

## **ORDINANCE NO. 1-2026**

### **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**

#### **RHONDA SUE BOOKWALTER 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 South half of the Southeast Quarter of Section 2, Township 15N, 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 on the south side of East Main Street, 0.09 mile west of Ridge Avenue 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 GB General Business District; and

WHEREAS, the Annexation Territory consists of approximately 0.68 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. 1.
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 February 4, 2026 and adopted by the Town Council of the Town of Danville, Indiana, on March 4<sup>th</sup>, 2026.

THE TOWN COUNCIL OF THE TOWN OF  
DANVILLE, INDIANA

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Dave Potter, President

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Michael Chatham, Vice-President

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Greg Irby, Member

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Bret Doub, Member

---

Chris Gearld, Member

ATTEST:

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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."

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Lesa Ternet

Document prepared by: Lesa Ternet



Fidelity National Title Insurance Company



**EXHIBIT A**

The Land is described as follows:

128 feet by parallel lines off of the entire East Side of the following described property:  
Part of the south half of the Southeast quarter of Section 2, Township 15 North, Range 1 West, Hendricks County, Indiana, bounded and described as follows, to-wit: From a corner stone at the southwest corner of said half quarter section run east on and along the south line of said half quarter section a distance of 988.4 feet; thence north at right angles to said south line a distance of 57.9 feet to the beginning point of this description; FROM SAID BEGINNING POINT run east parallel to the aforesaid south line 475 feet; thence north 3 degrees 7 minutes east 234.5 feet to the south right of way line of U.S. Highway #36; thence run north 89 degrees 51 minutes west on and along said right of way line 475.05 feet; thence south 3 degrees 7 minutes west 235.8 feet to the point of beginning, containing 2.55 acres, more or less. Containing approximately .68 acre, more or less.

Super Voluntary Annexation  
Bookwalter

Exhibit B



Overview



Legend

- Roads
- Parcels
- Danville Corporate Boundary

Parcel ID	32-11-02-400-006.000-002	Alternate ID	02-2-02-51W 400-006	Owner Address	BOOKWALTER RHONDA SUE
Sec/Twp/Rng	0002-0015-1W				7503 MEADOW VIOLET CT
Property Address		Class	RESIDENTIAL OTHER STRUCTURES		AVON, IN 46123
		Acreage	0.68		
District	Center Township				
Brief Tax Description	Pt S Se 2-15-1W 0.68a				
	2.22-11-1				
	(Note: Not to be used on legal documents)				

Date created: 1/20/2026  
Last Data Uploaded: 1/20/2026 4:08:22 AM

**Super-Voluntary Annexation Timetable**  
**Rhonda Sue Bookwalter**  
**South side E. Main St., 0.09 mile west of Ridge Avenue,**  
**0.68 acres**

Jan 19<sup>th</sup> Petition was filed for annexation into the Town of Danville.

Jan 23<sup>rd</sup> Legal notice submitted to *The Republican*.

*Petitioner submits public hearing notice for annexation to run one time in  
The Republican on January 29<sup>th</sup>*

**Jan 29<sup>th</sup>** 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.

**Feb 4<sup>th</sup>** **Annexation ordinance is introduced.**

Feb 17<sup>th</sup> 20-day waiting period ends. Public hearing on annexation slated for regularly scheduled Town Council meeting.

**Feb 18<sup>th</sup>** **Town Council holds public hearing on annexation.**

Feb 18<sup>th</sup> Minimum 14-day waiting period begins before Council can take final action on annexation.

Mar 3<sup>rd</sup> 14-day waiting periods ends. Town Council may take final action on annexation at next regularly scheduled meeting.

**Mar 4<sup>th</sup>** **Town Council adopts annexation ordinance.**  
**Fiscal plan is adopted by Town Council.**

Mar 6<sup>th</sup> Clerk-Treasurer submits public notice on approved annexation to paper.

Mar 12<sup>th</sup> Public notice on approved annexation is published.  
30-day waiting period begins before annexation can be recorded.

Apr 10<sup>th</sup> 30-day waiting period ends.

Apr 13<sup>th</sup> *Clerk-Treasurer records annexation with County and files  
annexation with the appropriate agencies.*



PD. \$50

2026-2281

1-20-26

## PETITION FOR ANNEXATION

Common Address of Property: N/A LAND ONLY DANVILLE, IN 46122

**[attach legal description and map showing location of property]**

Petitioner Name(s): RHONDA SUE BOOKWALTER

Mailing Address of Petitioner: 7503 MEADOW VIOLET CT. AVON, IN 46123

Petitioner's Phone Number: (541) 829-0246

Petitioner's Email: rbook401@gmail.com

Property Owner's Name (if not Petitioner): \_\_\_\_\_

Property Owner's Mailing Address: \_\_\_\_\_

Tax ID / Parcel Number: 002-202512-400006 and 32-11-02-400-006.000-002

# of Persons Living on Property: \_\_\_\_\_ Acreage: 0.68

Zoning Sought: GB General Business Current County Zoning: AD Airport District

Present Use of Property: Vacant Land

Plans for Changes in Use of Property: General Business

Reasons for Seeking Annexation: Utilities

Electrical Service Provider: \_\_\_\_\_ Existing Sidewalks: Yes / No

Existing Utilities: Well \_\_\_\_\_ Septic \_\_\_\_\_ Other \_\_\_\_\_ Well to be abandoned: Yes / No

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

[Signature]  
Signature(s) of Petitioner(s):

1-9-26  
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)

[Signature]  
Received by (Signature)

1-19-26  
Date





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

We, RHONDA SUE BOOKWALTER, owners of approximately 0.68 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 9<sup>th</sup> day of January, 2026

  
\_\_\_\_\_  
Property Owner (Signature)

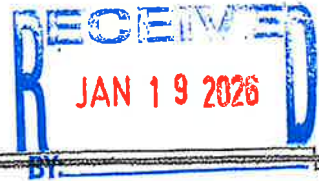
RHONDA BOOKWALTER  
\_\_\_\_\_  
Property Owner (Printed)

Acceptance of the Town of Danville:

By:   
\_\_\_\_\_  
Mark Morgan, Town Manager

Date: Jan. 26, 2026





## SURVEYOR LOCATION REPORT

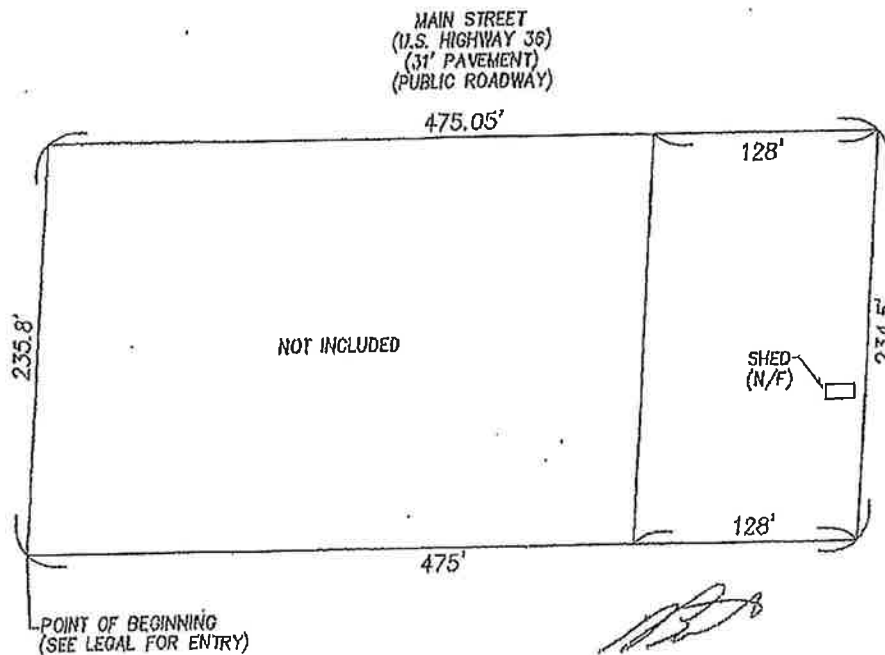
I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT.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

### LEGEND

N/F NO FOUNDATION



Scale: 1"=100'



### HAHN SURVEYING GROUP, INC.

Land Surveyors  
8925 N. Meridian Street, Suite 120  
Indianapolis, IN 46260  
PHONE: (317) 846-0840 / (317) 846-4119  
FAX: (317) 846-4298 / (317) 582-0662  
EMAIL: [orders@hahnsurveying.com](mailto:orders@hahnsurveying.com)  
[www.hahnsurveying.com](http://www.hahnsurveying.com)



CERTIFIED: 10/12/2021

*Chad L. Brown*  
Chad L. Brown  
Registered Land Surveyor,  
Indiana #21100002  
Drawn By: JEC  
Job No.: 821-6307  
Sheet 2 of 3