

ORDINANCE NO. 2019-18

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF HOBART, INDIANA,
DESIGNATING A CERTAIN AREA WITHIN THE CITY AS AN ECONOMIC DEVELOPMENT
TARGET AREA FOR PURPOSES OF REAL PROPERTY TAX ABATEMENT**

WHEREAS, a petition for real property tax abatement has been filed with the City of Hobart for consideration by the Common Council requesting that the area described more particularly in Exhibit "A" attached be designated as an Economic Development Target Area under the provision of Indiana Code 6-1.1-12.1-1 et seq.; and

WHEREAS, the Common Council has concluded an investigation and has prepared a report with information sufficient for the Common Council to determine that the area qualified as an Economic Development Target Area under the statute above cited. Further, the Common Council has access to maps and plats showing the boundaries and such other information regarding the area in question as required by law; and

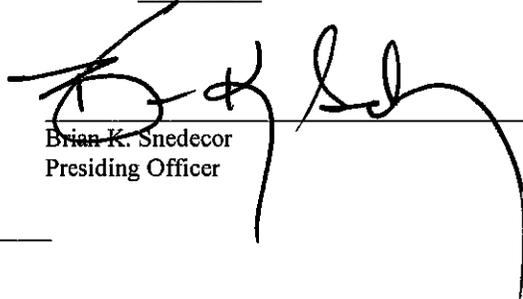
WHEREAS, the Act provides that such Economic Development Target Areas are areas within the City which have:

"become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property." I.C.6-1.1-12.1-1(a), and

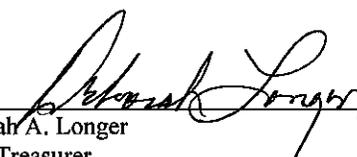
WHEREAS, the Economic Development Commission has reviewed the petition and has made a favorable recommendation to the Common Council that the area be designated as an Economic Development Target Area;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart, Indiana;

1. That the Common Council hereby designates the area herein described in Exhibit "A" attached as an Economic Development Target Area for the purpose of real property tax abatement.

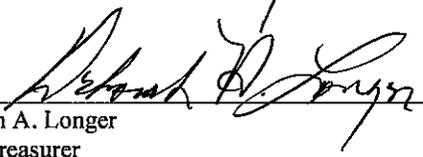


Brian K. Snedecor
Presiding Officer

ATTEST: 

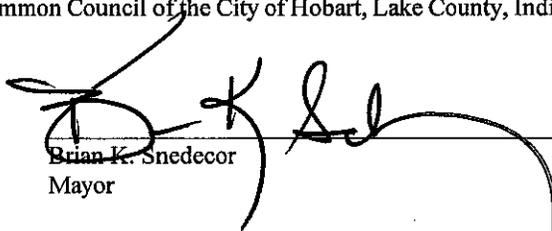
Deborah A. Longer
Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart, Indiana, this 7th day of August, 20 19, at 7:15 a.m.

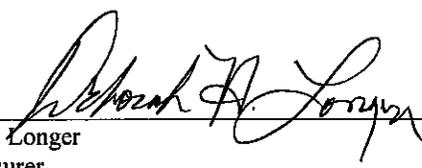


Deborah A. Longer
Clerk-Treasurer

APPROVED, SIGNED AND RETURNED by me to the Common Council of the City of Hobart, Lake County, Indiana this 7th day of August, 20 19.



Brian K. Snedecor
Mayor

ATTEST: 

Deborah A. Longer
Clerk-Treasurer

(Cressmoor Estates PUD)

ORDINANCE NO. _____

EXHIBIT "A"

Legal Description of Lots 1 through 20 in Cressmoor Estates, Hobart, Indiana.

Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 30; thence North $00^{\circ}02'08''$ West, along the East line of said Northeast Quarter, a distance of 715.80 feet; thence South $82^{\circ}41'02''$ West, a distance of 40.33 feet, to the Westerly right of way line of Lake Park Avenue (80 feet wide), said point being the point of beginning of this description; thence continuing South $82^{\circ}41'02''$ West, a distance of 978.25 feet; thence North $07^{\circ}18'58''$ West, a distance of 130.00 feet; thence North $82^{\circ}41'02''$ East, a distance of 477.72 feet, to a point of curve; thence Northeasterly, along a curve which is concave to the Northwest, having a radius of 450.00 feet (the chord of which bears North $41^{\circ}19'27''$ East, a chord distance of 594.71 feet), an arc distance of 649.68 feet; thence North $00^{\circ}02'08''$ West, a distance of 58.63 feet; thence North $89^{\circ}57'52''$ East, a distance of 120.00 feet, to the Westerly right of way line of Lake Park Avenue; thence South $00^{\circ}02'08''$ East, along said Westerly right of way line, a distance of 570.52 feet, to the point of beginning, containing 4.91 acres more or less, all in the City of Hobart, Lake County, Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 21 through 75 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South $00^{\circ} 02' 51''$ East, along the East line of the Northeast Quarter of said Section 30, a distance of 1351.56 feet; thence South $89^{\circ} 57' 52''$ West, a distance of 220.00 feet, to the point of beginning of this description; thence South $00^{\circ} 02' 08''$ East, a distance of 68.63 feet, to a point of curve; thence Southwesterly along a curve which is concave to the Northwest, having a radius of 390.00 feet (the chord of which bears South $41^{\circ} 19' 27''$ West, a chord distance of 515.41 feet), an arc distance of 563.05 feet; thence South $82^{\circ} 41' 02''$ West, a distance of 566.82 feet, to a point of curve; thence Northwesterly along a curve which is concave to the North, having a radius of 405.00 feet (the chord of which bears North $74^{\circ} 54' 23''$ West, a chord distance of 308.79 feet), an arc distance of 316.81 feet; thence North $52^{\circ} 29' 48''$ West, a distance of 214.91 feet; thence North $37^{\circ} 30' 12''$ East, a distance of 245.00 feet; thence South $52^{\circ} 29' 48''$ East, a distance of 214.91 feet, to a point of curve; thence Southeasterly along a curve which is concave to the North, having a radius of 160.00 feet (the chord of which bears South $74^{\circ} 54' 23''$ East, a chord distance of 121.99 feet), an arc distance of 125.16 feet; thence North $82^{\circ} 41' 02''$ East, a distance of 566.82 feet, to a point of curve; thence Northeasterly along a curve concave to the Northwest, having a radius of 145.00 feet (the chord of which bears North $41^{\circ} 19' 27''$ East, a chord distance of 191.63 feet) an arc distance of 209.34 feet; thence North $00^{\circ} 02' 08''$ West, a distance of 96.68 feet; thence North $89^{\circ} 57' 52''$ East, a distance of 23.99 feet, to a point of curve; thence Southeasterly along a curve concave to the Southwest, having a radius of 170.00 feet (the chord distance of 71.18 feet), an arc distance of 71.71 feet; thence Southeasterly along a curve which is concave to the Northeast, having a radius of 150.00 feet (the chord of which bears South $77^{\circ} 57' 07''$ East, a chord distance of 62.80 feet), an arc distance of 63.27 feet; thence South $89^{\circ} 57' 52''$ East, a distance of 90.00 feet, to the point of beginning containing 8.26 acres more or less all in the City of Hobart, Lake County Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 76 through 86 in Cressmoor Estates, Hobart, Indiana.

Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South $00^{\circ}02'51''$ East, along the East line of the Northeast Quarter of said Section 30, a distance of 475.68 feet; thence South $89^{\circ}57'09''$ West, a distance of 40.00 feet, to the point of beginning of this description; thence South $00^{\circ}02'08''$ East, along the Westerly right of way line of Lake Park Avenue (40 feet wide) a distance of 805.88 feet; thence North $89^{\circ}57'52''$ West, a distance of 120.00; thence North $00^{\circ}02'08''$ West, a distance of 399.42 feet, to a point of curve; thence Northwesterly along a curve which is concave to the Southwest having a radius of 375.00 feet (the chord of which bears North $19^{\circ}43'42''$ West, a chord distance of 252.73 feet, an arc distance of 257.78 feet; thence North $50^{\circ}34'45''$ East, a distance of 265.45 feet, to the point of beginning, containing 2.30 acres more or less all in the City of Hobart, Lake County, Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 99 through 120 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South $00^{\circ} 02' 08''$ East, along the East line of the Northeast Quarter of said Section 30, a distance of 1,291.56 feet; thence South $89^{\circ} 57' 52''$ West, a distance of 220.00 feet, to the point of beginning of the description; thence South $89^{\circ} 57' 52''$ West, a distance of 90.00 feet, to the point of curve; thence Northwesterly along a curve which is concave to the Northeast, having a radius of 90.00 feet (the chord of which bears North $77^{\circ} 57' 07''$ West, a chord distance of 37.68 feet), an arc distance of 37.89 feet, to a point of reverse curvature; thence Northwesterly along a curve which is concave to the Southwest, having a radius of 230.00 feet (the chord of which bears North $77^{\circ} 36' 28''$ West, a chord distance of 93.59 feet), an arc distance of 94.25 feet; thence South $89^{\circ} 57' 52''$ West, a distance of 26.76 feet; thence North $00^{\circ} 02' 08''$ West, a distance of 175.76 feet, to a point of curve; thence Northwesterly along a curve having a radius of 530.00 feet (the chord of which bears North $10^{\circ} 05' 37''$ West, a chord distance of 185.13 feet), an arc distance of 186.08 feet; thence North $20^{\circ} 09' 06''$ West, a distance of 253.41 feet, to a point of curve; thence Northerly along a curve which is concave to the East, having a radius of 170.00 feet (the chord of which bears North $09^{\circ} 10' 08''$ West, a chord distance of 64.78 feet) an arc distance of 65.17 feet; thence North $01^{\circ} 56' 31''$ East, a distance of 38.35 feet; thence South $88^{\circ} 03' 29''$ East, a distance of 69.34 feet to a point of curve; thence Southeasterly along a curve which is concave to the Southwest, having a radius of 315.00 feet (the chord of which bears South $44^{\circ} 02' 48''$ East, a chord distance of 437.72 feet), an arc distance of 483.93 feet; thence South $00^{\circ} 02' 08''$ East, a distance of 409.50 feet, to the point of beginning containing 4.28 acres more or less, all in the City of Hobart,, Lake County, Indiana.

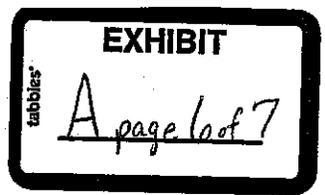
Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 121 through 156 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows:

Commencing at the Northeast Corner of said Section 30; thence South $00^{\circ} 02' 08''$ East, along the East line of the Northeast Quarter of said Section 30, a distance of 661.69 feet; thence South $89^{\circ} 57' 52''$ West, a distance of 648.75 feet, to the point of beginning of this description; thence Southeasterly along a curve which is concave to the Northeast, having a radius of 230.0 feet (the chord of which bears South $16^{\circ} 42' 35''$ East, a chord distance of 27.62 feet), an arc distance of 27.63 feet; thence South $20^{\circ} 09' 06''$ East, a distance of 253.41 feet, to a point of curve; thence Southeasterly along a curve which is concave to the Southwest having a radius of 470.00 feet (the chord of which bears South $10^{\circ} 05' 37''$ East, a chord distance of 164.17 feet), an arc distance of 165.01 feet; thence South $00^{\circ} 02' 08''$ East, a distance of 332.44 feet, to a point of curve; thence Southwesterly along a curve which is concave to the Northwest, having a radius of 85.00 feet (the chord of which bears South $41^{\circ} 19' 27''$ West, a chord distance of 112.33 feet), an arc distance of 122.72 feet; thence South $82^{\circ} 41' 02''$ West, a distance of 566.82 feet, to a point of curve; thence Northwesterly along a curve which is concave to the Northeast having a radius of 100.00 feet (the chord of which bears North $74^{\circ} 54' 23''$ East, a chord distance of 76.25 feet), an arc distance of 78.22 feet; thence North $52^{\circ} 29' 48''$ West, a distance of 214.91 feet; thence North $37^{\circ} 30' 12''$ East, a distance of 119.23 feet, to a point of curve; thence Northwesterly along a curve which is concave to the West, having a radius of 130.00 feet (the chord of which bears North $01^{\circ} 11' 20''$ West, a chord distance of 162.54 feet), an arc distance of 175.58 feet; thence North $39^{\circ} 52' 52''$ West, a distance of 360.24 feet, to a point of curve; thence Northwesterly, along a curve which is concave to the Northeast, having a radius of 270.00 feet (the chord of which bears North $24^{\circ} 50' 54''$ West, a chord distance of 140.06 feet, (an arc distance of 141.68 feet; thence North $09^{\circ} 48' 55''$ West, a distance of 25.63 feet; thence North $80^{\circ} 11' 05''$ East a distance of 120.00 feet; thence South $09^{\circ} 48' 55''$ east , a distance of 25.63 feet, to a point on a curve; thence Southeasterly, along a curve which is concave to the Northeast having a radius of 150.00 feet (the chord of which bears South $24^{\circ} 04' 24$ East, a chord distance of 73.89 feet), an arc distance of 74.65 feet; thence South $51^{\circ} 40' 07''$ West, a distance of 120.00 feet, to a point of a curve; thence Southeasterly, along a curve which is concave tot eh Northwest, having a radius of 270.00 feet (the chord of which bears South $39^{\circ} 06' 23''$ East, a chord distance of 7.30 feet), an arc distance of 7.30 feet; thence South $39^{\circ} 52' 52''$ east, a distance of 300.24 feet; thence North $50^{\circ} 07' 08''$ a distance of 120.00 feet' thence South $39^{\circ} 52' 52''$, a distance of 60.00 feet, to a point on a curve; thence Southwesterly along a curve which is concave to the West, having a radius of 250.0 feet (the chord of which bears South $12^{\circ} 23' 39''$ East, a chord distance of 230.77 feet), an arc distance of 239.87 feet; thence North $74^{\circ} 54' 25''$ West, a distance of 120.00 feet, to a point on a curve ; thence Southwesterly on a curve which is concave to Northwest, having a radius of 130.00 feet (the chord of which bears South $21^{\circ} 42' 03''$ West, a chord distance of 29.92 feet), an arc distance of 29.99 feet; thence South $52^{\circ} 29' 48''$ East, a distance of 200.09 feet; thence North $82^{\circ} 41' 02''$ East, a distance of 501.90 feet; thence North $00^{\circ} 02' 08''$ West, a distance of 342.55 feet; thence North $20^{\circ} 09' 06''$ West, a distance of 339.51 feet; thence North $69^{\circ} 50' 54''$ East, a



distance of 141.66 feet to the point of beginning, containing 6.09 acres more or less, all in the City of Hobart, Lake County Indiana.

Prepared by: Donald C. Torrenga
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
Cressmoor Development, LLC

Legal Description of Lots 188, 208 through 234 and Lots 87 through 98 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows:

Commencing at the Northeast Corner of said Section 30; thence South 00° 02' 08" East, along the Westerly line of the Northeast Quarter of said Section 30, a distance of 63.66 feet; thence South 89° 57' 52" West, a distance of 40.00 feet, to the point of beginning of this description; thence South 00° 02' 08" East, along the Westerly right of way line of Lake Park Avenue (80 feet wide), a distance of 340.20 feet; thence North 88° 03' 29" West, a distance of 352.55 feet; thence South 01° 56' 31" West, a distance of 141.68 feet, to a point on a curve; thence Northwesterly along a curve which is concave to the Southwest, having a radius of 375.00 feet (the chord of which bears North 78° 16' 10" West, a chord distance of 127.51 feet) an arc distance of 128.13 feet; thence North 88° 03' 29" West, a distance of 69.34 feet; thence North 01° 56' 31" East, a distance of 240.00 feet; thence South 88° 03' 29" East, a distance of 361.23 feet, to a point of curve; thence Northeasterly to Southwesterly along a curve which is concave to the Southwest, having a radius of 60.00 feet (the chord of which bears North 43° 03' 29" West, a chord distance of 84.85 feet) an arc distance of 282.24 feet; thence North 88° 03' 29" West, a distance of 782.45 feet, to a point of curve; thence Northwesterly to Southeasterly along a curve having a radius of 60.00 feet (the chord of which bears South 46° 56' 31" West, a chord distance of 84.85 feet), an arc distance of 282.74 feet; thence South 88° 03' 29" East, a distance of 481.23 feet, thence South 01° 56' 31" West, a distance of 240.00 feet; thence North 88° 03' 29" West, a distance of 611.72 feet, to a point of curve; thence Westerly along a curve which is concave to the South, having a radius of 400.00 feet (the chord of which bears North 88° 17' 34" West, the chord distance of 3.28 feet) an arc distance of 3.28 feet; thence North 01° 56' 31" East, a distance of 120.01 feet; thence North 88° 03' 29" West, a distance of 46.32 feet; thence North 01° 57' 00" West, a distance of 337.94 feet, to the Southerly right of way line of East 37th Avenue; thence along said Southerly right of way line of 37th Avenue for the next eight courses,

South 80° 35' 10" East, a distance of 6.57 feet;
 South 84° 48' 20" East, a distance of 164.34 feet;
 North 86° 03' 00" East, a distance of 164.86 feet;
 South 81° 23' 48" East, a distance of 165.22 feet;
 North 89° 49' 00" East, a distance of 256.66 feet;
 South 88° 03' 29" East, a distance of 300.00 feet;
 North 01° 56' 31" East, a distance of 5.00 feet;
 South 88° 03' 29" East, a distance of 202.91 feet;

to the point of beginning, containing 10.15 acres more or less, all in the City of Hobart, Lake County, Indiana.

Prepared by: Donald C. Torrenga
 Torrenga Engineering, Inc.

Prepared for: Randy Hall, President
 Cressmoor Development, LLC