

The Santa Claus Town Council & Santa Claus Town Council met in regular session on December 9, 2024, at the Santa Claus Town Hall located at 90 N Holiday Blvd Santa Claus, In. The meeting was called to order by President, Kevin Burke

**Pledge of Allegiance**

**YouTube- YES**

**Town Council Members Present:** Kevin Burke, Jason Little, Michael Johannes and Brian Warran

**Absent:** Patricia Vaal

**Also, Present:** Clerk-Treasurer; Jane Lindsey, Town Attorney; Kevin Patmore, Park Superintendent; Zach Tischendorf; Utility Superintendent, Russ Luthy, and Fire Chief Max Meyer

**MINUTES**

Jason Little made a motion to approve the November 11, 2024 meeting minutes and Michael Johannes seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

**COMMENTS FROM THE FLOOR-**

Kara Hinshaw invited the public to join in voting for the People's Choice Award for the best light display in Christmas Lake Village. Voting can be done on Facebook under the Key Associates page.

**COMMENTS FROM THE PRESIDENT**

Kevin Burke reminded the public that the Christmas parade is on December 14<sup>th</sup>.

Kevin Burke presented the family of Pat Arnold a proclamation announcing the 24<sup>th</sup> day of December, 2024 as Patrick Arnold Day. Several family members and community members were present at the presentation.

**NOVEMBER'S REPORTS FROM DEPARTMENT HEADS**

Department reports were given to the Council prior to the meeting.

**FIRE DEPARTMENT MAX MEYER**

Clerk-Treasurer, Jane Lindsey presented the 2024 fire contract with the amount of \$25,000.

Jason Little made the motion to approve the 2024 fire contract in the amount of \$25,000 as presented. Brian Warran seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

**PARKS & RECREATION/COMMUNITY CENTER ZACH TISCHENDORF**

Tischendorf announced there will be ice skating at the Santa Claus Community Center on December 21<sup>st</sup> & 22<sup>nd</sup>. This is a free event, but donations will be accepted. Tischendorf invited the public to attend a planning session for the new park design and trail system on January 15<sup>th</sup> from 5-8 pm at the community center.

Tischendorf informed the Council that the park's board voted to renew Eileen Farmer to continue to serve on the park board for another term. Farmer's new term begins in 2025 and ends in 2028.

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Jason Little made the motion to approve the appointment of Eileen Farmer to the park's board to serve the term beginning on 01/01/2025 and ending on 12/31/2028. Michael Johannes seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

### **BUILDING INSPECTOR TODD HAYS**

Clerk-Treasurer presented the 2025 contract for the building inspector. Lindsey stated that Todd Hayes has asked for an increase in pay from the current \$1350/month to \$1400/month.

Michael Johannes made the motion to approve the contract for Todd Hayes for building inspector and planning commission director for the 2025 year in the amount of \$1400/month. Brian Warran seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

### **POLICE DEPARTMENT JAMES FAULKENBURG**

James Faulkenburg reported that the police department received a grant from the Community Foundation in the amount of \$7,266.46. Faulkenburg stated the grant money will be used to purchase body cameras.

Faulkenburg spoke to the Council regarding a film production company titled Lucky 8. Luck 8 Production is interested in filming a documentary on the Santa Claus police department. Lucky 8 hopes to begin production in the summer of 2025. Faulkenburg stated that Lucky 8 has sent a contract for attorney, Kevin Patmore to review. More updates will come later.

Clerk-Treasurer presented an invoice from On-Duty Depot for the equipment on the new police truck. Lindsey stated that she reviewed the fund balance in the Town Marshall fund and reported that there was \$3,000 budgeted and there was a balance of \$2,021.72 left to be applied to this invoice and the remaining amount to be paid from the Rainy-Day fund as previously discussed. Jason Little made the motion to approve the On-Duty invoice in the amount of \$8,584.00 with \$2,021.72 to be paid from the Town Marshall fund and \$6,562.28 to be paid from Rainy-Day. Brian Warran seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

The police department advertised the town would be accepting sealed bids for a 2018 Charger with police package that has a blown motor and would be sold as is. There were 4 bids submitted. Attorney, Kevin Patmore opened the sealed bids:

\$827.50 by James Little

\$205.00 by Beau Anderson

\$1,380.00 by Ringwood Motors based in Illinois

\$1,550.00 by Keegan Kennedy

Jason Little made the motion to allow President Kevin Burke to sign the title and award the 2018 Charger to the highest bidder Keegan Kennedy. Brian Warran seconded the motion.

Ayes: 3 Nays: None Abstain: 1 (Michael Johannes)

Motion carried 3-0-1

Jason Little made the motion to receipt the funds from the sale of the 2018 Charger into Rainy Day. Brian Warran seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

**TRAILS RUSS LUTHY**

Nothing to report

**STREET DEPARTMENT**

Russ Luthy reported he has submitted the report for the Asset Management for transportation system.

**WASTEWATER**

Russ Luthy presented Pay Request #8 from Performance Pipeline in the amount of \$81,472.25 to be paid from wastewater capital.

Michael Johannes made the motion to approve payment on Pay Request #8 from Performance Pipeline in the amount of \$81,472.25. Jason Little seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

Russ Luthy presented Invoice # 202305902-08 from Midwestern Engineering in the amount of \$3,725.56 for inspections to be paid from wastewater capital.

Michael Johannes made the motion to approve payment in the amount of \$3,725.56 to Midwestern Engineering. Brian Warran seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

Russ Luthy presented the draft of the wastewater budget to the Council for their review. After discussion with Luthy the Council called for a vote. Michael Johannes made a motion to approve the wastewater budget as presented. Jason Little seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

**OSHA**

No lost time injuries

**WATER RUSS LUTHY**

Luthy presented Pay Request #9 from Copper Ridge in the amount of \$135,504.63 to be paid from the EDA fund and if funds are exhausted to pay from water capital. Jason Little made the motion to pay Copper Ridge Pay Request #9 in the amount of \$135,504.63 to be paid from the EDA fund or water capital if EDA grant is exhausted. Michael Johannes seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

Scot Elliott, President of the Water Board, informed the Council that Frank Fowler would be retiring from the Water Board effective 12/31/2024. The Water Board chose Matt Woolems as his replacement. Woolems has been attending the past several Water Board meetings and is up to speed on the current projects. Michael Johannes noted that Frank Fowler has served for 16 years on the Water Board and thanked him for his service. Elliott updated the Council on all the current water projects underway and presented an interlocal agreement

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from the county committing to transfer \$600,000 of the county's ARPA funds to the Town of Santa Claus for the Mariah Hill line set to be out for bid sometime in 2025.

Michael Johannes made a motion to approve the interlocal agreement regarding the ARPA funds. Brian Warran seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

Elliott presented the 2025 Water Budget for Council approval. Elliott went line by line on the revenue and expenditures. Elliott answered all questions asked by the Council. Elliott asked for the Council to approve the water budget as presented.

Michael Johannes made a motion to approve the revenue, expenditures and capital budget as presented by Scot Elliott. Jason Little seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

### **INDUSTRIAL PARK**

Nothing to report.

### **TOWN ATTORNEY KEVIN PATMORE**

Kevin Patmore presented Ordinance 2024-09 AN ORDINANCE REZONING CERTAIN LANDS IN THE TOWN OF SANTA CLAUS, INDIANA. This ordinance was presented at a public hearing on November 18<sup>th</sup> at the APC meeting. There was one land owner who opposed the rezoning however it passed. Patmore stated that there only needs to be one reading on the ordinance due to the public hearing.

Brian Warran made a motion to approve Ordinance 2024-09 AN ORDINANCE REZONING CERTAIN LANDS IN THE TOWN OF SANTA CLAUS, INDIANA. Jason Little seconded the motion.

Patmore Ayes: 4 Nays: None

Motion carried 4-0

Patmore informed the Council that the preliminary plat for the Back 9 development was also approved at the APC meeting.

Clerk-Treasurer, Jane Lindsey presented the 2025 contract for legal services for Kevin Patmore. Lindsey stated that there would be no changes to the contract from 2024 to 2025. Patmore spoke regarding the proposed contract. Jason Little made a motion to approve the contract with Kevin Patmore for the legal services provided for the Town in 2025. Brian Warran seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

### **CLERK TREASURER JANE LINDSEY**

Jane Lindsey presented the 2025 meeting dates to the Council for approval for the second time. Lindsey made the changes suggested regarding a couple dates that were in conflict. Michael Johannes made the motion to approve the 2025 meeting dates as presented. Jason Little seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

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Lindsey asked the council to set a date and time for the annual year end meeting. The Council chose December 30<sup>th</sup> at 5:00 pm. The meeting will be held at Town Hall in the meeting room.

Lindsey announced that the employee Christmas party will be held on December 20<sup>th</sup> from 11:00 am until 12:30 pm at the Town Hall. Lindsey invited the Council to attend.

Lindsey presented the 2<sup>nd</sup> reading of Ordinance 2024-08 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SANTA CLAUS, INDIANA, WAGES AND SALARIES FOR 2025. Lindsey stated that she made the changes updating the on call pay to \$18, increasing the Safety to \$13/month and the Holiday Bonus to \$250 and adding Martin Luther King Day, Veterans Day and Columbus Day to the holiday schedule.

Michael Johannes made the motion to approve the 2<sup>nd</sup> reading of Ordinance 2024-08 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SANTA CLAUS, INDIANA, WAGES AND SALARIES FOR 2025. Jason Little seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

Lindsey presented the 2025 contract for Judy Fromme to provide cleaning to the Town Hall building. No changes were made from the 2024 contract to the 2025 contract. Jason Little made the motion to approve the 2025 contract with Judy Fromme for cleaning services for the Town Hall building. Brian Warran seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

Lindsey presented the 2025 contract for Brian Pund and Brian's Computer Services to provide IT services to the Town of Santa Claus. No changes were made from the 2024 contract to the 2025 contract. Michael Johannes made a motion to approve the 2025 IT contract with Brian Pund and Brian's Computer Services. Jason Little seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

#### **APPOINTMENTS**

Jason Little made a motion to appoint Michael Johannes to serve on the Indiana 15 Regional committee. Brian Warran seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

Jason Little made a motion to appoint Steve Leiberling to serve another term on the Water Board beginning 2025 and ending 2028. Michael Johannes seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

Michael Johannes made a motion to appoint Scot Elliott to serve another term on the Water Board beginning 2025 and ending 2028. Jason Little seconded the motion.

Ayes: 4 Nays: None

Motion carried 4-0

Jason Little made a motion to appoint Matt Woolems to serve the remainder of the term ending on 12/31/2026 on the Water Board. Brian Warran seconded the motion.

Ayes: 4 Nays: None  
Motion carried 4-0

Kevin Burke made a motion to appoint Jeff Stillman to serve another term on the APC board beginning in 2025 and ending in 2028. Brian Warran seconded the motion.

Ayes: 4 Nays: None  
Motion carried 4-0

Michael Johannes made a motion to appoint Robert Grundhoefer to serve another term on the APC board beginning 2025 and ending in 2028. Jason Little seconded the motion.

Ayes: 4 Nays: None  
Motion carried 4-0

Michael Johannes made a motion to appoint James Faulkenburg to serve on the Spencer County EMA committee for 2025. Brian Warran seconded the motion.

Ayes: 4 Nays: None  
Motion carried 4-0

Jason Little made a motion to appoint James Faulkenburg to serve on the Emergency Management Advisory Committee for 2025. Michael Johannes seconded the motion.

Ayes: 4 Nays: None  
Motion carried 4-0

Jason Little made a motion to appoint Patricia Vaal to serve on the Solid Waste committee. Michael Johannes stated that this appointment is usually the President of the Council. Kevin Burke stated that he is unable to serve due to a scheduling conflict with the meeting times and last year the Vice President was nominated to serve. Brian Warran seconded the motion to appoint Patricia Vaal.

Ayes: 4 Nays: None  
Motion carried 4-0

Michael Johannes made a motion to appoint Brian Warran to serve on the Solid Waste committee for 2025. Jason Little seconded the motion.

Ayes: 4 Nays: None  
Motion carried 4-0

Kevin Burke announced that he has chosen his three picks to serve on the Santa Claus Economic Development committee. No vote was taken due to the President being able to choose who will serve. Burke has chosen Nik Greulich, Chad Bailey and Randy Boehm.

**November Fund Balances:**

General-\$6,022,134.04

Water-\$1,273,666.17

Wastewater-\$3,079,717.63

TIF-\$902,740.62

**VOUCHERS**

Jason Little made a motion to approve General vouchers in the amount of \$106,209.58 and Brian Warran seconded the motion.

Ayes: All Nays: None Motion carried 4-0

Jason Little made a motion to approve Payroll vouchers in the amount of \$91,331.92 and Brian Warran seconded the motion.

Ayes: All Nays: None Motion carried 4-0

Jason Little made a motion to approve Wastewater vouchers in the amount of \$291,527.15 and Michael Johannes seconded the motion.

Ayes: All Nays: None Motion carried 4-0

**MISC**

None presented

**ADJOURNMENT**

Michael Johannes made a motion to adjourn the town council meeting at 7:40 P.M. and Jason Little seconded the motion.

Ayes: All Nays: None Motion carried 4-0

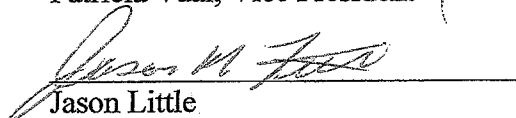
The next Town Council meeting will be January 13th at 5:30 pm.


A special year end meeting will be held on December 30<sup>th</sup> at 5:00 pm.

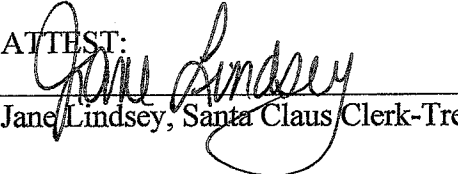
  
Kevin Burke, President

  
Patricia Vaal, Vice President

\_\_\_\_\_  
Michael Johannes

  
Jason Little

  
Brian Warran

ATTEST:  
  
Jane Lindsey, Santa Claus Clerk-Treasurer

**SANTA CLAUS VOLUNTEER FIRE DEPARTMENT'S**

**ACTIVITY REPORT**

**November 1 – 30, 2024**

**First Responder (EMR) – 20**

**Fire - 4**

**Escort for HHHS Football Team - 1**

**25- Total Runs**

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**NEW TRUCK UPDATE**

**PUTTING THE 1993 PIERCE UP FOR SALE STARTING PRICE**



# Santa Claus Park & Recreation Department

## November 2024 Report

### SCCC Memberships, Daily Admittance, Room Rentals

	Senior (62+)	Youth (14-17)	Adult	Daily	Big Room Hour Rental
November	13	11	43	22	16

### Completed Projects

- Park Winterization
- Vinyl Fence Removal
- Seal coating of trail seating areas

### New/Ongoing Projects

- Painting SCCC doors
- Yellig Master Plan - steering committee formed, public meeting date set
- DNR/LWCF Grant
- Trail Maintenance
- Basketball court resurfacing -

### Items for Town Council/Redevelopment Commission

**SANTA CLAUS INSPECTION REPORT  
NOVEMBER 2024**

**TOTAL PERMITS**

2 Improvement Location 11  
0 Building Permit  
0 911 Addresses  
0 Electrical

**TOTAL INSPECTIONS**

0 Temporary Electric  
0 Pool foundation  
2 Footers  
2 Foundations  
0 Basement Walls  
0 Waterproofing  
1 Underground plumbing  
1 Framing  
2 R.I. Electric  
1 R.I. Plumbing  
0 R.I. HVAC  
7 General  
1 Gas  
0 Electric Meter  
1 Post  
8 Final  
2 Certificate of Occupancy

**Reporting:** Nov. 1– Dec.1,2024

**Misc. :**

November APC Public Hearing

# **Santa Claus Police Department Activity for November ,2024**

**Off Duty Call Out's – 7  
Citations for Town of Santa Claus - 7**

**Warnings for Town of Santa Claus – 15**

**Crash reports for the Month - 1**

**Vehicle Inspections - 7**

**Domestic Disturbances- 4**

**Assist another Depts.- 13 See Attached**

**Medical Emergencies- 4**

**Disturbances - 51**

**Theft Reports - 3**

**Verbal Warnings - 0**

**Case reports/ Investigations- 8 / 54**

**Warrant Service- 2**

**Gun Permits- 2**

**Arrests- 3**

**Assist Motorist- 2**

# **Christmas Lake Village Activity For November 2024**

**Shepherds LN – Medical  
Ornament LN – Vin Check  
Blitzen LN – Emergency Detention  
Prancer LN – Death Investigation  
Carol Dr – Suspicious Person  
Balthazar Drive – Emergency Detention  
Chestnut By the Fire – Suspicious Person  
Sled Run – Suspicious Person  
Noel – Vin Check  
Donder LN - Theft  
Melody - Unlock  
CLV Gate House – Intoxicated Person  
Ornament LN – Vin Check  
Melchoir Dr – Suspicious Circumstances**

## **Reserve Hours Worked November 2024**

**47-6 - Jazyk – 8  
47-8 – Kennedy – 16  
47- 7 – Goffinet – 16  
47-9 – Grieblebauer – 0**

## Agency Assists; November 2024.

Gentryville – PI Accident  
County – Leaving the Scene Crash  
Dale – Domestic  
County – Domestic  
County – PI Accident  
County – PI Accident  
County – PI Accident  
County – PI Accident  
County – Domestic  
Dale – Domestic  
DCS – 1100 N  
Dale – Domestic  
Dale - Alarm

**PLANT INFORMATION**

Treatment

November	2024	16.16	MG
November	2023	7.19	MG

Precipitation

November	2024	7.75	INCHES
November	2023	1.45	INCHES

OPEN ACTION ITEMS

Process control testing, plant O&M. Work continues on the AMP project. Inlet distributor for O2 ditch – wrong equipment sent, re-scheduling. Receipt of complete rotor unit, prepping install.

COLLECTION SYSTEM

SSO(s)	0
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OPEN ACTION ITEMS

Routine station and maintenance checks. Sewer main and lateral rehab ongoing. Work on #'s 15, 13, and 5 L.S.'s.

**LATERAL INSPECTIONS**

REVOLVING TOTAL LATERAL INSPECTIONS		24		CIPP (To Date)
NEW IN: November 24	#	1	Mainline Prep (ft.)	44,237
COC'S			Mainline Install (ft.)	22,802
COC'S COMPLETED	#	1	Lateral Prep (ft.)	
REQUIRING REPAIRS	#	0	Lateral Lined (ft.)	780
NO REPAIRS	#	1	<b>Safety</b>	
EXEMPT LATERALS	#	0	As of November 30, 2024, no Lost Time injuries	
YEAR TO DATE			1 field assessment completed	
REQUIRING REPAIRS	#	4	Fire Extinguisher monthly check. Standardizing safety inspections.	
NO REPAIRS	#	8		
EXEMPT	#	9		

**STREETS**

MOWING		Yes
SIGN- REPLACE/REPAIR/INSTALL	#	No
COMPLAINTS	#	No
STREET REPAIRS		YES

OPEN ACTION ITEMS

Assist other depts as needed. Culvert inspections, veh/equip maint and repair, road inspections. Prep for '24/25 Paving. CCM Award.

**WATER AND WORK ORDERS**

WORK ORDERS- TOTAL RECEIVED	#	24
WORK ORDERS- COMPLETED	#	24
WORK ORDERS- PENDING	#	0

OPEN ACTION ITEMS –Water

Piping complete, tie ins and service re-connections complete. Final grading and seeding, April'25. Prelim engineering begun on SC to Mariah Hill main reinforcement.

**ORDINANCE 2024-09**

**AN ORDINANCE REZONING CERTAIN LANDS IN  
THE TOWN OF SANTA CLAUS, INDIANA**

**WHEREAS**, Kerstiens Capital Partners, LLC, applied for the re-zoning of certain lands within the territorial jurisdiction and geographic area of the Town of Santa Claus, Indiana currently within the Commercial and Agricultural Zoning Districts according to the Zone Maps of the Town to Medium Density Residential; and,

**WHEREAS**, on November 18, 2024, the Santa Claus Advisory Plan Commission issued its Resolution 2024-01 certifying this Ordinance to the Town Council with a favorable recommendation, following public hearing and due notice according to law.

**NOW THEREFORE**, be it ordained by the Town Council of the Town of Santa Claus, Indiana, that the lands described on Exhibit A and depicted on Exhibit B hereto are hereby rezoned from their current zoning classifications of Commercial-C and Agricultural-Ag to a zoning classification of Medium Density Residential-R3; and,

**BE IT FURTHER ORDAINED**, that the Zone Maps attached to and made a part of the Zoning Ordinance of the Town of Santa Claus, Indiana be amended to reflect such rezoning.

**PASSED AND ADOPTED** by the Town Council of the Town of Santa Claus, Indiana on the 9<sup>th</sup> day of December, 2024.

SANTA CLAUS TOWN COUNCIL

  
\_\_\_\_\_  
Kevin Burke, President

  
\_\_\_\_\_  
Michael Johannes

  
\_\_\_\_\_  
Jason Little

\_\_\_\_\_  
Patricia Vaal

  
\_\_\_\_\_  
Brian Warran

Attest:  
  
\_\_\_\_\_  
Jane Lindsey, Clerk-Treasurer

EXHIBIT 'A'  
TRACTS PETITIONED FOR REZONE

Rezone - Existing C – Commercial Zoning to R-3 Residential, Medium Density

**74-05-02-100-005.000-005 – Kerstiens Capital Partners, LLC**  
**(Record Document 2023R-02105)**

A part of the East Half of the Fractional Northeast Quarter of Section 2, Township 5 South, Range 5 West, in Clay Township, Spencer County, Indiana, being more completely described as follows, to-wit:

Commencing at the northeast corner of the Fractional Northeast Quarter of said Section 2; thence South 480.00 feet; thence West 200 feet to an existing iron pin; thence South 724.56 feet to an existing iron pin at the southeast corner of a 21.17 acre tract (Deed Record 173, Page 299); thence North 89 degrees 38 minutes 35 seconds West 1138.59 feet to an existing iron pin at the southwest corner of said 21.17 acre tract of land; thence North 264.24 feet along the west line of said 21.17 acre tract to a capped 5/8" iron pin set this survey and the point of beginning of the herein-described tract; thence continuing North 505.17 feet to an existing iron pin at the southwest corner of a tract owned by Associates, Inc. (Deed Book 191, Page 222); thence East 308.27 feet to an existing iron pin at the southeast corner of Associates, Inc. tract; thence South 382.67 feet to a capped 5/8" iron pin set this survey; thence West 112.00 feet (passing a capped 5/8" iron pin set this survey at 72.00 feet); thence South 122.50 feet (passing a capped 5/8" iron pin set this survey at 20.00 feet) to a capped 5/8" iron pin set this survey; thence West 196.27 feet to the point of beginning, containing 3.26 acres, more or less.

**74-05-02-100-005.020-005 – Kerstiens Capital Partners, LLC**  
**(Record Document 2023R-02105)**

Part of the Northeast Quarter of the Northeast Quarter of Section Two (2), Township Five (5) South, Range Five (5) West, Clay Civil Township, Spencer County, Indiana, being that 0.101-acre tract surveyed by Philip J. Buehler, Indiana Professional Surveyor No. LS21000213, with Brosmer Land Surveying & Engineering, Inc., as shown on a plat of survey certified on July 18, 2023, and being more completely described as follows:

Commencing at an existing 5/8-inch iron rebar bearing a yellow survey cap inscribed "K.R.B. 80880037" (hereafter referred to as a "capped (K.R.B.) iron rebar") at the southwest corner of the Northeast Quarter of the Northeast Quarter of Section Two (2), Township Five (5) South, Range Five (5) West;  
thence North 00 degrees 03 minutes 25 seconds East a distance of 769.53 feet along the west line of said quarter-quarter section to an existing capped (K.R.B.) iron rebar at the **point of beginning** of the herein described tract;  
thence continuing North 00 degrees 03 minutes 25 seconds East a distance of 14.19 feet along the west line of said quarter-quarter section to an existing 5/8-inch iron rebar bearing an orange survey cap inscribed "BUEHLER 21000213" (hereafter referred to as a "capped (BUEHLER) iron rebar") at the southwest corner of Lot Two (2) of Santa's I, a Subdivision to the Town of Santa Claus, Spencer County, Indiana;  
thence South 89 degrees 57 minutes 30 seconds East a distance of 308.23 feet along the south line of said Lot 2 to an existing capped (BUEHLER) iron rebar at the southeast corner thereof;  
thence South 00 degrees 04 minutes 22 seconds West a distance of 14.25 feet to an existing capped (K.R.B.) iron rebar;  
thence North 89 degrees 56 minutes 50 seconds West a distance of 308.22 feet to the **point of beginning** of the herein described tract.  
Containing **0.101 acre**.

BROSMER LAND SURVEYING & ENGINEERING, INC.

PO Box 101 • 205 E Sixth St • Jasper, IN 47547 • Tel 812-482-9819 • Fax 812-482-4445



Rezone - Existing A – Agricultural Zoning to R-3 Residential, Medium Density

74-05-02-100-004.004-005 – Kerstiens Capital Partners, LLC

(Record Document 2023R-02109)

Part of the Northwest Quarter of the Northeast Quarter of Section Two (2), Township Five (5) South, Range Five (5) West, Clay Civil Township, Spencer County, Indiana, being that 1.000-acre tract surveyed by Philip J. Buehler, Indiana Professional Surveyor No. LS21000213, with Brosmer Land Surveying & Engineering, Inc., as shown on a plat of survey certified on July 18, 2023, and being more completely described as follows:

Commencing at an existing 5/8-inch iron rebar bearing a yellow survey cap inscribed "K.R.B. 80880037" at the southeast corner of the Northwest Quarter of the Northeast Quarter of Section Two (2), Township Five (5) South, Range Five (5) West;  
thence North 00 degrees 03 minutes 25 seconds East a distance of 543.98 feet along the east line of said quarter-quarter section to a 5/8-inch iron rebar bearing an orange survey cap inscribed "BUEHLER 21000213" (hereafter referred to as a "capped iron rebar") set this survey at the **point of beginning** of the herein described tract;  
thence North 89 degrees 56 minutes 35 seconds West a distance of 208.71 feet to a capped iron rebar set this survey;  
thence North 00 degrees 03 minutes 25 seconds East a distance of 208.71 feet to a capped iron rebar set this survey;  
thence South 89 degrees 56 minutes 35 seconds East a distance of 208.71 feet to a capped iron rebar set this survey at the east line of said quarter-quarter section;  
thence South 00 degrees 03 minutes 25 seconds West a distance of 208.71 feet along the east line of said quarter-quarter section to the **point of beginning** of the herein described tract.  
Containing 1.000 acre.

BROSMER LAND SURVEYING & ENGINEERING, INC.

PO Box 101 • 205 E Sixth St • Jasper, IN 47547 • Tel 812-482-9819 • Fax 812-482-4445

