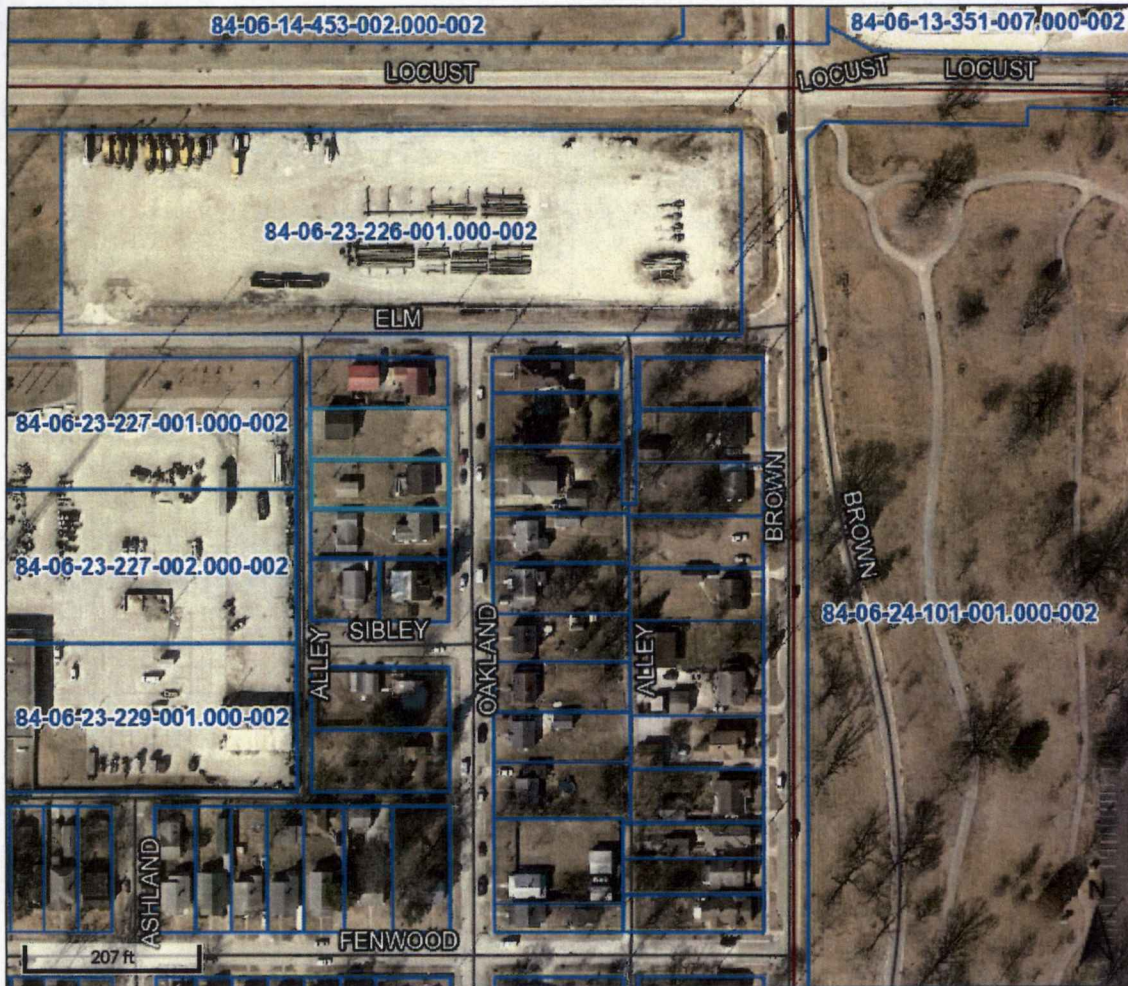
PARCEL 1

Beginning at a point 126 feet North of the Southeast corner of Lot Number 82 in Park View Heights, a plat of a portion of the North one-half of the North East quarter of Section 23, Township 12 North, Range 9 West, the same being a replat of Lots numbered 179 to 304 inclusive in Schaal's Second Subdivision and an original plat as to lots numbered 123 to 147 inclusive, as shown by record plat in the Recorder's Office of Vigo County, Indiana, in Plat Record 12, Page 38; running thence West 157 feet; thence North 56 feet; thence East 157 feet to the East line of Lot Number 122 in said subdivision; thence South 56 feet to the place of beginning.

PARCEL 2

Lot Number 121, 9 feet of even width off of the North side of Lot Number 122, and 12 feet of even width off of the South side of Lot Number 120, all in Park View Heights, a plat of a portion of the North one-half of the North East quarter of Section 23, Township 12 North, Range 9 West, the same being a replat of Lots numbered 179 to 304 inclusive in Schaal's Second Subdivision and an original plat as to Lots numbered 123 to 147 inclusive, as shown by record plat in the Recorder's Office of Vigo County, Indiana, in Plat Record 12, Page 38.

SITE PLAN



304 Oakland Avenue
306 Oakland Avenue