

Avon Crest Apts Super-Voluntary Annexation Timetable **4055 & 4099 E Main St, Avon, IN 46123**

Sep 1st Petition was filed for annexation into the Town of Danville.

Sep 5th Legal notice submitted to *The Republican*.

Petitioner submits public hearing notice for both annexation and zoning to run one time in The Republican on September 11th and petitioner sends notice via certificate of mailing to adjacent property owners on or before September 11th

Sep 11th Notice of public hearings on annexation and zoning appears in *The Republican*. Minimum 20-day waiting period begins before public hearing may be held on annexation ordinance.

Sep 17th **Annexation ordinance is introduced.**

Oct 1st 20-day waiting period ends. Public hearing on annexation slated for regularly scheduled Town Council meeting.

Oct 1st **Town Council holds public hearing on annexation.**

Oct 2nd Minimum 14-day waiting period begins before Council can take final action on annexation.

Oct 8th **Plan Commission holds public hearing on zoning.**

Oct 14th 14-day waiting periods ends. Town Council may take final action on annexation at next regularly scheduled meeting.

Oct 15th **Fiscal plan is adopted by Town Council.**
Town Council adopts annexation ordinance.
Town Council adopts zoning ordinance.

Oct 17th Clerk-Treasurer submits public notice on approved annexation to paper.

Oct 23rd Public notice on approved annexation is published.
30-day waiting period begins before annexation can be recorded.

Nov 22nd 30-day waiting period ends.

Nov 24th *Clerk-Treasurer records annexation with County and files annexation with the appropriate agencies.*

Fee: \$ 50.00

PETITION FOR ANNEXATION

Common Address of Property: 4055 and 4099 East Main Street, Avon, IN 46123

[attach legal description and map showing location of property]

Petitioner Name(s): Avon Crest Apartments LLC

Mailing Address of Petitioner: 5920 Tart Blvd., Indianapolis, IN 46239

Petitioner's Phone Number: (516) 406-2215

Petitioner's Email: manheet@gmail.com

Property Owner's Name (if not Petitioner): _____

Property Owner's Mailing Address: _____

Tax ID / Parcel Number: 32-10-08-100-005-000-022, 32-10-08-100-019-000-022,
32-10-08-100-020-000-022

of Persons Living on Property: _____ Acreage: 5.86

Zoning Sought: R2 Current County Zoning: RE/AGR

Present Use of Property: Multi-family

Plans for Changes in Use of Property: Same use

Reasons for Seeking Annexation: Redevelopment of subject property

Electrical Service Provider: Duke Energy Existing Sidewalks: X / (No)

Existing Utilities: Well _____ Septic X Other X Citizen's Water Well to be abandoned: Yes / No

MANINDER SINGH
Name(s) of Petitioner(s) - printed or typed

Maninder Singh
Signature(s) of Petitioner(s):

9/2/25
Date

[attach affidavit of consent to annexation signed by all owners of the property to be annexed who have not signed this document as petitioner(s)]

Deva Turett 9-2-25
Received by Date

**AGREEMENT NOT TO REMONSTRATE AGAINST ANNEXATION FOR
CONNECTION TO THE TOWN OF DANVILLE'S SANITARY SEWER
AND/OR WATER DISTRIBUTION SYSTEMS**

We, on behalf of Avon Crest Apartments LLC, owners of approximately 5.86 acres of real property (hereinafter called the "Property") described in the attached exhibit "Exhibit A" agree to waive our right, and that of any successors in title, to remonstrate against pending or future annexations of the property by the Town of Danville ("Town") in consideration for the Town's agreement to allow the development on the property to be connected to the Town's sanitary sewer and/or water systems. Connection to and use of the Town's sewer and water systems shall be subject to the terms and conditions generally applicable to other new connections made for properties within the Town (e.g. the sewer laterals and their connections to the Town's sewer main must meet Town specifications; all tap-in and sewer use fees must be paid and the Town's sewer use ordinance requirements must be followed).

We the undersigned agree that this waiver of the right to remonstrate shall also bar the filing of a declaratory judgement action or any other legal or equitable action to contest or appeal the annexation of the property.

Executed this 8th day of September, 2025

Avon Crest Apartments, LLC

By: Mawinda Singh

Property Owner

Printed/Title: MAWINDER SINGH owner
Property Owner

Acceptance of the Town of Danville:

By: Mark R. Morgan

Mark Morgan, Town Manager

Date: Sept. 8, 2025

ORDINANCE NO. 24-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF DANVILLE, INDIANA, ANNEXING TERRITORY TO THE TOWN OF DANVILLE, PLACING THE SAME WITHIN THE CORPORATION BOUNDARIES THEREOF AND MAKING THE SAME A PART OF THE TOWN OF DANVILLE

AVON CREST APARTMENTS, LLC SUPER-VOLUNTARY ANNEXATION

WHEREAS, the Town Council ("Council") of the Town of Danville, Indiana ("Town" or "Danville") has received a petition ("Petition") requesting that certain territory generally located in Part of the Northwest Quarter of Section 8, Township 15 North, Range 1 East, Washington Township, Hendricks County, Indiana, as hereinafter described ("Annexation Territory"), be annexed by Danville; and

WHEREAS, this Petition has been signed by all (i.e. 100%) of the property owners within the Annexation Territory; and

WHEREAS, the Council deems it desirable and in the best interests of the Town to annex the Annexation Territory; and

WHEREAS, this Annexation Territory is more commonly known as being located at 4055 AND 4099 East Main Street, Avon, Indiana and is fully described in the attached legal description (Exhibit A) and illustrated on the attached map (Exhibit B); and

WHEREAS, where the legal description attached as Exhibit A describes land this is contiguous to a public right-of-way that has not previously been annexed, the Annexation Territory shall include the contiguous public right-of-way even if it is not described in Exhibit A, except to the extent prohibited by I.C. § 36-4-3-1.5(c); and

WHEREAS, where the parcel of property within the Annexation Territory is adjacent to a parcel of property within the existing Town limits, the Annexation Territory boundary shall conform to and match the boundary of the existing Town limits so long as it does not result in adding or removing parcels of property from the Annexation Territory depicted in Exhibit A; and

WHEREAS, the Annexation Territory consists of approximately 5.86 acres, and is contiguous to the existing Town limits; and

WHEREAS, prior to adoption of this Ordinance, the Council, by resolution, will have adopted a written fiscal plan and definite policy for the provision of services of both a non-capital and capital nature to the Annexation Territory that meets the requirements of I.C. § 36-4-3; and

WHEREAS, the terms and conditions of this annexation, including the written fiscal plan, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the Town; and

WHEREAS, prior to the final adoption of this Ordinance, the Town will have conducted a public hearing pursuant to proper notice issued as required by law; and

WHEREAS, the Council finds that the Annexation pursuant to the terms of this Ordinance is fair and equitable and should be accomplished.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Danville, Indiana, as follows:

1. The above recitals including Exhibit A are incorporated herein by this reference as though fully set forth herein below.
2. In accordance with I.C. § 36-4-3-5.1 and other applicable laws, the Annexation Territory is hereby annexed to the Town and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.
3. The Annexation Territory is assigned to Council District (Ward) No. 3.
4. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby superseded. The paragraphs, sentences, words, and Annexation Territory of this Ordinance are separable, and if a court of competent jurisdiction hereof declares any portion of the Ordinance or the Annexation Territory unconstitutional, invalid, or unenforceable for any reason, such declaration shall not affect the remaining portions of the Annexation Territory or this Ordinance.
5. The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, and publication as required by law.

Introduced on September 17th, 2025 and adopted by the Town Council of the Town of Danville, Indiana, on October 15th, 2025.

THE TOWN COUNCIL OF THE TOWN OF
DANVILLE, INDIANA

Dave Potter, President

Michael Chatham, Vice-President

Greg Irby, Member

Bret Doub, Member

Chris Gearld, Member

ATTEST:

Carrie Lofton, Clerk-Treasurer

"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."

Lesa Ternet
Document prepared by: Lesa Ternet

EXHIBIT A LEGAL DESCRIPTION

PARCEL I (Tax ID 32-10-08-100-005.000-022)

The following represents a legal description of a tract of land located in the Northwest Quarter of Section 8, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, said tract being more particularly bound and described as follows, to-wit:

Assuming the North line of the Northwest Quarter of Section 8 as being North 90 degrees 00 minutes 00 seconds East and all other bearings being relative thereto; being a part of the Northwest Quarter of Section 8, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana and Brass plug found, per county ties, marking the Northwest corner of the Northwest Quarter of Section 8; thence running along the North line of said Quarter Section bearing North 90 degrees 00 minutes 00 seconds East 505.00 feet to a Mag Nail set marking the Northwest corner of a tract of land for "Manners" as described in Deed Book 348, Pages 62-66 in the Office of the Recorder of Hendricks County, Indiana and the POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; thence continuing to run along the North line of the Northwest Quarter of said section bearing North 90 degrees 00 minutes 00 seconds East 40.00 feet to a Mag Nail set; thence running parallel with the West line of the Northwest quarter bearing South 01 degrees 05 minutes 25 seconds West 216.00 feet to a 5/8" re-bar set; thence South 90 degrees 00 minutes 00 seconds East 622.60 feet to a 5/8" re-bar set at the Northeast corner of "Manners"; thence running along the East line of "Manners" bearing South 01 degrees 05 minutes 25 seconds West 305.92 feet to the Southeast corner of "Manners"; thence running along the South line of "Manners" bearing South 90 degrees 00 minutes 00 seconds West 662.60 feet to a 5/8" re-bar set marking the Southwest corner of "Manners"; thence running North along the West line of "Manners" bearing North 01 degrees 05 minutes 25 seconds East 521.92 feet to the POINT OF BEGINNING; containing 4.85 acres, more or less.

EXCEPTING THEREFROM, that part of the above described property conveyed to Roy L. Maners and Wanda L. Maners, Co-Trustees, The Roy L. Maners and Wanda L. Maners Revocable Living Trust by Quitclaim Deed recorded November 9, 1998, as Instrument Number 9800030154 in Volume 87, page 976, in the Office of the Recorder of Hendricks County, Indiana, described as follows:

The following represents a legal description of a tract of land located in the Northwest Quarter of Section 8, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana. Said tract being more particularly bound and described as follows, to-wit: Assuming the North line of the Northwest Quarter of Section 8 as being North 90 degrees 00 minutes 00 seconds East and all other bearings being relative thereto; commencing at a Brass monument found, per county ties, marking the Northwest corner of the Northwest Quarter of Section 8; thence running along the North line of said Quarter Section bearing North 90 degrees 00 minutes 00 seconds East 1067.60 feet to the Northwest corner of a tract of land for "Manners" as described in Deed Book 174, Pages 164-165 in the Office of the Recorder of Hendricks County, Indiana; thence running along the West line of "Manners" bearing South 01 degrees 05 minutes 25 seconds West 216.00 feet to the Southwest corner thereof and the Point of Beginning for this Legal Description; thence running along the South line of "Manners" bearing North 90 degrees 00 minutes 00 seconds East 100.00 feet to the Southeast corner thereof, said corner being the Northeast corner of a tract of land for "Manners" as described in Deed Book 325, Pages 717-720; thence running along the East line of "Manners" bearing South 01 degrees 05 minutes 25 seconds West 37.00 feet to a 5/8" re-bar with cap set; thence running parallel with the North line of the Northwest Quarter bearing North 90 degrees 00 minutes 00 seconds West 100.00 feet to a 5/8" re-bar with cap set; thence running parallel with the West line of the

LEGAL DESCRIPTION

(continued)

Northwest Quarter bearing North 01 degrees 05 minutes 25 seconds East 37.00 feet to the Point of Beginning; containing 0.08 acre, more or less.

PARCEL II (Tax ID 32-10-08-100-020.000-022)

The following represents a legal description of a tract of land located in the Northwest Quarter of Section 8, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, said tract being more particularly bound and described as follows, to-wit:

Assuming the North line of the Northwest Quarter of Section 8 as being North 90 degrees 00 minutes 00 seconds East and all other bearings being relative thereto; being a part of the Northwest Quarter of Section 8, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, and brass plug found, per county ties, marking the Northwest corner of the Northwest Quarter of Section 8; thence running along the North line of said quarter bearing North 90 degrees 00 minutes 00 seconds East 646.60 feet to a mag nail set and the point of beginning for this legal description; thence continuing to run along the North line of the Northwest Quarter of said section bearing North 90 degrees 00 minutes 00 seconds East 120.00 feet to a mag nail set; thence South parallel with the West line of the Northwest Quarter bearing South 01 degrees 05 minutes 25 seconds West 216.00 feet to a 5/8 inch rebar set; thence South 90 degrees 00 minutes 00 seconds West 120.00 feet to a 5/8 inch rebar set; thence North 01 degrees 05 minutes 25 seconds East 216.00 feet to the point of beginning; containing 0.59 acre, more or less.

PARCEL III (Tax ID 32-10-08-100-019.000-022)

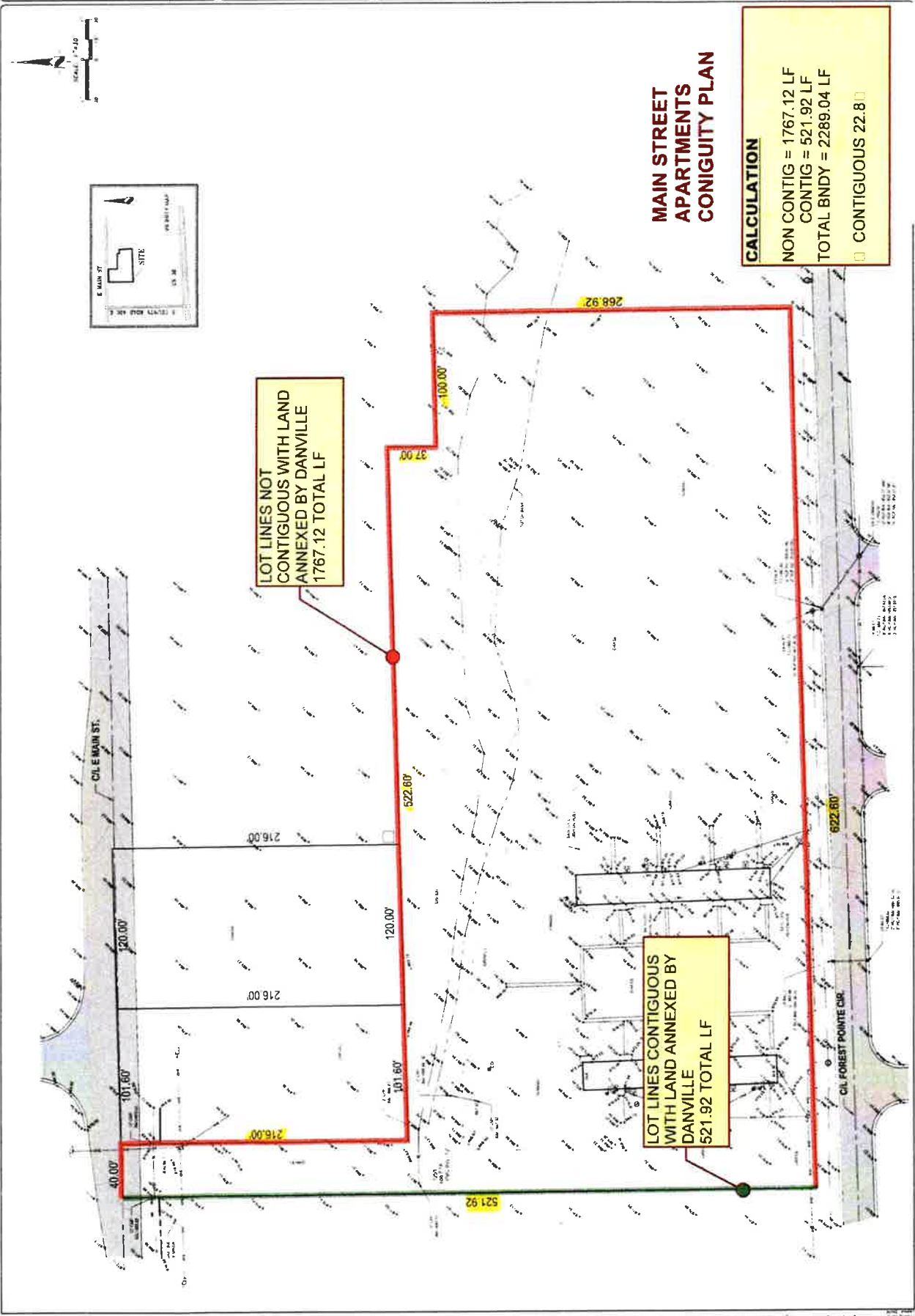
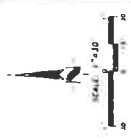
The following represents a legal description of a tract of land located in the Northwest Quarter of Section 8, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, said tract being more particularly bound and described as follows, to-wit:

Assuming the North line of the Northwest Quarter of Section 8 as being North 90 degrees 00 minutes 00 seconds East and all other bearings being relative thereto; being a part of the Northwest Quarter of Section 8, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana and brass plug found, per county ties, marking the Northwest corner of the Northwest Quarter of Section 8; thence running along the North line of said quarter bearing North 90 degrees 00 minutes 00 seconds East 545.00 feet to a mag nail set and the point of beginning for this legal description; thence continuing to run along the North line of the Northwest Quarter of said section bearing North 90 degrees 00 minutes 00 seconds East 101.60 feet to a mag nail set; thence South parallel with the West line of the Northwest Quarter bearing South 01 degrees 05 minutes 25 seconds West 216.00 feet to a 5/8 inch rebar set; thence South 90 degrees 00 minutes 00 seconds West 101.60 feet to a 5/8 inch rebar set; thence North 01 degrees 05 minutes 25 seconds East 216.00 feet to the point of beginning; containing 0.50 acre, more or less.

Exhibit B

Annexation/Avon Crest Apartments, LLC





LOT LINES NOT
CONTIGUOUS WITH LAND
ANNEXED BY DANVILLE
1767.12 TOTAL LF

LOT LINES CONTIGUOUS
WITH LAND ANNEXED BY
DANVILLE
521.92 TOTAL LF

CALCULATION
 NON CONTIG = 1767.12 LF
 CONTIG = 521.92 LF
 TOTAL BNDY = 2289.04 LF
 CONTIGUOUS 22.8%

**MAIN STREET
APARTMENTS
CONIGUITY PLAN**

AVON APARTMENTS
 4055 E MAIN ST, AVON, IN 46123

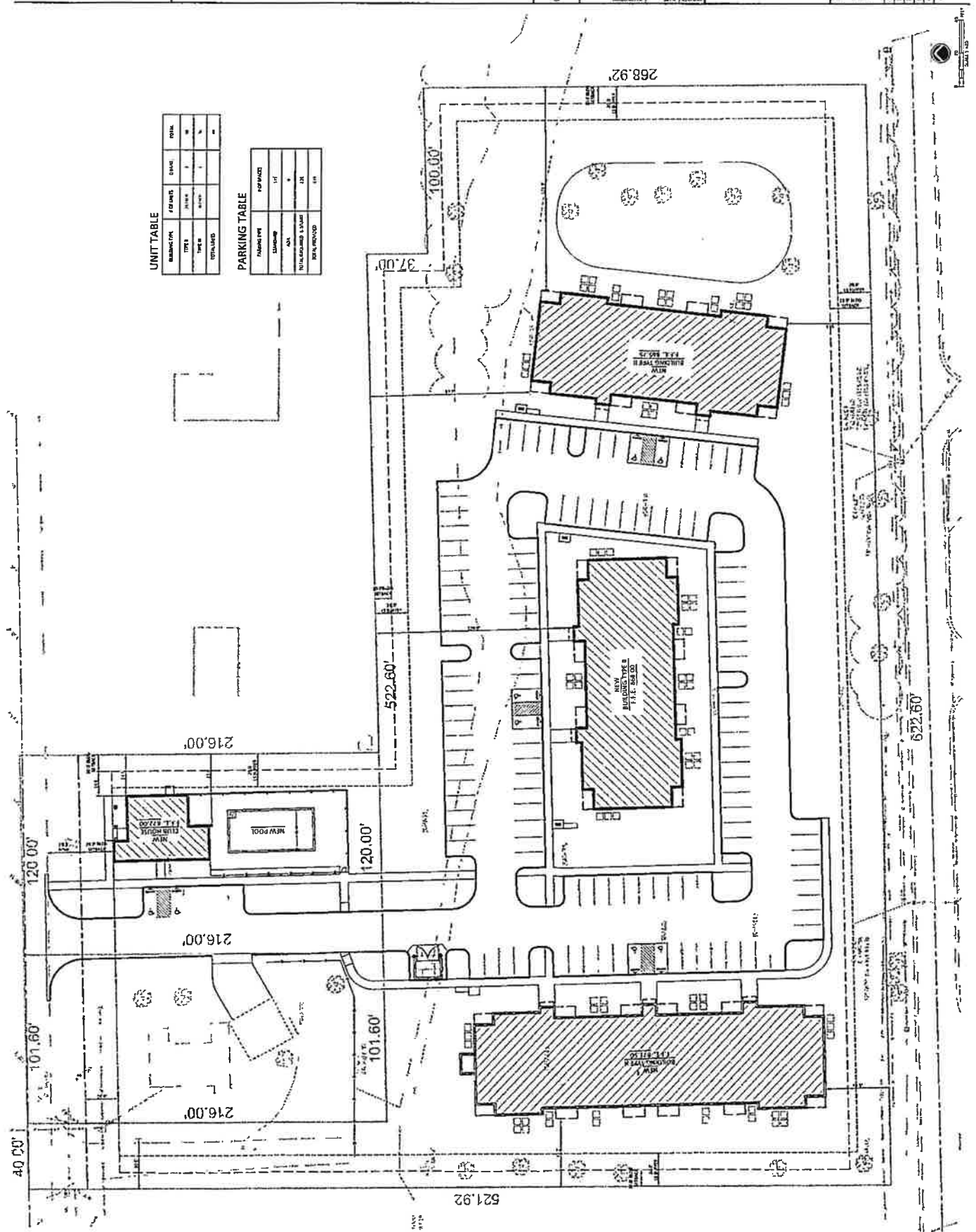
90%
 CONSTRUCTION
 DOCUMENTS

NO.	DATE	REVISION

SITE
 IMPROVEMENT
 PLAN
 DANVILLE

SCALE	1" = 20'
SHEET NO.	10/10
DATE	10/1/20
DESIGNED BY	
CHECKED BY	
APPROVED BY	

C500



UNIT TABLE

UNIT TYPE	NO. OF UNITS	SQ. FT.	TOTAL
STUDIO	1	400	400
1-BED	1	600	600
2-BED	1	800	800
3-BED	1	1,000	1,000
TOTAL	4	2,800	2,800

PARKING TABLE

PARKING TYPE	NO. OF SPACES	TOTAL
STREET	1	1
LOT	1	1
POOL	1	1
TOTAL	3	3