

RESOLUTION 2020-25

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
PLAINFIELD, INDIANA, AUTHORIZING TRANSFER OF CERTAIN
REAL PROPERTY TO THE PLAINFIELD COMMUNITY
DEVELOPMENT CORPORATION
(MILL STREET LOT)**

WHEREAS, the Town of Plainfield, Indiana (the “Town”) is a political subdivision of the State of Indiana (the “State”) and is duly organized and existing under the Constitution and laws of the State; and

WHEREAS, pursuant to applicable law, the Town Council of the Town (the “Council”) is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, leases and easements necessary to the functions or operations of the Town; and

WHEREAS, the Council has determined that certain real property (the “Real Property”), described in greater detail in Exhibit A attached hereto and incorporated herein, in the Town’s ownership and possession on Mill Street in Plainfield should be disposed of; and

WHEREAS, the Town has determined that the most economical and efficient means of disposing of said Real Property is by contribution of the same to the Plainfield Community Development Corporation (the “CDC”), a nonprofit corporation organized and existing under the laws of the State of Indiana for charitable purposes, pursuant to Ind. Code §36-1-11-1(b)(7).

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Plainfield, Indiana, as follows:

Section 1. The disposition, by deed, of the Real Property from the Town to the CDC for no consideration is hereby approved.

Section 2. The President of the Town Council (hereby an “Authorized Representative”), acting on behalf of the Town, is hereby authorized, individually, with the advice of counsel, to negotiate, enter into, execute, and deliver such documents relating to disposition of the Real Property as the Authorized Representative deems necessary and appropriate. All other related contracts and agreements necessary and incidental to the disposition of the Real Property are hereby authorized.

Section 3. This Resolution shall be effective as of the date of its adoption.

ADOPTED this _____ day of May, 2020.

TOWN COUNCIL OF TOWN OF PLAINFIELD,
INDIANA

DocuSigned by:

Robin G. Brandgard

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Robin Brandgard, President

DocuSigned by:

Bill Kirchoff

78C608CAFF9B48C...
Bill Kirchoff, Vice President

DocuSigned by:

Kent McPhail

6ABFD470D254D9...
Kent McPhail, Council Member

DocuSigned by:

Lance Angle

32E36D005E374BD...
Lance Angle, Council Member

DocuSigned by:

Dan Bridget

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Daniel Bridget, Council Member

ATTEST:

DocuSigned by:

Mark J. Todisco

5C89C0DDFB63426...
Mark Todisco, Clerk-Treasurer

EXHIBIT A

BANNING ENGINEERING, P.C.

853 COLUMBIA ROAD,

SUITE #101

PLAINFIELD, IN 46168

BUS: (317) 707-3700

FAX: (317) 707-3800

HOUSE STAKE & PLOT PLAN

PREPARED FOR: TOWN OF PLAINFIELD

PART OF SEC. 34-T15N-R1E

PLAINFIELD, HENDRICKS COUNTY, INDIANA

PAGE 2 OF 2

JOB # 20052

DATE: 04/21/2020

DRAFTED: DM

CHECKED: JP

E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com
5/11/2020 10:10 AM P:\2020\20052\Survey\DWG\20052_plot plan.dwg

LAND DESCRIPTION

A part of the Northeast Quarter of the Northeast Quarter of Section 34, Township 15 North, Range 1 East of the Second Principal

Meridian in the Town of Plainfield, Indiana, being that 0.250 acre tract of land shown on the original boundary survey of said tract

certified by Jonathan D. Polson, PS LS#21500011 on March 26, 2020 as Banning Engineering's project number 20052 (all references

to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at the southeast corner of Lot 7, Block 5 in the Original Town of Plainfield as recorded in Book 2, page 225 in the Office

of the Recorder of Hendricks County, Indiana; thence South 22 degrees 15 minutes 58 seconds East along the west line of Mill Street

166.21 feet to a 5/8 inch rebar with "Banning Eng. Firm #0060" cap (hereinafter referred to as "capped rebar") marking the

northeast corner of the land of the Town of Plainfield as described in Instrument Number 200700022058 in said recorder's office

and the POINT OF BEGINNING; thence continue South 22 degrees 15 minutes 58 seconds East along said west right-of-way line

89.00 feet to a capped rebar at the north edge of an existing asphalt driveway; thence South 67 degrees 44 minutes 07 seconds West

along said north edge of asphalt driveway 60.00 feet to a capped rebar; thence North 85 degrees 42 minutes 00 seconds West 11.18

feet to a capped rebar; thence South 67 degrees 44 minutes 07 seconds West 56.00 feet to a capped rebar on the southerly extension of the westerly line of said land of the Town of Plainfield; thence North 22 degrees 15 minutes 58 seconds West along said

southerly extension and westerly line 84.00 feet to a capped rebar at the northwest corner of said land of the Town of Plainfield;

thence North 67 degrees 44 minutes 07 seconds East along the north line of the land of the Town of Plainfield 126.00 feet to the

POINT OF BEGINNING, containing 0.250 acres, more or less.

FIRM MAP INFORMATION

This lot is classified as Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) per the Flood Insurance Rate

Map (FIRM) for Hendricks County, Indiana, community panel 18063C0254D, effective date September 25, 2009, Federal Emergency

Management Agency, Federal Insurance Administration. Per said FIRM, this lot does not lie within the boundary of the 100-year

flood area. The accuracy of any flood hazard statement is subject to map scale uncertainty.

PURPOSE OF SURVEY

The purpose of this Document is for obtaining a building permit, and is not intended or represented to be a land or property line

survey. No monuments were set. Do not use for establishing fence lines or property lines. No responsibility is extended herein to the land owner or occupant.

CERTIFICATE

I, the undersigned, duly licensed professional land surveyor" do hereby state that in my opinion, if the finished grades are constructed as shown, the surface drainage will be satisfactory for residential construction.

EROSION CONTROL FOR SINGLE FAMILY HOME CONSTRUCTION

Construction Sequence:

In the building of a house, the sequence of activities is one of the easiest ways to reduce erosion. The following steps are recommended:

Construction sequence on individual lots should be installed per the Indiana Erosion Control Handbook practices and as follows:

1. Clearly delineate areas of trees, shrubs, and vegetation that are to be undisturbed. To prevent root damage, the areas delineated for tree protection should be at least the same diameter as the crown.
2. Install perimeter silt fence at construction limits. Position the fence to intercept runoff prior to entering drainage swales.
3. Avoid disturbing drainage swales if vegetation is established. If drainage swales are bare, install erosion control blankets or sod to immediately stabilize.
4. Install drop inlet protection for all inlets on the property.
5. Install curb inlet protection, on both sides of the road, for all inlets along the property frontage and along the frontage of adjacent lots, or install temporary catch basin inserts in each inlet and frequently clean.
6. Install gravel construction entrance that extends from the street to the building pad.
7. Perform primary grading operations.
8. Contain erosion from any soil stockpiles created on-site with silt fence around the base.
9. Establish temporary seeding and straw mulch on disturbed areas.
10. Construct the home and install utilities.
11. Install downspout extenders once the roof and gutters have been constructed. Extenders should outlet to a stabilized area.
12. Re-seed any areas disturbed by construction and utilities installation with temporary seed mix within 3 days of completion of disturbance.
13. Grade the site to final elevations.
14. Install permanent seeding or sod.

Perimeter Controls:

Maintaining a strip of grass around the perimeter of a building lot is the most cost-effective method of reducing erosion. The grass strip acts as a filter to trap sediments before they leave the lot. Other types of erosion control will be necessary if a grass filter strip is not maintained. A silt fence, straw bales and erosion control blankets each have strengths and weaknesses. Consult manufacturer recommendations on usage and maintenance requirements before deciding on any particular erosion control measure.

Jonathan D. Polson

Professional LS #21500011

State of Indiana

JONATHAN D POLSON

INDIANA

REGISTERED

LANDSURVEYOR