



**APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE**

**SPECIAL ORDINANCE No. 50 2011**

COMMON ADDRESS OF LOTS TO BE REZONED: See Attached

REZONE FROM: R-2 Two-Family Residence District

REZONE TO: C-3 Regional Commerce District

PROPOSED USE: Parking lot areas to support the hospital facility and the other healthcare facilities located on Petitioner's campus

NAME OF OWNER: Union Hospital, Inc.

ADDRESS OF OWNER: 1606 North 7th Street  
Terre Haute, Indiana 47804

PHONE NUMBER OF OWNER: (812) 238-7604

ATTORNEY REPRESENTING OWNER: B. Curtis Wilkinson

ADDRESS OF ATTORNEY: Wilkinson, Goeller, Modesitt, Wilkinson & Drummy, LLP  
333 Ohio Street  
Terre Haute, Indiana 47807

PHONE NUMBER OF ATTORNEY: (812) 232-4311

FOR INFORMATION, CONTACT: B. Curtis Wilkinson  
( ) Owner (X) Attorney

COUNCIL SPONSOR: Todd Nation

COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION



**COMMON ADDRESSES OF LOTS TO BE REZONED**

1. Parcel No. 84-06-16-433-009.000-002  
Address: 619 6<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].
2. Parcel No. 84-06-16-433-010.000-002  
Address: 623 6<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].
3. Parcel No. 84-06-16-433-012.000-002  
Address: 620 4<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].
4. Parcel No. 84-06-16-433-013.000-002  
Address: 622 4<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].
5. Parcel No. 84-06-16-433-014.000-002  
Address: 626 4<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].
6. Parcel No. 84-06-16-433-015.000-002  
Address: 1332 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].
7. Parcel No. 84-06-16-433-016.000-002  
Address: 1328 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].
8. Parcel No. 84-06-16-433-017.000-002  
Address: 1324 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].
9. Parcel No. 84-06-16-433-018.000-002  
Address: 1320 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].
10. Parcel No. 84-06-16-433-019.000-002  
Address: 1314 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].
11. Parcel No. 84-06-16-433-020.000-002  
Address: 1310 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].
12. Parcel No. 84-06-16-433-021.000-002  
Address: 1310 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].
13. Parcel No. 84-06-16-433-022.000-002  
Address: 634 4<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].

FILED  
MAR 08 2012  
CITY CLERK

**SPECIAL ORDINANCE NO. 50, 2011**  
**AS AMENDED**

An Ordinance Amending Title III designed as "COMPREHENSIVE ZONING ORDINANCE FOR TERRE HAUTE, INDIANA" OF ORDINANCE NO. 1, 1967, AS AMENDED ENTITLED, "AN ORDINANCE ADOPTING A COMPREHENSIVE ZONING ORDINANCE FOR THE CITY OF TERRE HAUTE, INDIANA, IN ACCORDANCE WITH CHAPTER 174 OF THE ACTS OF THE INDIANA GENERAL ASSEMBLY, 1947, AS AMENDED, DESIGNATING THE SAME AS A PART OF THE MASTER PLAN FOR THE CITY OF TERRE HAUTE, INDIANA, PROVIDING PENALTIES FOR VIOLATION THEREOF AND DECLARING AN EMERGENCY" BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

**SECTION I.** That Title III, Comprehensive Zoning Ordinance of Ordinance No. 1, 1967 effective November 3, 1967, entitled:

An ordinance adopting a comprehensive zoning ordinance for the City of Terre Haute, Indiana, in accordance with Chapter 174 of the Acts of the Indiana General Assembly, 1947, as amended, designating the same as a part of the master plan for the City of Terre Haute, Indiana, providing penalties for violations thereof and declaring an emergency;"

and Chapter 1161 thereof, and the Zoning District Map, is hereby amended to read as follows:

"The property commonly known as 619 6<sup>th</sup> Avenue, 84-06-16-433-009.000-002, more particularly described as follows, to wit:

Lot 20 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

The property commonly known as 623 6<sup>th</sup> Avenue, 84-06-16-433-010.000-002, more particularly described as follows, to wit:

Lot 21 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

The property commonly known as 620 4<sup>th</sup> Avenue, 84-06-16-433-012.000-002, more particularly described as follows, to wit:

Lot 11, in Van Wyck Heirs Subdivision of Lot 32, in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

The property commonly known as 622 4<sup>th</sup> Avenue, 84-06-16-433-013.000-002, more particularly described as follows, to wit:

Lot 10 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

The property commonly known as 626 4<sup>th</sup> Avenue, 84-06-16-433-014.000-002,  
more particularly described as follows, to wit:

Lot 9 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision of Section 16,  
Township 12 North, Range 9 West, per plat thereof recorded in Plat Book 8,  
Page 40 in the office of the Recorder of Vigo County, Indiana.

The property commonly known as 1332 North 6½ Street, 84-06-16-433-015.000-002,  
more particularly described as follows, to wit:

Lot 1 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision of Section 16,  
Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

The property commonly known as 1328 North 6½ Street, 84-06-16-433-016.000-002,  
more particularly described as follows, to wit:

Lot 2 in Van Wyck Heirs Subdivision of Lot 32, in the Subdivision of Section  
16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

The property commonly known as 1324 North 6½ Street, 84-06-16-433-017.000-002,  
more particularly described as follows, to wit:

Lot 3 in Van Wyck Heirs Subdivision of Lot 32, in the Subdivision of Section  
16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

The property commonly known as 1320 North 6½ Street, 84-06-16-433-018.000-002,  
more particularly described as follows, to wit:

Lot 4 in Van Wyck Heirs Subdivision of Lot 32, in the Subdivision of Section  
16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

The property commonly known as 1314 North 6½ Street, 84-06-16-433-019.000-002,  
more particularly described as follows, to wit:

Lot 5 in Van Wyck Heirs Subdivision of Lot 32, in the Subdivision of Section  
16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

The property commonly known as 1310 North 6½ Street, 84-06-16-433-020.000-002,  
more particularly described as follows, to wit:

Lot Number Six (6) in Van Wyck's Heirs Subdivision of Lot Thirty-Two (32) of  
the Subdivision of Section Sixteen (16) in Township Twelve (12) North, Range  
Nine (9) West in the City of Terre Haute, Indiana.

The property commonly known as 1310 North 6½ Street, 84-06-16-433-021.000-002, more particularly described as follows, to wit:

Lot Number Six (6) in Van Wyck's Heirs Subdivision of Lot Thirty-Two (32) of the Subdivision of Section Sixteen (16) in Township Twelve (12) North, Range Nine (9) West in the City of Terre Haute, Indiana.

The property commonly known as 634 4<sup>th</sup> Avenue, 84-06-16-433-022.000-002, more particularly described as follows, to wit:

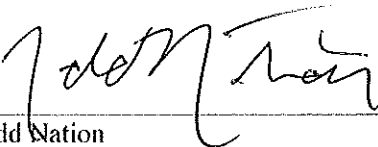
Lots Seven (7) and Eight (8) in Van Wyck Heirs Subdivision of Lot Thirty-Two (32), in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

be and the same is hereby established as a C-3 District: Regional Commerce District, together with all rights and privileges that may inure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

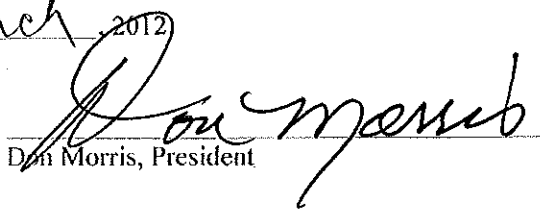
**SECTION II.** WHEREAS, the approval of this Ordinance is conditioned upon the granting of special use approval by the Terre Haute City Board of Zoning Appeals regarding off-street parking,

**SECTION III.** WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, the Board of Zoning Appeals approval of special use for off-street parking, and its approval by the Mayor and publication as by law provided.

Presented by Council Member:

  
Todd Nation

Passed in open Council this 8th day of March, 2012

  
Don Morris, President

ATTEST:

  
Charles P. Hanley, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 9th day of March, 2012.

  
CITY CLERK Charles P. Hanley

Approved by me, the Mayor of the City of Terre Haute, this 9th day of MARCH, 2012.


  
MAYOR Duke Bennett

ATTEST:

  
Charles P. Hanley, City Clerk

This instrument prepared by: B. Curtis Wilkinson, Attorney, Wilkinson, Goeller, Modesitt, Wilkinson & Drummy, LLP, 333 Ohio Street, Terre Haute, IN 47807.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

  
B. Curtis Wilkinson

**PETITION TO REZONE REAL PROPERTY**

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE  
CITY OF TERRE HAUTE, INDIANA

and THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION OF  
VIGO COUNTY, INDIANA.

GENTLEPERSONS:

The undersigned, Union Hospital, Inc., by and through Scott L. Teffeteller, President & Chief Executive Officer and duly authorized representative, respectfully submits this Petition to Rezone Real Property commonly known as the following in Terre Haute, Indiana, and more particularly described as follows, to-wit:

1. Parcel No. 84-06-16-433-009.000-002  
Address: 619 6<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 20 in Van Wyck Heirs Subdivision of Lot 32 in the  
Subdivision of Section 16, Township 12 North, Range 9 West,  
in Terre Haute, Vigo County, Indiana.
2. Parcel No. 84-06-16-433-010.000-002  
Address: 623 6<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 21 in Van Wyck Heirs Subdivision of Lot 32 in the  
Subdivision of Section 16, Township 12 North, Range 9 West,  
in Terre Haute, Vigo County, Indiana.
3. Parcel No. 84-06-16-433-012.000-002  
Address: 620 4<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 11, in Van Wyck Heirs Subdivision of Lot 32, in the  
Subdivision of Section 16, Township 12 North, Range 9 West,  
in Terre Haute, Vigo County, Indiana.
4. Parcel No. 84-06-16-433-013.000-002  
Address: 622 4<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 10 in Van Wyck Heirs Subdivision of Lot 32 in the  
Subdivision of Section 16, Township 12 North, Range 9 West,  
in Terre Haute, Vigo County, Indiana.

5. Parcel No. 84-06-16-433-014.000-002  
Address: 626 4<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 9 in Van Wyck Heirs Subdivision of Lot 32 in the  
Subdivision of Section 16, Township 12 North, Range 9 West,  
per plat thereof recorded in Plat Book 8, Page 40 in the office of  
the Recorder of Vigo County, Indiana.
6. Parcel No. 84-06-16-433-015.000-002  
Address: 1332 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 1 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision  
of Section 16, Township 12 North, Range 9 West, in Terre Haute,  
Vigo County, Indiana.
7. Parcel No. 84-06-16-433-016.000-002  
Address: 1328 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 2 in Van Wyck Heirs Subdivision of Lot 32, in the  
Subdivision of Section 16, Township 12 North, Range 9 West,  
in Terre Haute, Vigo County, Indiana.
8. Parcel No. 84-06-16-433-017.000-002  
Address: 1324 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 3 in Van Wyck Heirs Subdivision of Lot 32, in the  
Subdivision of Section 16, Township 12 North, Range 9 West,  
in Terre Haute, Vigo County, Indiana.
9. Parcel No. 84-06-16-433-018.000-002  
Address: 1320 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 4 in Van Wyck Heirs Subdivision of Lot 32, in the  
Subdivision of Section 16, Township 12 North, Range 9 West,  
in Terre Haute, Vigo County, Indiana.
10. Parcel No. 84-06-16-433-019.000-002  
Address: 1314 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot 5 in Van Wyck Heirs Subdivision of Lot 32, in the  
Subdivision of Section 16, Township 12 North, Range 9 West,  
in Terre Haute, Vigo County, Indiana.



11. Parcel No. 84-06-16-433-020.000-002  
Address: 1310 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot Number Six (6) in Van Wyck's Heirs Subdivision of Lot  
Thirty-Two (32) of the Subdivision of Section Sixteen (16) in  
Township Twelve (12) North, Range Nine (9) West in the City  
of Terre Haute, Indiana.
12. Parcel No. 84-06-16-433-021.000-002  
Address: 1310 North 6 ½ Street  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lot Number Six (6) in Van Wyck's Heirs Subdivision of Lot  
Thirty-Two (32) of the Subdivision of Section Sixteen (16) in  
Township Twelve (12) North, Range Nine (9) West in the City  
of Terre Haute, Indiana.
13. Parcel No. 84-06-16-433-022.000-002  
Address: 634 4<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
Lots Seven (7) and Eight (8) in Van Wyck Heirs Subdivision of  
Lot Thirty-Two (32), in the Subdivision of Section 16,  
Township 12 North, Range 9 West, in Terre Haute, Vigo  
County, Indiana.

Your Petitioner is informed and believes that in accordance with Chapter 1161, Zoning District Maps, of Title 3 "Comprehensive Zoning Ordinance 1, 1967," as amended, the above described real estate parcels are now zoned as R-2 Two-Family Residential District, of the City of Terre Haute, Indiana.

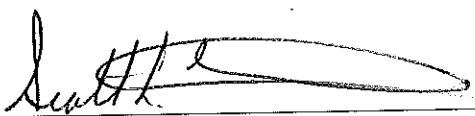
Your Petitioner would respectfully show that the zoning of the above described real estate should be changed to represent the essential character of the locality in which it is situated (that is, fringe properties supporting commercial endeavors adjacent to them North, South, East, and West) and to reflect the general usage of the property, and that the proposed change will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, nor will it impair an adequate supply of light and air to an adjacent property.

Your Petitioner would respectfully show that the aforementioned parcels of real estate are currently owned by Petitioner. The properties were once believed to have been used as the site consistent with the rezoning classification of R-2, but are currently vacant and without improvements. Your Petitioner would also respectfully show that the aforementioned parcels of real estate are surrounded by property currently owned by Union Hospital and/or other medical facilities. It is proposed that the property will be used for parking lot areas to support the hospital facility and the other healthcare facilities located on Petitioner's campus. Thus, the contemplated use would apparently require C-3 zoning under Title Three of Comprehensive Zoning Ordinance for Terre Haute, Indiana, as Amended.

A change in the present zoning from R-2 to C-3 Regional Commerce District would not alter the general characteristics of the area and would more appropriately reflect the nature of your Petitioner's anticipated use.

WHEREFORE, your Petitioner respectfully requests that the Area Plan Commission and the Common Council favorably consider the passage of a special ordinance amending the Comprehensive Zoning Ordinance of the City of Terre Haute, Indiana, being Title 3 of General Ordinance 1, 1967, and declaring the above described real estate to be a part of the Community Commerce Business District: C-3 Regional Commerce District, of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation, subject to all limitations imposed by deed or otherwise.

IN WITNESS WHEREOF, this Petition has been duly executed this 29<sup>th</sup> day of November, 2011.

  
\_\_\_\_\_  
Scott L. Teffeteller, President & CEO  
Union Hospital, Inc.

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31  
32

ALLEY

84-06-16-430-006.000-002  
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Porterfield Place

6TH

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16-12-09

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Van Wyck Heirs Sub

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Van Wicks Sub

ALLEY

Gibson's Sub

04

ALLEY

Dunnigan's Sub

16

15 14 13

**AFFIDAVIT**

**OF**

**SCOTT L. TEFFETELLER  
PRESIDENT & CHIEF EXECUTIVE OFFICER  
OF UNION HOSPITAL, INC.**

COMES NOW Scott L. Teffeteller, and affirms under penalties of law that:

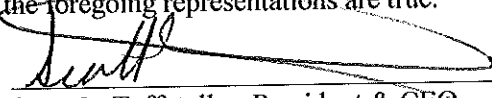
1. Affiant is the President & Chief Executive Officer of Union Hospital, Inc., and is duly authorized to represent and make this Affidavit for and on behalf of Union Hospital, Inc.
2. Union Hospital, Inc., is a nonprofit corporation lawfully organized and existing under the laws of the State of Indiana.
3. In Affiant's capacity as an officer of Union Hospital, Inc., he is in charge of and is familiar with the properties owned by Union Hospital. Affiant represents and warrants that Union Hospital, Inc., is or will be the owner of record of the following parcels of real estate:
  1. Parcel No. 84-06-16-433-009.000-002  
Address: 619 6<sup>th</sup> Avenue  
[Property currently zoned R-2 – Two-Family Residential District].  
Legal Description:  
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Legal Description:  
Lot 4 in Van Wyck Heirs Subdivision of Lot 32, in the  
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10. Parcel No. 84-06-16-433-019.000-002  
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Legal Description:  
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11. Parcel No. 84-06-16-433-020.000-002  
Address: 1310 North 6 ½ Street  
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Lots Seven (7) and Eight (8) in Van Wyck Heirs Subdivision of  
Lot Thirty-Two (32), in the Subdivision of Section 16,  
Township 12 North, Range 9 West, in Terre Haute, Vigo  
County, Indiana.

for which a rezoning is requested and attached hereto are Warranty Deeds evidencing such ownership.

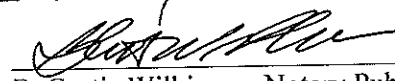
I affirm, under penalties for perjury, that the foregoing representations are true.

  
\_\_\_\_\_  
Scott L. Teffeteller, President & CEO  
Union Hospital, Inc.

STATE OF INDIANA       )  
                                  SS:  
COUNTY OF VIGO       )

Personally appeared before me, a Notary Public in and for said County and State, Scott L. Teffeteller, President & CEO, and a duly authorized representative of Union Hospital, Inc., who acknowledges the execution of the above and foregoing Affidavit, after being duly sworn upon his oath and after having read this Affidavit.

WITNESS my hand and notarial seal this 29<sup>th</sup> day of November, 2011.

  
\_\_\_\_\_  
B. Curtis Wilkinson, Notary Public  
My Commission Expires: 2/9/2016  
Resident of Vigo County, Indiana

RAD Date 06/21/2000 Time 15:21:26  
Mitchell Newton 1P  
Vigo County Recorder  
Filing Fee: 14.00  
I 200009503 D 445/4280

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT TERRI L. SUMMERLOT CRNCIC, formerly TERRI L. SUMMERLOT, an adult of Vigo County and NICHOLAS J. CRNCIC, her husband, of Vigo County, in the State of Indiana ("Grantors") CONVEY AND WARRANT TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot 20 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

(Commonly known as 619 6<sup>th</sup> Avenue, Terre Haute, Indiana).

Grantor, Terri L. Summerlot Crncic, represents and warrants that she is one and the same person as the Terri L. Summerlot who took title to the above-captioned real estate by Warranty Deed from Marion B. Woodsmall, surviving spouse of Richard I. Woodsmall, who died on June 14, 1972, of Vigo County, Indiana, which deed was dated December 12, 1980 and recorded on December 12, 1980 at Deed Record 384, Page 907, records of the Recorder of Vigo County, Indiana. Grantor, Terri L. Summerlot Crncic, represents and warrants that subsequent to her taking title to the real estate by such deed she married Nicholas J. Crncic on October 18, 1986, with such marriage occurring in Vigo County, Indiana.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 20<sup>th</sup> day of June, 2000.

Terri L. Summerlot Crncic  
Terri L. Summerlot Crncic, formerly  
Terri L. Summerlot

Nicholas J. Crncic  
Nicholas J. Crncic

STATE OF INDIANA     )  
                                  :SS  
COUNTY OF VIGO     )

Before me, the undersigned, a Notary Public in and for said County and State this 20<sup>th</sup> day of June, 2000, personally appeared Terri L. Summerlot Crncic, formerly Terri L. Summerlot, and Nicholas J. Crncic, and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

B. Curtis Wilkinson  
B. Curtis Wilkinson, Notary Public

My Commission Expires:  
February 9, 2008

Resident of Vigo County, Indiana.

THIS INSTRUMENT PREPARED BY:  
Atty B. Curtis Wilkinson  
333 Ohio St., P.O. Box 800  
Terre Haute, IN 47808

MAIL TAX DUPLICATES TO:  
Union Hospital, Inc.  
ATTN: ACCOUNTING  
1606 North 7th Street  
Terre Haute, IN 47804  
Sequencing Code 968

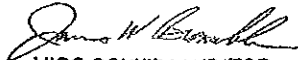
RECEIVED FOR RECORD

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

RECORD \_\_\_\_\_ PAGE \_\_\_\_\_

Mitchell Newton  
RECORDER VIGO COUNTY

APR 06 2001

  
VIGO COUNTY AUDITOR

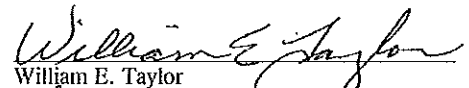
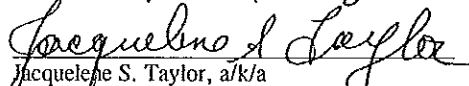
WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT William E. Taylor and Jacqueline S. Taylor, a/k/a Jacqueline S. Taylor, individually and as husband and wife, of Vigo County, in the State of Indiana ("Grantors") CONVEY AND WARRANT TO Union Hospital, Inc., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot 21 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision of Section 16,  
Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

(Commonly known as 623 6<sup>th</sup> Avenue, Terre Haute, Indiana).

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 5<sup>th</sup> day of April, 2001.

  
William E. Taylor  
  
Jacqueline S. Taylor, a/k/a  
Jacqueline S. Taylor

"GRANTORS"


STATE OF INDIANA       )  
                                  :SS  
COUNTY OF VIGO       )

Before me, the undersigned, a Notary Public in and for said County and State this 5<sup>th</sup> day of April, 2001, personally appeared William E. Taylor and Jacqueline S. Taylor, a/k/a Jacqueline S. Taylor, individually and as husband and wife, and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

My Commission Expires:

March 1, 2009

  
Notary Public

Printed Name: Valori J. Berrisford

Resident of Vermillion County, Indiana.

**THIS INSTRUMENT PREPARED BY:**

Atty B. Curtis Wilkinson  
333 Ohio St., P.O. Box 800  
Terre Haute, IN 47808

**MAIL TAX DUPLICATES TO:**

Union Hospital, Inc.  
ATTN: ACCOUNTING  
1606 North 7th Street  
Terre Haute, IN 47804  
Sequencing Code 968



CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT DYWYKI CORPORATION, an Indiana corporation, of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

004677

The West half of Lot 1, in James A. Gibson's Subdivision of 277 feet off the West end of Lot 41, in the Subdivision of Section 16, Township 12 North, Range 9 West.

627 4th Ave

AND

Lot Number 13 in Van Wyck's Subdivision of Lot Number 31 in the south east quarter of Section 16 in Township 12 North of Range 9 West.

1305 N 6th St

AND

Lot 11, in Van Wyck Heirs Subdivision of Lot 32, in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

620 4th Ave

AND

Lot 14 in Richard Dunnigan's Subdivision of Lots 41-42 and 43 in Subdivision of Section 16-12-9 except 277 feet off the West side of said Lot 41 and 131 feet off the South side of said Lot 43 in Terre Haute.

637 4th Ave

AND

Lot Number Eleven (11) in Dunnigan's Subdivision of Lots 41-42 and 43 in the Subdivision of Section 16, Township 12 North, Range 9 West except 277 feet off West side of Lot Number Forty-one (41) and 111 feet off South side of Lot 43 in Terre Haute.

673 4th Ave

Grantor herein certifies there is no Indiana Gross Income Tax due hereunder.

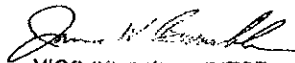
The undersigned persons executing this Corporate Warranty Deed on behalf of Grantor represent and certify that they are duly elected officers of DYWYKI Corporation and have been fully empowered, by proper Resolution of the Board of Directors of DYWYKI Corporation to execute and deliver this Corporate Warranty Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

RECEIVED  
FOR TAXATION

NOV 20 1995

*Judith C. Anderson*  
AUDITOR VIGO COUNTY

DEC 16 2008

  
VIGO COUNTY AUDITOR

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, THAT Rodney W. Mottesheard of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS TO Union Hospital, Inc., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

**Lot 10 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision of Section 16,  
Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.**

(Commonly known as 622 4<sup>th</sup> Avenue, Terre Haute, Indiana 47807).

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 16<sup>th</sup> day of December, 2008.

  
Rodney W. Mottesheard

STATE OF INDIANA       )  
                                  :SS  
COUNTY OF VIGO       )

Before me, the undersigned, a Notary Public in and for said County and State this 16<sup>th</sup> day of December, 2008, personally appeared Rodney W. Mottesheard and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

  
Valori J. Benisford, Notary Public

My Commission Expires:  
March 1, 2009

Resident of Vigo County, Indiana

**THIS INSTRUMENT PREPARED BY:**

Atty B. Curtis Wilkinson, #1246-84  
Wilkinson, Goeller, Modesitt,  
Wilkinson & Drummy  
333 Ohio St., P.O. Box 800  
Terre Haute, IN 47808-0800

**MAIL TAX DUPLICATES TO:**

Union Hospital, Inc.  
ATTN: ACCOUNTING  
1606 North 7th Street  
Terre Haute, IN 47804  
Sequencing Code 968

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

  
B. Curtis Wilkinson

WILKINSON LAW  
333 OHIO ST  
TERRE HAUTE IN 47807

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer

2007008052 WD \$16.00  
05/30/2007 11:21:53A 1 PGS  
RAYMOND L. WATTS  
VIGO County Recorder IN  
Recorded as Presented

MAY 30 2007

  
VIGO COUNTY AUDITOR

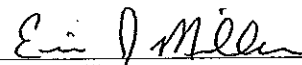
**WARRANTY DEED**

THIS INDENTURE WITNESSETH, THAT Eric J. Miller, of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS TO Union Hospital, Inc., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot 9 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision of Section 16,  
Township 12 North, Range 9 West, per plat thereof recorded in Plat Book 8, Page  
40 in the office of the Recorder of Vigo County, Indiana.

(Commonly known as 626 4<sup>th</sup> Avenue, Terre Haute, Indiana 47807).

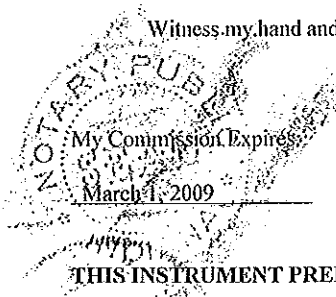
IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 29<sup>th</sup> day of May, 2007.

  
Eric J. Miller

STATE OF INDIANA )  
:SS  
COUNTY OF VIGO )

Before me, the undersigned, a Notary Public in and for said County and State this 29<sup>th</sup> day of May, 2007, personally appeared Eric J. Miller, and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.



  
Valori J. Burdett

Resident of Vigo County, Indiana

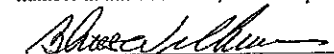
**THIS INSTRUMENT PREPARED BY:**

Atty B. Curtis Wilkinson, #1246-84  
Wilkinson, Goeller, Modesitt,  
Wilkinson & Drummy  
333 Ohio St., P.O. Box 800  
Terre Haute, IN 47808-0800

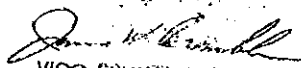
**MAIL TAX DUPLICATES TO:**

Union Hospital, Inc.  
ATTN: ACCOUNTING  
1606 North 7th Street  
Terre Haute, IN 47804  
Sequencing Code 968

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



AUG 16 2006

  
VIGO COUNTY AUDITOR

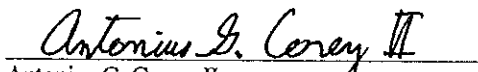
WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT ANTONIUS G. COREY, II, of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot 1 in Van Wyck Heirs Subdivision of Lot 32 in the Subdivision  
of Section 16, Township 12 North, Range 9 West, in Terre Haute,  
Vigo County, Indiana.

(Commonly known as 1332 North 6 1/2 Street, Terre Haute, Indiana).

IN WITNESS WHEREOF, Grantors has executed this Warranty Deed this 15<sup>th</sup> day of August, 2006.

  
Antonius G. Corey, II

STATE OF INDIANA     )  
                                  :SS  
COUNTY OF VIGO     )

Before me, the undersigned, a Notary Public in and for said County and State this 15<sup>th</sup> day of August, 2006, personally appeared Antonius G. Corey, II and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

  
Valori J. Berrisford, Notary Public

My Commission Expires:

March 1, 2009

Resident of Vigo County, Indiana.

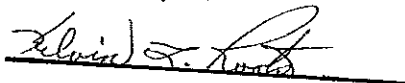
**THIS INSTRUMENT PREPARED BY:**

Atty B. Curtis Wilkinson  
333 Ohio St., P.O. Box 800  
Terre Haute, IN 47808

**MAIL TAX DUPLICATES TO:**

Union Hospital, Inc.  
ATTN: ACCOUNTING  
1606 North 7th Street  
Terre Haute, IN 47804  
Sequencing Code 968

I affirm, under the penalties for perjury, that  
I have taken reasonable care to redact each  
Social Security number in this document,  
unless required by law.



JAN 12 2007

  
VIGO COUNTY AUDITOR

RAYMOND L. WATTS  
VIGO County Recorder IN  
IN 2007000701 WD  
01/12/2007 15:24:48 1 PGS  
Filing Fee: \$16.00

WARRANTY DEED

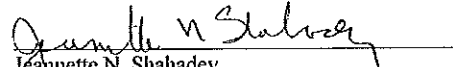
THIS INDENTURE WITNESSETH, THAT Jeannette N. Shahadey, unmarried widow, of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS TO Union Hospital, Inc., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot Number Six (6) in Van Wyck's Heirs Subdivision of Lot Thirty-Two (32) of the Subdivision of Section Sixteen (16) in Township Twelve (12) North, Range Nine (9) West in the City of Terre Haute, Indiana.

(Commonly known as 1310 North 6 1/2 Street, Terre Haute, Indiana).

Grantor represents and warrants that she is one and the same person as the Jeannette N. Shahadey who took title jointly with her then husband, Sam Shahadey, Jr., by Deed dated June 20, 1977, and recorded June 21, 1977, in Deed Record 371, Page 470-1, Records of the Recorder's Office, Vigo County, Indiana that Grantor and the said Sam Shahadey, Jr. continued to live together as husband and wife until his death on December 16, 2006.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 10<sup>th</sup> day of January, 2007.

  
Jeannette N. Shahadey

STATE OF INDIANA           )  
  :SS  
COUNTY OF VIGO           )

Before me, the undersigned, a Notary Public in and for said County and State this 10<sup>th</sup> day of January, 2007, personally appeared Jeannette N. Shahadey, unmarried widow, and acknowledged the execution of the above Warranty Deed.

 Valori J. Berriefford, Notary Public.

  
Valori J. Berriefford, Notary Public

Resident of Vigo County, Indiana.

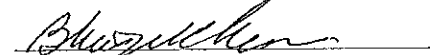
THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson, #1246-84  
Wilkinson, Goeller, Modesitt,  
Wilkinson & Drummy  
333 Ohio St., P.O. Box 800  
Terre Haute, IN 47808-0800

MAIL TAX DUPLICATES TO:

Union Hospital, Inc.  
ATTN: ACCOUNTING  
1606 North 7<sup>th</sup> Street  
Terre Haute, IN 47804  
Sequencing Code 968

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



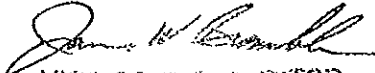
DULY ENTERED FOR RECORD  
Subject to final acceptance for transfer

JKW Date 04/13/2000 Time 15:18:55  
Mitchell Newton 2P  
Vigo County Recorder  
Filing Fee: 22.00  
I 200005379 D 445/2496

APR 13 2000

EXEMPT FROM DISCLOSURE

QUIT CLAIM DEED

  
VIGO COUNTY AUDITOR

THIS INDENTURE WITNESSETH:

CITY OF TERRE HAUTE, INDIANA, BY AND THROUGH ITS DEPARTMENT OF REDEVELOPMENT, of Vigo County, State of Indiana, as Grantor, RELEASES AND QUIT CLAIMS to UNION HOSPITAL, INC., of Vigo County, State of Indiana, as Grantee, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to wit:

Lots Seven (7) and Eight (8) in Van Wyck Heirs Subdivision of Lot Thirty-two (32), in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

IN WITNESS WHEREOF, the City of Terre Haute by and through its Department of Redevelopment, of Vigo County, State of Indiana, has caused this Deed to be executed this 23rd day of March, 2000.

City of Terre Haute for the use and benefit  
of its Department of Redevelopment

By:   
David I. Health, President

ATTEST:

By:   
Gordon Ayer, Secretary

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF VIGO     )


Before me the undersigned, a Notary Public, in and for said County and State, this 23rd day of March, 2000, personally appeared the within David I.

2497

9

Heath and Gordon Ayer, the President and Secretary respectively, of the City of Terre Haute for the use and benefit of its Department of Redevelopment, Grantor in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

  
H. DEAN BRANSON, Notary Public

My Commission Expires: 2-28-2007

County of Residence: VIGO

This instrument prepared by Lynn A. Francis, 17 Harding Avenue, Terre Haute, IN, 47807 (812) 232-2508.





**TERRE HAUTE**  
A LEVEL ABOVE

# Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: January 5, 2012

## REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO  
SPECIAL ORDINANCE NUMBER #50-11

CERTIFICATION DATE: January 4, 2012

TO: The Honorable Common Council of the City of Terre Haute

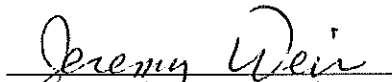
Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 50-11. This Ordinance is a rezoning of the property located at 6<sup>th</sup> Ave., 4<sup>th</sup> Ave., and N. 6 ½ St. The Petitioner, Union Hospital, Inc., Petitions the Plan Commission to rezone said real estate from zoning classification R-2 to C-3, Regional Commerce District, for off-site parking for areas to support the hospital facility and the other healthcare facilities located on Petitioner's campus. The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 50-11 at a public meeting and hearing held Wednesday, January 4, 2012. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 50-11 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 50-11 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 50-11, was Passed WITH THE CONDITION the Petitioner submit and gain approval from the City BZA for Special Use.

  
Fred L. Wilson, President

  
Jeremy Weir, Executive Director

Received this 5th day of January, 2012



## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #50-11

Doc: # 87

Date: January, 2012

Page 1 of 4

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### APPLICATION INFORMATION

Petitioner: Union Hospital, Inc.

Property Owner: Same as Above

Representative: Curtis B. Wilkinson

Proposed Use: (Off-Site) Parking lot areas to support the hospital facility and the other healthcare facilities located on Petitioner's Campus

Proposed Zoning: C-3, Regional Commerce District

Current Zoning: R-2, Two-Family Residence District

Location: The property is bound by 6<sup>th</sup> Ave to the north, North 6<sup>th</sup> ½ Street to the east, 4<sup>th</sup> Ave to the south, and 6<sup>th</sup> ½ Street to the west.

Common Address: 619 – 623 6<sup>th</sup> Ave, 622 – 634 4<sup>th</sup> Ave, and 1310 – 1332 N. 6<sup>th</sup> ½ St.

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### COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute

Recommended Use: Medical/Hospital Areas

- The size of the district(s) and the spillover effects of traffic and medical activities into adjacent residential neighborhoods should be contained and limited. This should be accomplished in a manner that does not inhibit future medical growth or development or conversion of residential uses for medical activities;
- The district should be planned as a whole with clear and controlled access, direction signage, controlled drive cuts, cooperative district wide parking, and careful planning of the spatial interrelationship between various land uses and activities; and,
- Along the edges of the district(s) special attention should be devoted to buffering, perhaps through landscaping, to clearly separate and distinguish the hospital/medical area from the adjacent residential areas. Within the hospital/medical district landscaping, streetscape details and pedestrian amenities should be enhanced and coordinated

Available Services: Area is well served by utilities.

Soil Limitations: Not studied.



## ZONING REGULATIONS

**C-3 Purpose:** The Regional Commerce Zone is designated for all residents in the region of Terre Haute, Indiana, and is not a limited community commerce area (or shopping center); consequently, it shall permit a wide variety of business, commerce, and services with some degree of limited warehousing for those establishments allowed in area. It shall be a major shopping center, definitely limited specific locations and characterized by large establishments generating large volumes of vehicular traffic. The development is characterized by its provision of some degree of comparison-shopping and a complete lack of any attempt to draw pedestrian traffic.

**C-3 Uses:** Any use permitted in C-1, and C-2, Pet shops, Live professional entertainment and dancing, Schools, Auction rooms, Recreation establishments, Automobile sales and service (minor and major repairs) Farm equipment sales and service.

**C-3 Standards:** Floor Area Ratio of 2.0; street setback of 55 feet from centerline; rear setback 11' from the rear property line; Interior 5' from the interior lot line, and Meet the minimum parking requirement per table 4. Office-Site Parking facilities are required a Special Use by the City of Terre Haute Board of Zoning Appeals. Off-street parking areas for more than ten (10) vehicles, and off-street loading areas, shall be effectively screened on each side, which adjoins or faces residential or institutional premises situated in any R-District. All parking lots shall be illuminated. Such lighting shall be composed of light posts, which are compatible with the architecture of the building and are wired internally and underground. All commercial and public lots shall have an average intensity of not more than one (1) to four (4) during the period of use.

Illumination of an off-street parking area shall be arranged so as to reflect direct rays of light into adjacent residential districts and streets. In no case shall such lighting causing more than three (3) footcandles of light to fall on adjacent properties as measured horizontally at the lot line.

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STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #50-11

Doc: # 87

Date: January, 2012

Page 4 of 4

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## **FINDINGS and RECOMMENDATION**

- Staff Findings:      The petitioned property is located within the Hospital Growth Boundary and has a low-intensity (1 story maximum) for new development.
- All development in the Union Hospital area should: Centralize parking towards block interiors. Provide parking edge landscaping and decorative fencing to minimize the impact of parking areas on the public street environment.
- Off-Site parking areas need Special Use approval from the City of Terre Haute Board of Zoning Appeals.
- Recommendation:    Favorable Recommendation, with the condition the petitioner must seek the City BZA Special Use approval.



**Receipt**

The following was paid to the City of Terre Haute, Controller's Office.

Date: November 29, 2011

Name: William, Hoeller, Modest et al.

Reason: Reopening Petition - \$2000 (Union)  
Reopening Filing - \$2500

TERRE HAUTE, IN  
PAID

Cash: \_\_\_\_\_

NOV 2 2011

Check: \$4500 OK# 081303

CONTROLLER

Credit: \_\_\_\_\_

Total: \$4500

Received By: W. Hoeller