

ORDINANCE NO. 35-2025

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

KARLI STEWARD 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 Money's Subdivision, Lot 17, 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 1433 10th Street and is fully described in the attached legal descriptions (Exhibit A) and illustrated on the attached map (Exhibit B); and

WHEREAS, where the legal descriptions attached as Exhibit A describes land that 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 shall be zoned R1 Residential 1 District; and

WHEREAS, the Annexation Territory consists of approximately 0.72 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 December 3, 2025 and adopted by the Town Council of the Town of Danville, Indiana, on January 7th, 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

SURVEYOR LOCATION REPORT

This report was prepared only for:
THE ABSTRACT & TITLE GUARANTY COMPANY (#25-09120)
AND
NEWREZ, LLC.

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. THIS REPORT IS NOT INTENDED TO REPRESENT A SURVEY, NOR IS IT INTENDED TO BE USED BY AND/OR BENEFIT THE BORROWER(S).



PROPERTY ADDRESS: 1433 10th Street, Danville, IN 46122

PROPERTY DESCRIPTION: Lot 17 in Money's Subdivision, a Subdivision in Hendricks County, Indiana, as per plat thereof recorded in Plat Book 6, pages 47-48 in the Office of the Recorder of Hendricks County, Indiana.

This is to certify that the subject property does not lie within that Special Flood Hazard Area Zone "A" or "AE". The accuracy is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel Number 18063C 0144D of the Flood Insurance Rate Maps, effective date September 25, 2009.

BORROWER(S): Rayden Marlow

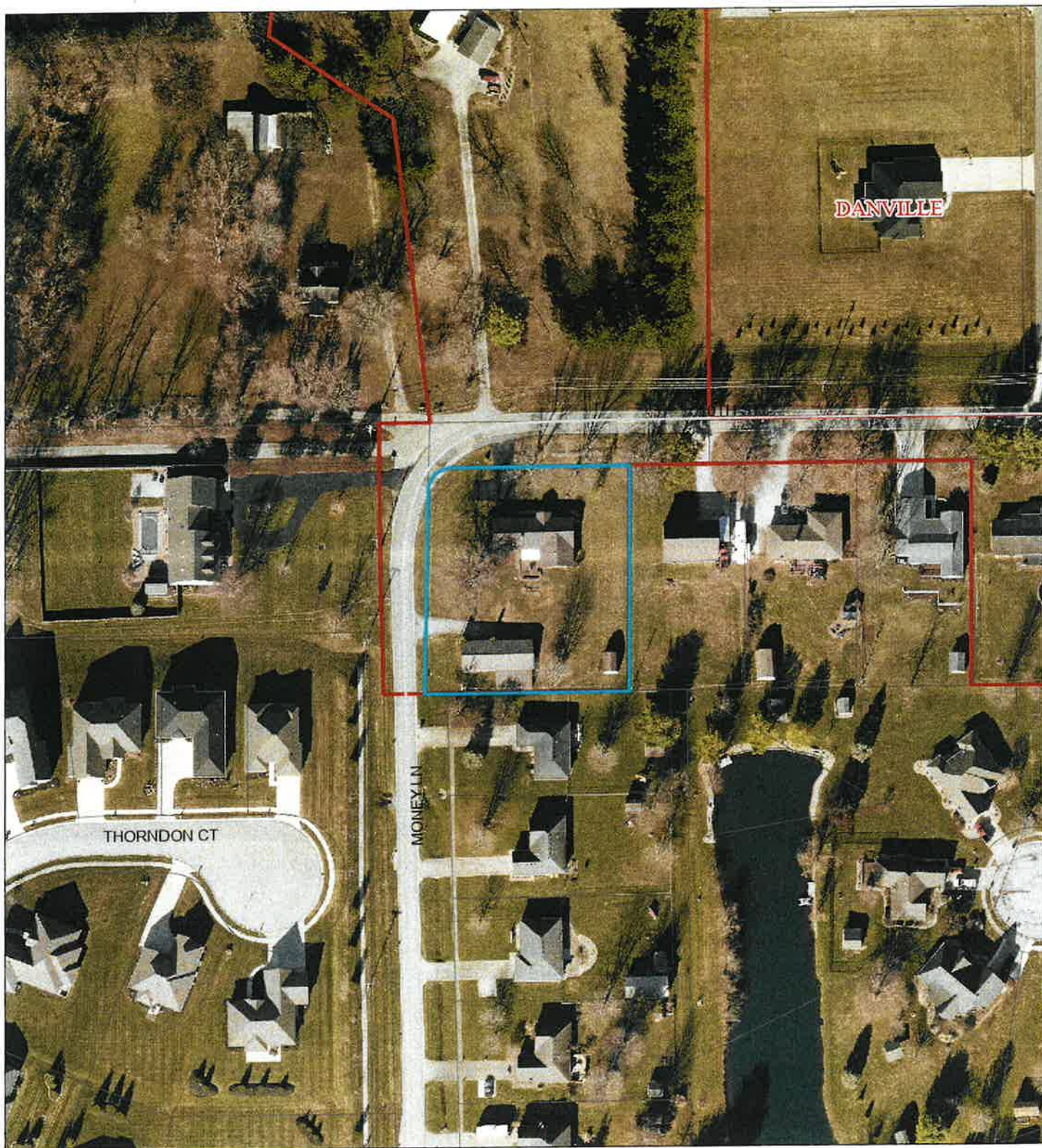


HAHN SURVEYING GROUP, INC.
Land Surveyors
8925 N. Meridian Street, Suite 120
Indianapolis, IN 46260
PHONE: (317) 846-0840 / (317) 846-4119
EMAIL: orders@hahnsurveying.com
www.hahnsurveying.com

Job No: S25-31453
Sheet 1 of 2

Karlie Steward Annexation

Exhibit B



Super-Voluntary Annexation Timetable
Karli Steward
1433 10th Street, Danville, IN 46122, 0.72 acres

Nov 17th Petition was filed for annexation into the Town of Danville.

Nov 21st Legal notice submitted to *The Republican*.

*Petitioner submits public hearing notice for annexation to run one time in
The Republican on November 27th*

Nov 27th 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.

Dec 3rd **Annexation ordinance is introduced.**

Dec 16th 20-day waiting period ends. Public hearing on annexation slated for regularly scheduled Town Council meeting.

Dec 17th **Town Council holds public hearing on annexation.**

Dec 17th Minimum 14-day waiting period begins before Council can take final action on annexation.

Dec 31st 14-day waiting periods ends. Town Council may take final action on annexation at next regularly scheduled meeting.

Jan 7th **Town Council adopts annexation ordinance.**
Fiscal plan is adopted by Town Council.

Jan 9th Clerk-Treasurer submits public notice on approved annexation to paper.

Jan 15th Public notice on approved annexation is published.
30-day waiting period begins before annexation can be recorded.

Feb 15th 30-day waiting period ends.

Feb 16th Clerk-Treasurer records annexation with County and files annexation with the appropriate agencies.

PETITION FOR ANNEXATION

Common Address of Property: 1433 10th Street, Danville, IN 46122

[attach legal description and map showing location of property]

Petitioner Name(s): Karli Steward

Mailing Address of Petitioner: 1433 10th Street, Danville, IN 46122

Petitioner's Phone Number: 317-760-9377

Petitioner's Email: Karligrace22@gmail.com

Property Owner's Name (if not Petitioner) _____

Property Owner's Mailing Address: _____

Tax ID / Parcel Number: 32-11-02-126-001.000-002

of Persons Living on Property: 2 Acreage: .72

Zoning Sought: No change Current County Zoning: single family residence

Present Use of Property: single family residence

Plans for Changes in Use of Property: No

Reasons for Seeking Annexation: To hook up to municipal sewer & water

Electrical Service Provider: Hendricks Power Existing Sidewalks: Yes / ☒ No

Existing Utilities: Well ☒ Septic ☒ Other _____ Well to be abandoned: Yes / ☒ No

Karli Steward

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

Karli Steward

Signature(s) of Petitioner(s):

11/17/25

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)]

Lesa Ternet

Received by (Printed)

Lesa Ternet

Received by (Signature)

11-17-25

Date

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

We, Karli Steward, owners of approximately
.72 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 17th day of November, 2025

Karli Steward
Property Owner (Signature)

Karli Steward
Property Owner (Printed)

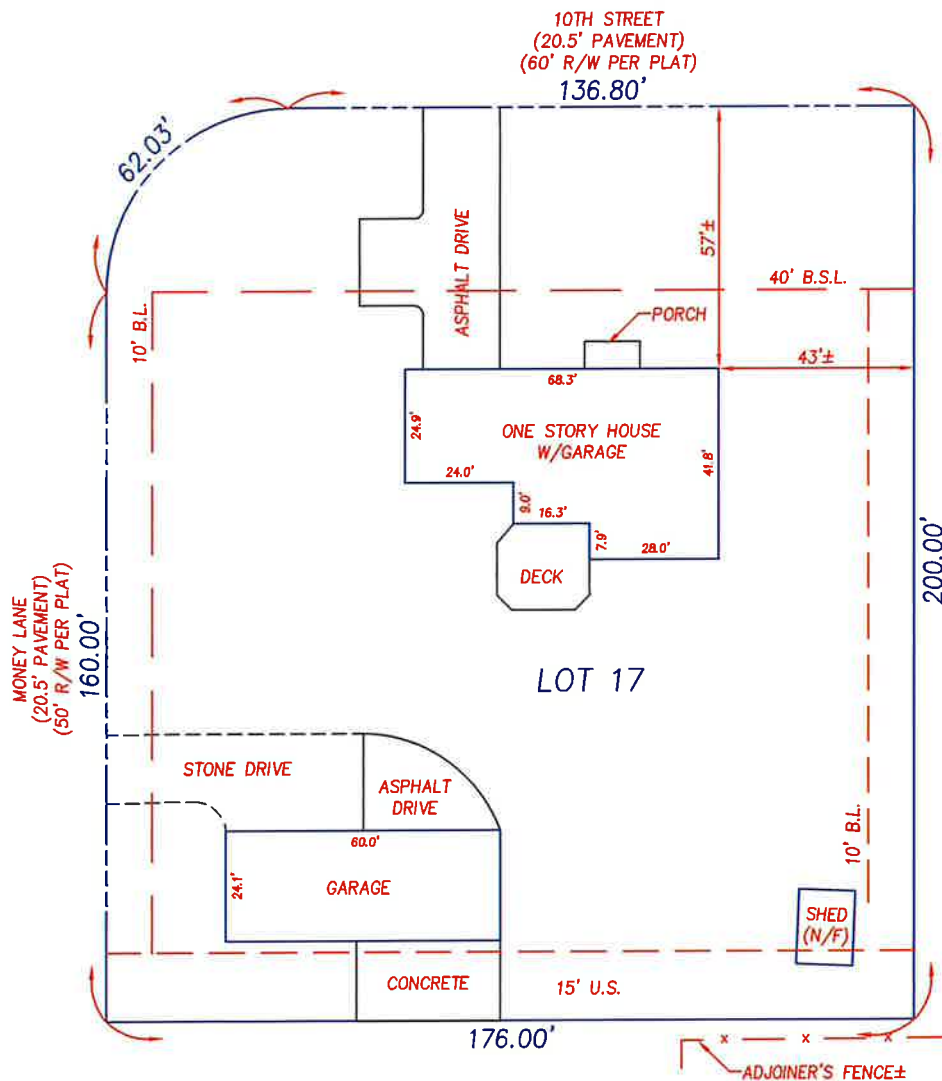
Acceptance of the Town of Danville:

By: Mark R. Morgan
Mark Morgan, Town Manager

Date: Nov. 24, 2025

SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.



SCALE: 1"=40'

LEGEND

B.L.	BUILDING LINE
B.S.L.	BUILDING SETBACK LINE
U.S.	UTILITY STRIP
R/W	RIGHT-OF-WAY
N/F	NO FOUNDATION
x	FENCE±

NOTE: FENCE LOCATIONS SHOWN ARE APPROXIMATE. AN ACCURATE BOUNDARY SURVEY IS REQUIRED TO DETERMINE EXACT LOCATIONS.

NOTE: BUILDING SETBACK LINES SHOWN ON THE WITHIN REPORT WERE TAKEN FROM THE RECORD PLAT, THERE MAY BE OTHER BUILDING SETBACK LINES ASSOCIATED WITH THE SUBJECT TRACT. CONTACT THE LOCAL PLANNING AND BUILDING DEPARTMENT FOR ANY ADDITIONAL SETBACK REQUIREMENTS.

NOTE: DUE TO THE LACK OF QUALIFIED MONUMENTATION FOUND THE ACCURACY OF THIS REPORT IS LIMITED TO ±3 FEET PER TITLE 865 I.A.C. 1-12-27. A BOUNDARY SURVEY (RETRACEMENT SURVEY) IS RECOMMENDED PRIOR TO THE CONSTRUCTION OF ANY NEW IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO: HOME ADDITIONS, FENCES, POOLS, PATIOS, DECKS, SHEDS ETC.



HAHN SURVEYING GROUP, INC.
Land Surveyors
8925 N. Meridian Street, Suite 120
Indianapolis, IN 46260
PHONE: (317) 846-0840 / (317) 846-4119
EMAIL: orders@hahnsurveying.com
www.hahnsurveying.com



CERTIFIED: 09/23/2025

Chad L. Brown
Chad L. Brown
Registered Land Surveyor,
Indiana #21100002
Drawn By: DIG
Field Tech: IN
Job No.: S25-31453
Sheet 2 of 2