

**RESOLUTION NO. 2015- 18-CM  
DETERMINING TO SELL REAL PROPERTY**

**WHEREAS**, the Board of Commissioners has received an offer from Samuel J. Brown for the purchase of a certain .098 acre tract of real estate located near 8926 Grant Road in Tippecanoe County, Indiana and listed in the Tippecanoe County, Indiana Auditor's Records as a part of Parcel Number 79-04-09-200-007.000-017 and more specifically described as follows:

**EXHIBIT A**

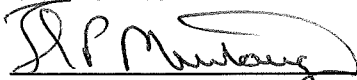
**WHEREAS**, The Board of Commissioners has determined that the highest and best use of the tract is to sell it to an abutting landowner, and that the cost to the public of maintaining the tract equals or exceeds the fair market value of the tract; and

**WHEREAS**, The Board of Commissioners has determined to offer said tract for sale and that the minimum offering price for said real property shall be Two Hundred Dollars (\$200) together with all costs associated with the sale, including attorney fees, appraisal fees, title fees, recording fees and advertising costs.

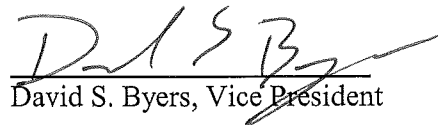
**NOW, THEREFORE, BE IT RESOLVED** that the President of the Board of Commissioners is authorized to publish a notice of the Boards' determination to sell the described real estate and to accept written bids for the purchase thereof for a period of ten days thereafter; to send notice by certified mail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

Adopted this 3<sup>rd</sup> day of August, 2015.

BOARD OF COMMISSIONERS OF  
TIPPECANOE COUNTY



Thomas P. Murtaugh, President




David S. Byers, Vice President



Tracy A. Brown, Member

ATTEST:

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

## EXHIBIT A

A part of the West Half of the Northeast Quarter of Section 9, Township 24 North, Range 3 West, Tippecanoe Township, Tippecanoe County, Indiana described as follows: Commencing at a Bernsten Monument marking the Northwest corner of the Northeast Quarter of said Section 9; thence South 00° 50' 50" East (Bearings are based on WGS84) 1,251.11 feet along the West line of the Northeast Quarter of said Section 9; thence North 89° 48' 47" East 489.24 feet to the East Right-of-Way line of Old Grant Road and the Point of Beginning; thence North 26° 10' 21" East 96.08 feet along the East Right-of-Way line of Old Grant Road; thence South 67° 54' 22" East 34.80 feet; thence South 00° 49' 52" West 47.20 feet to the West Right-of-Way line of Grant Road; thence Southwesterly 26.72 feet along the West Right-of-Way line of Grant Road and along a non-tangent curve to the left with a radius of 7,040.00 feet and subtended by a long chord having a bearing of South 15° 45' 24" West and a length of 26.72 feet to the North line of a tract of land owned by Martha A. Brown as recorded in Document Number 01027647 in the Office of the Recorder of Tippecanoe County, Indiana; thence South 89° 48' 47" West 66.68 feet along the North line of the Brown property to the Point of Beginning and containing 0.098 of an Acre.

## NOTICE OF SALE

Notice is hereby given that the Board of Commissioners of Tippecanoe County will offer for sale pursuant to Indiana Code 36-1-11-5, certain .098 acre tract of real estate located near 8926 Grant Road in Tippecanoe County, Indiana and listed in the Tippecanoe County, Indiana Auditor's Records as part of Parcel Number 79-04-09-200-007.000-0.17 and more specifically described as follows:

A part of the West Half of the Northeast Quarter of Section 9, Township 24 North, Range 3 West, Tippecanoe Township, Tippecanoe County, Indiana described as follows: Commencing at a Bernsten Monument marking the Northwest corner of the Northeast Quarter of said Section 9; thence South 00° 50' 50" East (Bearings are based on WGS84) 1,251.11 feet along the West line of the Northeast Quarter of said Section 9; thence North 89° 48' 47" East 489.24 feet to the East Right-of-Way line of Old Grant Road and the Point of Beginning; thence North 26° 10' 21" East 96.08 feet along the East Right-of-Way line of Old Grant Road; thence South 67° 54' 22" East 34.80 feet; thence South 00° 49' 52" West 47.20 feet to the West Right-of-Way line of Grant Road; thence Southwesterly 26.72 feet along the West Right-of-Way line of Grant Road and along a non-tangent curve to the left with a radius of 7,040.00 feet and subtended by a long chord having a bearing of South 15° 45' 24" West and a length of 26.72 feet to the North line of a tract of land owned by Martha A. Brown as recorded in Document Number 01027647 in the Office of the Recorder of Tippecanoe County, Indiana; thence South 89° 48' 47" West 66.68 feet along the North line of the Brown property to the Point of Beginning and containing 0.098 of an Acre.

The minimum offering price for said real property shall be Two Hundred Dollars (\$200) together with all costs associated with the sale, including attorney fees, appraisal fees, title fees, recording fees and advertising costs. The property may not be sold to a person who is ineligible under Indiana Code 36-1-11-16. A bid submitted by a trust (as defined in Indiana Code 30-4-1-1(a)) must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust.

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

Robert Plantenga, Tippecanoe County Auditor

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

