

to a point in the north line of West Esplanade Street in said City of Lebanon, thence easterly along said north line 8 $\frac{1}{2}$ feet to the place of beginning, and all improvements appurtenant thereon.

And whereas plat of survey, dated December 28, 1972 by William K. Elsey, Inc. discloses that a garage located upon the above described real estate encroaches one foot into a public alley lying along the north border of said real estate.

And whereas, said alley, being 16.5 feet in width was dedicated to the public, and more particularly the City of Lebanon for ingress and egress as set out in Plat Record 3, page 81, recorded by order of the Commissioners at their March term 1937.

And whereas, Union Federal Savings and Loan Association is desirous of selling said real estate above described to Melvin E. Bilderback and Darlene D. Bilderback.

Therefore, be it resolved by these presents that the City of Lebanon by its Mayor, Robert M. Campbell, does hereby waive the use of, and gives license to Union Federal Savings and Loan Association, its successors and assigns to use and maintain the portion of said public alley upon which the garage is now situate.

Robert M. Campbell (signed)
Robert M. Campbell, Mayor
City of Lebanon

Subscribed and sworn to before me this 16th day of January, 1973.

Earl E. Behymer (signed)
Notary Public

My Commission expires: April 23, 1976

AGREEMENT

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THIS AGREEMENT, made and entered into by and between the City of Lebanon, Indiana, to be known hereafter as the Contracting Agency, and Metropolitan Planners, Inc., Planning Consultants, Indianapolis, Indiana, to be known hereafter as the Consultant, is hereby set out as to terms and conditions:

NOW THEREFORE, the Contracting Agency, subject to appropriations made to it or other funds made available by law and the Consultant agree as follows:

ARTICLE ONE

That said Contracting Agency hereby employs said Consultant for the purposes and under that conditions designated and set forth herein, and said Consultant agrees to perform such work and render such professional services as hereinafter set forth.

ARTICLE TWO

That the Consultant will revise and update the Zoning Ordinance and Zone Map, and update the Master Plan - including the Throughfare Plan and Development Plan - for the City of Lebanon and the Two-Mile Jurisdictional Area. Following is a brief explanation of the contents of these elements:

1. UPDATE ZONING ORDINANCE: The Zoning Ordinance of 1951, as amended, will be updated and rewritten, particularly because of changing trends in apartment uses, town houses and other types of residential development, roadside or highway business uses, industrial uses, conditional uses, etc. Certain other revisions no doubt will result from updating the Master Plan.
2. UPDATE MASTER PLAN: The Master Plan will be revised and updated. A considerable amount of effort and expense has already been expended, and the Master Plan provides a good foundation which can be revised and updated. The Master Plan Book, dated 1952, will be essentially rewritten and the maps and charts brought up-to-date. (This will not include detailed engineering studies of the utilities, of course.) Information pertaining to the economic position of Lebanon and current and future population expectancies will be studied and included. THE MAJOR THROUGHFARE PLAN & DEVELOPMENT PLAN (or Land Use Plan) will be revised and updated along with narrative to explain the proposals. A Sub-division Control Ordinance will be prepared in order to properly implement the Plans.
3. REVISE THE ZONE MAPS: Every lot and block in the City and all land parcels in the suburban areas will be examined firsthand in order that their proper zoning may be properly determined along with the information derived from the zoning ordinance and Master Plan studies and plans. This will entail a complete review and revision of the Lebanon Zone Maps.
4. PREPARE AN ENFORCEMENT ORDINANCE AND RULES AND FORMS FOR ADMINISTRATIVE PROCEDURES: Prepare an Improvement Location Permit Ordinance for the proper enforcement of the Zoning Ordinance and Master Board of Zoning Appeals, along with Administrative Forms.