

Super-Voluntary Annexation Timetable
Max & Kelly Siddons, Joy Bradley, Mary Lynn Monts
536, 542, 548 Sycamore Lane, 14.68 acres

Oct 6th Petition was filed for annexation into the Town of Danville.

Oct 10th Legal notice submitted to *The Republican*.

*Petitioner submits public hearing notice for annexation to run one time in
The Republican on October 16th*

Oct 16th Notice of public hearings on annexation appears in *The Republican*. Minimum 20-day waiting period begins before public hearing may be held on annexation ordinance.

Nov 5th **Annexation ordinance is introduced.**

Nov 4th 20-day waiting period ends. Public hearing on annexation slated for regularly scheduled Town Council meeting.

Nov 5th **Town Council holds public hearing on annexation.**

Nov 5th Minimum 14-day waiting period begins before Council can take final action on annexation.

Nov 18th 14-day waiting periods ends. Town Council may take final action on annexation at next regularly scheduled meeting.

Nov 19th **Town Council adopts annexation ordinance.**
Fiscal plan is adopted by Town Council.

Nov 20th Clerk-Treasurer submits public notice on approved annexation to paper.

Nov 27th Public notice on approved annexation is published.
30-day waiting period begins before annexation can be recorded.

Dec 27th 30-day waiting period ends.

Dec 29th *Clerk-Treasurer records annexation with County and files
annexation with the appropriate agencies.*

#50 -

2025-2264

PETITION FOR ANNEXATIONCommon Address of Property: 536, 542, 548 Sycamore Lane
Danville

[attach legal description and map showing location of property]

Petitioner Name(s): Mary Lynn Monts, Joy Bradley, Max & Kelly SiddonsMailing Address of Petitioner: 548 Sycamore Lane, 536 & 542Petitioner's Phone Number: 317-850-5762 (Monts) 317-745-5822 (Bradley)Petitioner's Email: m1monts@sbcglobal.net
hjb55catt@get.net msiddons13@aol.com (Siddons)

Property Owner's Name (if not Petitioner)

Property Owner's Mailing Address: 0/0 see aboveTax ID / Parcel Number: 32-11-03-140-011.000-002 Monts 32-11-03-250-002.000-002 Bradley 32-11-03-145-001.000-002# of Persons Living on Property: 1, 1, 2 Acreage: 4.9 A. 4.9; 4.49Zoning Sought: R-1 Current County Zoning: RB .40Present Use of Property: Home 14.68 totalPlans for Changes in Use of Property: NoneReasons for Seeking Annexation: Water hook upElectrical Service Provider: Duke Existing Sidewalks: Yes / NoExisting Utilities: Well ☒ Septic ☒ Other ☐ Well to be abandoned: Yes / NoName(s) of Petitioner(s) - printed or typed: Mary Lynn Monts, Joy Bradley, Max & Kelly SiddonsSignature(s) of Petitioner(s): Mary Lynn Monts, Joy Bradley, Max & Kelly SiddonsDate: 10-6-25

[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)]

Received by (Printed): Lesia TernetReceived by (Signature): Lesia Ternet Date: 10-6-25

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

15 We, Mary Monts, Joy Bradley, Max & Kelly Siddons, owners of approximately _____ acres of real property (henceforth 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 6th day of October, 2025

Mary Lynn Monts
Joy Bradley
Max & Kelly Siddons

Property Owner (Signature)

Mary Monts, Joy Bradley
Max & Kelly Siddons

Property Owner (Printed)

Acceptance of the Town of Danville:

By: Mark R. Morgan
Mark Morgan, Town Manager

Date: 10-10-25

ORDINANCE NO. 29-2025

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

MAX & KELLY SIDDONS, JOY BRADLEY, & MARY LYNN MONTS 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 Southeast Quarter of the Nothewast Quarter, also part of the Southwest Corner of the South Half of the Northeast Quarter of Section 3, Township 15 North, Range 1 West, Center 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 536, 542, & 548 Sycamore Lane, Danville, 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 14.68 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 November 5th, 2025 and adopted by the Town Council of the Town of Danville, Indiana, on November 19th, 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"

536, 542, 548 Sycamore Lane



Overview

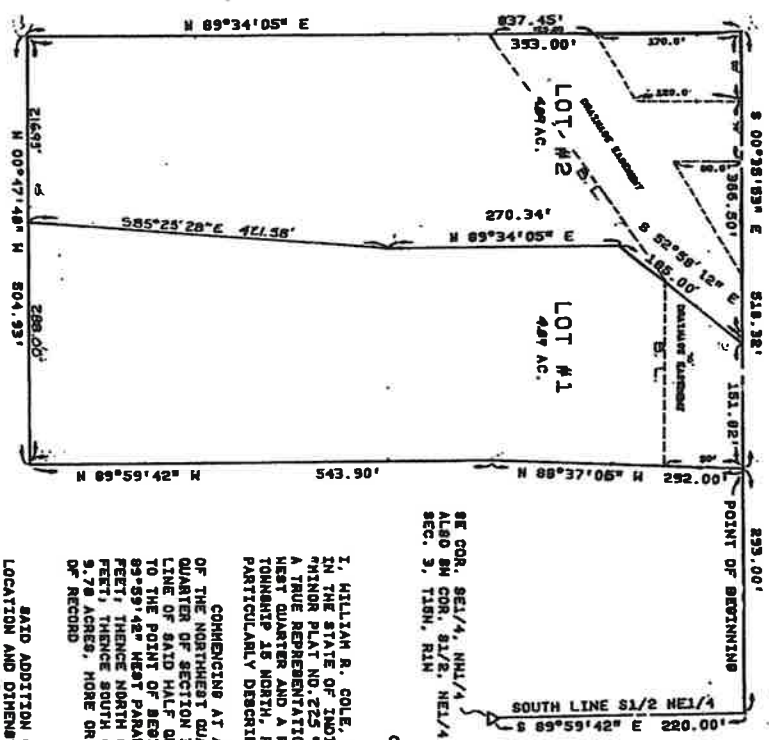


EXHIBIT 'A' 1 of 7

Holdings
536
+ Bradley
542



MINOR PLAT # 225



SE COR. SEC. 4, NW 1/4
ALSO SW COR. S 1/2 NE 1/4
SEC. 3, T15N, R14W

CERTIFICATION AND DESCRIPTION OF MINOR PLAT NO. 225

I, WILLIAM B. COLE, BEING DULY LICENSED AND AUTHORIZED AS A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE ATTACHED PLAT AND SURVEY OF THIS MINOR PLAT NO. 225, IS SITUATED IN CENTER TOWNSHIP, HENDRICKS COUNTY, INDIANA AND IS A TRUE REPRESENTATION OF A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER ALL IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A STONE FOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALSO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, THENCE SOUTH 89°59'42" EAST (AS SHOWN BEARING) ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION 820.00 FEET, THENCE NORTH 00°33'59" WEST 233.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'05" WEST 288.00 FEET, THENCE NORTH 89°34'05" WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 543.90 FEET, THENCE NORTH 00°47'48" WEST 504.93 FEET, THENCE NORTH 89°34'05" EAST 837.45 FEET, THENCE SOUTH 00°35'53" EAST 518.38 FEET TO THE POINT OF BEGINNING, CONTAINING 9.78 ACRES, MORE OR LESS AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID ADDITION CONSISTS OF TWO LOTS NUMBERED ONE AND TWO, THE LOCATION AND DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS ARE SHOWN ON THE PLAT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

I, DO HEREBY CERTIFY THAT ALL THE ABOVE IS TRUE AND CORRECT AND IN WITNESS WHEREOF, DO HEREBY SET MY HAND AND SEAL THIS 22ND DAY OF MARCH, 1987.



WILLIAM B. COLE
REGISTERED LAND SURVEYOR NO. 10681
STATE OF INDIANA

UNDER THE AUTHORITY PROVIDED BY SECTIONS 10-36-2-4-700 ET SEQ. AND ALL AMENDMENTS THERE TO, AND UNDETERMINED HEREBY CERTIFIED THAT PUBLIC NOTICE OF THE HEARING BY THE HENDRICKS COUNTY PLANNING COMMISSION OF THE APPEARED OWNER'S APPLICATION FOR APPROVAL OF THIS PLAT WAS DULY GIVEN AS REQUIRED BY SECTION 10-36-2-4-700, AND ALL AMENDMENTS THERE TO, AND THAT SAID PLAT HAS BEEN DULY APPROVED BY SAID COMMISSION, WITH A MAJORITY OF THE MEMBERS OF SAID COMMISSION CONCURRING IN SUCH APPROVAL.

DATED March 18 1987.

Paul M. Cole
PRESIDENT OF SAID COMMISSION

Paul F. Wilson
SECRETARY OF SAID COMMISSION



Bradley
5412

A horizontal line with a break symbol in the center. The break symbol consists of two short vertical lines intersecting the horizontal line, with a zigzag line connecting them. The horizontal line has a slight taper at both ends.



Part of Lot #1 in Minor Plat #225 as per plat thereof recorded in Plat Book 12, pages 50-51 in the office of the Recorder of Hendricks County, Indiana. Beginning at the Northwest corner of Lot #1 in aforesaid Minor Plat #225, thence South 85 degrees 23 minutes 28 seconds East, along the North line of said Lot #1, 421.58 feet; thence North 89 degrees 34 minutes 05 seconds East, along said North line, 270.34 feet; thence South 52 degrees 58 minutes ~~12 seconds~~ East, 40.76 feet to a point on the Northeasterly line of said Lot #1; thence South 89 degrees 34 minutes 05 seconds West, parallel with said North line, 304.88 feet; thence North 85 degrees 23 minutes 28 seconds West, parallel to said North line, 419.22 feet to a point on the West line of said Lot #1; thence North 00 degrees 47 minutes 48 seconds West, along said West line, 25.00 feet to the point of beginning. Containing 0.40 acres, more or less and subject to all legal highways, rights-of-way and easements of record.

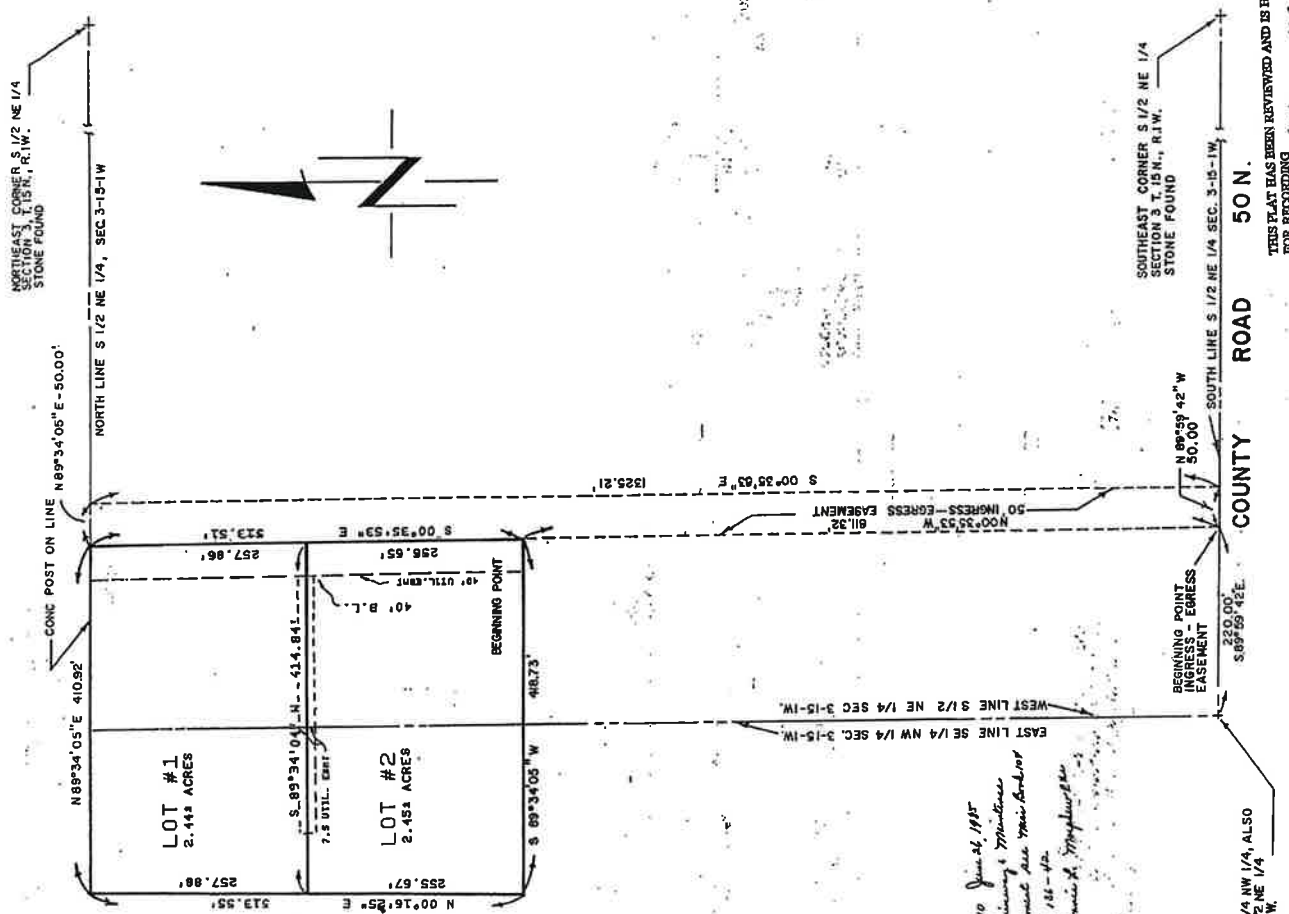
Monts
548
Sycamore Ln.

PAGE 1 OF 2

ENTERED FOR RECORD

11 JUL 11 1985 was 57-1
Rennie & Marghera
REORDER HEADQUARTERS 080116

Only Entered For Taxing This 11
 day of July 1985
Mary Jane Heath
 AUDITOR MEMPHIS COUNTY



50 N.

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED
FOR RECORDING
DATE: 7-11-85
Yvonne F. Linder, III
HENDRICKS COUNTY ENGINEER

MINOR PLAT NO. 168

PAGE 2 OF 2

CERTIFICATION AND DESCRIPTION OF MINOR PLAT NO.

1. WILLIAM R. COLE, BEING DULY LICENSED AND AUTHORIZED AS A REGISTERED LAND SURVEYOR WITH THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE ATTACHED PLAT AND SURVEY OF MINOR PLAT NO. 168 IS A TRUE REPRESENTATION OF A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER ALL IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN IN CENTER TOWNSHIP, HENDRICKS COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A STONE FOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALSO THE SOUTHWEST CORNER OF SECTION 320.00 FEET, THENCE NORTH 00°35'53" WEST 811.38 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°34'05" EAST 418.79 FEET; THENCE NORTH 00°16'25" EAST 513.55 FEET; THENCE NORTH 89°34'05" EAST 410.92 FEET; THENCE SOUTH 00°35'53" EAST 513.51 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION CONTAINING 4.83 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION FOR 50-FOOT INGRESS-EGRESS EASEMENT

A FIFTY (50) FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS-EGRESS OVER, UNDER AND ACROSS A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN IN CENTER TOWNSHIP, HENDRICKS COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A STONE FOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALSO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3, THENCE SOUTH 89°34'05" EAST 1324.83 FEET TO THE SOUTH LINE OF SAID HALF QUARTER SECTION 220.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°35'53" EAST 1325.21 FEET TO THE SOUTH LINE OF SAID HALF QUARTER SECTION, THENCE NORTH 89°34'05" WEST 50.00 FEET TO THE BEGINNING POINT, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS OF RECORD.

DEDICATION OF MINOR PLAT

THE UNDERSIGNED, DAVID H. COLEMAN AND CAROL A. COLEMAN, HUSBAND AND WIFE, RON MONTS AND MARY MONTS, HUSBAND AND WIFE, OWNERS OF SAID REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THEY HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREON PLAT. THEY CERTIFY THAT ALL STREETS DEPICTED ON SAID PLAT EXCLUSIVE OF THOSE ALREADY DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR ITS USE AS SUCH, THEREAFTER STRIPS OF GROUND OF THE WIDTH CALLED FOR ON THE PLAT WHICH ARE RESERVED FOR PUBLIC UTILITY COMPANIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION OF POLES, LINES, DUCTS, GAS AND WATER LINES, LATERALS AND SEWERS AND SUBJECT AT ALL TIMES TO THE PUBLIC UTILITIES AND TO THE EASEMENT HEREIN RESERVED, NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED AND MAINTAINED UPON SAID STRIPS, BUT SUCH OWNERS SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES. ALL SUCH UTILITY INSTALLATION SHALL BE MADE THAT NO PROPERTY LINES BE OBSTRUCTED.

DAVID H. COLEMAN

CAROL A. COLEMAN

RON MONTS

MARY MONTS

STATE OF INDIANA)
COUNTY OF HENDRICKS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DAVID H. COLEMAN AND CAROL A. COLEMAN HUSBAND AND WIFE, AND RON MONTS AND MARY MONTS, HUSBAND AND WIFE, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND FOR THE USE AND PURPOSES EXPRESSED. WITNESS MY SIGNATURE THIS 2nd DAY OF July, 1985
MY COMMISSION EXPIRES May 29, 1993

COUNTY OF HendricksNOTARY PUBLIC
Shirley M. MottTYPED OR PRINTED NAME
Kathy Mott

CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY SECTIONS 18-2, 4-3, ET SEQ., IND. STAT., THE UNDERSIGNED HEREBY CERTIFY THAT PUBLIC NOTICE OF THE HEARINGS BY THE HENDRICKS COUNTY PLAN COMMISSION OF THE ABOVE SAID OWNER'S APPLICATION FOR APPROVAL OF THIS PLAT HAS DULY GIVEN AS REQUIRED BY SEC. 18-2-4-706 IND. STAT., AND THAT SAID PLAT HAS BEEN APPROVED BY SAID COMMISSION, WITH A MAJORITY OF THE MEMBERS OF SAID COMMISSION CONCURRING IN SUCH APPROVAL.

DATED July 2, 1985MICHAEL E. GRAMANN, SECRETARY OF
SAID COMMISSIONJOHN R. RANDOLPH, JR., PRESIDENT OF
SAID COMMISSIONBY Arnold L. Anderson

By David H. Coleman 11
Carol A. Coleman 1885
By Ron Monts
Mary Monts
HENDRICKS COUNTY

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED
FOR RECORDING
DATE 7-11-85
William J. Graham, III
HENDRICKS COUNTY ENGINEER, JR.



EXHIBIT 'A' 5 of 7

1201

Form No. 3

Note: Use of this form constitutes practice of law and is limited to practicing lawyers.

WARRANTY DEED

BOOK 28 PAGE 755

THIS INDENTURE WITNESSETH, That Robert Michael Molloy
 _____ ("Grantor")
 of Hendricks County, in the State of Indiana, CONVEY
 AND WARRANT to Ronald D. and Mary Lynn Monte

 of Hendricks County, in the State of Indiana, for the sum
 of One Dollars (\$ 1.00-----) and other
 valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in
Hendricks County, in the State of Indiana:

A part of the Southeast Quarter of the Northwest Quarter and a part of the South Half of the Northeast Quarter, all in Section 3, Township 15 North, Range 1 West of the Second Principal Meridian in Center Township, Hendricks County, Indiana, and being more particularly described as follows, to-wit:

Commencing at a stone found marking the Southeast corner of the Northwest Quarter of said Section 3; thence South 89°59'42" East (Assumed Bearing) along the South line of said Half Quarter Section 220.00 feet; thence North 00°35'53" West 811.32 feet; thence South 89°34'05" West 418.73 feet to the POINT OF BEGINNING; thence continue South 89°34'05" West 418.72 feet; thence North 00°47'48" West 7.97 feet; thence North 01°10'31" East 247.78 feet; thence North 89°34'04" East 414.96 feet; thence South 00°16'25" East 255.67 feet to the BEGINNING POINT. Containing 2.45 acres, more or less, and subject to all legal highways, rights-of-way and easements of record.

ALSO: A fifty (50) foot wide easement for the purpose of Ingress-Egress over, under and across a part of the South half of the Northeast Quarter of Section 3, Township 15 North, Range 1 West of the Second Principal Meridian in Center Township, Hendricks County, Indiana, and being more particularly described as follows, to-wit:

(See reverse side for continuation of legal description)

IN WITNESS-WHEREOF, Grantor has executed this deed this 24th day of March, 1988.

Signature _____ (SEAL)

Signature Robert Michael Molloy (SEAL)

Printed _____

Printed Robert Michael Molloy

STATE OF INDIANA

COUNTY OF HENDRICKS

}SS:

Before me, a Notary Public in and for said County and State, personally appeared _____

Robert Michael Molloy

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24th day of March, 1988.

My commission expires 6-12-89

Signature Catherine M. Hawn

Printed CATHERINE M. HAWN, Notary Public

Residing in Boone County, Indiana.

This instrument was prepared by David H. Coleman, attorney at law.

Return to: DAVID H. COLEMAN

©Copyright, 1977, by Indianapolis Bar Association.

ENTERED FOR RECORD
 MAR 26 1988
 HEND CO RECORDER

Notary Public for Indiana
 day of March, 1988
My name Hawn
 AUDITOR HENDRICKS COUNTY

Send tax statements to: APP E, Rd 50 N.
DANVILLE, INDIANA 46122


EXHIBIT 'A' 6 of 7


BOOK 211 PAGE 756

Commencing at a stone found marking the Southeast corner of the Southeast Quarter of the Northwest Quarter, also the Southwest corner of the South half of the Northeast Quarter of said Section 3; thence South 89 degrees 59 minutes 42 seconds East (Assumed Bearing) along the South line of said half Quarter Section 220.00 feet to the POINT OF BEGINNING; then North 00 degrees 35 minutes 53 seconds West 1324.83 feet to the North line of said half Quarter Section; thence North 89 degrees 34 minutes 05 seconds East along said North line 50.00 feet; thence South 00 degrees 35 minutes 53 seconds East 1325.21 feet to the South line of said half Quarter Section; thence North 89 degrees 59 minutes 42 seconds West 50.00 feet to the Point of Beginning. Subject to all legal highways, rights of way and easements of record.

all interest in the land
is hereby conveyed
to the
State of Texas

EXHIBIT 'A' 7 of 7

202203326 E \$25.00
02/09/2022 03:12:36PM 6 PGS
Theresa Lynch
Hendricks County Recorder IN
Recorded as Presented


202122944 E \$25.00
07/13/2021 08:55:42AM 6 PGS
Theresa Lynch
Hendricks County Recorder IN
Recorded as Presented


Re-recording to correct Exhibit "C" easement description and drawing

MUNICIPAL WATER AND SANITARY SEWER EASEMENT

Cross-Reference

This easement encumbers real estate known as parcel number 32-11-03-250-001.00-002 most recently transferred by Instrument Number 198506497, Deed Book 285 page 49 in the Office of the Recorder of Hendricks County, Indiana.

Grant of Easement

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, David H. Coleman and Carol A. Coleman, husband and wife (hereinafter collectively "Grantor"), own certain real estate located in Hendricks County, Indiana, being more particularly described in attached Exhibit "A"; and

WHEREAS, Ronald D. Monts and Mary L. Monts, husband and wife (hereinafter "Grantee"), own the real estate more particularly described in attached Exhibit "B"; and

WHEREAS, Grantor is willing to grant to Grantee an easement to access municipal water and sanitary sewer services over a portion of Grantor's real estate, being more particularly described in attached Exhibit "C" (the "Easement Area"), subject to certain terms and conditions:

NOW THEREFORE, Grantor does hereby grant unto Grantee a Town Water and Sanitary Sewer Easement which is more particularly described and depicted in attached Exhibit "C" (the "Easement Area") for the benefit of the real estate described in Exhibit "B", subject to the following terms and conditions:

1. That this easement area shall include the right to install, construct, repair and maintain any necessary line, pipe, or other subsurface structure for municipal water and sanitary sewer purposes.
2. That any and all installation, construction, repair and/or maintenance of the Easement Area shall be the sole expense of Grantee.
3. That the Easement Area shall be returned to a condition as existed prior to any construction, repair or maintenance of the water and sanitary sewer infrastructure.
4. That any action to enforce the terms of this Municipal Water and Sanitary Sewer Easement shall include attorney's fees and any costs thereof to the successful party.