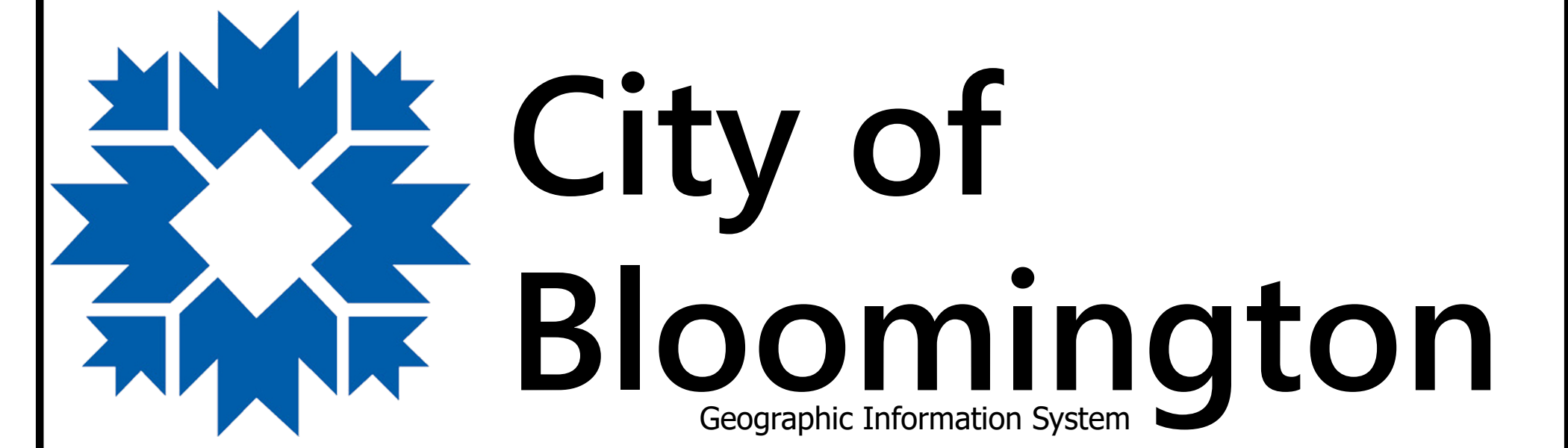
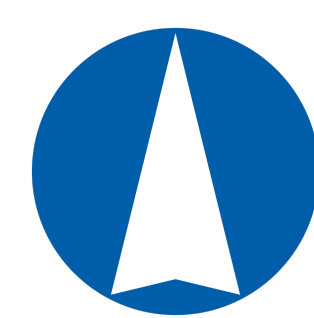
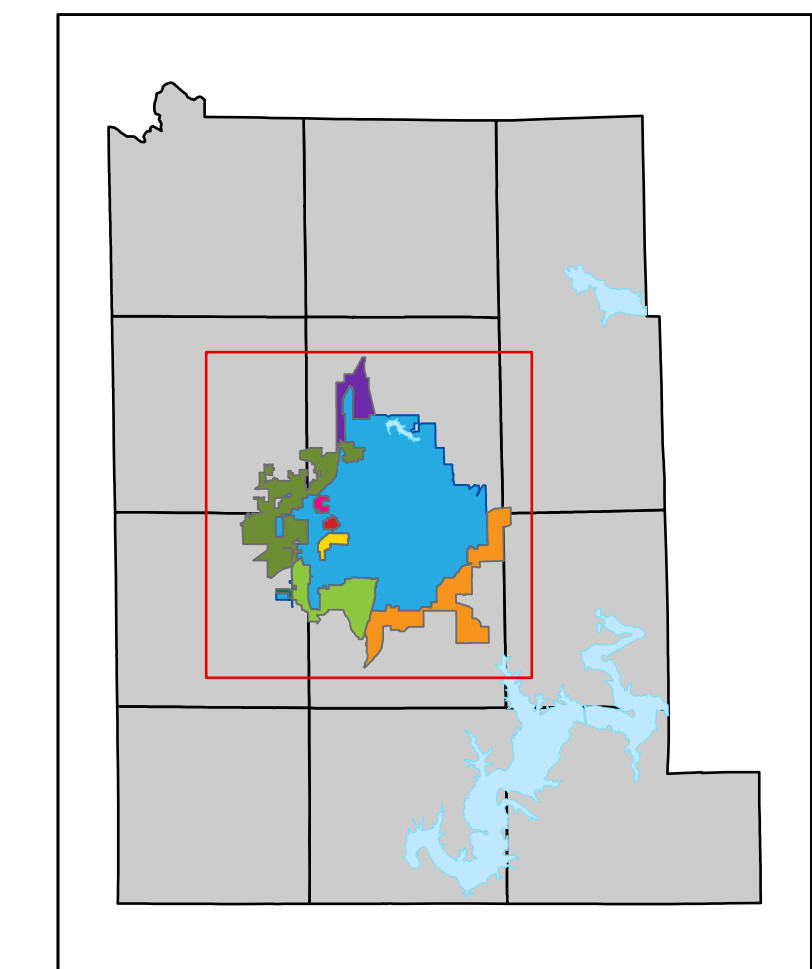
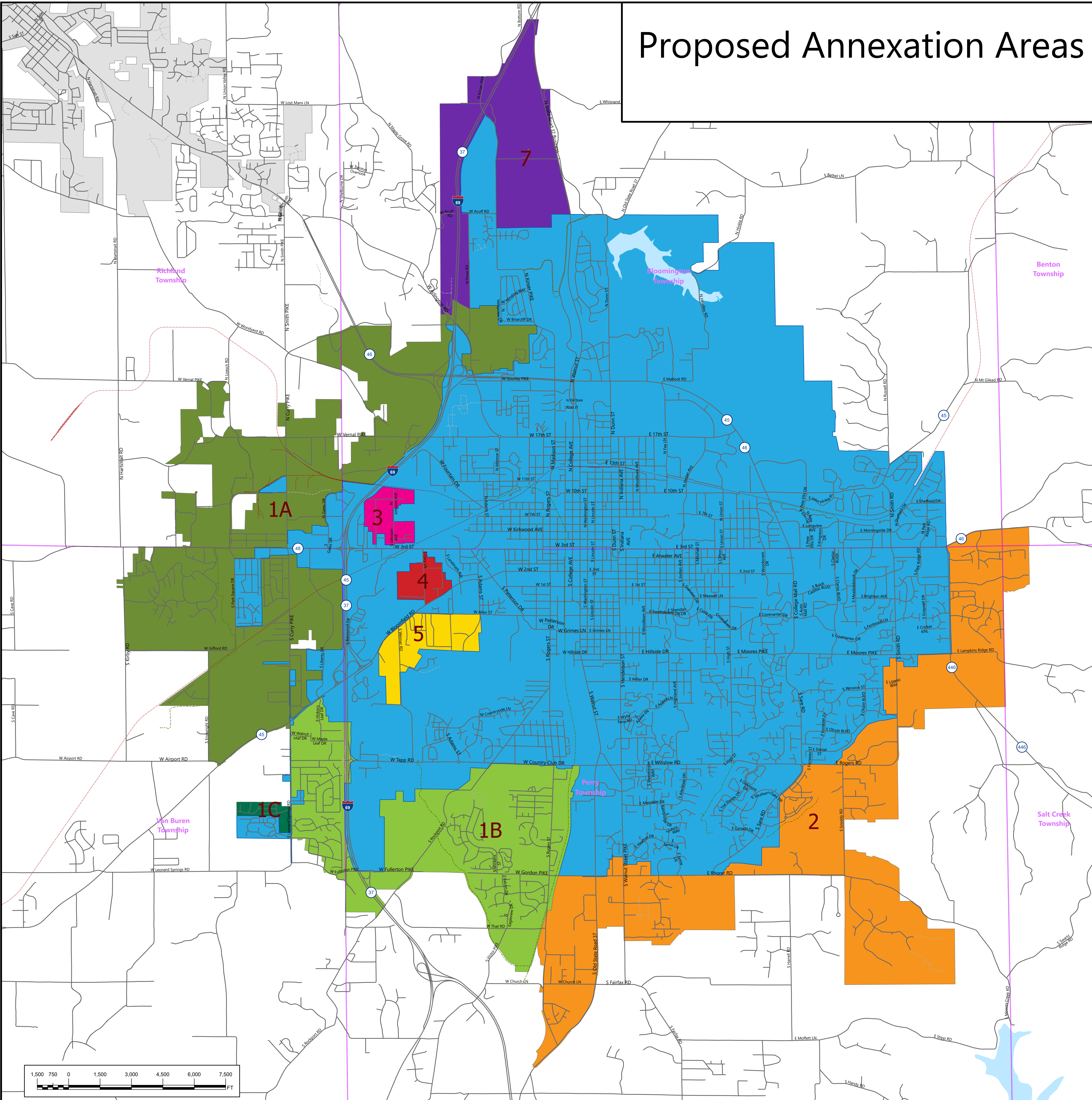


Proposed Annexation Areas



- Incorporated Areas**
- City or Town
 - Unincorporated
- Municipal Boundary**
(23.4 Square Miles)
- Township Boundaries**

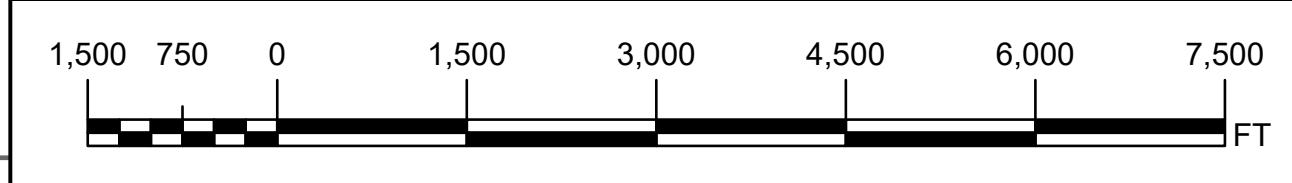
- Proposed Annexation Area**
(14.5 Square Miles)
- 1A
 - 1B
 - 1C
 - 2
 - 3
 - 4
 - 5
 - 7

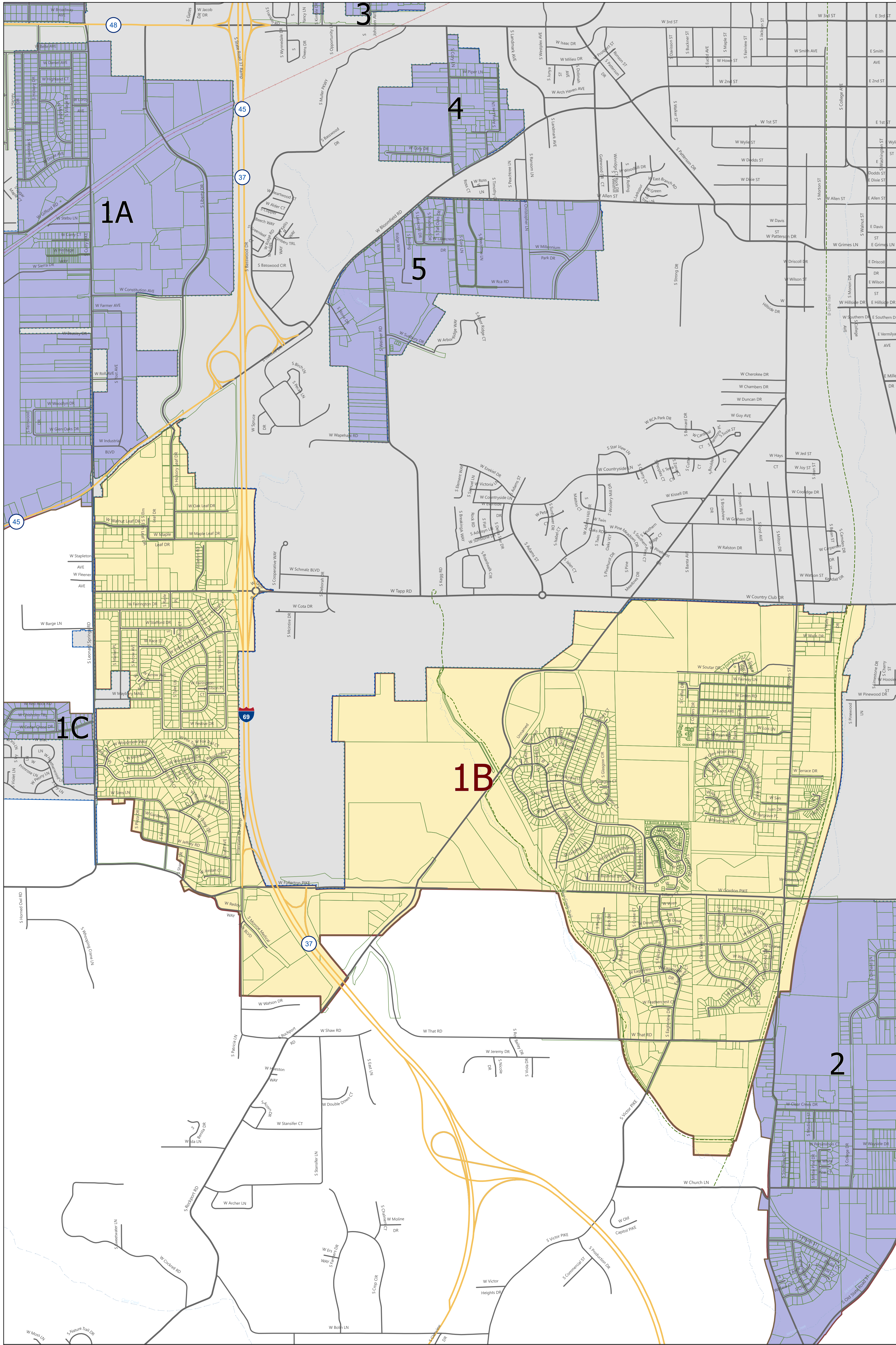


April 22, 2021

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The planimetric information is based on aerial orthorectified from March 2016. Supplemental updates are made from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted.
The Corporation boundary reflects annexations effective January 1, 2021.

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Legend



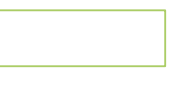
Municipal Boundary



Proposed Annexation Area 1B

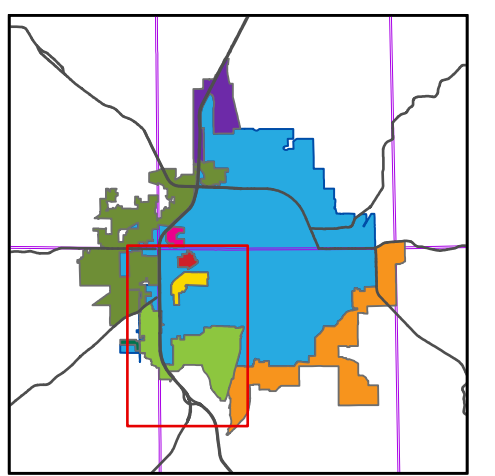


Proposed Annexation Areas

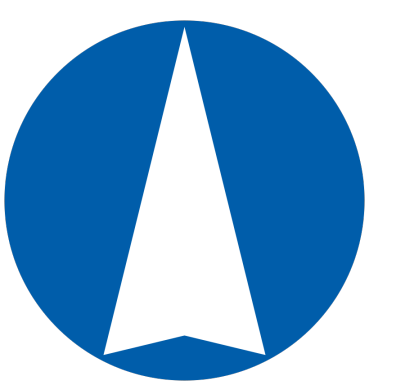


Parcels within Proposed Annexation Areas

Parcel features sourced from Monroe County Government GIS Data



April 27, 2021

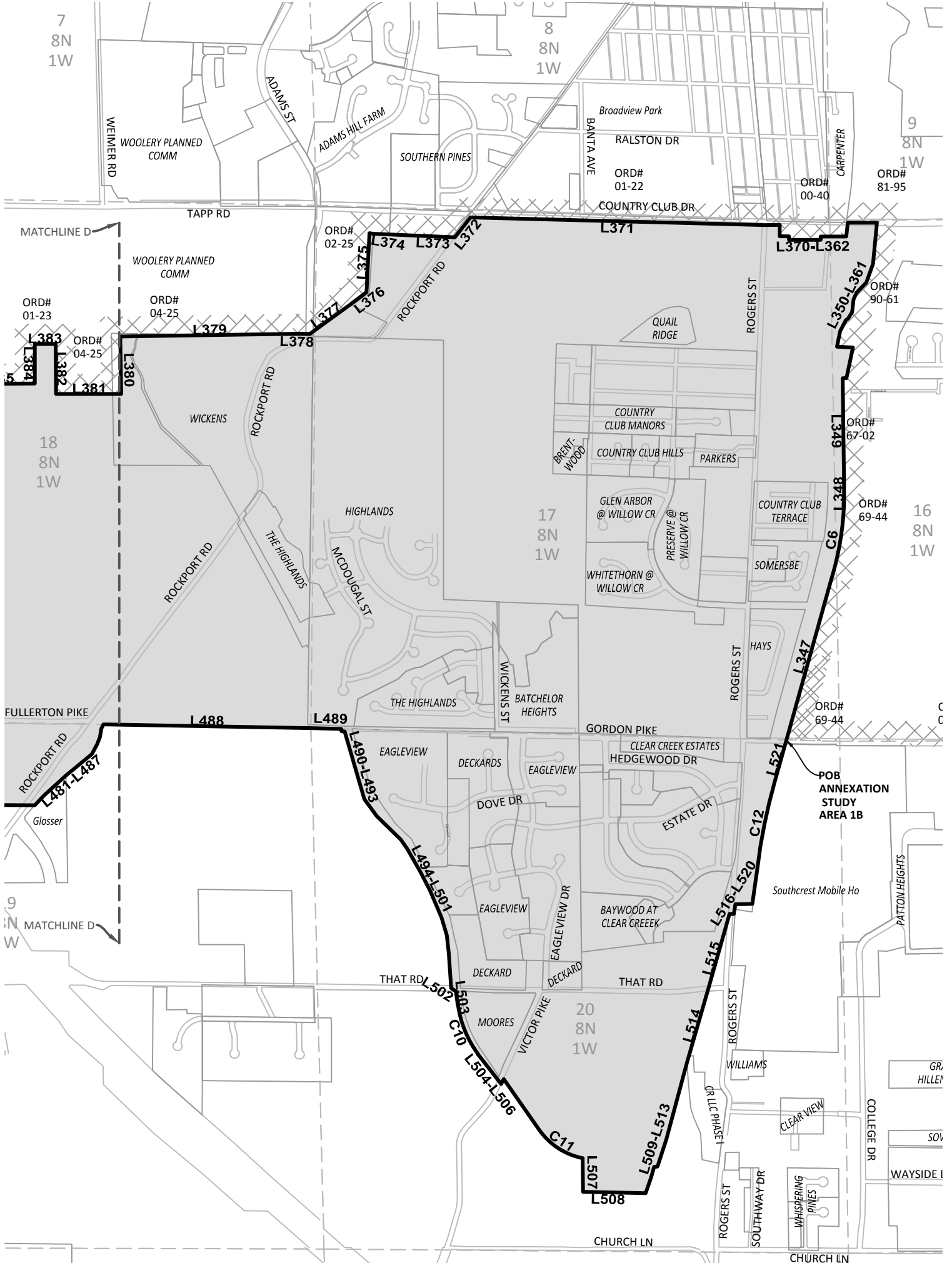
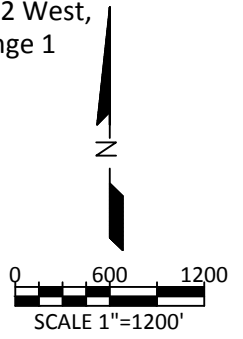


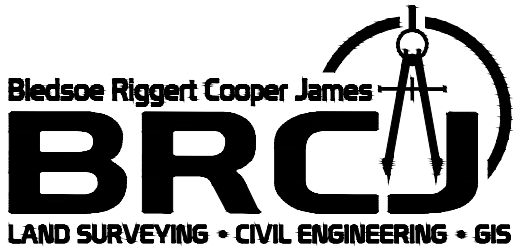
Produced: 4/28/2021
Project: AnnexAreaMaps1to2201
File: AnnexProposedArea1BDP

ANNEXATION STUDY AREA 1B (2017) EXHIBIT

A part of Sections 12, 13 and 24, Township 8 North, Range 2 West,
 Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1
 West, Monroe County, Indiana

- SECTION LINE PER GIS
- ANNEXATION STUDY AREA
- ▨ EXISTING CITY OF BLOOMINGTON BOUNDARY





ANNEXATION STUDY AREA 1B (2017) EXHIBIT

A part of Sections 12, 13 and 24, Township 8 North, Range 2 West,
Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1
West, Monroe County, Indiana

AREA 1B LINE TABLE		
L347	N 15°35'36" E	1696.74'
L348	N 00°00'00" W	169.93'
L349	N 00°45'30" W	1086.83'
L350	S 89°30'00" E	37.57'
L351	N 12°12'13" E	320.00'
L352	N 87°05'44" W	164.00'
L353	N 11°35'52" E	160.22'
L354	N 27°29'04" E	126.58'
L355	N 54°29'04" E	30.00'
L356	N 32°09'02" E	76.00'
L357	N 05°29'06" E	129.00'
L358	N 24°29'04" E	74.00'
L359	N 43°29'04" E	145.00'
L360	N 19°44'04" E	202.00'
L361	N 05°29'04" E	419.03'
L362	S 89°53'04" W	295.08'
L363	S 07°00'00" W	139.34'
L364	N 90°00'00" W	259.00'
L365	S 00°00'00" E	35.00'
L366	N 90°00'00" W	323.50'
L367	N 00°00'00" W	36.00'
L368	N 90°00'00" W	94.00'
L369	N 00°00'00" W	116.15'
L370	S 89°30'00" W	146.73'
L371	N 88°31'28" W	2994.90'
L372	S 38°11'21" W	258.03'
L373	N 87°29'55" W	830.35'
L374	N 80°24'21" W	37.22'
L375	S 03°00'36" W	599.72'
L376	S 52°30'47" W	218.77'
L377	S 54°04'02" W	497.03'
L378	N 88°44'52" W	102.47'
L379	S 89°06'27" W	1823.79'
L380	S 01°02'12" E	583.86'
L381	N 90°00'00" W	661.15'
L382	N 00°26'13" W	508.09'
L383	N 90°00'00" W	213.11'
L384	S 00°00'00" E	401.89'
L385	S 89°32'56" W	762.29'
L386	S 00°55'45" W	782.23'
L387	N 89°56'28" E	219.92'
L388	S 00°01'11" W	2678.76'
L389	S 89°30'54" W	504.36'
L390	N 01°09'42" W	72.40'
L391	S 89°06'40" W	1010.89'
L392	N 14°12'38" W	204.31'
L393	N 07°59'28" W	502.95'
L394	N 00°17'28" W	2411.45'
L395	N 88°49'03" E	262.86'
L396	N 00°12'00" W	571.61'
L397	N 07°47'41" W	151.33'
L398	N 00°12'00" W	250.00'
L399	N 50°23'13" E	124.41'
L400	N 78°05'33" E	238.18'
L401	N 02°13'14" E	33.80'
L402	N 54°04'23" W	85.65'
L403	N 88°40'04" W	187.70'
L404	N 43°56'38" W	118.87'
L405	N 00°12'00" W	550.00'
L406	N 05°30'38" E	201.00'
L407	N 00°12'00" W	700.00'
L408	N 08°19'51" E	303.56'
L409	N 05°23'09" W	34.36'

AREA 1B LINE TABLE		
L410	S 87°29'39" W	1061.74'
L411	N 02°56'27" W	260.00'
L412	S 87°50'56" W	126.35'
L413	N 02°58'15" W	380.47'
L414	N 34°55'15" W	237.67'
L415	S 87°05'48" W	24.02'
L416	N 03°06'18" W	89.74'
L417	N 80°15'56" E	25.49'
L418	N 00°01'04" E	123.89'
L419	N 37°54'06" W	109.85'
L420	S 54°49'34" W	162.12'
L421	S 59°12'19" W	127.34'
L422	S 57°26'05" W	266.47'
L423	S 37°38'57" W	291.55'
L424	S 51°39'09" W	291.89'
L425	S 45°25'11" W	280.71'
L426	S 45°28'03" W	252.03'
L427	S 37°38'57" W	64.04'
L428	S 52°51'16" W	20.93'
L429	S 14°23'49" E	110.94'
L430	N 89°59'59" E	16.39'
L431	S 00°00'01" E	148.37'
L432	S 89°55'06" W	151.21'
L433	S 00°27'27" E	3452.56'
L434	S 89°43'08" E	292.57'
L435	N 00°00'00" W	340.00'
L436	S 89°42'23" E	330.00'
L437	S 00°00'00" E	340.29'
L438	S 33°41'30" W	35.65'
L439	S 00°00'00" E	165.00'
L440	S 89°42'23" E	20.00'
L441	S 00°00'00" E	135.00'
L442	N 89°42'40" W	620.10'
L443	S 00°28'01" E	1632.57'
L444	N 89°22'51" E	290.40'
L445	S 00°00'18" W	80.64'
L446	N 86°55'45" E	109.71'
L447	N 86°55'45" E	109.01'
L448	N 00°23'47" E	69.04'
L449	S 89°20'46" E	123.31'
L450	S 86°28'45" E	49.74'
L451	S 05°44'15" W	558.66'
L452	S 78°11'57" E	173.86'
L453	S 02°06'31" W	33.15'
L454	S 77°07'46" E	605.65'
L455	S 05°44'44" W	210.55'
L456	S 57°57'02" E	89.61'
L457	S 52°28'00" E	70.50'
L458	S 07°28'58" W	210.85'
L459	S 00°16'24" E	57.01'
L460	S 45°58'26" W	55.74'
L461	S 20°57'58" E	191.90'
L462	N 64°19'51" E	92.50'
L463	S 63°22'05" E	210.10'
L464	S 76°07'26" E	169.46'
L465	S 88°04'40" E	41.89'
L466	S 58°21'03" E	79.48'
L467	S 27°06'22" E	33.03'
L468	S 14°59'03" E	74.77'
L469	S 83°20'05" E	262.52'
L470	S 66°25'40" E	38.89'
L471	S 01°43'31" E	40.17'
L472	S 89°55'37" E	19.89'

AREA 1B LINE TABLE		
L473	S 00°08'48" W	1456.12'
L474	S 89°46'26" E	1445.26'
L475	S 00°41'58" E	316.73'
L476	N 39°29'16" E	84.29'
L477	N 37°04'59" E	728.30'
L478	N 39°17'19" W	798.27'
L479	N 00°13'28" W	144.09'
L480	S 89°55'45" E	1113.02'
L481	N 43°34'40" E	131.28'
L482	N 47°43'22" E	306.45'
L483	N 50°22'30" E	341.55'
L484	N 28°03'53" E	116.39'
L485	N 20°35'27" E	77.40'
L486	N 09°42'50" E	86.50'
L487	N 26°33'54" E	46.28'
L488	S 88°59'39" E	2108.25'
L489	S 88°33'55" E	309.56'
L490	S 02°32'34" E	24.53'
L491	S 85°55'02" E	31.97'
L492	S 16°14'51" E	716.69'
L493	S 36°14'13" E	214.21'
L494	S 45°51'52" E	340.06'
L495	S 34°36'26" E	120.32'
L496	S 29°30'55" E	266.23'
L497	S 27°15'36" E	213.84'
L498	S 23°06'15" E	295.62'
L499	S 16°34'39" E	188.50'
L500	S 06°04'06" E	183.15'
L501	S 03°51'26" E	355.71'
L502	S 57°35'49" E	57.65'
L503	S 08°05'36" E	148.61'
L504	S 37°59'40" E	386.03'
L505	N 27°18'58" E	55.67'
L506	S 34°54'10" E	629.78'
L507	S 00°29'33" E	339.66'
L508	S 88°44'13" E	636.40'
L509	N 19°06'52" E	170.66'
L510	N 15°39'47" E	110.42'
L511	N 87°07'38" E	34.18'
L512	N 17°54'16" E	290.59'
L513	N 15°05'10" E	809.47'
L514	N 16°10'36" E	755.63'
L515	N 15°47'48" E	666.83'
L516	N 15°42'11" E	147.84'
L517	N 90°00'00" E	43.04'
L518	N 10°00'01" E	100.81'
L519	N 89°16'10" E	171.90'
L520	N 07°54'50" E	370.77'
L521	N 15°46'30" E	444.12'

AREA 1B CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C6	799.53'	3038.76'	N 09°21'30" E	797.23'
C7	1113.00'	5874.58'	N 17°37'00" W	1111.34'
C8	134.64'	96.27'	S 37°57'25" E	123.93'
C9	136.96'	117.85'	S 48°16'31" E	129.38'
C10	535.90'	1081.63'	S 22°17'14" E	530.44'
C11	542.84'	708.58'	S 56°50'59" E	529.66'
C12	888.67'	5699.65'	N 11°18'30" E	887.77'

NOTE:
1. THIS PLAT AND ALL LINES SHOWN HEREON WERE PREPARED FROM RECORD INFORMATION OBTAINED FROM THE MONROE COUNTY INDIANA GEOGRAPHIC INFORMATION SYSTEM IN JANUARY, 2017. NO FIELD WORK WAS PERFORMED. ALL BEARINGS AND DISTANCES ARE APPROXIMATE AND NO GUARANTY IS MADE AS TO THEIR ACCURACY.

2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

3. 1742.98 ACRES CALCULATED IN AREA 1B.

4. TOTAL LENGTH OF AREA 1B BOUNDARY: 68,196'
CONTIGUOUS WITH EXISTING BOUNDARY: 42,884'
NON-CONTIGUOUS WITH EXISTING BOUNDARY: 25,312'
PERCENTAGE OF AREA 1B CONTIGUOUS WITH EXISTING CITY OF BLOOMINGTON BOUNDARY: 62.9%.

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City of Bloomington Indiana Annexation Study Area Number 1B Legal Description:

The intent of the following description is to describe the City of Bloomington Annexation Study Area Number 1B as provided by the City of Bloomington Indiana Geographic Information System Department in January, 2017. The following described lines are intended to be coincident with existing annexation ordinance and parcel boundary lines. No field work was performed in preparing this description. Bearings and distances shown were taken from the Monroe County Geographic Information System files.

A part of Sections 12, 13 and 24, Township 8 North, Range 2 West, Sections 7, 16, 17, 18, 19 and 20, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as:

Beginning at the point of intersection of the south line of Section 17, Township 8 North, Range 1 West and the eastern right of way line of the former Chicago, Indianapolis and Louisville Railroad; thence coincident with said eastern right of way line and the lines of Ordinance 69-44 NORTH 15 degrees 35 minutes 36 seconds EAST a distance of 1696.74 feet to the point of curvature of a curve concave westerly, with a radius of 3038.76 feet, a chord bearing of NORTH 09 degrees 21 minutes 30 seconds EAST and a chord length of 797.23 feet; thence northerly along said curve a distance of 799.53 feet; thence continuing coincident with said eastern right of way line and said Ordinance 69-44 NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 169.93 feet to the southwest corner of Ordinance 67-02; thence continuing coincident with said eastern right of way line and the west line of said Ordinance 67-02 NORTH 00 degrees 45 minutes 30 seconds WEST a distance of 1086.83 feet to the northwest corner of said Ordinance 67-02; thence coincident with the north line of said Ordinance 67-02 SOUTH 89 degrees 30 minutes 00 seconds EAST a distance of 37.57 feet to the southwest corner of Ordinance 90-61; thence coincident with the west line of said Ordinance 90-61 the following 11 courses:

- 1) NORTH 12 degrees 12 minutes 13 seconds EAST a distance of 320.00 feet;
- 2) NORTH 87 degrees 05 minutes 44 seconds WEST a distance of 164.00 feet;
- 3) NORTH 11 degrees 35 minutes 52 seconds EAST a distance of 160.22 feet;
- 4) NORTH 27 degrees 29 minutes 04 seconds EAST a distance of 126.58 feet;
- 5) NORTH 54 degrees 29 minutes 04 seconds EAST a distance of 30.00 feet;
- 6) NORTH 32 degrees 29 minutes 02 seconds EAST a distance of 76.00 feet;
- 7) NORTH 05 degrees 29 minutes 06 seconds EAST a distance of 129.00 feet;
- 8) NORTH 24 degrees 29 minutes 04 seconds EAST a distance of 74.00 feet;
- 9) NORTH 43 degrees 29 minutes 04 seconds EAST a distance of 145.00 feet;
- 10) NORTH 19 degrees 44 minutes 04 seconds EAST a distance of 202.00 feet;
- 11) NORTH 05 degrees 29 minutes 04 seconds EAST a distance of 419.03 feet to the south line of Section 9, Township 8 North, Range 1 West and the south line of Ordinance 81-95;

thence coincident with said south line of Ordinance 81-95 SOUTH 89 degrees 53 minutes 04 seconds WEST a distance of 295.08 feet to the west line of the Illinois Central Railroad and the east line of Ordinance 00-40; thence coincident with the line of said Ordinance 00-40 the following 8 courses:

- 1) SOUTH 07 degrees 00 minutes 00 seconds WEST a distance of 139.34 feet;
- 2) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 259.00 feet;
- 3) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 35.00 feet;
- 4) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 323.50 feet;
- 5) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 36.00 feet;
- 6) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 94.00 feet;
- 7) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 116.15 feet to the south right of way line of Country Club Road;
- 8) coincident with said right of way line SOUTH 89 degrees 30 minutes 00 seconds WEST a distance of 146.73 feet to the southeast corner of Ordinance 01-22;

thence coincident with said south right of way and the south line of said Ordinance 01-22 NORTH 88 degrees 31 minutes 28 seconds WEST a distance of 2994.90 feet to the east right of way line of Rockport Road and the northeast corner of Ordinance 02-25; thence coincident with said east right of way and said Ordinance 02-25 SOUTH 38 degrees 11 minutes 21 seconds WEST a distance of 258.03 feet to a southeastern corner of said Ordinance 02-25; thence continuing coincident with said Ordinance 02-25 the following 6 courses:

- 1) NORTH 87 degrees 29 minutes 55 seconds WEST a distance of 830.35 feet;
- 2) NORTH 80 degrees 24 minutes 21 seconds WEST a distance of 37.22 feet;
- 3) SOUTH 03 degrees 00 minutes 36 seconds WEST a distance of 599.72 feet;
- 4) SOUTH 52 degrees 30 minutes 47 seconds WEST a distance of 218.77 feet;
- 5) SOUTH 54 degrees 04 minutes 02 seconds WEST a distance of 497.03 feet;
- 6) NORTH 88 degrees 44 minutes 52 seconds WEST a distance of 102.47 feet to a southeast corner of Ordinance 04-25;

thence coincident with said Ordinance 04-25 the following 4 courses:

- 1) SOUTH 89 degrees 06 minutes 27 seconds WEST a distance of 1823.79 feet;
- 2) SOUTH 01 degrees 02 minutes 12 seconds EAST a distance of 583.86 feet;
- 3) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 661.15 feet;
- 4) NORTH 00 degrees 26 minutes 13 seconds WEST a distance of 508.09 feet to a corner of Ordinance 01-23;

thence coincident with said Ordinance 01-23 the following 9 courses:

- 1) NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 213.11 feet;
- 2) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 401.89 feet;
- 3) SOUTH 89 degrees 32 minutes 56 seconds WEST a distance of 762.29 feet;
- 4) SOUTH 00 degrees 55 minutes 45 seconds WEST a distance of 782.23 feet;
- 5) NORTH 89 degrees 56 minutes 28 seconds EAST a distance of 219.92 feet;
- 6) SOUTH 00 degrees 01 minutes 11 seconds WEST a distance of 2678.76 feet;
- 7) SOUTH 89 degrees 30 minutes 54 seconds WEST a distance of 504.36 feet;
- 8) NORTH 01 degrees 09 minutes 42 seconds WEST a distance of 72.40 feet;
- 9) SOUTH 89 degrees 06 minutes 40 seconds WEST a distance of 1010.89 feet to the west right of way line of State Road 37;

thence continuing coincident with said Ordinance 01-23 and coincident with said west right of way the following 4 courses:

- 1) 1113.00 feet on a non-tangent curve, concave easterly, having a radius of 5874.58 feet, and a chord which bears NORTH 17 degrees 37 minutes 00 seconds WEST, with a chord length of 1111.34 feet;
- 2) NORTH 14 degrees 12 minutes 38 seconds WEST a distance of 204.31 feet;

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- 3) NORTH 07 degrees 59 minutes 28 seconds WEST a distance of 502.95 feet;
- 4) NORTH 00 degrees 17 minutes 28 seconds WEST a distance of 2411.45 feet;

thence leaving said west right of way line and continuing coincident with said Ordinance 01-23 NORTH 88 degrees 49 minutes 03 seconds EAST a distance of 262.86 feet to the southwest corner of Ordinance 91-65; thence coincident with said Ordinance 91-65 the following 14 courses:

- 1) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 571.61 feet;
- 2) NORTH 07 degrees 47 minutes 41 seconds WEST a distance of 151.33 feet;
- 3) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 250.00 feet;
- 4) NORTH 50 degrees 23 minutes 13 seconds EAST a distance of 124.41 feet;
- 5) NORTH 78 degrees 05 minutes 33 seconds EAST a distance of 238.18 feet;
- 6) NORTH 02 degrees 13 minutes 14 seconds EAST a distance of 33.80 feet;
- 7) NORTH 54 degrees 04 minutes 23 seconds WEST a distance of 85.65 feet;
- 8) NORTH 88 degrees 04 minutes 04 seconds WEST a distance of 187.70 feet;
- 9) NORTH 43 degrees 56 minutes 38 seconds WEST a distance of 118.87 feet;
- 10) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 550.00 feet;
- 11) NORTH 05 degrees 30 minutes 38 seconds EAST a distance of 201.00 feet;
- 12) NORTH 00 degrees 12 minutes 00 seconds WEST a distance of 700.00 feet;
- 13) NORTH 08 degrees 19 minutes 51 seconds EAST a distance of 303.56 feet;
- 14) NORTH 05 degrees 23 minutes 09 seconds WEST a distance of 34.36 feet to a southeast corner of Ordinance 93-66;

thence coincident with said Ordinance 93-66 the following 10 courses:

- 1) SOUTH 87 degrees 29 minutes 39 seconds WEST a distance of 1061.74 feet;
- 2) NORTH 02 degrees 56 minutes 27 seconds WEST a distance of 260.00 feet;
- 3) SOUTH 87 degrees 50 minutes 56 seconds WEST a distance of 126.35 feet;
- 4) NORTH 02 degrees 58 minutes 15 seconds WEST a distance of 380.47 feet;
- 5) NORTH 34 degrees 55 minutes 15 seconds WEST a distance of 237.67 feet;
- 6) SOUTH 87 degrees 05 minutes 48 seconds WEST a distance of 24.02 feet;
- 7) NORTH 03 degrees 06 minutes 18 seconds WEST a distance of 89.74 feet;
- 8) NORTH 80 degrees 15 minutes 56 seconds EAST a distance of 25.49 feet;
- 9) NORTH 00 degrees 01 minutes 04 seconds EAST a distance of 123.89 feet;
- 10) NORTH 37 degrees 54 minutes 06 seconds WEST a distance of 109.85 feet to the southern line of Ordinance 69-43 on the southern right of way line of State Road 45;

thence coincident with said Ordinance 69-43 and said southern right of way line the following 9 courses:

- 1) SOUTH 54 degrees 49 minutes 34 seconds WEST a distance of 162.12 feet;
- 2) SOUTH 59 degrees 12 minutes 19 seconds WEST a distance of 127.34 feet;
- 3) SOUTH 57 degrees 26 minutes 05 seconds WEST a distance of 266.47 feet;
- 4) SOUTH 54 degrees 05 minutes 59 seconds WEST a distance of 291.55 feet;
- 5) SOUTH 51 degrees 39 minutes 09 seconds WEST a distance of 291.89 feet;
- 6) SOUTH 45 degrees 25 minutes 11 seconds WEST a distance of 280.71 feet;
- 7) SOUTH 45 degrees 28 minutes 03 seconds WEST a distance of 252.03 feet;
- 8) SOUTH 37 degrees 38 minutes 57 seconds WEST a distance of 64.04 feet;
- 9) SOUTH 52 degrees 51 minutes 16 seconds WEST a distance of 20.93 feet to the east line of Ordinance 07-10;

thence coincident with the lines of said Ordinance 07-10 the following 4 courses:

- 1) SOUTH 14 degrees 23 minutes 49 seconds EAST a distance of 110.94 feet;
- 2) NORTH 89 degrees 59 minutes 59 seconds EAST a distance of 16.39 feet;
- 3) SOUTH 00 degrees 00 minutes 01 seconds EAST a distance of 148.37 feet;
- 4) SOUTH 89 degrees 55 minutes 06 seconds WEST a distance of 151.21 feet to the east line of Ordinance 72-22 on the east right of way line of Leonard Springs Road;

thence coincident with said Ordinance 72-22 and said east right of way line SOUTH 00 degrees 27 minutes 27 seconds EAST a distance of 3452.56 feet to a northern line of Ordinance 72-25; thence coincident with the lines of said Ordinance 72-25 the following 9 courses:

- 1) SOUTH 89 degrees 43 minutes 08 seconds EAST a distance of 292.57 feet;
- 2) NORTH 00 degrees 00 minutes 00 seconds WEST a distance of 340.00 feet;
- 3) SOUTH 89 degrees 42 minutes 23 seconds EAST a distance of 330.00 feet;
- 4) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 340.29 feet;
- 5) SOUTH 33 degrees 41 minutes 30 seconds WEST a distance of 35.65 feet;
- 6) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 165.00 feet;
- 7) SOUTH 89 degrees 42 minutes 23 seconds EAST a distance of 20.00 feet;
- 8) SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 135.00 feet;
- 9) NORTH 89 degrees 42 minutes 40 seconds WEST a distance of 620.10 feet to the east line of said Ordinance 72-22 on said east right of way line of Leonard Springs Road;

thence coincident with said Ordinance 72-22 and said east right of way line SOUTH 00 degrees 28 minutes 01 seconds EAST a distance of 1632.57 feet to the extended south right of way line of Sims Lane; thence leaving the existing City of Bloomington boundary and coincident with said extended south right of way line NORTH 89 degrees 22 minutes 51 seconds EAST a distance of 290.40 feet to the west line of a parcel in the name of Mary Diener Stroup, as recorded in Instrument Number 1999017866; thence coincident with said west line SOUTH 00 degrees 00 minutes 18 seconds WEST a distance of 80.64 feet to the southwest corner of said parcel; thence coincident with the south line of said parcel NORTH 86 degrees 55 minutes 45 seconds EAST a distance of 109.71 feet to the southwest corner of a parcel in the name of Larry and Helen L. Williams, as recorded in Instrument Number 1999017734; thence coincident with the south line of said parcel NORTH 86 degrees 55 minutes 45 seconds EAST a distance of 109.01 feet to the southeast corner of said parcel; thence coincident with the east line of said parcel NORTH 00 degrees 23 minutes 47 seconds EAST a distance of 69.04 feet to said south right of way line of Sims Lane; thence coincident with said south right of way line the following 2 courses:

- 1) SOUTH 89 degrees 20 minutes 46 seconds EAST a distance of 123.31 feet;
- 2) SOUTH 86 degrees 28 minutes 45 seconds EAST a distance of 49.74 feet to the west line of Garden Acres 3rd Addition as recorded in Plat Cabinet B, Envelope 81;

thence coincident with said west line SOUTH 05 degrees 44 minutes 15 seconds WEST a distance of 558.66 feet to a southwest corner of said Garden Acres 3rd Addition; thence coincident with a southern line of said Garden Acres 3rd Addition SOUTH 78

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degrees 11 minutes 57 seconds EAST a distance of 173.86 feet to the westerly right of way line of Jeffery Road; thence coincident with said westerly right of way line and the southerly right of way line of said Jeffery Road the following 3 courses:

- 1) SOUTH 02 degrees 06 minutes 31 seconds WEST a distance of 33.15 feet to the point of curvature of a curve concave to the northeast, with a radius of 96.27 feet, and a chord bearing of SOUTH 37 degrees 57 minutes 25 seconds EAST and a chord length of 123.93 feet;
- 2) Southeasterly along said curve a distance of 134.64 feet,
- 3) SOUTH 77 degrees 07 minutes 46 seconds EAST a distance of 605.65 feet to the northwest corner of Lot 26 of Garden Acres 2nd Addition as recorded in Plat Cabinet B, Envelope 69;

thence coincident with the west line of said Lot 26 and the west line of Lot 24 of said Garden Acres 2nd Addition SOUTH 05 degrees 44 minutes 44 seconds WEST a distance of 210.55 feet to the southwest corner of said Lot 24; thence coincident with the southern lines of said Lot 24 the following 2 courses:

- 1) SOUTH 57 degrees 57 minutes 02 seconds EAST a distance of 89.61 feet;
- 2) SOUTH 52 degrees 28 minutes 00 seconds EAST a distance of 70.50 feet to the west right of way line of Sharon Drive;

thence coincident with said west right of way line SOUTH 07 degrees 28 minutes 58 seconds WEST a distance of 210.85 feet; thence leaving said west right of way line SOUTH 00 degrees 16 minutes 24 seconds EAST a distance of 57.01 feet to the centerline of Fullerton Pike; thence coincident with an extended southern right of way line of said Fullerton Pike SOUTH 45 degrees 58 minutes 26 seconds WEST a distance of 55.74 feet; thence continuing coincident with said southern right of way line the following 5 courses:

- 1) SOUTH 20 degrees 57 minutes 58 seconds EAST a distance of 191.90 feet;
- 2) NORTH 64 degrees 19 minutes 51 seconds EAST a distance of 92.50 feet;
- 3) SOUTH 63 degrees 22 minutes 05 seconds EAST a distance of 210.10 feet;
- 4) SOUTH 76 degrees 07 minutes 26 seconds EAST a distance of 169.46 feet;
- 5) SOUTH 88 degrees 04 minutes 40 seconds EAST a distance of 41.89 feet to the west right of way line of That Road;

thence coincident with said west right of way line the following 9 courses:

- 1) SOUTH 58 degrees 21 minutes 03 seconds EAST a distance of 79.48 feet;
- 2) SOUTH 27 degrees 06 minutes 22 seconds EAST a distance of 33.03 feet;
- 3) SOUTH 14 degrees 59 minutes 03 seconds EAST a distance of 74.77 feet to the point of curvature of a curve concave to the northeast, with a radius of 117.85 feet, a chord bearing of SOUTH 48 degrees 16 minutes 31 seconds EAST and a chord length of 129.38 feet;
- 4) Southeasterly along said curve a distance of 136.96 feet;
- 5) SOUTH 83 degrees 20 minutes 05 seconds EAST a distance of 262.52 feet;
- 6) SOUTH 66 degrees 25 minutes 40 seconds EAST a distance of 38.89 feet;
- 7) SOUTH 01 degrees 43 minutes 31 seconds EAST a distance of 40.17 feet;
- 8) SOUTH 89 degrees 55 minutes 37 seconds EAST a distance of 19.89 feet;
- 9) SOUTH 00 degrees 08 minutes 48 seconds WEST a distance of 1456.12 feet to the intersection of said west right of way line and the extended southern line of Lot 1 of Monroe Medical Park Type E Administrative Subdivision, as recorded in Plat Cabinet D, Envelope 151;

thence coincident with said extended southern line SOUTH 89 degrees 46 minutes 26 seconds EAST a distance of 1445.26 feet to a corner of said Lot 1; thence coincident with a western line of said Lot 1 and said line extended SOUTH 00 degrees 41 minutes 58 seconds EAST a distance of 316.73 feet to the southern right of way line of Rockport Road; thence coincident with said southern right of way line the following 2 courses:

- 1) NORTH 39 degrees 29 minutes 16 seconds EAST a distance of 84.29 feet;
- 2) NORTH 37 degrees 04 minutes 59 seconds EAST a distance of 728.30 feet to the eastern right of way line of State Road 37;

thence coincident with said eastern right of way line NORTH 39 degrees 17 minutes 19 seconds WEST a distance of 798.27 feet to a corner of a parcel in the name of Bill C. Brown Revocable Trust, as recorded in Instrument Number 2013009976; thence coincident with a west line of said parcel NORTH 00 degrees 13 minutes 28 seconds WEST a distance of 144.09 feet to the southwest corner of a parcel in the name of Suozzi, Harris, Cadwell, and Bush as recorded in Instrument Number 2007007005; thence coincident with the extended south line of said parcel SOUTH 89 degrees 55 minutes 45 seconds EAST a distance of 1113.02 feet to the eastern right of way line of Rockport Road; thence coincident with said eastern right of way line the following 7 courses;

- 1) NORTH 43 degrees 34 minutes 40 seconds EAST a distance of 131.28 feet;
- 2) NORTH 47 degrees 43 minutes 22 seconds EAST a distance of 306.45 feet;
- 3) NORTH 50 degrees 22 minutes 30 seconds EAST a distance of 341.55 feet;
- 4) NORTH 28 degrees 03 minutes 53 seconds EAST a distance of 116.39 feet;
- 5) NORTH 20 degrees 35 minutes 27 seconds EAST a distance of 77.40 feet;
- 6) NORTH 09 degrees 42 minutes 50 seconds EAST a distance of 86.50 feet;
- 7) NORTH 26 degrees 33 minutes 54 seconds EAST a distance of 46.28 feet to the south line of Section 18, Township 8 North, Range 1 West;

thence coincident with said south line SOUTH 88 degrees 59 minutes 39 seconds EAST a distance of 2108.25 feet to the Southwest Corner of Section 17, Township 8 North, Range 1 West; thence coincident with the south line of said Section 17 SOUTH 88 degrees 33 minutes 55 seconds EAST a distance of 309.56 feet to west right of way line of an abandoned railroad; thence coincident with said west right of way line the following 16 courses:

- 1) SOUTH 02 degrees 32 minutes 34 seconds EAST a distance of 24.53 feet;
- 2) SOUTH 85 degrees 55 minutes 02 seconds EAST a distance of 31.97 feet;
- 3) SOUTH 16 degrees 14 minutes 51 seconds EAST a distance of 716.69 feet;
- 4) SOUTH 36 degrees 14 minutes 13 seconds EAST a distance of 214.21 feet;
- 5) SOUTH 45 degrees 51 minutes 52 seconds EAST a distance of 340.06 feet;
- 6) SOUTH 34 degrees 36 minutes 26 seconds EAST a distance of 120.32 feet;
- 7) SOUTH 29 degrees 30 minutes 55 seconds EAST a distance of 266.23 feet;
- 8) SOUTH 27 degrees 15 minutes 36 seconds EAST a distance of 213.84 feet;
- 9) SOUTH 23 degrees 06 minutes 15 seconds EAST a distance of 295.62 feet;
- 10) SOUTH 16 degrees 34 minutes 39 seconds EAST a distance of 188.50 feet;
- 11) SOUTH 06 degrees 04 minutes 06 seconds EAST a distance of 183.15 feet;
- 12) SOUTH 03 degrees 51 minutes 26 seconds EAST a distance of 355.71 feet to the centerline of That Road;
- 13) SOUTH 57 degrees 35 minutes 49 seconds EAST a distance of 57.65 feet to the south right of way line of said That Road;

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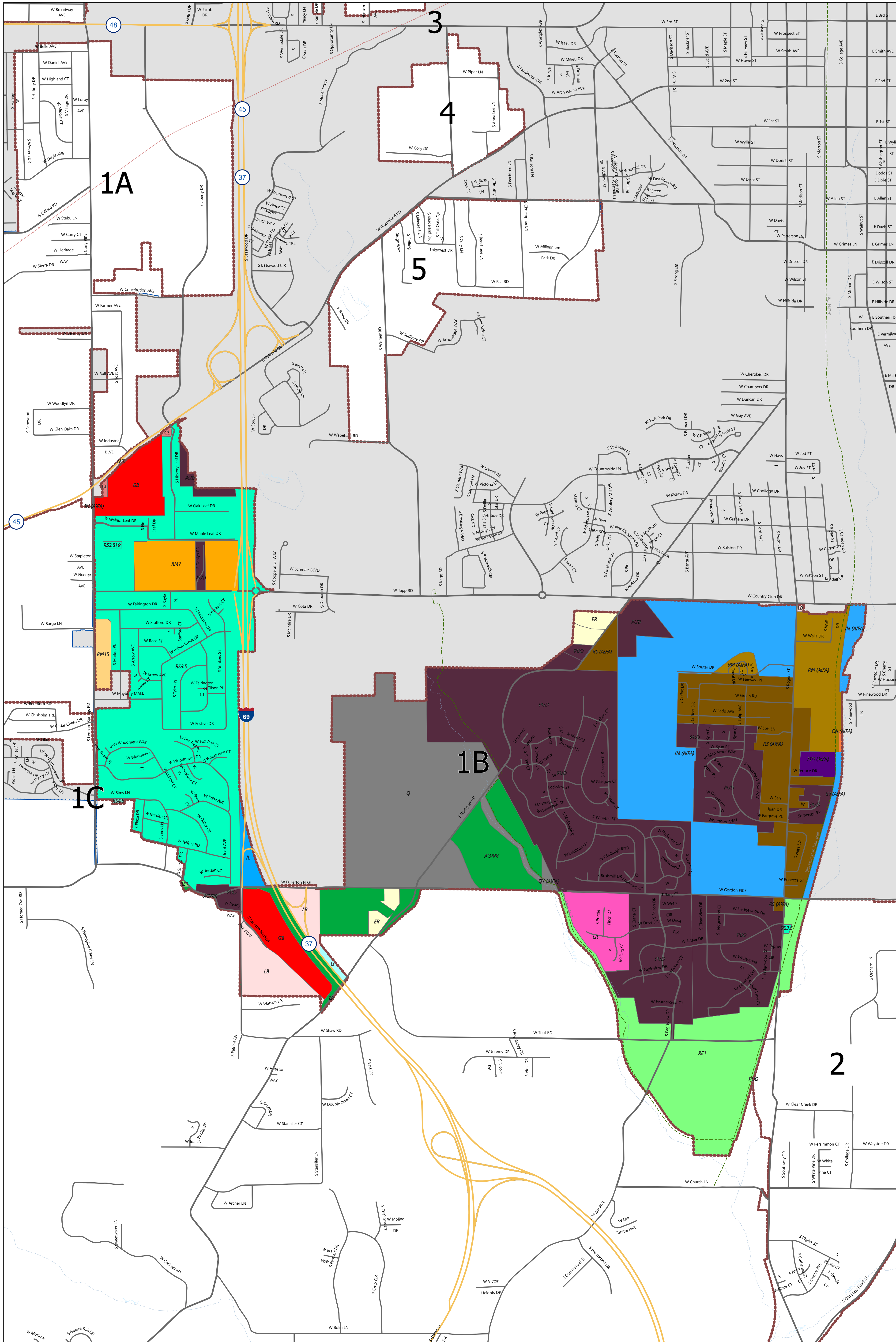
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- 14) SOUTH 08 degrees 05 minutes 36 seconds EAST a distance of 148.61 feet to the point of curvature of a curve concave to the east, with a radius of 1081.63 feet, a chord bearing of SOUTH 22 degrees 17 minutes 14 seconds EAST and a chord length of 530.44 feet;
- 15) Southerly along said curve a distance of 535.90 feet;
- 16) SOUTH 37 degrees 59 minutes 40 seconds EAST a distance of 386.03 feet to the southern right of way line of Victor Pike;

thence coincident with said southern right of way line NORTH 27 degrees 18 minutes 58 seconds EAST a distance of 55.67 feet to the east right of way line of said abandoned railroad; thence coincident with said east right of way line SOUTH 34 degrees 54 minutes 10 seconds EAST a distance of 629.78 feet to the point of curvature of a curve concave to the northeast, with a radius of 708.58 feet, a chord bearing of SOUTH 56 degrees 50 minutes 59 seconds EAST and a chord length of 529.66 feet; thence southeasterly along said curve a distance of 542.84 feet to the intersection of said east right of way line with the extended west line of a parcel in the name of Randy Cassady, as recorded in Instrument Number 201101295; thence coincident with said extended west line SOUTH 00 degrees 29 minutes 33 seconds EAST a distance of 339.66 feet to the southwest corner of said parcel; thence coincident with the south line of said parcel SOUTH 88 degrees 44 minutes 13 seconds EAST a distance of 636.40 feet to the southeast corner of said parcel; thence coincident with the east line of said parcel NORTH 19 degrees 06 minutes 52 seconds EAST a distance of 170.66 feet; thence continuing coincident with said east line and said east line extended NORTH 15 degrees 39 minutes 47 seconds EAST a distance of 110.42 feet; thence NORTH 87 degrees 07 minutes 38 seconds EAST a distance of 34.18 feet to the eastern right of way line of a former railroad; thence coincident with said eastern right of way line the following 5 courses:

- 1) NORTH 17 degrees 54 minutes 16 seconds EAST a distance of 290.59 feet;
- 2) NORTH 15 degrees 05 minutes 10 seconds EAST a distance of 809.47 feet;
- 3) NORTH 16 degrees 10 minutes 36 seconds EAST a distance of 755.63 feet;
- 4) NORTH 15 degrees 47 minutes 48 seconds EAST a distance of 666.83 feet;
- 5) NORTH 15 degrees 42 minutes 11 seconds EAST a distance of 147.84 feet;

thence NORTH 90 degrees 00 minutes 00 seconds EAST a distance of 43.04 feet to the eastern right of way line of South Rogers Street; thence coincident with said eastern right of way NORTH 10 degrees 00 minutes 01 seconds EAST a distance of 100.81 feet to the north line of a parcel in the name of David A Rose, Jacob Whitney and Joshua Seth Young Trust, and Jessica Lynn & Craig Allen Newsome Trust, with a tax identification number of 53-08-20-100-057.000-008; thence coincident with said north line NORTH 89 degrees 16 minutes 10 seconds EAST a distance of 171.90 feet to the eastern right of way line of the former Chicago, Indianapolis and Louisville Railroad; thence coincident with said eastern right of way line NORTH 07 degrees 54 minutes 50 seconds EAST a distance of 370.77 feet to the point of curvature of a curve concave to the east, with a radius of 5699.65 feet, a chord bearing of NORTH 11 degrees 18 minutes 30 seconds EAST and a chord length of 887.77 feet; thence northerly along said curve a distance of 888.67 feet; thence continuing coincident with said eastern right of way line NORTH 15 degrees 46 minutes 30 seconds EAST a distance of 444.12 feet to the point of beginning and containing 1742.98 acres, more or less.



Legend



Municipal Boundary

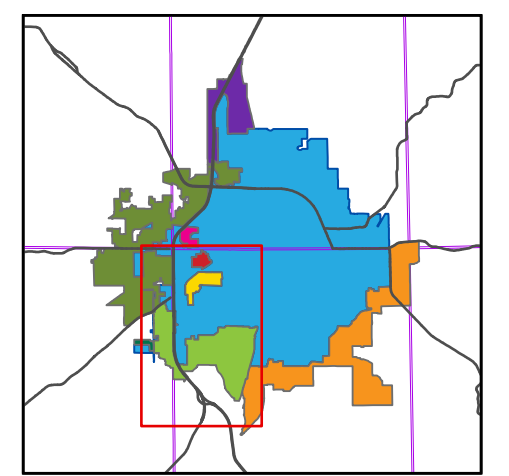


Proposed Annexation Areas

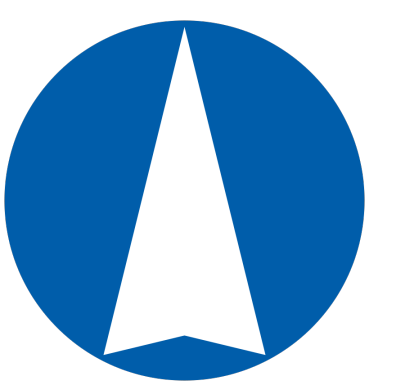
Monroe County Zoning Designation

- Agriculture/Rural Reserve
- Airport
- Arterial Commercial
- Business Park
- City of Bloomington
- Conservation Residential
- Estate Residential
- Estate Residential 1
- Estate Residential 2.5
- Estate Residential City 1994
- Forest Reserve
- General Business
- General Commercial
- General Industrial
- Heavy Industrial
- Institutional
- Institutional Uses
- Light Industrial
- Limited Business
- Limited Commercial
- Limited Industrial
- Low Density Residential
- Manufactured/Mobile Home Park
- Medium Density Residential
- Multi Dwelling Residential
- Multi Dwelling Residential 15
- Multi Dwelling Residential 7
- Planned Unit Development
- Pre-Existing Business
- Quarries
- Quarry
- Residential Estate
- Single Dwelling Residential
- Single Dwelling Residential 3.5
- Single Dwelling Residential 3.5/PROG
- Single Dwelling Residential 4.5
- Suburban Residential

Zoning features sourced from Monroe County Government GIS Data



April 28, 2021



Produced: 4/28/2021
Project: AnnexAreaZoneMaps1to22021
File: AnnexProposedArea1BZoningDP

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The planimetric information is based on aerial orthorectified flown in March 2016.
Supplemental updates are made from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted.
The Corporation boundary reflects annexations effective as of the print date on this map.

Monroe County Zoning Legend

	Agriculture/Rural Reserve		Limited Commercial
	Airport		Limited Industrial
	Arterial Commercial		Low Density Residential
	Business Park		Manufactured/ Mobile Home Park
	City of Bloomington		Medium Density Residential
	Conservation Residential		Multi Dwelling Residential
	Estate Residential		Multi Dwelling Residential 15
	Estate Residential 1		Multi Dwelling Residential 7
	Estate Residential 2.5		Planned Unit Development
	Estate Residential City 1994		Pre-Existing Business
	Forest Reserve		Quarries
	General Business		Quarry
	General Commercial		Residential Estate
	General Industrial		Single Dwelling Residential
	Heavy Industrial		Single Dwelling Residential 3.5
	Institutional		Single Dwelling Residential 3.5/ PRO6
	Institutional Uses		Single Dwelling Residential 4.5
	Light Industrial		Suburban Residential
	Limited Business		

5/4/2021

Project: AnnexAreaZoneMaps1to22021

File: ZoningLegend11x17

**NOTICE OF PUBLIC HEARINGS ON PROPOSED ANNEXATIONS
BY THE CITY OF BLOOMINGTON, INDIANA**

Interested persons are hereby notified that on August 4, 2021, the Common Council of the City of Bloomington will hold a public hearing at 3:00 p.m. local time at the Bloomington City Hall, Council Chambers, 401 North Morton Street, Bloomington, Indiana 47404, concerning several annexations being considered by Bloomington under the following proposed Ordinances:

Ordinance No. 17-09 (South-West A Bloomington Annexation);
Ordinance No. 17-10 (South-West B Bloomington Annexation);
Ordinance No. 17-11 (South-West C Bloomington Annexation);
Ordinance No. 17-12 (South-East Bloomington Annexation);
Ordinance No. 17-13 (North Island Bloomington Annexation);
Ordinance No. 17-14 (Central Island Bloomington Annexation);
Ordinance No. 17-15 (South Island Bloomington Annexation); and
Ordinance No. 17-17 (North Bloomington Annexation).

In order to limit the spread of COVID-19, the August 4th public hearing will also be conducted electronically, and Councilmembers, City representatives, and members of the public may participate and be heard via the Zoom platform. **All are encouraged to access the August 4th meeting and participate by using the following web address:**

<https://bloomington.zoom.us/j/94918610625?pwd=UkptSG1zOCt5aE50U0Q5VWNLNlhrQT09>

A link to the meeting, along with telephone dialing options for accessing the meeting, is also available on the City's annexation website located at bloomington.in.gov/annex.

The proposed Ordinances and corresponding fiscal plans, and the legal descriptions and maps of the annexation areas, are all available for inspection by the public during regular business hours at the Bloomington City Hall, 401 North Morton Street, Bloomington, Indiana 47404. Copies are also available on the City's annexation website, located at bloomington.in.gov/annex. The City reserves the right to amend the annexations, fiscal plans, and/or Ordinances prior to taking final action. The City is authorized to consider these annexations in accordance with Indiana Code § 36-4-3.

At such hearing, all interested parties will have an opportunity to testify as to the proposed annexations, and the hearing may be adjourned to a later date or dates.

Dated this 1st day of June, 2021.
City of Bloomington, Indiana



FISCAL PLAN SUMMARY SOUTH-WEST B BLOOMINGTON ANNEXATION

The City of Bloomington is considering annexing eight* separate areas currently located outside of but contiguous to the City, as part of a formal process that began in 2017. If adopted, these annexations would not take effect until January 1, 2024. As a part of the process, the City engaged Reedy Financial Group P.C., which specializes in local government finance, to work with City departments to analyze and prepare a written fiscal plan and definite policy for the extension of City services to each annexation area, as well as the estimated effect on taxpayers, municipal finances, and other political subdivisions. The specific ordinance and fiscal plan resolution numbers for these eight annexations are as follows:

Area	Name	Ord. No.	Fiscal Plan Res. No.
1A	South-West A	Ord 17-09	Res 21-09
1B	South-West B	Ord 17-10	Res 21-10
1C	South-West C	Ord 17-11	Res 21-11
2	South-East	Ord 17-12	Res 21-12
3	North Island	Ord 17-13	Res 21-13
4	Central Island	Ord 17-14	Res 21-14
5	South Island	Ord 17-15	Res 21-15
7	North	Ord 17-17	Res 21-16

This document provides a detailed summary of information set forth in each fiscal plan resolution. A complete copy of the fiscal plan is available on the City’s website dedicated to the proposed annexations, located at bloomington.in.gov/annex.

FISCAL PLAN FORMAT & OVERVIEW

The fiscal plan generally includes three parts. The first part provides a comprehensive review of the annexation areas and overall plan for the extension of City services, including:

- an overview of the proposed annexation areas and their growth and development;
- maps of the individual annexation areas;
- basic data for the annexation areas, including property tax rate information, population estimates, and road miles;
- a description of the services provided by the City by department, with the overall estimated additions for each department as a result of the comprehensive annexation proposal, and the timing of providing those services to the annexation areas;
- an estimate of the combined revenue for all annexation areas, followed by the overall range of estimated noncapital and capital costs by department, and the projected range of combined revenues compared against costs;

* The proposed areas no longer include the “Northeast” annexation previously identified as area 6.

- the estimated impact on taxes and revenues for other impacted taxing units in the County, including information related to current revenue, reductions in service responsibilities, and available cash balances; and
- data on the average estimated financial impact on landowners, including tax rates of comparable municipalities.

The second part of the fiscal plan provides a detailed breakdown of projected noncapital and capital costs by department, estimated revenue, and estimated revenue compared to costs for each separate annexation.

Part three of the fiscal plan includes a list, for each annexation, of all parcels in the annexation territory, including the owner name, parcel identification number, most recent assessed value, and whether the City has identified a waiver of the right to remonstrance for the respective parcels. In addition, as discussed below, the City has prepared a parcel-by-parcel analysis of the estimated financial impact of the annexation, which is also available on the website at bloomington.in.gov/annex.

EXTENSION OF SERVICES

As is more fully outlined in the fiscal plan, all City noncapital services (such as police and fire protection (where allowed by law), street and road maintenance, etc.) will be provided within one year of the effective date, and in some instances immediately upon the effective date. All City capital services (such as street construction, street lighting, storm water drainage, etc.) will be provided to the annexation areas within three years of the effective date.

The table below itemizes the capital and non-capital municipal services of the City by department, and shows the projected date that those services will be provided. Further details are provided in the fiscal plan for each annexation, as noted above.

Service/Department	Non-Capital Services Provided Within (from effective date)	Capital Services Provided Within (from effective date)
Legal	1 year	Immediately
Controller	1 year	Immediately
Community & Family Resources	1 year	Immediately
Parks	1 year	3 years
Human Resources	1 year	3 years
Mayor	Immediately	Immediately
Public Works	1 year	3 years
Housing & Neighborhood Development	1 year	3 years
Planning & Transportation	1 year	3 years
Information Technology	1 year	3 years
Economic & Sustainable Development	1 year	Immediately
Common Council	Immediately	Immediately
City Clerk	Immediately	Immediately
Engineering	1 year	3 years

Police	1 year	3 years
Fire	1 year, where allowed by law	3 years, where allowed by law
Utilities	1 year	3 years
Transit	1 year	3 years

Had the City been permitted to complete the annexations when it initiated the process in 2017, the City would have been the fire provider for all of the annexation areas following the effective date of the annexations, and the City planned accordingly at that time. However, an intervening change in the law now directs that areas served by the Monroe Fire Protection District (MFPD) will instead continue to receive fire protection services from MFPD and not Bloomington, and also directs that those areas must pay the MFPD fire rate rather than Bloomington’s lower fire service rate. As a result, the fiscal plan acknowledges that the City understands that all annexed parcels in Benton, Bloomington, Perry, and Van Buren Townships will continue to pay the MFPD property tax rate and receive MFPD fire services, while those newly annexed areas within Richland and Salt Creek Townships would receive fire services from the City. The plan also demonstrates that the City would be able to provide fire protection at a substantial savings to taxpayers compared to the tax rate imposed by the Monroe Fire Protection District. Because of the City’s superior ISO rating, property owners and residents would also have lower potential insurance costs in those areas where the City is allowed to provide fire protection service.

In all cases, the level of services provided by the City will be provided in a manner consistent with how they are provided to similarly situated areas of the City, or as is otherwise required by applicable law. The total estimated costs will depend on the areas ultimately annexed, but the City anticipates hiring additional personnel for Police, Fire Utilities, Public Works, Planning & Transportation, Parks, Controller, Mayor’s Office, Engineering, Human Resources, Housing & Neighborhood Development, and/or the Community & Family Resources Departments. Examples of significant proposed capital expenditures for the annexations include, among other expenses, fire station upgrades (construction of two new fire stations if the City were permitted to be the fire provider for all areas as discussed above) with related fire equipment and engines, street improvements and maintenance equipment, street and sanitation equipment (e.g., trash service trucks), and funding for new trails and parks.

The fiscal plan’s total estimated ranges of noncapital and capital costs for the first year (assuming full capital expenditures in year one) for each department are set forth in the table below. A further breakdown of each department and each annexation area for the first four years following the effective date is set forth in the fiscal plan.

Service/Department	Total Estimated Non-Capital Costs	Total Estimated Capital Costs
Legal	\$3,000 - \$25,000	None
Controller	\$500,000 - \$583,048	None
Community & Family Resources	\$93,000	None
Parks	\$322,991 - \$863,107	\$4,590,000 - \$13,752,200
Human Resources	\$125,290 - \$125,790	\$2,500 - \$5,000
Mayor	\$150,000	None
Public Works	\$2,681,608 - \$3,315,668	\$3,910,075 - \$4,947,100
Housing & Neighborhood	\$128,055 - \$255,110	\$48,846 - \$97,692

Development		
Planning & Transportation	\$160,275	\$250,000
Information Technology	\$1,070	\$1,785
Economic & Sustainable Development	\$75,000	None
Common Council	None	None
City Clerk	None	None
Engineering	\$106,000 - \$114,000	\$1,802,000 - \$1,852,000
Police	\$780,244 - \$1,076,205	\$507,440 - \$649,880
Fire	\$977,465 - \$992,465	\$976,000 - \$1,427,000
Utilities	\$450,000	\$687,000 - \$1,209,000
Transit	\$192,000	\$160,000

The City anticipates issuing a bond in the first year the annexations become effective, payable from the revenue stream from the annexations (i.e., as a part of the already anticipated new revenue, not as a separate tax rate), for the capital costs. In this way, the City will have the funding available for the capital expenditures as soon as the annexations become effective. The funds will be available for the capital costs as the projects are ready for purchase or construction.

FINANCIAL IMPACT

Annexations add a municipal “layer” of property taxes to the existing tax layers on a property (school, county, township, library, etc.), and the City anticipates that most properties in the annexation areas will experience a tax increase after the annexations are effective. In other words, if properties are annexed effective 2024, they would begin paying the City’s tax “layer” with their 2025 property tax payment.

The estimated property tax rates pre- and post- annexation (including with the proposed bond issue) from the fiscal plan, broken down by which township a property is located within, is as follows:

Township	Proposed Annexation Areas	Pay 2021 Unincorporated Taxing District Property Tax Rate	Pay 2021 Incorporated Taxing District Property Tax Rate	Pro Forma Post Annexation Tax Rates (Default Assumption: City Provides Fire Services to Richland & Salt Creek Only)	Pro Forma Post Annexation Tax Rates (Hypothetical Scenario: City Provides Fire to all Annexed Parcels)
				2.2836	2.0196
Bloomington Township	1A,2,3,7	1.5403	2.0635	2.2836	2.0196
Perry Township	1B,2,4,5	1.5437	2.0669	2.2870	2.0230
Richland Township	1A	1.7781	2.5450	2.5011	2.5011
Van Buren Township	1A,1B,1C	1.579	2.1022	2.3223	2.0583
Benton Township	2	1.2628	Not Applicable	2.3047	2.0407
Salt Creek Township	2	1.2763	Not Applicable	2.0133	2.0133

The fiscal plan includes data showing that these post-annexation rates for Bloomington are substantially lower than the rates paid by property owners in other cities and towns (and even some unincorporated areas) around the state. As the tables below demonstrate, property taxes in

Bloomington are the lowest of surrounding cities and towns, and the second lowest of the 21 largest cities in Indiana.

2021 Taxing District Rate Comparison			
Rank	City/Town	County	2021 Taxing District Rate (2)
1	Bedford City	Lawrence	\$ 3.6695
2	Franklin City	Johnson	\$ 3.3879
3	Indianapolis	Marion	\$ 2.9616
4	Seymour City	Jackson	\$ 2.7360
5	Columbus City	Bartholomew	\$ 2.7275
6	Martinsville City	Morgan	\$ 2.5662
7	Ellettsville Town	Monroe	\$ 2.3386
8	Bloomington City	Monroe	\$ 2.0669

2021 Taxing District Rate Comparison			
Rank	City	County	2021 Taxing District Rate (2)
1	Gary	Lake	\$ 8.8110
2	South Bend	St. Joseph	\$ 5.9613
3	Muncie	Delaware	\$ 5.7895
4	Anderson	Madison	\$ 5.3563
5	Hammond	Lake	\$ 5.1647
6	Mishawaka	St. Joseph	\$ 4.4077
7	Terre Haute	Vigo	\$ 4.2703
8	Elkhart	Elkhart	\$ 4.2301
9	Kokomo	Howard	\$ 4.0822
10	Evansville	Vanderburgh	\$ 3.7245
11	Fort Wayne	Allen	\$ 3.2648
12	Jeffersonville	Clark	\$ 3.2466
13	Indianapolis	Marion	\$ 2.9616
14	Lawrence	Marion	\$ 2.8497
15	Noblesville	Hamilton	\$ 2.7898
16	Columbus	Bartholomew	\$ 2.7275
17	Lafayette	Tippecanoe	\$ 2.6577
18	Fishers	Hamilton	\$ 2.2930
19	Carmel	Hamilton	\$ 2.0727
20	Bloomington	Monroe	\$ 2.0669
21	Greenwood	Johnson	\$ 1.8698

The fiscal plan also provides that many property owners will also see offsets against the post-annexation tax rates, including:

- credits based on tax caps (no one will pay property taxes of more than 1% of the assessed value for their residential homestead, regardless of whether inside or outside of the City);
- lower potential insurance costs due to the City’s strong ISO rating for fire service, where the City is allowed to provide the fire service;
- decreases in stormwater fees, hydrant rental, and sewer charges, which are all lower for City residents;
- a potential increased federal income tax deduction;
- homeowners over 65 with a homestead assessed value under \$199,999 and adjusted gross income less than \$30,000 (\$40,000 if filing jointly) will experience no more than a 2% increase in their property taxes in any year; and
- property assessed as agricultural would not see a property tax increase from the annexation while it remains agricultural.

The annexation areas also will not pay for any existing City debt, meaning the annexation areas will pay a lower City tax rate than property owners in the City currently. As referenced above, as part of the fiscal plan Reedy Financial Group has prepared a detailed parcel-by-parcel analysis of the anticipated fiscal impact from annexation. This parcel-by-parcel analysis is available on the City’s annexation website, bloomington.in.gov/annex.

The fiscal plan also includes the estimated impact on the allocation of revenues to other taxing units in the county. The total estimated projected future allocation impact on each of these taxing units according to the fiscal plan, if all currently proposed areas are annexed, is set forth in the table below.

Unit	Total Revenue (1)	Circuit Breaker (Increase)/ Decrease	2021 Total Certified Property Tax Levy (2)	Circuit Breaker Increase as % of Property Tax Levy	Projected Other Allocation Adjustments from Annexation
Monroe County Impact Projections	\$ 79,057,281	\$ (269,089)	\$ 31,422,775	1%	\$ (1,590,815)
Town of Ellettsville Impact Projections	\$ 4,634,943	\$ -	\$ 1,953,121	0%	\$ (31,210)
Town of Stinesville Impact Projections	\$ 39,233	\$ -	\$ 10,651	0%	\$ (223)
Monroe County Schools Impact Projections	\$121,721,376	\$ (403,172)	\$ 43,042,895	1%	\$ (128,325)
Richland- Bean Blossom Community Schools Impact Projections	\$ 27,926,680	\$ (24,238)	\$ 10,640,799	0%	\$ (22,883)
Monroe County Public Library Impact Projections	\$ 11,199,543	\$ (61,860)	\$ 7,252,622	1%	\$ (117,201)
Benton Township Impact Projections	\$ 608,749	\$ 581	\$ 370,045	-0.2%	\$ (5,292)
Bloomington Township Impact Projections	\$ 3,472,102	\$ 16,101	\$ 320,528	-5%	\$ (28,957)
Perry Township Impact Projections	\$ 1,013,706	\$ (11,858)	\$ 746,990	2%	\$ (21,942)
Richland Township Impact Projections	\$ 1,210,544	\$ (828)	\$ 1,019,924	0.08%	\$ (16,171)
Salt Creek Township Impact Projections	\$ 306,375	\$ 170	\$ 218,258	-0.08%	\$ (3,404)
Van Buren Township Impact Projections	\$ 3,129,979	\$ (744)	\$ 438,279	0.2%	\$ (50,856)
Monroe Fire Protection District Impact Projections	\$ 13,798,551	\$ (290,488)	\$ 9,226,153	3%	\$ (68,932)
Monroe County Solid Waste District Impact Projections	\$ 3,013,002	\$ (18,691)	\$ 2,183,670	1%	\$ (6,371)

However, due to the proposed delay in the annexation effective dates, the projected impact on revenue allocation is expected to be offset by permissible growth in the levies of the overlapping units over the four years preceding the annexations, as demonstrated by the table below.

Unit	Total Revenue (1)	Levy Increase projection - 2021-2025 (based on 4.2% growth * 4 years)	Net of Circuit Breaker and Annexation Allocation Adjustments	Equals: Net Effect
Monroe County Impact Projections	\$ 79,057,281	\$ 5,621,015	\$ (1,859,904)	\$ 3,761,111
Town of Ellettsville Impact Projections	\$ 4,634,943	\$ 349,381	\$ (31,210)	\$ 318,171
Town of Stinesville Impact Projections	\$ 39,233	\$ 1,905	\$ (223)	\$ 1,683
Monroe County Schools Impact Projections	\$121,721,376	\$ 7,699,662	\$ (531,497)	\$ 7,168,165
Richland- Bean Blossom Community Schools Impact Projections	\$ 27,926,680	\$ 1,903,463	\$ (47,121)	\$ 1,856,342
Monroe County Public Library Impact Projections	\$ 11,199,543	\$ 1,297,374	\$ (179,061)	\$ 1,118,314
Benton Township Impact Projections	\$ 608,749	\$ 66,195	\$ (4,711)	\$ 61,484
Bloomington Township Impact Projections	\$ 3,472,102	\$ 57,337	\$ (12,856)	\$ 44,481
Perry Township Impact Projections	\$ 1,013,706	\$ 133,624	\$ (33,799)	\$ 99,825
Richland Township Impact Projections	\$ 1,210,544	\$ 182,448	\$ (16,999)	\$ 165,449
Salt Creek Township Impact Projections	\$ 306,375	\$ 39,043	\$ (3,235)	\$ 35,808
Van Buren Township Impact Projections	\$ 3,129,979	\$ 78,401	\$ (51,601)	\$ 26,800
Monroe Fire Protection District Impact Projections	\$ 13,798,551	\$ 1,650,406	\$ (359,420)	\$ 1,290,987
Monroe County Solid Waste District Impact Projections	\$ 3,013,002	\$ 390,622	\$ (25,063)	\$ 365,560

All residents in the annexation areas will also continue to pay property taxes to Monroe County for county services, as current City residents do. In other words, all City residents will continue to support county services like the Monroe County Courts System, County Jail, Sheriff's Office, and even the County road system located outside of the City. Monroe County will also have the option of keeping its full tax levy after annexation, meaning there is not an automatic decrease in its property tax levy that coincides with decreased responsibility. The primary services currently provided by the County in the annexation areas that would become the responsibility of the City include police protection, road maintenance, stormwater, planning, sanitation, and economic development services. The fiscal plan indicates that the County's allocation impact from annexation is largely a result of the tax caps and a share of levy related funding for services to the annexation area – like the gasoline taxes for road funding – being shifted to the City along with the service responsibility. Monroe County is projected to experience a net surplus of \$193,304 in county street funding due to the reduction in road miles that the County will no longer be responsible for maintaining. The fiscal plan also identifies over \$60 million in cash reserves that could be available to the County to assist in the transition.

For a detailed breakdown of the impacts from annexation, please see the full fiscal plan at bloomington.in.gov/annex. The City reserves the right to update or amend the fiscal plans, as appropriate.

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