

ORDINANCE NO. 121223B

AN ORDINANCE CONCERNING THE ANNEXATION OF
ADJACENT AND CONTIGUOUS TERRITORY CHANGING
AND EXTENDING THE CORPORATE BOUNDARIES OF
THE TOWN OF MCCORDSVILLE, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF MCCORDSVILLE, INDIANA THAT:

Section I. The corporate boundary of the Town of McCordsville, Indiana is hereby changed and extended so as to include and make a part of the corporation of the Town of McCordsville, Indiana, the following described real estate situated in Hancock County, Indiana, consisting of 31 acres, more or less, including right of way, described on “Exhibit A”, attached hereto and incorporated herein by reference.

Section II. The Town of McCordsville, Indiana has developed a fiscal plan and has established a definite policy to furnish the annexed territory within a period of three (3) years, governmental and proprietary service substantially equivalent in standard and scope to the areas of the Town which have characteristics of topography, patterns of land utilization and population density similar to the above-described property.

Section III. The annexed territory east of County Road 600 West and south of State Road 67 is hereby assigned to Council District 2.

Section IV. This Ordinance shall be in full force and effect from and after its passage, approval by the Town Council, and publication as prescribed by law.

Section V. The annexed territory to be zoned “PUD” is described in attached “Exhibit A”.

Section VI. Introduced and filed on the 12th day of December, 2023. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of 5 in favor and 0 opposed pursuant to I.C. 36-5-9.8.

Duly ordained and passed this ____ day of _____, 2024 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of __ in favor and __ opposed.

Voting Affirmative:

Gregory J. Brewer

Scott Jones

Bryan Burney

Chad Gooding

John Price

ATTEST:

Stephanie Crider, Clerk-Treasurer

This instrument was prepared by Ryan Crum.

Voting Opposed:

Gregory J. Brewer

Scott Jones

Bryan Burney

Chad Gooding

John Price

Exhibit A – Legal Description

A part of the Southeast Quarter of Section 24, Township 17 North, Range 5 East, and a part of Southwest Quarter of Section 19, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana, described as follows: Commencing at the Southeast corner of said quarter section; thence North 89 degrees 58 minutes 0 seconds West (assumed bearing) 1,323.58 feet (1323.48 feet per Instrument Number 201502660) along the south line of said quarter section to a point lying 22.00 feet, more or less, of the Southwest corner of the East Half of said quarter section; thence North 2 degrees 12 minutes 44 seconds East 43.77 feet to the Southeast corner of a tract of land recorded as Instrument Number 9912409; thence along the east line of said tract, North 2 degrees 11 minutes 40 seconds East 775.32 feet, more or less, to a point on the centerline of the James Shultz Ditch, said point being on the southern boundary of that 29.67 acre tract described in the Warranty Deed recorded as Instrument Number 201502660 and the Point of Beginning of this description; thence along the southern, northwestern, northeastern & eastern boundaries of said 29.67 acre tract the following four (4) courses: 1) South 65 degrees 39 minutes 18 seconds West 13.71 feet along said ditch centerline; 2) North 64 degrees 46 minutes 30 seconds West 929.21 feet along said centerline to the southeasterly boundary of State Road 67; 3) North 58 degrees 4 minutes 6 seconds East 1,342.85 feet along said southeasterly boundary; 4) South 31 degrees 56 minutes 55 seconds East 260.70 feet; thence North 65 degrees 8 minutes 51 seconds East 202.65 feet; thence South 86 degrees 51 minutes 31 seconds East 41.99 feet; thence South 43 degrees 46 minutes 8 seconds East 231.46 feet; thence South 81 degrees 40 minutes 12 seconds East 180.78 feet; thence South 5 degrees 50 minutes 38 seconds West 161.26 feet to the northeastern boundary of said 29.67 acre tract; thence South 74 degrees 6 minutes 5 seconds East 253.45 feet along said northeastern boundary; thence South 49 degrees 23 minutes 55 seconds East 341.01 feet; thence South 27 degrees 6 minutes 43 seconds West 369.45 feet to the southeastern corner of said 29.67 acre tract, said corner being on the centerline of the James Shultz Ditch; thence along said centerline and the southern boundary of said 29.67 acre tract the following four (4) courses: 1) North 46 degrees 43 minutes 38 seconds West 318.25 feet; 2) North 75 degrees 3 minutes 20 seconds West 83.23 feet; 3) South 83 degrees 14 minutes 33 seconds West 670.37 feet; 4) South 65 degrees 39 minutes 18 seconds West 361.48 feet the point of beginning and containing 30.73 acres, more or less.

AND

A part of Southeast Quarter of Section 24, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, described as follows: Commencing at the Southeast corner of said quarter section; thence North 89 degrees 58 minutes 0 seconds West (assumed bearing) 1,323.58 feet (1323.48 feet per Instrument Number 201502660) along the south line of said quarter section to a point lying 22.00 feet, more or less, of the Southwest corner of the East Half of said quarter section; thence North 2 degrees 12 minutes 44 seconds East 43.77 feet to the Southeast corner of a tract of land recorded as Instrument Number 9912409; thence along the east line of said tract, North 2 degrees 11 minutes 40 seconds East 775.32 feet, more or less, to a point on the

centerline of the James Shultz Ditch, said point being on the southern boundary of that 29.67 acre tract described in the Warranty Deed recorded as Instrument Number 201502660; thence along the southern, northwestern and northeastern boundaries of said 29.67 acre tract the following four (4) courses: 1) South 65 degrees 39 minutes 18 seconds West 13.71 feet along said ditch centerline; 2) North 64 degrees 46 minutes 30 seconds West 929.21 feet along said centerline to the southeasterly boundary of State Road 67; 3) North 58 degrees 4 minutes 6 seconds East 1,342.85 feet along said southeasterly boundary; 4) South 31 degrees 56 minutes 55 seconds East 260.70 feet to the Point of Beginning of this description: thence North 65 degrees 8 minutes 51 seconds East 202.65 feet; thence South 86 degrees 51 minutes 31 seconds East 41.99 feet; thence South 43 degrees 46 minutes 8 seconds East 231.46 feet; thence South 81 degrees 40 minutes 12 seconds East 180.78 feet; thence South 5 degrees 50 minutes 38 seconds West 161.26 feet to the northeastern boundary of said 29.67 acre tract; thence along said northeaster boundary the following three (3) courses: 1) North 74 degrees 6 minutes 5 seconds West 187.17 feet; 2) North 20 degrees 34 minutes 47 seconds West 234.59 feet; 3) South 90 degrees 0 minutes 0 seconds West 285.90 feet to the point of beginning and containing 1.15 acres, more or less.

AND

A part of the Southeast Quarter of Section 24, Township 17 North, Range 5 East, and a part of Southwest Quarter of Section 19, Township 17 North, Range 6 East, Vernon Township, Hancock County, Indiana, described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 24; thence North 89 degrees 58 minutes 0 seconds West (assumed bearing) 1,323.58 feet (1323.48 feet per Instrument Number 201502660) along the south line of said southeast quarter section to a point lying 22.00 feet, more or less, of the Southwest corner of the East Half of said southeast quarter section; thence North 2 degrees 12 minutes 44 seconds East 43.77 feet to the Southeast corner of a tract of land recorded as Instrument Number 9912409; thence along the east line of said tract, North 2 degrees 11 minutes 40 seconds East 775.32 feet, more or less, to a point on the centerline of the James Shultz Ditch, said point being on the southern boundary of that 29.67 acre tract described in the Warranty Deed recorded as Instrument Number 201502660; thence along the southern, northwestern, northeastern & eastern boundaries of said 29.67 acre tract the following eight (8) courses: 1) South 65 degrees 39 minutes 18 seconds West 13.71 feet along said ditch centerline; 2) North 64 degrees 46 minutes 30 seconds West 929.21 feet along said centerline to the southeasterly boundary of State Road 67; 3) North 58 degrees 4 minutes 6 seconds East 1,342.85 feet along said southeasterly boundary; 4) South 31 degrees 56 minutes 55 seconds East 260.70 feet; 5) North 90 degrees 0 minutes 0 seconds East 285.90 feet; 6) South 20 degrees 34 minutes 47 seconds East 234.59 feet; 7) South 74 degrees 6 minutes 5 seconds East 678.43 feet; 8) South 15 degrees 52 minutes 53 seconds West 109.41 feet to the Point of Beginning of this description: thence South 49 degrees

23 minutes 55 seconds East 79.21 feet; thence South 27 degrees 06 minutes 43 seconds West 369.45 feet to the southeastern corner of said 29.67 acre tract, said corner being in the centerline of the James Shultz Ditch; thence North 15 degrees 52 minutes 53 seconds East 395.50 feet to the point of beginning and containing 0.33 acres, more or less.