

BEFORE THE COMMON COUNCIL OF  
THE CITY OF LEBANON, INDIANA

ORDINANCE NO. 93- 8

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE INTO THE CITY OF  
LEBANON, INDIANA, AND ASSIGNMENT OF ZONING CLASSIFICATION

WHEREAS, Jack L. Lenox and Mariam Lenox have filed an Amended Petition for Annexation and Assignment of Zoning Classification, seeking to annex into the City of Lebanon a certain tract of real estate which is adjacent and contiguous to the existing western boundaries of the City of Lebanon, consisting of approximately 54.8 acres, more or less, as hereinafter described; and

WHEREAS, the First Assembly of God of Boone County, Inc., has also filed a Petition for Annexation and Assignment of Zoning Classification, seeking to annex into the City of Lebanon, a certain tract of real estate also adjacent and contiguous to the existing western boundaries of the City of Lebanon; and

WHEREAS, the Plan Commission of the City of Lebanon has conducted a public hearing upon both Petitions and recommend that such annexation requests be approved; and

WHEREAS, all procedural requirements for both annexations have been satisfied through ongoing negotiations with the City of Lebanon, its Department of Utilities, and others, for the purpose of this voluntary annexation sought by both Petitioners; and

WHEREAS, the Petitioners have specifically expressed their preference that the area proposed for annexation have electrical services provided by the Lebanon Municipal Utilities; and

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MARY ALICE BALDWIN  
RECORDER OF BOONE COUNTY  
LEBANON, INDIANA, 46052  
Vitor. BK 137 PG 121

WHEREAS, the Common Council of the City of Lebanon has deemed the Petitions appropriate and that the annexations proposed by both be conducted pursuant to the Lebanon City Zoning Code and the Indiana statutes governing annexations; and

WHEREAS, the City of Lebanon has previously adopted a study identifying areas appropriate for annexation, and an overall plan, to provide for a policy to serve the areas proposed for annexation with governmental and proprietary services by way of agreements with the property owners seeking annexation subject, however, to necessary approvals from the Indiana Regulatory Commission regarding assignment of electrical service area. In addition, the City of Lebanon and the property owners seeking annexation have evaluated the proposed costs and methods of implementing the provision of municipal services by the municipality to the area consisting of written agreements relating to the extension of capital improvements, which agreements shall constitute covenants which shall be recorded and run with the land as part of the overall fiscal plan for development of the newly annexed territory.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Lebanon, Indiana:

Section 1. The following described land, as hereinafter specifically described, in two parts, be, and the same is, hereby annexed to and declared a part of the City of Lebanon, Indiana, to-wit:

Tract I - Lenox Tract.

A part of the south half of Section 35, Township 19 North, Range 1 West; and a part of the southwest quarter of

Section 36, Township 19 North, Range 1 West, both being situated in Center Township, Boone County, Indiana, more particularly described as follows:

From a railroad rail at the southeast corner of the aforesaid south half of Section 35, proceed North  $89^{\circ}46'28''$  West (an assumed bearing), along the section line, 1293.69 feet; thence North  $0^{\circ}13'32''$  East, 150.00 feet; thence North  $89^{\circ}46'28''$  West, 150.00 feet; thence South  $0^{\circ}13'32''$  West 150.00 feet; thence North  $89^{\circ}46'28''$  West, along the section line, 1203.68 feet to the southwest corner of the southeast quarter of said Section 35; thence North  $89^{\circ}36'13''$  West 489.82 feet; thence South  $89^{\circ}39'29''$  East 332.35 feet; thence South  $89^{\circ}46'51''$  East 893.51 feet; thence North  $65^{\circ}18'06''$  East 474.98 feet to a point on the quarter-quarter section line, thence South  $0^{\circ}06'22''$  West, along the quarter-quarter section line, 27.54 feet to a point in the centerline of the abandoned railroad right-of-way line; thence North  $65^{\circ}18'06''$  East, along the centerline of the abandoned right-of-way, 845.15 feet; thence South  $89^{\circ}39'26''$  East, along the south line of Deed Record 206, page 399, 898.33 feet to the right-of-way of a frontage road; thence South  $0^{\circ}20'34''$  West, along the aforesaid right-of-way, 920.94 feet; thence South  $28^{\circ}05'59''$  West along the aforesaid right-of-way, 85.89 feet; thence South  $0^{\circ}20'20''$  West, along the aforesaid right-of-way, 20.90 feet to a point on the south line of the southwest quarter of Section 36; thence North  $89^{\circ}39'40''$  West along the aforesaid section line, 297.61 feet to the point of beginning, containing 54.8195 acres.

Tract II - First Assembly of God Tract.

A part of the southeast quarter of Section 36, and a part of the southeast quarter of Section 35, both in Township 19 North, Range 1 West, situated in Center Township, Boone County, Indiana.

From a railroad rail (on end) at the southwest corner of the aforesaid Section 36, proceed thence South  $89^{\circ}39'40''$  East, along the section line, 297.61 feet; thence North  $0^{\circ}20'20''$  East, 20.90 feet; thence North  $28^{\circ}05'59''$  East, along the right-of-way of a frontage road, 85.89 feet; thence North  $0^{\circ}20'34''$  East, along the aforesaid right-of-way, 920.94 feet to the point of beginning. From said point of beginning, proceed thence North  $89^{\circ}39'26''$  West, 898.33 feet; thence North  $65^{\circ}18'06''$  East, along the centerline of an abandoned railroad right-of-way, 898.61 feet; thence South  $38^{\circ}58'41''$  East, along the right-of-way of a frontage road, 50.98 feet; thence South  $17^{\circ}25'39''$  East, along said right-of-way, 169.96 feet; thence South  $0^{\circ}20'34''$  West, along said right-of-way, 179.06 feet to the point of beginning; containing 4.1315 acres, more or less.

Section 2. The boundaries of the City of Lebanon shall be, and the same are, hereby declared to be extended so as to include all of the real estate hereinabove described as part of the City of Lebanon, Indiana, and the City's boundary ordinance shall be amended accordingly.

Section 3. The area proposed for both annexations currently lies outside the assigned service territory of the municipally-owned electric utility. The Common Council of the City of Lebanon, Indiana, makes specific note of the Petitioners' preference that the annexed area be serviced by the Lebanon Municipal Utilities, subject, however, to approval from the Indiana Regulatory Commission concerning assignment of service territories for electrical service.

The City of Lebanon has previously adopted a policy on annexation of contiguous real estate as identified in Resolution No. 87-14. In addition, the Council adopts herewith a resolution approving a written fiscal plan establishing a policy for the provisions of service to areas proposed for annexation which are substantially equivalent in standard and scope to the services furnished by the City of Lebanon to other areas of the City which have characteristics of topography, patterns of land utilization and population density similar to the territory annexed herein.

Section 4. Pursuant to the recommendation of the City Plan Commission, the real estate identified herein is hereby assigned a zoning classification of PB-1, pursuant to the provisions of the Zoning Code of the City of Lebanon, Indiana.

Section 5. The newly annexed territory shall be assigned to Councilmatic District No. 4 consisting of precincts No. 2, 7, & 11 as provided by City ordinance.

Section 6. This ordinance shall be in full force and effect from and after its passage, promulgation, approval by the Mayor, legislative body, and publication in accordance with the laws of this state.

ALL OF WHICH IS PASSED AND ADOPTED by the Common Council of the City of Lebanon, Boone County, State of Indiana, on the 28th day of June, 1993.

PRESIDING OFFICER:

James H. Aton  
James H. Aton, Mayor

COUNCILPERSONS:

Jack Bland  
Jack Bland

Douglas W. Campbell  
Douglas W. Campbell

John W. Lasley  
John W. Lasley

Eric D. Hungate  
Eric D. Hungate

Anne Good  
Anne Good

ABSENT

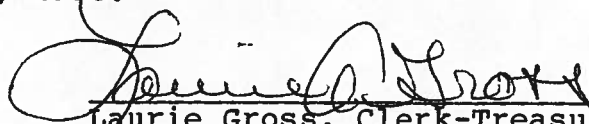
David L. Leuck  
David L. Leuck

James K. Urban  
James K. Urban

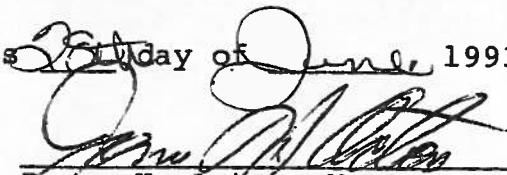
ATTEST:

Laurie Gross  
Laurie Gross, Clerk-Treasurer  
City of Lebanon, Indiana

Presented by me to the Mayor of the City Lebanon, Indiana,  
this 28th day of June, 1993.

  
\_\_\_\_\_  
Laurie Gross, Clerk-Treasurer  
City of Lebanon, Indiana

Signed and approved by me this 28th day of June, 1993.

  
\_\_\_\_\_  
James H. Acton, Mayor  
City of Lebanon, Indiana

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AGREEMENT RELATING TO EXTENSION OF CAPITAL IMPROVEMENTS

THIS AGREEMENT, executed on this 14 day of June, 1993, by and between the City of Lebanon, Indiana, by its Board of Public Works (hereinafter "City") and Jack L. Lenox and Mariam Lenox, husband and wife (hereinafter "Lenox"), WITNESSETH:

WHEREAS, Lenox owns a certain tract of unimproved real estate contiguous to the boundaries of the City of Lebanon, containing 54.8195 acres, more or less, the legal description of which is set forth on Exhibit A attached hereto (hereinafter the "Real Estate"), which is currently in the process of being annexed into the corporate boundaries of the City of Lebanon; and

WHEREAS, I.C. § 36-4-3-13(d)(5) provides that services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and storm water drainage facilities, will be extended and provided to annexed territories by municipalities within three (3) years after the effective date of the annexation in the same manner as those services are provided to other areas within the corporate boundaries with similar topography, patterns of land use and population density; and

WHEREAS, Lenox does not have current plans for development of the real estate other than for an exception as hereinafter noted, and desires not to bear substantial costs of making capital improvements to the entire area until additional development alternatives and possibilities are explored, which process may take longer than three (3) years from the date of annexation; and

WHEREAS, alternatives for development of this particular area subject to annexation are occurring on a day-by-day basis which

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MARY ALICE BALDWIN  
RECORDER OF BOONE COUNTY  
LEBANON, INDIANA, 46052  
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preclude commitment to a definite plan of development of such capital services; and

WHEREAS, the City does not desire to compel Lenox to extend capital improvements into the Real Estate within three (3) years of annexation so long as Lenox, or any subsequent owner of the Real Estate, understands that the cost of extending such services shall remain the obligation of the owner/developer of the subject Real Estate to the annexation regardless of when such improvements may be made; and

WHEREAS, the parties have reached an agreement for the waiver of the three-year development requirement in accordance with the above, the terms of which are as set forth below.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, it is agreed between the City and Lenox as follows:

1. In the event that the annexation of the Real Estate contemplated is accomplished by the Common Council of the City of Lebanon, Lenox, may, but shall not be required to, provide services of a capital improvement nature, including street construction, street lighting, street sewer facilities, water facilities, and storm water drainage facilities, within three years following the effective date of such annexation. However, to the extent any of such capital improvements are not made within three years of annexation, the cost of providing the additional services shall remain the obligation of Lenox or any successor owner of the Real Estate.



2. This obligation shall be a permanent covenant running with the Real Estate and, unless modified or rescinded in a writing approved by the Board of Public Works and Common Council of the City of Lebanon, shall be binding on any successor owner of the Real Estate. This agreement shall be recorded in the Office of the Recorder of Boone County, Indiana, to put all future owners of the Real Estate on notice of this agreement.

3. The 9-acre tract of Real Estate, as hereinafter described in this paragraph, is to be excluded from the provisions of this agreement as it is the subject of a separate agreement regarding the provision of capital services which has been entered into by Lenox and a third party. The City is aware of this third party agreement and understands that the provisions of this particular agreement relating to the extension of capital improvements does not pertain to the following described real estate:

A part of the East half of the Southeast Quarter of Section 35, Township 19 North, Range 1 West, Center Township, Boone County, Indiana, more fully described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 35; thence North  $89^{\circ}46'28''$  West, along the Section line and the approximate centerline of Mount Zion Road, a distance of 750.08 feet to the Point of Beginning; thence continuing North  $89^{\circ}46'28''$  West, along the Section line and the approximate centerline of Mount Zion Road, a distance of 478.27 feet; thence North  $00^{\circ}20'34''$  East, a distance of 708.47 feet; thence North  $65^{\circ}18'06''$  East, along the centerline of the abandoned Right of Way of the former Central Indiana Railroad, a distance of 527.89 feet; thence South  $00^{\circ}20'34''$  West, a distance of 930.93 feet to the Point of Beginning, containing 9.0000 Acres, subject to the Right of Way of Mount Zion Road, on and along the entire South Boundary.

4. In the event the proposed annexation between the City and Lenox would not be approved, this agreement shall be null and void and not binding on the parties.

WITNESS our hands and seals on the date set forth above.

BOARD OF PUBLIC WORKS OF  
THE CITY OF LEBANON, INDIANA

Jack L. Lenox  
Jack L. Lenox  
Mariam Lenox  
Mariam Lenox

John W. [Signature]  
John W. [Signature]  
[Signature] B. 11

LENOX REAL ESTATE EXHIBIT A  
TO AGREEMENT RELATING TO  
EXTENSION OF CAPITAL IMPROVEMENTS

A part of the south half of Section 35, Township 19 North, Range 1 West; and a part of the southwest quarter of Section 36, Township 19 North, Range 1 West, both being situated in Center Township, Boone County, Indiana, more particularly described as follows:

From a railroad rail at the southeast corner of the aforesaid south half of Section 35, proceed North  $89^{\circ}46'28''$  West (an assumed bearing), along the section line, 1293.69 feet; thence North  $0^{\circ}13'32''$  East, 150.00 feet; thence North  $89^{\circ}46'28''$  West, 150.00 feet; thence South  $0^{\circ}13'32''$  West 150.00 feet; thence North  $89^{\circ}46'28''$  West, along the section line, 1203.68 feet to the southwest corner of the southeast quarter of said Section 35; thence North  $89^{\circ}36'13''$  West 489.82 feet; thence South  $89^{\circ}39'29''$  East 332.35 feet; thence South  $89^{\circ}46'51''$  East 893.51 feet; thence North  $65^{\circ}18'06''$  East 474.98 feet to a point on the quarter-quarter section line, thence South  $0^{\circ}06'22''$  West, along the quarter-quarter section line, 27.54 feet to a point in the centerline of the abandoned railroad right-of-way line; thence North  $65^{\circ}18'06''$  East, along the centerline of the abandoned right-of-way, 845.15 feet; thence South  $89^{\circ}39'26''$  East, along the south line of Deed Record 206, page 399, 898.33 feet to the right-of-way of a frontage road; thence South  $0^{\circ}20'34''$  West, along the aforesaid right-of-way, 920.94 feet; thence South  $28^{\circ}05'59''$  West along the aforesaid right-of-way, 85.89 feet; thence South  $0^{\circ}20'20''$  West, along the aforesaid right-of-way, 20.90 feet to a point on the south line of the southwest quarter of Section 36; thence North  $89^{\circ}39'40''$  West along the aforesaid section line, 297.61 feet to the point of beginning, containing 54.8195 acres.

AGREEMENT RELATING TO EXTENSION OF CAPITAL IMPROVEMENTS

THIS AGREEMENT, executed on this 14<sup>th</sup> day of June, 1993, by and between the City of Lebanon, Indiana, by its Board of Public Works (hereinafter "City") and the First Assembly of God of Boone County, Inc. (hereinafter "Church"), WITNESSETH:

WHEREAS, Church owns a certain tract of unimproved real estate contiguous to the boundaries of the City of Lebanon, containing 4.1315 acres, more or less, the legal description of which is set forth on Exhibit A attached hereto (hereinafter the "Real Estate"), which is currently in the process of being annexed into the corporate boundaries of the City of Lebanon; and

WHEREAS, I.C. § 36-4-3-13(d)(5) provides that services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and storm water drainage facilities, will be extended and provided to annexed territories by municipalities within three (3) years after the effective date of the annexation in the same manner as those services are provided to other areas within the corporate boundaries with similar topography, patterns of land use and population density; and

WHEREAS, Church does not have current plans for development of the real estate and desires not to bear substantial costs of making capital improvements to the entire area until additional development alternatives and possibilities are explored, which process may take longer than three (3) years from the date of annexation; and

WHEREAS, alternatives for development of this particular area subject to annexation are occurring on a day-by-day basis which would

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MARY ALICE BALDWIN  
RECORDER OF BOONE COUNTY  
LEBANON, INDIANA, 46052  
Misc. Bl. 137 ee. 127

preclude commitment to a definite plan of development of such capital services; and

WHEREAS, the City does not desire to compel Church to extend capital improvements into the Real Estate within three (3) years of annexation so long as Church, or any subsequent owner of the Real Estate, understands that the cost of extending such services shall remain the obligation of the owner/developer of the subject Real Estate to the annexation regardless of when such improvements may be made; and

WHEREAS, the parties have reached an agreement for the waiver of the three-year development requirement in accordance with the above, the terms of which are as set forth below.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, it is agreed between the City and Church as follows:

1. In the event that the annexation of the Real Estate contemplated is accomplished by the Common Council of the City of Lebanon, Church, may, but shall not be required to, provide services of a capital improvement nature, including street construction, street lighting, street sewer facilities, water facilities, and storm water drainage facilities, within three years following the effective date of such annexation. However, to the extent any of such capital improvements are not made within three years of annexation, the cost of providing the additional services shall remain the obligation of Church or any successor owner of the Real Estate.

2. This obligation shall be a permanent covenant running with the Real Estate and, unless modified or rescinded in a writing approved by the Board of Public Works and Common Council of the City of Lebanon, shall be binding on any successor owner of the Real Estate. This agreement shall be recorded in the Office of the Recorder of Boone County, Indiana, to put all future owners of the Real Estate on notice of this agreement.

3. In the event the proposed annexation between the City and Church would not be approved, this agreement shall be null and void and not binding on the parties.

WITNESS our hands and seals on the date set forth above.

BOARD OF TRUSTEES OF FIRST ASSEMBLY  
OF GOD OF BOONE COUNTY, INC.

*James M. Eichelberger - Chairman*

BOARD OF PUBLIC WORKS OF  
THE CITY OF LEBANON, INDIANA

*James M. Eichelberger*  
*John W. ...*  
*Charles W. ...*

FIRST ASSEMBLY OF GOD REAL ESTATE  
EXHIBIT A TO AGREEMENT RELATING TO  
EXTENSION OF CAPITAL IMPROVEMENTS

A part of the southeast quarter of Section 36, and a part of the southeast quarter of Section 35, both in Township 19 North, Range 1 West, situated in Center Township, Boone County, Indiana.

From a railroad rail (on end) at the southwest corner of the aforesaid Section 36, proceed thence South  $89^{\circ}39'40''$  East, along the section line, 297.61 feet; thence North  $0^{\circ}20'20''$  East, 20.90 feet; thence North  $28^{\circ}05'59''$  East, along the right-of-way of a frontage road, 85.89 feet; thence North  $0^{\circ}20'34''$  East, along the aforesaid right-of-way, 920.94 feet to the point of beginning. From said point of beginning, proceed thence North  $89^{\circ}39'26''$  West, 898.33 feet; thence North  $65^{\circ}18'06''$  East, along the centerline of an abandoned railroad right-of-way, 898.61 feet; thence South  $38^{\circ}58'41''$  East, along the right-of-way of a frontage road, 50.98 feet; thence South  $17^{\circ}25'39''$  East, along said right-of-way, 169.96 feet; thence South  $0^{\circ}20'34''$  West, along said right-of-way, 179.06 feet to the point of beginning; containing 4.1315 acres, more or less.

## DONALDSON, ANDREOLI &amp; TRUITT

ATTORNEYS AT LAW

129 N. MERIDIAN STREET  
LEBANON, INDIANA 46052-2299

(317) 482-0710

INDPLS. 873-6038

FAX (317) 482-0725

JOHN W. DONALDSON  
MICHAEL J. ANDREOLI  
DAVID F. TRUITT  
MARY ROSE HESSLENOX  
ZIONSVILLE OFF  
1500 W. OAK ST., SUITE 200  
ZIONSVILLE, IN 46077-1839  
(317) 873-6266

September 25, 1993

Laurie Gross, Clerk-Treasurer  
City of Lebanon  
Municipal Building  
Lebanon, Indiana 46052

COPY

Dear Laurie:

Attached with this correspondence please find the original of Ordinances 93-8 (Dr. Lenox and Church of God), 93-12 (Dr. Alexander Gatzimos), and 93-13 (Mr. C. Cole Warren), and the originals of the Agreements relating to the extension of capital services to newly annexed territories, where relevant and also the recorded original of the Gatzimos BZA Order granting a permitted use in a PB-2 district. I have also included proofs of publication on each Ordinance which should go with the Ordinance file you keep on each one of these. All of these Ordinances have been recorded pursuant to law.

Pursuant to Indiana law, I.C. 36-4-3-22, you are required to provide a copy of each Ordinance to the County Auditor, the Circuit Court Clerk, and the State certifying official designated under Indiana Code 6-1.1-30-15 (the same dealing with the Boundary and Annexation Survey of the United States Bureau of the Census). For your convenience, I include the only information I have on that particular requirement in the Indiana Code as well as an address for you to forward the Census copies to, which is as follows: Mr. David Hurst, Director for Cities and Towns, Room N 1058, IGCN, 100 North Senate Avenue, Indianapolis, Indiana 46204. Their phone number in case you need it is 232-3773. By copy of this letter, I shall provide, for you, the required copies to the Boone County Auditor and Boone Circuit Court Clerk of each of these Ordinances. The Auditor, in turn, is required by law to provide additional copies to other agencies of the county where jurisdiction over the property is lost. Those offices include the County Highway Department, the County Surveyor, and the Area Plan Commission. Those copies are being forwarded on your behalf as well. You need only worry about the enclosed copies for the office dealing with the Census.



Laurie Gross, Clerk-Treasurer  
Page 2  
September 25, 1995

I believe that this concludes the matter with regard to the annexation of the property on behalf of my several clients, Dr. Lenox, Dr. Gatzimos and Mr. C. Cole Warren. We are most appreciative for the assistance the City has rendered us in completing these projects.

Sincerely yours,

DONALDSON, ANDREOLI & TRUITT

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David F. Truitt

DFT:bg  
Attachments

cc: Boone County Auditor  
Boone County Clerk  
Dr. Jack Lenox (File only)  
Dr. Alexander Gatzimos (File only)  
Mr. C. Cole Warren (File only)

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STATE OF INDIANA )  
 ) SS:  
 COUNTY OF BOONE )

REC'D 10/11/93  
 REC'D 10/11/93  
 Misc 140 532

AFFIDAVIT TO CORRECT LEGAL DESCRIPTION

Comes now David F. Truitt, counsel to petitioner for annexation before the Lebanon City Council, First Assembly of God Church, which annexation was adopted under Ordinance No. 93-8, and corrects the legal description set forth in said ordinance as recorded as Document No. 7525 on July 2, 1993, in Miscellaneous Record 137, page 121. Said Ordinance, due to scrivener's error, recited an incorrect bearing which is included in the corrected description as set forth hereinbelow. Said omission occurred from erroneous information passed on to your affiant who prepared the Ordinance which is corrected by this Affidavit.

The corrected description, with the corrected language appearing with underscoring, is as follows:

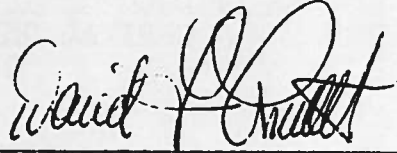
Tract II - First Assembly of God Tract.

A part of the southwest quarter of Section 36, and a part of the southeast quarter of Section 35, both in Township 19 North, Range 1 West, situated in Center Township, Boone County, Indiana.

From a railroad rail (on end) at the southwest corner of the aforesaid Section 36, proceed thence South 89°39'40" East, along the section line, 297.61 feet; thence North 0°20'20" East, 20.90 feet; thence North 28°05'59" East, along the right-of-way of a frontage road, 85.89 feet; thence North 0°20'34" East, along the aforesaid right-of-way, 920.94 feet to the point of beginning. From said point of beginning, proceed thence North 89°39'26" West, 898.33 feet; thence North 65°18'06" East, along the centerline of an abandoned railroad right-of-way, 898.61 feet; thence South 38°58'41" East, along the right-of-way of a frontage road, 50.98 feet; thence South 17°25'39" East, along said right-of-way, 169.96 feet; thence South 0°20'34" West, along said right-of-way, 179.06 feet to

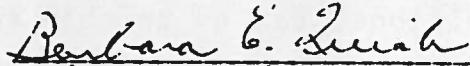
the point of beginning; containing 4.1315 acres, more or less.

Further affiant saith not.



David F. Truitt

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 6<sup>th</sup> day of November, 1993.



Barbara E. Quick  
Notary Public

My Commission Expires: 8/22/97

County of Residence: Boone

This instrument prepared by David F. Truitt, Attorney-at-Law  
129 North Meridian Street, Lebanon, Indiana 46052