

# ***RESOLUTION NO.: 103—2023-24***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

***MAJORITY***

1           The City of Seymour (the City) has submitted Territory Amendment #2 to Tax  
2           Incremental District No. 4 (TID No. 4).

3  
4           The City created TID No. 4 in 2010 as a “Mixed Use District.” The TID was  
5           amended in 2022 to add one parcel of land for a residential development.  
6           Amendment #2 removes two parcels and overlaps one parcel. These parcels are  
7           planned to be added and overlapped within Tax Incremental District #5 in an  
8           effort to facilitate redevelopment for commercial and residential uses that, apart  
9           from a TIF, may not happen in the district. As outlined in Wisconsin State  
10          Statutes, to remove territory within the TID #4 boundary and overlap the parcel  
11          within TID #5, a contiguous connection via parcels of land has been made to the  
12          existing TID #4 boundary. The TID #4 territory amendment would keep the City  
13          under the 12% TID value threshold using 2023 valuation numbers. TID No. 4 is  
14          expected to close in 2031.

15  
16          NOW THEREFORE, the undersigned members of the Finance Committee recommend  
17          adoption of the following resolution.

18          BE IT RESOLVED, that the Outagamie County Board of Supervisors does go on record  
19          in support of the City of Seymour Territory Amendment #2 to Tax Incremental District No. 4 as  
20          detailed in the attached Territory Amendment #2 Tax Incremental District No. 4 in the City of  
21          Seymour, Wisconsin document dated February 26, 2024, which by reference is made a part hereof,  
22          and

23          BE IT FURTHER RESOLVED, that the Outagamie County Board of Supervisors  
24          recommend that the representative of Outagamie County on the City of Seymour TID Board of  
25          Review vote in favor on the City of Seymour’s Territory Amendment #2 to TID No. 4, and

26          BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a  
27          copy of this resolution to the City of Seymour, the Outagamie County Finance Director, and the  
28          Outagamie County Executive.

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Dated this \_\_\_\_ day of February 2024

Respectfully Submitted,  
  
FINANCE COMMITTEE

\_\_\_\_\_  
Nadine Miller

\_\_\_\_\_  
Chris Croatt

\_\_\_\_\_  
John Cuff

\_\_\_\_\_  
Karen Lawrence

\_\_\_\_\_  
Steve Thiede

Duly and officially adopted by the County Board on: \_\_\_\_\_

Signed: \_\_\_\_\_  
Board Chairperson

\_\_\_\_\_  
County Clerk

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

Signed: \_\_\_\_\_  
County Executive

City of Seymour  
TID #4 Territory Subtraction Amendment #2

**Territory Amendment #2**  
**Tax Incremental District No. 4**  
**in the**  
**CITY OF SEYMOUR, WISCONSIN**



**February 26, 2024**

(Anticipated Actions)

Outagamie County Finance Committee Meeting	February 6, 2024
Organizational Joint Review Board Meeting Held	February 8, 2024
Public Hearing	February 15, 2024
Consideration by Planning Commission	February 15, 2024
Consideration by City Council	February 26, 2024
Consideration by Joint Review Board	March 7, 2024

Prepared in Part by:



Robert W. Baird & Co.  
Public Finance  
777 E. Wisconsin Ave.  
Milwaukee, WI 53202  
800.792.2473

**City of Seymour  
TID #4 Territory Subtraction Amendment #2**

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**City of Seymour  
TID #4 Territory Subtraction Amendment #2**

**City of Seymour Officials**

**City Council**

Ryan Kraft	Mayor
Cody VanderHeiden	Aldersperson – District 1 Wards 1, 2 & 7
Steve Hurkman	Alderspersons – District 1 Wards 1, 2 & 7
Greg Gerbers	Alderspersons – District – 2 Wards 3 & 4
Todd Schaumberg	Alderspersons – District 2 Wards 3 & 4
Alex Tetzlaff	Alderspersons – District 3 Wards 5 & 6
Pat Krull	Alderspersons – District 3 Wards 5 & 6

**City Staff**

Sean L. Hutchison, CPM	City Administrator
Christy Stover	Clerk - Treasurer
John Schoen	Director of Public Works

**Planning Commission**

Ryan Kraft, Mayor	Corey Habeck, Planning Member
Cody VanderHeiden, Council Rep	John Schoen, DPW Director
Peter Krabbe, Planning Member	
Pudge Schuh, Planning Member	
Mike Keyzers, Planning Member	

**Joint Review Board**

Sean Hutchison	City Representative
Kevin Englebert	Outagamie County
Amy Van Straten	Fox Valley Technical College
Lavesa Glover-Verhagen	Seymour Community School District
Sue Garsow	City of Seymour, Public Member

**City of Seymour  
TID #4 Territory Subtraction Amendment #2**

**Introduction and Description of Territory Amendment**

Tax Incremental District No. 4 (the "TID #4" or the "District") was created by the City under the authority provided by Wisconsin Statute Section 66.1105 on November 29, 2010. The TID prior to and including this amendment is considered a "Mixed-Use District" based on the findings that no less than 50 percent, by area, of the TID is suitable for a combination of commercial and residential uses. The amended TID boundary will keep the TID as a Mixed-Use District.

TID#4 was amended in 2022 by adoption of a territory and project plan amendment dated July 19, 2022, which expanded the boundaries to include adding one parcel. The main purpose of the territory amendment was to include land for a residential development.

Wisconsin Statutes Section 66.1105(4)(h)2 allows a municipality to modify the TID boundaries no more than four times during the life of the TID. This amendment is the second territory amendment in TID #4.

This second amendment removes two parcels and overlaps one parcel. These parcels are planned to be added and overlapped within Tax Increment District # 5 in the efforts to facilitate redevelopment for commercial and residential uses that but for TIF, may not happen in the district. In accordance with Wisconsin Statute Section 66.1105(4)(h), to remove this territory within the TID #4 boundary and overlap the parcel within TID # 5, a contiguous connection via parcels of land must be made to the existing TID #4 boundary.

As proposed, the TID #4 territory amendment would keep the city under the 12% TID value threshold using 2023 valuation numbers. Utilizing original public land adjacent to the additional parcels keep the additional valuations down as those parcels have no value for property tax purposes.

This second territory and project plan amendment only addresses the elements or subject areas (required by Statute) that are affected by the territory and project plan amendment. All other subject areas remain unchanged and can be referenced in the original TID#4 project plan. This second amendment does not remove any projects contemplated in the original TID #4 project plan.

The city confirms with the amendment 4% of the district is land proposed for newly platted residential development adhering to the statute compliance requirement of being less than 35%.

**City of Seymour**  
**TID #4 Territory Subtraction Amendment #2**

The maps on page 6 shows the district before this second amendment and the map on page 7 shows upon the removal of territory TID # 4 will continue to be contiguous. The new territory boundary demonstrates that the entire District area remains contiguous.

Page 8 of this project plan contains the list of specific parcels to be removed with this second amendment.

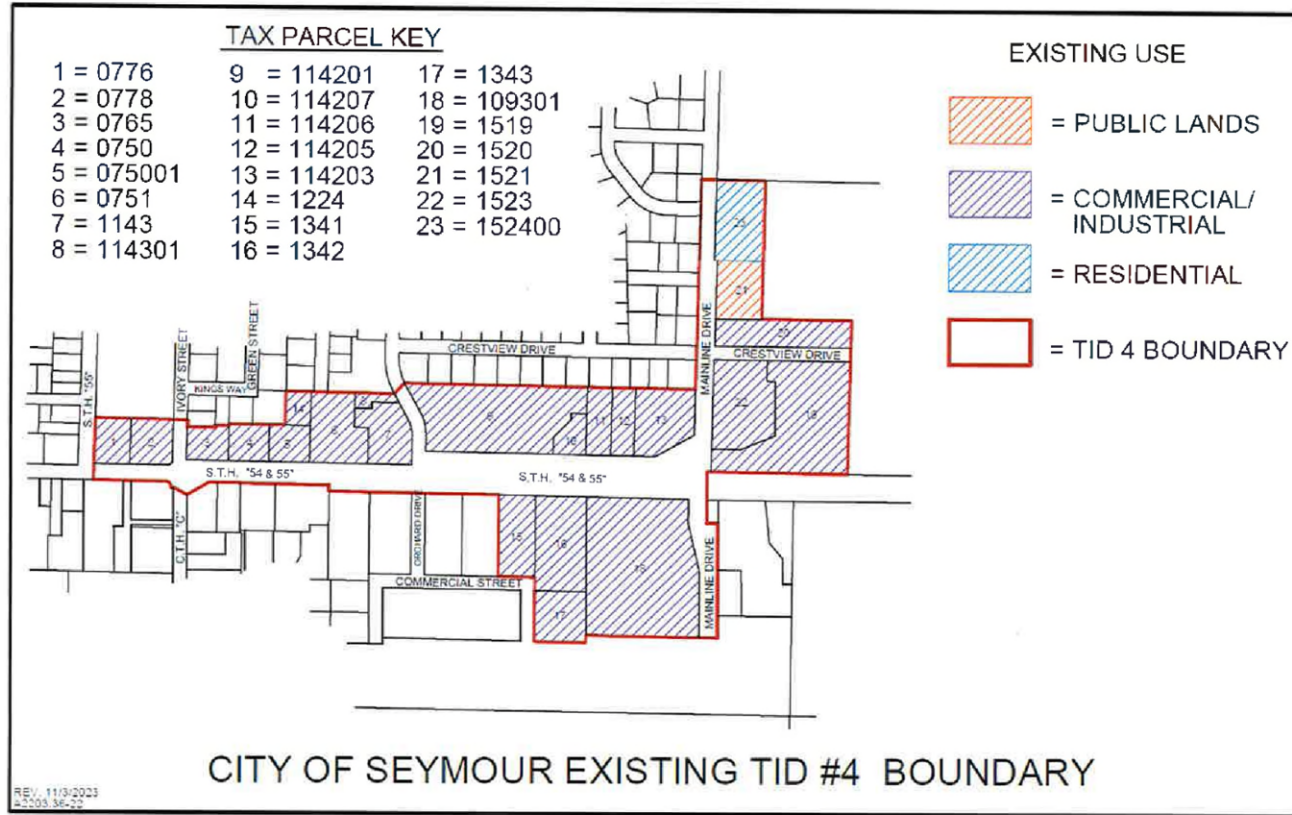
Exhibit A demonstrates revenues for TID #4 are generally trending toward meeting our expenditure commitments (bonds) for projects within the TID boundaries. Although the final year of revenues for TID #4 remains several years off (2031), any additional property tax increment that can be captured by the TID would help to meet the expenditure commitments ahead of time and potentially help with additional redevelopment efforts within the TID. TID #4 has a maximum statutory life of 20 years, closing no later than December 15, 2031, with final tax collection in 2031. The final year to incur TIF related expenditures is 2025. Based on current cash flow projection, TID #4 is expected to close in 2031, the end of its maximum statutory life.

The legal description in Exhibit C describes the full TID #4 territory updated for the amended area.

**City of Seymour  
TID #4 Territory Subtraction Amendment #2**

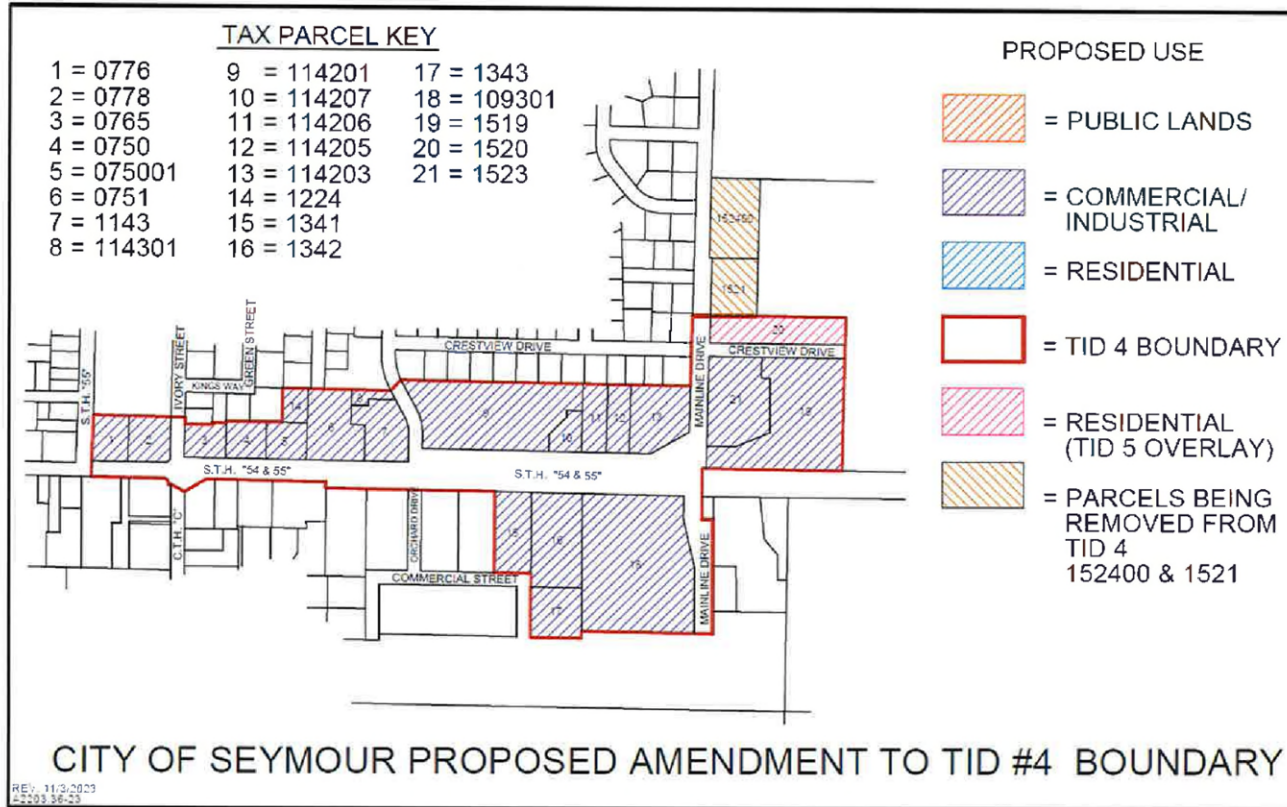
**Maps of Territory Amendment and Existing Uses**

Map shows an outline of the TID before amendment.



**City of Seymour  
TID #4 Territory Subtraction Amendment #2**

Map of Amended TID#4 Boundary and Existing Uses



**City of Seymour  
TID #4 Territory Subtraction Amendment #2**

**Preliminary Parcel List and Analysis**

As of the 01/01/2024 parcel list.

Proposed Amendment TIF Boundary Parcels										
Map Parcel #	Tax Parcel #	Address	Owner	Acreage	Acreage %	Zoned Use	Land Value	Improvements	Personal Property	Total Valuation
1	340077600	1020 S Main Street	Gunner LLC	0.67	2%	Commercial	\$ 103,800.00	\$ 1,070,300.00		\$ 1,174,100.00
2	340077800	1043 Ivory Street	Coonen Rev Trust	0.75	2%	Commercial	\$ 58,300.00	\$ 414,000.00		\$ 472,300.00
3	340076500	211 E State Rd 54	Everest Petroleum Corp	0.6	2%	Commercial	\$ 87,400.00	\$ 451,300.00		\$ 538,700.00
4	340075000	301 E State Rd 54	Joseph V Mcewen	0.64	2%	Commercial	\$ 98,000.00	\$ 168,500.00		\$ 266,500.00
5	340075001	32 E State Rd 54	Kevin L & Tami J Weitzel	0.64	2%	Commercial	\$ 83,700.00	\$ 475,900.00		\$ 559,600.00
6	340075100	401 E State Rd 54	M&M Holdings LLC	1.6	5%	Residential	\$ 53,300.00	\$ 175,000.00		\$ 228,300.00
7	340114300	1021 Orchard Drive	Rigoberto & Carlina Rebollo	1.2	4%	Commercial	\$ 115,200.00	\$ 389,500.00		\$ 504,700.00
8	340114301	1017 Orchard Drive	fIC Properties LLC	0.21	1%	Commercial	\$ 15,900.00	\$ 113,900.00		\$ 129,800.00
9	340114201	607 Woodland Plaza	Woodland Plaza LLC	4.39	13%	Commercial	\$ 197,600.00	\$ 854,900.00		\$ 1,052,500.00
10	340114207	689 Woodland Plaza	Todd Berg	0.47	1%	Commercial	\$ 71,700.00	\$ 88,300.00		\$ 160,000.00
11	340114206	707 Woodland Plaza	Valley Vet Clinic	0.61	2%	Commercial	\$ 74,300.00	\$ 142,000.00		\$ 216,300.00
12	340114205	715 Woodland Plaza	Zemke Real Estate Holdings LLC	0.68	2%	Commercial	\$ 92,900.00	\$ 151,900.00		\$ 244,800.00
13	340114203	725 Woodland Plaza	Modern Properties New LLC	1.75	5%	Commercial	\$ 82,500.00	\$ 192,100.00		\$ 274,600.00
14	340122400	1090 Orchard Dr U-5	Kevin L & Tami J Weitzel	0.33	1%	Commercial	\$ 11,900.00	\$ -		\$ 11,900.00
15	340134100	601 Commercial Street	Kreed LLC	1.28	4%	Commercial	\$ 100,000.00	\$ 1,003,000.00		\$ 1,103,000.00
16	340134200	State Rd 54	Maass LLC	2.08	6%	Commercial	\$ 110,000.00	\$ -		\$ 110,000.00
17	340134300	Meadowview LA	Maass LLC	1.11	3%	Commercial	\$ 50,000.00	\$ -		\$ 50,000.00
18	340109301	1145 S Mainline Dr	Obus Enterprises LLC	8.45	25%	Commercial	\$ 170,100.00	\$ 322,700.00		\$ 492,800.00
19	340151900	1010 S Mainline Dr	Seymour Holdings LLC	4.37	13%	Commercial	\$ 161,700.00	\$ 1,249,500.00		\$ 1,411,200.00
21	340152300	1020 S Mainline Dr	KT Real Estate Holdings LLC	2.21	6%	Commercial	\$ 61,600.00	\$ 1,498,000.00		\$ 1,559,600.00
TOTALS				34.04	100%		\$ 1,820,100.00	\$ 8,760,800.00		\$ 10,580,900.00

Proposed Overlap Parcel With TID 5										
Map Parcel #	Tax Parcel #	Address	Owner	Acreage	Acreage %	Zoned Use	Land Value	Improvements	Personal Property	Total Valuation
20	340152000	S Mainline Dr	Carl G & Jon C Schaumberg	1.62	100%	Residential	\$ 400.00	\$ -	\$ -	\$ 400.00

Proposed Parcel Subtractions to TID 5										
Map Parcel #	Tax Parcel #	Address	Owner	Acreage	Acreage %	Zoned Use	Land Value	Improvements	Personal Property	Total Valuation
N/A	340152100	S Mainline Dr	City of Seymour	1.15	50%	Residential	\$ -	\$ -	\$ -	\$ -
N/A	340152400	Mainline Dr	Carl G & Jon C Schaumberg	1.62	50%	Residential	\$ 400.00	\$ -	\$ -	\$ 400.00

**City of Seymour**  
**TID #4 Territory Subtraction Amendment #2**

**Equalized Valuation Test**

The following calculations demonstrate that the city is in compliance with Wisconsin State Statute Section 66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With the amendment to TID #4, the value increment of all existing Tax Increment Districts will be approximately 10.28%.

Valuation Test Compliance Calculation

2023 Equalized Valuation (TID IN)	\$322,670,900
Limit for 12% Test	\$38,720,508
Increment Value of Existing TIDs	\$33,184,100
Projected Base Value of TID Amendment	<u>\$-800.00</u>
Total Value Subject to Test	<u>\$33,184,100</u>
Compliance ( <u>\$30,184,100</u> < \$38,720,508)	Meets Requirement

**City Attorney Opinion**

Exhibit B contains a signed opinion from the City attorney advising whether the boundary amendment is complete and complies with Wisconsin Statute Section 66.1105(4)(h)(2).

City of Seymour  
TID #4 Territory Subtraction Amendment #2



**EXHIBIT A - CASH FLOW PROFORMA ANALYSIS**

Current Status

**City of Seymour**  
**Tax Increment District No. 4**  
Hypothetical Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	0.00%
2023 Gross Tax Rate (per \$1000 Equalized Value)	\$17.22
Annual Adjustment to tax rate	0.00%
Investment rate	0.50%
Data above dashed line are actual	

Year	Background Data					Revenues				Expenditures			TID Status			Year
	(a) TIF District Valuation (Assessors)	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Computer Aid	(h) Investment Proceeds	(i) Total Revenues	(j) Repay GF Advances	(k) Repay Water Advances	(l) Combined Expenditures	(m) Annual Balance	(n) Year End Cumulative Balance (December 31)	(o) Cost Recovery	
	Base Value															
	\$5,658,517															
2022	\$12,585,100	\$0		\$5,093,083	\$18.42	\$127,388	\$1,919	\$0	\$129,507				\$129,507	(\$435,316)	Per 2023 Audit	2022
2023	\$10,751,600	\$0		\$5,093,083	\$17.22	\$87,685	\$1,919	\$0	\$89,604				\$89,604	(\$270,899)		2023
2024	\$10,751,600	\$0		\$5,093,083	\$17.22	\$87,685	\$1,919	\$0	\$89,604				\$89,604	(\$216,205)		2024
2025	\$10,751,600	\$0		\$5,093,083	\$17.22	\$87,685	\$1,919	\$0	\$89,604				\$89,604	(\$126,601)		2025
2026	\$10,751,600	\$0		\$5,093,083	\$17.22	\$87,685	\$1,919	\$0	\$89,604				\$89,604	(\$36,997)		2026
2027	\$10,751,600	\$0		\$5,093,083	\$17.22	\$87,685	\$1,919	\$0	\$89,604	\$30,601	\$30,601	\$59,003	\$59,003	\$22,006		2027
2028	\$10,751,600	\$0		\$5,093,083	\$17.22	\$87,685	\$1,919	\$110	\$89,714	\$30,601	\$30,601	\$59,113	\$59,113	\$81,119		2028
2029	\$10,751,600	\$0		\$5,093,083	\$17.22	\$87,685	\$1,919	\$406	\$90,010	\$30,601	\$30,601	\$59,409	\$59,409	\$140,527		2029
2030	\$10,751,600	\$0		\$5,093,083	\$17.22	\$87,685	\$1,919	\$703	\$90,307			\$0	\$90,307	\$230,834		2030
2031	\$10,751,600	\$0		\$5,093,083	\$17.22	\$87,685	\$1,919	\$1,154	\$90,758			\$321,592	\$321,592	\$413,395		2031
		\$0	\$0			\$829,068	\$17,271	\$2,372	\$848,711	\$91,803	\$321,592	\$413,395				

Type of TID: Mixed Use  
2011 TID Inception (12/13/2010)  
2025 Final Year to Incur TIF Related Costs  
2030 Maximum Legal Life of TID (20 Years)  
2031 Final Tax Collection Year

(1) Assumes prior advances (as of 12/31/22) are repaid when there are sufficient accumulation of TID revenues to fully repay the remaining balance.



City of Seymour  
TID #4 Territory Subtraction Amendment #2

**EXHIBIT A - CASH FLOW PROFORMA ANALYSIS**

Current Status with Amendment

**City of Seymour  
Tax Increment District No. 4  
Hypothetical Cash Flow Proforma Analysis**

Assumptions	
Annual Inflation During Life of TID	0.00%
2023 Gross Tax Rate (per \$1000 Equalized Value)	\$17.22
Annual Adjustment to tax rate	0.00%
Investment rate	0.50%
Data above dashed line are actual	

Year	Background Data					Revenues				Expenditures			TID Status			Year
	(a) TIF District Valuation (January 1)	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Computer Aid	(h) Investment Proceeds	(i) Total Revenues	(j) Repay GF Advances	(k) Repay Water Advances	(l) Combined Expenditures	(m) Annual Balance	(n) Year End Cumulative Balance	(o) Cost Recovery	
	Base Value															
	\$5,698,517															
	\$5,657,717															
2022	\$12,555,100	\$0		\$5,092,283	\$18.42											
2023	\$10,750,600	\$0		\$5,092,283	\$17.22	\$127,588	\$1,919	\$0	\$129,507				\$129,507	\$129,507	\$0	
2024	\$10,750,800	\$0		\$5,092,283	\$17.22	\$87,685	\$1,919	\$0	\$89,604				\$89,604	\$219,111	\$0	
2025	\$10,750,800	\$0		\$5,092,283	\$17.22	\$87,685	\$1,919	\$0	\$89,604				\$89,604	\$308,715	\$0	
2026	\$10,750,800	\$0		\$5,092,283	\$17.22	\$87,671	\$1,919	\$0	\$89,590				\$89,590	\$408,305	\$0	
2027	\$10,750,800	\$0		\$5,092,283	\$17.22	\$87,671	\$1,919	\$0	\$89,590	\$30,601		\$30,601	\$59,989	\$468,294	\$0	
2028	\$10,750,800	\$0		\$5,092,283	\$17.22	\$87,671	\$1,919	\$310	\$89,700	\$30,601		\$30,601	\$59,999	\$528,293	\$0	
2029	\$10,750,800	\$0		\$5,092,283	\$17.22	\$87,671	\$1,919	\$405	\$89,996	\$30,601		\$30,601	\$59,395	\$587,888	\$0	
2030	\$10,750,800	\$0		\$5,092,283	\$17.22	\$87,671	\$1,919	\$702	\$90,293			\$0	\$90,293	\$678,181	\$0	
2031	\$10,750,800	\$0		\$5,092,283	\$17.22	\$87,671	\$1,919	\$1,154	\$90,744			\$321,508	\$321,508	\$0	\$0	
		\$0	(\$800)			\$828,985	\$17,271	\$2,371	\$848,627	\$91,803	\$321,508	\$413,311				

Type of TID: Mixed Use  
2011 TID Inception (12/13/2010)  
2025 Final Year to Incur TIF Related Costs  
2030 Maximum Legal Life of TID (20 Years)  
2031 Final Tax Collection Year

(1) Assumes prior advances (as of 12/31/22) are repaid when there are sufficient accumulation of TID revenues to fully repay the remaining balance.

City of Seymour  
TID #4 Territory Subtraction Amendment #2

**EXHIBIT B - CITY ATTORNEY OPINION**

January 23, 2024

Mayor Ryan Kraft &  
Members of the Seymour Common Council  
328 N. Main Street  
Seymour, WI 54165



RE: Territory Amendment #2 for Tax Incremental District No. 4  
in the City of Seymour, Wisconsin

Dear Mayor Kraft and Common Council Members:

Tax incremental financing project plans must include an opinion of the city attorney advising whether the plan is complete and complies with Wis. Stat. sec. 66.1105(4)(f).

I have been retained to represent the City of Seymour as its appointed City Attorney. I have reviewed the Project Plan for Tax Incremental District No. 4 and the Territory Amendment #2 for Tax Incremental District No. 4. It is my opinion that the amendment and project plan contain and adequately address the prerequisites set forth in Wis. Stat. sec. 66.1105.

Sincerely,  
TOWN COUNSEL LAW & LITIGATION, LLC  
Attorneys for City of Seymour  
Ashley C. Lehocky  
Ashley C. Lehocky

940 E. Evergreen Drive • Kaukauna, WI 54130  
(920) 725-1233 • www.towncounselawfirm.com

City of Seymour  
 TID #4 Territory Subtraction Amendment #2

**EXHIBIT C - ESTIMATED TAX INCREMENT BY TAXING ENTITY**

City of Seymour - TID # 4 Amendment					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	City	School District	Technical College
2024	\$ 87,685	\$ 14,478	\$ 27,884	\$ 41,564	\$ 3,760
2025	\$ 87,685	\$ 14,478	\$ 27,884	\$ 41,564	\$ 3,760
2026	\$ 87,685	\$ 14,478	\$ 27,884	\$ 41,564	\$ 3,760
2027	\$ 87,685	\$ 14,478	\$ 27,884	\$ 41,564	\$ 3,760
2028	\$ 87,685	\$ 14,478	\$ 27,884	\$ 41,564	\$ 3,760
2029	\$ 87,685	\$ 14,478	\$ 27,884	\$ 41,564	\$ 3,760
2030	\$ 87,685	\$ 14,478	\$ 27,884	\$ 41,564	\$ 3,760
2031	\$ 87,685	\$ 14,478	\$ 27,884	\$ 41,564	\$ 3,760
<b>TOTALS</b>	<b>\$ 701,480</b>	<b>\$ 115,821</b>	<b>\$ 223,069</b>	<b>\$ 332,512</b>	<b>\$ 30,077</b>

**City of Seymour  
TID #4 Territory Subtraction Amendment #2**

**EXHIBIT C- AMENDED TID #4 BOUNDARY LEGAL DESCRIPTION**

**CITY OF SEYMOUR TID 4 BOUNDARY DESCRIPTION (REVISED:  
11/3/2023):**

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 18 EAST; THENCE NORTH 60 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE EAST 33 FEET PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TO THE POINT OF BEGINNING; THENCE EAST 600 FEET PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33 TO A WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8349; THENCE N01°23'57"E, 668.82 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 6256; THENCE N89°28'42"W, 666.00 FEET ALONG SAID NORTH LINE AND ITS EXTENSION WESTERLY TO THE WEST R.O.W. LINE OF MAINLINE DRIVE; THENCE SOUTH 303.34 FEET ALONG THE WEST R.O.W. LINE OF MAINLINE DRIVE; THENCE WEST 27.63 FEET PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33 TO THE SOUTHEAST CORNER OF LOT 1 OF THE NAGEL PLAT; THENCE WEST 1312.55 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF THE NAGEL PLAT; THENCE SOUTHWEST 62.25 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3841; THENCE WEST 474.75 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1995; THENCE SOUTH 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1995; THENCE WEST 230.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 340; THENCE SOUTH 8.34 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5916; THENCE WEST 60.01 FEET; THENCE SOUTH 10.06 FEET; THENCE WEST 120.01 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5916; THENCE NORTH 24.50 FEET ALONG THE EAST R.O.W. OF IVORY STREET; THENCE WEST 60.00 FEET TO THE WEST R.O.W. OF IVORY STREET; THENCE WEST 340.00 FEET TO THE NORTHWEST CORNER OF LOT 11 OF BLOCK H; THENCE SOUTH 164.00 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF BLOCK H; THENCE SOUTHWEST TO THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 18 EAST; THENCE EAST 1795 FEET ALONG THE SOUTH R.O.W. OF S.T.H. "54"- "55" TO THE NORTHWEST CORNER OF LOT 12 OF THE MAAS SUBDIVISION; THENCE SOUTH 351.66 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF THE MAAS SUBDIVISION; THENCE EAST 158.17 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF THE MAAS SUBDIVISION; THENCE SOUTH 280.02 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF THE MAAS SUBDIVISION; THENCE EAST 220.01 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF MAAS SUBDIVISION; THENCE NORTH 34.62 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 455; THENCE EAST 490.01 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 455; THENCE EAST 80 FEET TO THE EAST R.O.W. LINE OF MAINLINE DRIVE; THENCE NORTH 500.50 FEET ALONG THE EAST R.O.W. LINE OF MAINLINE DRIVE; THENCE WEST 50.00 FEET ALONG THE R.O.W. LINE OF MAINLINE DRIVE; THENCE NORTH 100.00 FEET ALONG THE EAST R.O.W. LINE OF MAINLINE DRIVE TO THE SOUTH R.O.W. OF S.T.H. "54"- "55"; THENCE NORTH 120 FEET TO THE NORTH R.O.W. LINE OF S.T.H. "54"- "55" AND THE POINT OF BEGINNING.

**City of Seymour**  
**TID #4 Territory Subtraction Amendment #2**

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