

**PLAINFIELD TOWN COUNCIL**

**ORDINANCE NO. 53-2021**

**AN ORDINANCE ANNEXING AND MAKING A PART OF THE TOWN OF  
PLAINFIELD, INDIANA, CERTAIN DESCRIBED TERRITORY CONTIGUOUS TO  
THE CORPORATE LIMITS TO THE TOWN OF PLAINFIELD AND ADDING SAID  
TERRITORY TO COUNCIL DISTRICT NUMBER 3**

**(Redbird and associated properties, approximately 6448 S CR 675 E & 6601 E CR 600 S)**

WHEREAS, all landowners residing within a certain territory located outside of, but contiguous to, the Town of Plainfield (the "Town") have requested annexation of certain parcels of property;

WHEREAS, the Town Council ("Town Council") of the Town deems it advisable and in the best interest of the Town and of the territory hereinafter described (the "Territory") to annex the Territory to the Town in Hendricks County, Indiana;

WHEREAS, the Territory is contiguous to the current boundaries of the Town;

WHEREAS, a majority of the Territory consists of undeveloped land;

WHEREAS, the Town Council of the Town has adopted a resolution approving a Fiscal Plan for furnishing municipal services to the Territory, at least two (2) copies of which shall be on file and available for inspection in the Clerk-Treasurer's Office located at Plainfield Town Hall in Plainfield, Indiana; and

WHEREAS, on November 22, 2021, this Council held a public hearing on this annexation, following publication on October 29, 2021, of a Notice of Hearing regarding this ordinance.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN:

Section 1. The Town Council declares that the Territory, described in Exhibit A attached to and made part of this resolution and all of the roadway and rights of way of the roads that are a part of, or lie adjacent to the described real estate, is contiguous to the Town and is hereby annexed to and made a part of the Town of Plainfield, Hendricks County, Indiana.

Section 2. The Territory shall become a part of Council District Number 3 of the Town and the Ordinance defining the Council Districts of the Town shall be amended accordingly.

Section 3. The Clerk-Treasurer of the Town shall publish notice of the adoption of this Annexation Ordinance in the *Indianapolis Star* no sooner than December 22, 2021, and following the lapse of the period of time for filing an appeal, in accordance with I.C. 36-4-3-22, the Clerk-Treasurer of the Town is hereby ordered to:

1. File this Annexation Ordinance no sooner than January 21, 2022 with the County Auditor, the Hendricks Circuit Court, the Hendricks County Election Board, the Office of the Secretary of State and the Office of Census Data; and,
2. Record this Annexation Ordinance with the Hendricks County Recorder.

Section 4. This Ordinance shall be in full force and effect upon completion of the filing and recordation requirements described in Section 3.

PASSED AND ADOPTED by the Town Council of the Town of Plainfield, Indiana on this 24<sup>th</sup> day of January 2022.

TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

DocuSigned by:  
*Robin G. Brandgard*  
0995BF6F9B57437...  
Robin G. Brandgard, President

DocuSigned by:  
*Bill Kirchoff*  
78C608CAFF9B48C...  
Bill Kirchoff, Vice-President

DocuSigned by:  
*Kent McPhail*  
6ABFD470D254D9...  
Kent McPhail

DocuSigned by:  
*Dan Bridget*  
D9736EE181004F8...  
Dan Bridget

DocuSigned by:  
*Lance Angle*  
32E36D005E374BD...  
Lance K. Angle

Attested by:

DocuSigned by:  
*Mark J. Todisco*  
5C89C0DDFB83426...  
Mark J. Todisco, Clerk-Treasurer  
of the Town of Plainfield

## Exhibit A



**Source of Title:**

- Redbird Group, LLC, Warranty Deed Instr. #201229741
- Damon N. Jones, Trustee of the Damon Jones Revocable Trust dated June 19, 2019, Quitclaim Deed Instr. #201920662
- John W. Lewis Irrevocable Trust (1/2 interest) & Marlene L. Lewis Irrevocable Trust (1/2 interest), Warranty Deed Instr. #201827439
- Town of Plainfield, Warranty Deed Instr. #20205088 & Instr. #202110403

**LAND DESCRIPTION**  
**Annexation Parcel**

Parts of the northeast quarter, southeast quarter and northwest quarter of Section 10, Township 14 North, Range 1 East of the Second Principal Meridian Hendricks County, Indiana, described as follows:

BEGINNING at the northeast corner of the northwest quarter of the southeast quarter of said Section 10 and the south line of the corporate limits of the Town of Plainfield as described in Ordinance Number 19-2017 recorded as Instrument Number 201720860 in the Office of the Recorder of Hendricks County, Indiana; thence North 88 degrees 43 minutes 47 seconds East along said south line 16.50 feet to the east right-of-way line of County Road 675 East; thence South 01 degree 03 minutes 01 second East along said east right-of-way line 687.98 feet to the easterly extension of the south line of the land of the John W. Lewis Irrevocable Trust and Marlene L. Lewis Irrevocable Trust as described in Instrument Number 201827439 in said recorder's office; thence South 88 degrees 52 minutes 18 seconds West along said easterly extension and south line and the south line of the land of Redbird Group, LLC as described in Instrument Number 201229741 in said recorder's office 2,688.28 feet to the west line thereof (the following six (6) calls are along the west and north lines of said land of Redbird Group, LLC): 1) thence North 01 degree 22 minutes 54 seconds West 680.56 feet; 2) thence South 88 degrees 41 minutes 50 seconds West 784.11 feet to the east line of Minor Plat 459 per plat thereof recorded in Instrument Number 199200330 in said recorder's office; 3) thence North 01 degree 03 minutes 50 seconds West along said east line 670.55 feet to the south line of Minor Plat 1082 per plat thereof recorded in Instrument Number 201715212 in said recorder's office; 4) thence North 88 degrees 43 minutes 58 seconds East along said south line 799.88 feet; 5) thence North 00 degrees 59 minutes 23 seconds West along the east line of said Minor Plat 1082 a distance of 657.70 feet to the south line of Olympic Village, Section 1 per plat thereof recorded in Instrument Number 198202432 in said recorder's office; 6) thence North 88 degrees 46 minutes 18 seconds East along said south line and easterly extension thereof 1,323.70 feet to the southwest corner of the land of the Damon N. Jones Revocable Trust dated June 19, 2019 as described in Instrument Number 201920662 in said recorder's office; thence North 00 degrees 52 minutes 57 seconds West along the west line thereof 1,280.00 feet to the south line of the corporate limits of the Town of Plainfield as described in Ordinance Number 10-93 recorded as Instrument Number 199315413 in said recorder's office; thence North 88 degrees 37 minutes 11 seconds East along said south line 483.03 feet to the east line of said land of the Damon N. Jones Revocable Trust dated June 19, 2019 and the west line of Minor Plat 101/18 per plat thereof recorded in Instrument Number 201905598 in said recorder's office (the following three (3) calls are along said east line of the Damon N. Jones Revocable Trust dated June 19, 2019): 1) thence South 00 degrees 54 minutes 49 seconds East along the west line of said Minor Plat 101/18 a distance of 374.24 feet to the southwest corner thereof; 2) thence North 88 degrees 38 minutes 37 seconds East along the south line of said Minor Plat 101/18 a distance of 190.01 feet; 3) thence South 00 degrees 55 minutes 43 seconds East 902.35 feet to the north line of said land of Redbird Group, LLC; thence North 88 degrees 20 minutes 08 seconds East along said north line 649.91 feet to the west line of the corporate limits of the Town of Plainfield as described in said Ordinance Number 19-2017 (the remaining calls are along the west and south lines of said corporate limits): 1) thence South 00 degrees 51 minutes 07 seconds East 1,335.14 feet; 2) thence North 88 degrees 43 minutes 47 seconds East 16.50 feet to the POINT OF BEGINNING, containing 153.414 acres, more or less.

The above description was prepared for annexation purposes only. No transfer of title is to occur with this description. No field work was performed. This description was based on existing deeds, plats and previous annexation descriptions to the Town of Plainfield. No monuments were set and no deeds should be created from this description.

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey or a Surveyor Location Report.

Parcel ID	Owner Address1	Owner Address2	Owner Address3	Section	Township	Range	Acreage
32-15-10-200-010.000-011	Redbird Group, LLC	6644 S. County Road 675 E.	Plainfield, IN 46168	10	14N	1E	20.000
32-15-10-200-012.000-011	Redbird Group, LLC	6644 S. County Road 675 E.	Plainfield, IN 46168	10	14N	1E	5.000
32-15-10-200-013.000-011	Redbird Group, LLC	6644 S. County Road 675 E.	Plainfield, IN 46168	10	14N	1E	5.000
32-15-10-100-004.000-011	Redbird Group, LLC	6644 S. County Road 675 E.	Plainfield, IN 46168	10	14N	1E	36.965
32-15-10-300-002.000-011	Redbird Group, LLC	6645 S. County Road 675 E.	Plainfield, IN 46169	10	14N	1E	20.893
32-15-10-100-007.000-011	Redbird Group, LLC	6644 S. County Road 675 E.	Plainfield, IN 46168	10	14N	1E	16.112
32-15-10-200-015.000-011	John W. Lewis Irrev. Trust & Marlene L. Lewis Irrev. Trust	605 Elm Dr.	Plainfield, IN 46169	10	14N	1E	0.465
32-15-10-200-014.000-011	John W. Lewis Irrev. Trust & Marlene L. Lewis Irrev. Trust	605 Elm Dr.	Plainfield, IN 46169	10	14N	1E	9.782
32-15-10-400-001.000-011	John W. Lewis Irrev. Trust & Marlene L. Lewis Irrev. Trust	605 Elm Dr.	Plainfield, IN 46169	10	14N	1E	20.000
32-15-10-600-010.000-011	Town of Plainfield	206 W Main St	Plainfield, IN 46169	10	14N	1E	0.800
32-15-10-200-020.000-011	Town of Plainfield	206 W Main St	Plainfield, IN 46169	10	14N	1E	0.266
32-15-10-200-026.000-011	Damon N. Jones Revocable Trust dated June 19, 2019	6553 S. County Road 600 S.	Plainfield, IN 46168	10	14N	1E	18.131

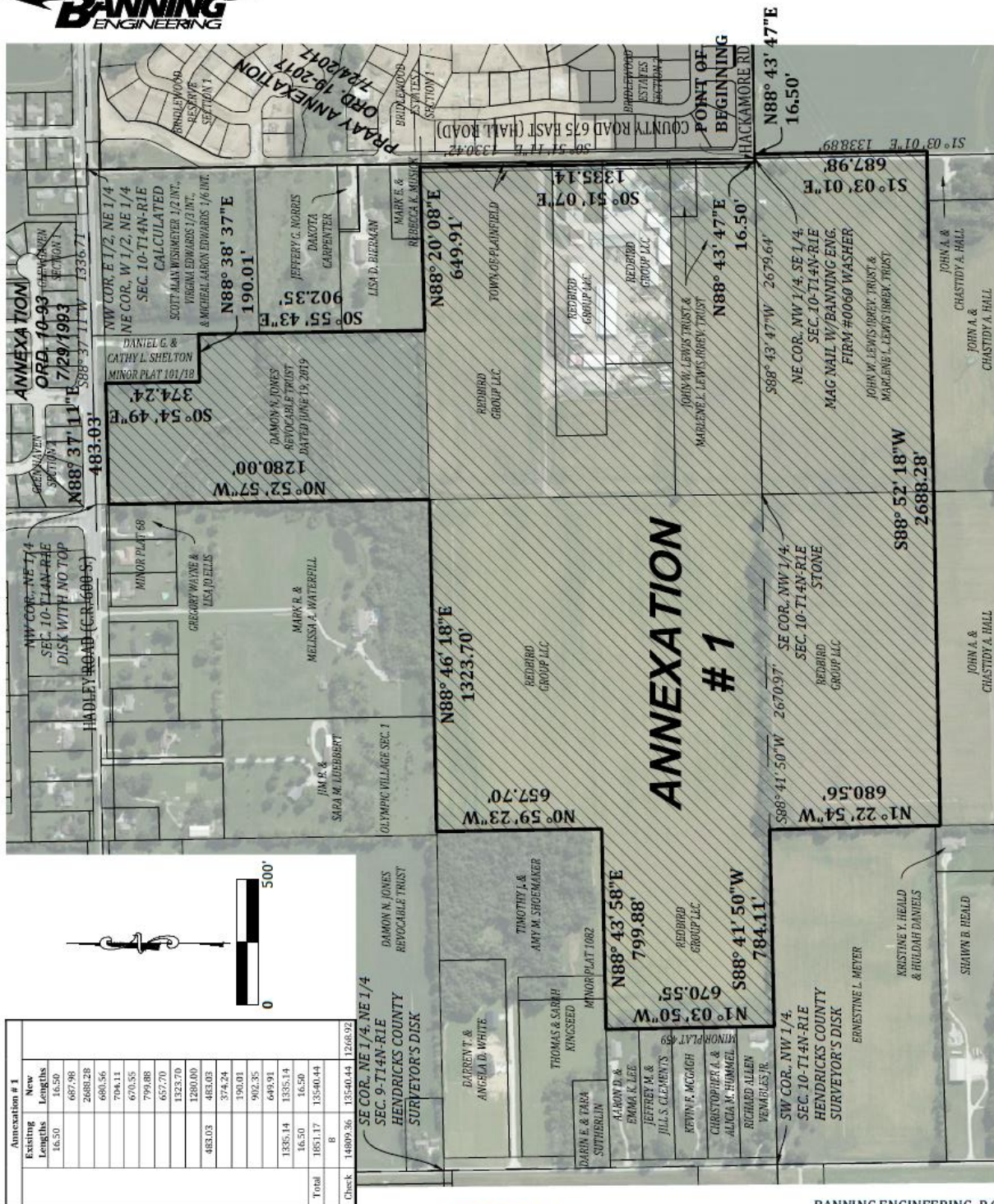
JOB # 18172  
DATE: 9/18/2021  
DRAFTED: DM  
CHECKED: RJC  
SCALE: 1"=500'

ANNEXATION #1  
PREPARED FOR: DREES HOMES / REDBIRD GROUP LLC  
PT. NE 1/4 & PT. NW 1/4 SEC. 10-T14N-R1E  
PLAINFIELD, INDIANA

E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com) WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

BANNING ENGINEERING, P.C.  
853 COLUMBIA ROAD,  
SUITE #101  
PLAINFIELD, IN 46168  
BUS: (317) 707-3700  
FAX: (317) 707-3800





Annexation # 1	
Existing Lengths	New Lengths
16.50	16.50
687.98	2688.28
690.56	704.11
670.55	779.88
657.70	1323.70
1280.00	1280.00
483.03	483.03
374.24	374.24
190.01	190.01
902.35	902.35
649.91	649.91
1335.14	1335.14
16.50	16.50
1851.17	13540.44
B	
Check	14809.36   13540.44   1268.92

SE COR. NE 1/4, NE 1/4  
SEC. 9-T14N-R1E  
HENDRICKS COUNTY  
SURVEYOR'S DISK

**ANNEXATION #1**  
 PREPARED FOR: DREES HOMES / REDBIRD GROUP LLC  
 PT. NE 1/4 & PT. NW 1/4 SEC. 10-T14N-R1E  
 PLAINFIELD, INDIANA  
 E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com) WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

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 PLAINFIELD, IN 46168  
 BUS: (317) 707-3700  
 FAX: (317) 707-3800

JOB # 18172  
 DATE: 9/18/2021  
 DRAFTED: DM  
 CHECKED: RJC  
 SCALE: 1"=500'