

LEGAL NOTICE OF A PUBLIC HEARING  
Berne Plan Commission

Notice is hereby given that the Berne Plan Commission will hold a public hearing **Monday, January 23, 2017, at 7:00 p.m.** in Council Chambers of the Berne City Building, 158 West Franklin Street, Berne, Indiana.

At that time, the Plan Commission will hear a Petition for Annexation to the City of Berne, filed by Brett R. Miller and Kim R. Troxel on behalf of Blue Skies Development, LLC 221 Tower Drive, Monroe, IN, 46772.

Blue Skies Development, LLC has submitted a Petition for Annexation, Dedication, and Declaration of Protective Restrictions, Covenants, Limitations, Easements and Approvals for the Black Bear Meadows II subdivision it is described as follows:

**Legal Description**

11.168 Acres

Part of the Southwest Quarter of Section 5, Township 25 North, Range 14 East of the Second Principal Meridian, Wabash Township in Adams County, Indiana, more particularly described as follows:

Commencing at a Harrison Marker at the Southeast corner of said Southwest Quarter; thence North 00 degrees 18 minutes 33 seconds West (GPS Grid bearing and basis of bearings to follow), a distance of 831.50 feet along the East line of said Southwest Quarter and within the right-of-way of County Road 150 West to a point on the South line of an existing 1.923 acre tract described in Document Number 200500006294 in the Office of the Recorder of Adams County, Indiana, said point being referenced by a Survey Marker Nail with a "Bertsch" identification ring found 0.09 feet South, said point also being 1150.38 feet (deed) South of the Northeast corner of the South Half of the North Half of said Southwest Quarter; thence South 88 degrees 59 minutes 57 seconds West, a distance of 808.23 feet (deed) along said South line to a 5/8" steel rebar with a "Bertsch" identification cap found at the Southwest corner of said 1.923 acre tract, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing South 88 degrees 59 minutes 57 seconds West, a distance of 433.23 feet along the South line of an existing tract described in Document Number 2011004652 in the Office of the Recorder of Adams County, Indiana to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found on the East line of Black Bear Meadows, Section 1; thence North 01 degrees 00 minutes 03 seconds West, a distance of 128.04 feet along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence North 88 degrees 59 minutes 57 seconds East, a distance of 28.21 feet along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence North 01 degrees 00 minutes 03 seconds West, a distance of 167.93 feet along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence North 88 degrees 59 minutes 57 seconds East, a distance of 78.49 feet along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence North 00 degrees 18 minutes 33 seconds West, a distance of 511.05 feet along said East line and its Northerly extension thereof to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the East line of an existing 6.24 acre tract described in Document Number 200300001122 in the Office of the Recorder of Adams County, Indiana; thence South 88 degrees 59 minutes 57 seconds West, a distance of 229.00 feet (deed) along said East line; thence North 41 degrees 41 minutes 03 seconds West, a distance of 87.00 feet (deed) along said East line; thence North 02 degrees 27 minutes 57 seconds East, a distance of 160.00 feet (deed) along said East line; thence North 17 degrees 33 minutes 10 seconds East, a distance of 62.51 feet along the West line of an existing 0.306 acre tract to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence North 53 degrees 04 minutes 00 seconds East, a distance of 56.60 feet along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found on the North line of said 0.306 acre tract; thence North 88 degrees 59 minutes 57 seconds East, a distance of 354.16 feet along said North line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence North 00 degrees 18 minutes 33 seconds West, a distance of 25.15 feet to a point on the North line of the South Half of the North Half of said Southwest Quarter, said point being 1674.82 feet (deed) East of the West line of said Southwest Quarter; thence North 88 degrees 59 minutes 57 seconds East, a distance of 150.09 feet along said North line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found on the West line of an existing tract described in Deed Record 205, Page 479 in the Office of the Recorder of Adams County, Indiana; thence South 00 degrees 18 minutes 33 seconds East, a distance of 50.00 feet (deed) along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found on the South line of said Deed Record 205, Page 479; thence North 88 degrees 59 minutes 57 seconds East, a distance of 40.00 feet along said South line to a steel post found on the West line of an existing 0.52 acre tract described in Deed Record 174, Page 525 in the Office of the Recorder of Adams County, Indiana; thence South 00 degrees 18 minutes 33 seconds East, a distance of 1100.38 feet (deed) along said West line and along the West line of the tracts described in Deed Record 216, Page 368, Document Number 2003000000144 and Document Number 200500006294 in the Office of the Recorder of Adams County, Indiana to the Point of Beginning. Containing 11.168 Acres, more or less. Subject to easements of record.

Survey Job #11101832

Date: September 17, 2016

Miller Land Surveying, Inc.

Shannon Smitley, Director  
Berne Plan Commission  
1-13-2017