

**PLAINFIELD TOWN COUNCIL
RESOLUTION NO. 2022-45**

**RESOLUTION ADOPTING A WRITTEN FISCAL PLAN AND ESTABLISHING
A POLICY FOR THE PROVISION OF TOWN SERVICES
TO AN ANNEXED AREA**

(6644 S County Rd 675 E)

WHEREAS, the Town of Plainfield, Indiana (the "Town"), desires to annex approximately 33.682 acres consisting of four (4) parcels located at approximately 6644 S County Rd 675 E (the "Annexation Area"), which is more specifically described in the below described Fiscal Plan; and

WHEREAS, responsible planning and state law require adoption of a fiscal plan and a definite policy for the provision of Town services to the annexed area; and

WHEREAS, such a plan has been developed and presented to the Town Council of the Town (the "Town Council") entitled, "Annexation Fiscal Plan for the Town of Plainfield, Indiana – Redbird Annexation #2 (the "Fiscal Plan"); and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL,
THAT:

1. The Town Council hereby approves and adopts the Fiscal Plan, attached hereto and made a part hereof, and hereby approves and adopts the specific policies for implementation as set out in the Fiscal Plan, and establishes a definite policy to provide services in accordance with the Fiscal Plan.

2. Any monies necessary for the provision of services as described and itemized in the Fiscal Plan shall be budgeted and appropriated from the applicable fund, pursuant to state law and the Town's budget procedure.

PASSED AND ADOPTED by the Town Council of the Town of Plainfield, Indiana upon this 25th day of July 2022.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

DocuSigned by:

Robin G. Brandgard

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Robin G. Brandgard, President

DocuSigned by:

Bill Kirchoff

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Bill Kirchoff, Vice President

DocuSigned by:

Kent McPhail

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Kent McPhail

DocuSigned by:

Lance Angle

32E36D005E374BD...

Lance K. Angle

DocuSigned by:

Dan Bridget

D9738EE181004F8...

Dan Bridget

Attested by:

DocuSigned by:

Mark J. Todisco

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Mark J. Todisco, Clerk-Treasurer

Town of Plainfield, Indiana

ANNEXATION FISCAL PLAN
FOR THE
TOWN OF PLAINFIELD, INDIANA

Redbird Annexation #2

July 20, 2022

Prepared by:



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INTRODUCTION

The following fiscal plan (the "Fiscal Plan") is for the proposed annexation of parcels to the south of the existing corporate limits on the southwest side of Plainfield (the "Annexation Area"). The Annexation Area is adjacent to the Town of Plainfield (the "Town"). The requirements of the Indiana Code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the Town Council. The Indiana Code 36-4-3-13(d) states that this fiscal plan must include and provide:

- 1) The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;
- 2) The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;
- 3) The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;
- 4) That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation, and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density;
- 5) That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria;
- 6) The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation;
- 7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation;

INTRODUCTION

- 8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation; and
- 9) A list of all parcels of property in the annexation territory and the following information regarding each parcel:
 - (A) The name of the owner of the parcel.
 - (B) The parcel identification number.
 - (C) The most recent assessed value of the parcel.
 - (D) The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the Town's various administrative offices and the Town's financial advisors, Baker Tilly. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the Town for the purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the Town Council.

SECTION I

AREA DESCRIPTION

A. Location, Area Size and Contiguity

The proposed Annexation Area is located on the south side of the existing corporate boundaries on the southwest side of the Town. A map and legal description of the area to be annexed has been included in attached Appendix II.

The Redbird Annexation #2 is approximately 34 acres. The perimeter boundary of the Annexation Area is over 12.5% contiguous to the existing corporate boundaries of the Town.

B. Current Land Use

The Annexation Area consists of vacant agricultural land.

C. Zoning

Existing Zoning: Single-Family Residential (RB)
Proposed Zoning: Residential (R3 & R4)

D. Current Population

The current population of the Annexation Area is estimated at 0, as there does not appear to be any occupied homes within the Annexation Area.

E. Real Property Assessed Valuation

The estimated net assessed valuation for land and improvements in the Annexation Area is \$125,230. This represents the assessed value as of January 1, 2021, for taxes payable 2022.

SECTION II

NON-CAPITAL SERVICES

A. Cost of Services

The current standard and scope of non-capital services being delivered within the Town and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing Town's municipal boundary.

The Town will provide all non-capital services to the Annexation Area within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the Town regardless of topography, patterns of land use, and population density.

B. Police Protection

The Hendricks County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Plainfield Police Department ("PPD") will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The Town of Plainfield, Indiana Police Department's primary purpose is the prevention of crime. The department consists of 48 sworn officers, 8 reserve officers and 14 civilian employees. The PPD patrols within the boundaries of the Town on a daily basis and responds to all alarm calls. In addition, the PPD provides other services such as detection and apprehension of offenders, traffic control, and preservation of civil order. The Police Department does not distinguish between different areas of the Town. The same services are provided throughout the Town. Due to the location and character of the Annexation Area, the Town does not anticipate needing to hire additional officers as a result of the annexation. It is anticipated that an increase in fuel and vehicle maintenance will be necessary in the amount of \$130 (plus inflation) per year as a result of the annexation. The Police Department's budget within the Town's General Fund will fund any additional costs.

C. Fire Protection

The Annexation Area is currently served by the Plainfield Fire Territory ("PFT"). The PFT serves the corporate Town limits of Plainfield and Guilford Township. The PFT is a career department consisting of 6 full-time administrative positions and an emergency operations shift staff of 66 sworn firefighters among three shifts. All firefighters are EMTs and 23 are paramedics.

SECTION II**(Cont'd)****NON-CAPITAL SERVICES****C. Fire Protection (cont'd)**

The firefighters man three fire stations 24-hours per day, 365 days per year. There are three engine companies, one ladder company, three transporting paramedic units and one command vehicle staffed 24-hours per day. In addition, there is a support truck that pulls the rescue boat and the specially equipped Gator ATV. The PFT provides fire protection, emergency medical response, hazardous materials response, technical rescue and fire prevention services to citizens within the Town limits and Guilford Township. Given that service is already provided by the PFT to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

D. Emergency Medical Services

Currently, the PFT provides emergency medical services to the Annexation Area. These services include, but are not limited to, emergency medical response. Given that service is already provided by the PFT to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

E. Street Maintenance

All dedicated streets and county roads in the Annexation Area are currently maintained by Hendricks County. However, all non-capital services of the Plainfield Street Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The Plainfield Street Department, which includes ten employees, is responsible for maintaining Town roads, maintaining public works facilities and grounds, minor infrastructure repairs, and mowing Town owned properties and rights-of-way. The responsibility of maintaining Town roads includes snow removal, street repairs, street sweeping and street sign maintenance. The Annexation Area contains approximately 0.065 miles of streets that the Town will be responsible for maintaining. Currently, the Town has approximately 167.522 miles of streets. The Town anticipates additional operating costs for supplies and repairs and maintenance of approximately \$80 (plus inflation) per year as a result of the annexation. The Local Road and Street and Motor Vehicle Highway Funds will fund any additional costs.

SECTION II**(Cont'd)****NON-CAPITAL SERVICES****F. Trash Collection and Recycling**

Hendricks County does not provide solid waste disposal to the Annexation Area. If applicable, this service is provided to residents in the Annexation Area by private firms. A comprehensive survey was not undertaken but based on available information it appears as if private firms charge approximately \$90 or more per quarter for residential trash pick-up. Within 1 year of the effective date of this annexation, the Town of Plainfield will provide garbage, yard refuse and recyclables collection services to all residential properties with three units or less in the Annexation Area. Other properties must contract for trash pickup with an independent hauler. The Town currently pays for trash collection services through taxes and recycling through a monthly fee billed to homeowners. Any future residents in the areas may achieve a savings in trash disposal services of approximately \$90 per quarter based on the estimated charge from private trash haulers.

G. Storm Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the Town's current storm water and drainage system throughout the Town. The Town and County have maintained their drainage areas very similarly, therefore it is not anticipated that there will be any additional cost to the Town. Any future development in the areas will have to have their storm water plan approved by the Town, and any associated storm water and drainage costs will be borne by the developers. Nevertheless, all non-capital services of the Storm Water Department will be made available in the Annexation Area within 1 year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

H. Parks

There are currently several parks within Town limits. Swinford Park encompasses 25 acres and includes three lighted and one unlighted ball diamonds, a shelter house and playground equipment. Franklin Park offers 35 acres of recreational space that includes a shelter house, two lighted tennis courts, four lighted ball diamonds, two concession stands, playground equipment and several horseshoe pits. Anderson Park is a 7-acre site that is home of the Plainfield Skate Park. Bob Ward Park includes open green spaces, park benches, a gazebo and connects to the Plainfield Park Trail System. Friendship Gardens is a small park featuring three gazebos and a fountain. Hummel Park, which is 205 acres, is located within the Town and connected to the Plainfield Parks system via paved walkways, but it remains a separate park run by Guilford Township. In addition, Plainfield operates a 100,000 square foot community recreation center, including indoor and outdoor aquatic facilities. Plainfield also has an extensive network of pedestrian greenway trails.

SECTION II

(Cont'd)

NON-CAPITAL SERVICES

H. Parks (Cont'd)

Upon the effective date of the annexation, residents of the Annexation Area will be eligible for the resident rates for the Plainfield Community Recreation Center and Splash Island Aquatic Center. Also, residents of the Annexation Area will pay the resident rates for park shelter rentals and for the Plainfield Interurban Depot building. It is anticipated that no additional parks will be added as a result of annexation, therefore there will be no additional costs to the Town.

I. Street Lighting

Hendricks County does not provide streetlights in the Annexation Area. Plainfield's policy is to light all dedicated streets in Plainfield. On average, the Town pays approximately \$9 per month per streetlight. However, there are currently no plans for additional streetlights as a result of the annexation.

J. Governmental Administrative Services

The Town does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the Town's offices, agencies and departments. All non-capital services of the administration of the Town will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the Town.

The Governmental Administrative Services of the Town include, but are not limited to, the services provided by the following:

- Town Manager's Office
- Town Council
- Human Resources Department
- Department of Planning and Zoning
- Town Court
- Clerk-Treasurer's Office
- Communications Department
- Building and Engineering Department
- Plan Commission

SECTION III

CAPITAL IMPROVEMENTS

A. Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing Town's corporate limits.

The Town will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the Town regardless of topography, patterns of land use, and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective as soon as practically possible, but no later than

B. Water Service

The Annexation Area is currently not served by any water utility. Plainfield Municipal Water Utility provides water service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of these hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Water Utility is a separate proprietary fund of the Town that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Water Utility will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

C. Wastewater Service

The Annexation Area is currently not being served. Plainfield Municipal Sewage Works provides wastewater service in the immediately surrounding area and has the capacity and capability to serve the Annexation Area if and when connection is desired. The cost of these hook-ups will be based on equivalent dwelling unit charges and will be covered by the payment of availability, tap, and/or connection fees. It is important to note that the Sewage Works is a separate proprietary fund of the Town that maintains separate books and records, and extensions in service are typically borne by the respective property owner or developer. Regardless, all capital services of the Sewage Works will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION III**(Cont'd)****CAPITAL IMPROVEMENTS****D. Storm Water and Drainage**

Storm water and drainage facilities throughout the Annexation Area will be consistent with the Town's current storm water and drainage system throughout the Town. The Town and County have maintained their drainage areas very similarly, therefore it is not anticipated that there will be any additional cost to the Town. Any future development in the areas will have to have their storm water plan approved by the Town, and any associated storm water and drainage costs will be borne by the developers. Regardless, all capital services of the Storm Water Department will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

E. Street Construction

Construction of any new streets within the developments in the Annexation Area will be the responsibility of the appropriate developer in accordance with the applicable Town Code. The existing streets within the Annexation Area are in very similar condition to existing Town streets; it is not anticipated that any additional costs will be required to improve them to Town standards. Regardless, all capital services of the Street Department, including evaluation and construction services, will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

F. Sidewalks

In general, construction and reconstruction of sidewalks is not the responsibility of the Town. Sidewalks are the responsibility of property owners and are typically initially installed by developers as part of a subdivision. Currently, there is a mix of areas within the Town with and without sidewalks. There are currently no plans or requirements of the Town to provide additional sidewalks in the Annexation Area. The developer will be responsible for sidewalks in any new developments within the Annexation Area. Regardless, all capital services of the Town will be extended to the Annexation Area within 3 years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

G. Street Lighting

Hendricks County does not provide streetlights in the Annexation Area. Plainfield's policy is to light all dedicated streets in Plainfield. The Town does not incur capital costs related to the installation of standard light poles. The Town does not anticipate any additional capital costs related to street lighting.

SECTION IV

FISCAL IMPACT

As a result of this annexation, the assessed value for the Town will not change. The property will be considered municipal tax-exempt upon annexation due to its agricultural assessment.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2022. Based on the assumed effective date, any taxable Annexation Area property owners will not pay property taxes to the Town until 2023 payable 2024, or until the parcels are no longer considered municipal tax-exempt. However, the Town will begin providing non-capital municipal services to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of the annexation.

It is anticipated that the Town will not realize an increase in its levy as a result of the annexation and that the estimated impacts on other taxing units will be negligible.

SECTION V

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the Town will assume and pay any unpaid bonds or other obligations of Guilford Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Guilford Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the Town is already liable for the indebtedness.

There is no debt currently outstanding for Guilford Township.

Appendix I

TOWN OF PLAINFIELD, INDIANA

Redbird Annexation #2

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT

(Assumes first year of tax collections from Annexation Area is 2023 pay 2024)

<u>Assessment Year</u> <u>Area</u>	Estimated Net Assessed Value of Annex. (1)	Estimated Net Assessed Value of Town (2)	Total Est. Net Assessed Value of Town (3)	Est. Property Tax Levy Property of Town (4)	Sub-total: Est. Property Tax Rate (5)	Estimated Net Assessed Value of Fire Territory (2)	Estimated Fire Territory Tax Levy (4)	Sub-total: Est. Tax Rate (6)	Total Est. Property Tax Rate
2021 Pay 2022	N/A	\$2,756,865,733	\$2,756,865,733	\$15,314,389	\$0.5555	\$3,201,041,257	\$8,293,898	\$0.2591	\$0.8146
2022 Pay 2023	N/A	2,894,709,020	2,894,709,020	15,751,904	0.5442	3,361,093,320	8,620,452	0.2565	0.8007
2023 Pay 2024	MTE	3,039,444,471	3,039,444,471	16,119,416	0.5303	3,529,147,986	8,923,785	0.2529	0.7832
2024 Pay 2025	MTE	3,191,416,695	3,191,416,695	16,511,184	0.5174	3,705,605,385	9,247,138	0.2495	0.7669
2025 Pay 2026	\$10,021,000	3,350,987,530	3,361,008,530	16,909,067	0.5031	3,890,885,654	9,575,538	0.2461	0.7492
2026 Pay 2027	20,042,000	3,518,536,907	3,538,578,907	17,333,211	0.4898	4,085,429,937	9,925,612	0.2430	0.7328

- (1) There will be no added assessed value to the Town as the property being annexed is Municipal Tax-Exempt due to its agricultural assessment. Per information provided by the Town, we have assumed development will first be assessed as part of the Town beginning in 2025 Pay 2026.
- (2) Assumes the assessed value for the Town of Plainfield and the Fire Territory, excluding the Annexation Area, grows at a rate of 5%.
- (3) Represents the net assessed value for the Town, including the Annexation Area, used to calculate the tax rate.
- (4) Assumes controlled property tax levies increase at an annual growth factor of 5.0% for 2023, 4.0% for 2024, 4.1% for 2025, 4.0% for 2026, and 4.1% for 2027. Assumes that the lease rental, debt, park bond, CCD and Fire Equipment levies remain constant.
- (5) Based on the Est. Property Tax Levy of Town divided by the Total Est. Net Assessed Value of Town.
- (6) Based on the Estimated Fire Territory Tax Levy divided by the Estimated Net Assessed Value of Fire Territory.

TOWN OF PLAINFIELD, INDIANA

Redbird Annexation #2

SUMMARY OF ADDITIONAL COSTS DUE TO ANNEXATION

(Non-Capital Services)

<u>Department</u>		<u>Description of Costs</u>		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<u>2026</u>	<u>Ref.</u>	<u>Street</u>	<u>Materials, supplies and repairs</u>			<u>\$80</u>	<u>\$82</u>
	<u>\$84</u>	<u>\$87</u>	<u>(1) Police</u>		<u>Fuel and maintenance</u>		
<u>130</u>	<u>134</u>	<u>138</u>	<u>142 (1)</u>				
<u>Totals</u>		<u>\$210</u>	<u>\$216</u>	<u>\$222</u>	<u>\$229</u>		

(1) Assumes a 3% inflationary adjustment for 2024 through 2026.

	<u>Summary of Net Impact</u>			
	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Estimated levy increase (net of circuit breaker)	\$ -	\$ -	\$ -	\$ -
Estimated additional costs	<u>(210)</u>	<u>(216)</u>	<u>(222)</u>	<u>(229)</u>
Net Impact	<u>(\$210)</u>	<u>(\$216)</u>	<u>(\$222)</u>	<u>(\$229)</u>

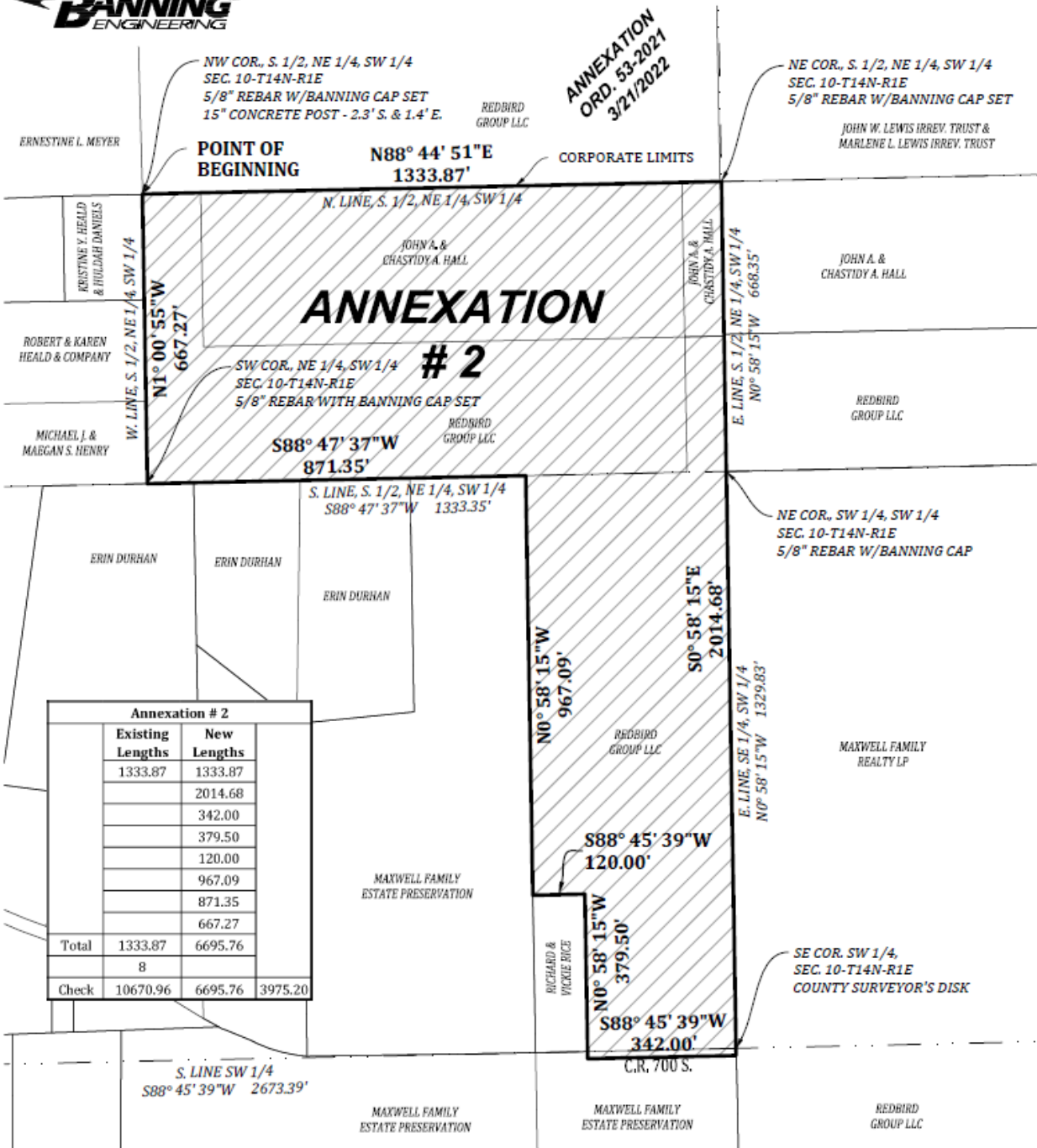
TOWN OF PLAINFIELD, INDIANA

*Redbird Annexation #2***PARCEL LIST**

<u>Parcel ID</u>	<u>Owner</u>	<u>'21 Pay '22 Net Assessed Value</u>	<u>Remonstrance Waiver</u>
32-15-10-300-002.000-011	Redbird Group, LLC	\$43,300	No
32-15-10-300-015.000-011	Hall, John A. & Chastidy A.	13,100	No
32-15-10-400-007.000-011	Hall, John A. & Chastidy A.	1,080 (1)	No
32-15-10-300-017.000-011	Redbird Group, LLC	<u>67,750 (1)</u>	No
	Total	<u><u>\$125,230</u></u>	

(1) Estimated based on the recent split of a parcel.

Appendix II



Annexation # 2		
	Existing Lengths	New Lengths
	1333.87	1333.87
		2014.68
		342.00
		379.50
		120.00
		967.09
		871.35
		667.27
Total	1333.87	6695.76
	8	
Check	10670.96	6695.76 3975.20

**ANNEXATION
ORD. 53-2021
3/21/2022**

ANNEXATION #2
PREPARED FOR: JOHN & CHASTIDY HALL; AND REDBIRD GROUP LLC
PT. SW 1/4 SEC. 10-T14N-R1E
PLAINFIELD, INDIANA

JOB # 18172
 DATE: 6/17/2022
 DRAFTED: DM
 CHECKED: JP
 SCALE: 1" = 300'

E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com

BANNING ENGINEERING, P.C.
 853 COLUMBIA ROAD,
 SUITE #101
 PLAINFIELD, IN 46168
 BUS: (317) 707-3700
 FAX: (317) 707-3800

Source of Title:

- Redbird Group, LLC, Warranty Deed Instr. #201229741
- Redbird Group, LLC, Warranty Deed Instr. #202002094
- John A. Hall & Chastidy A. Hall, Warranty Deed #199626564
- John A. Hall & Chastidy A. Hall, Warranty Deed #199626564

LAND DESCRIPTION

Annexation Parcel

Part of the east half of the southwest quarter of Section 10, Township 14 North, Range 1 East of the Second Principal Meridian, Hendricks County, Indiana, described as follows:

BEGINNING at the northwest corner of the south half of the northeast quarter of said southwest quarter also, being the southwest corner of the Corporate Limits of the Town of Plainfield as described in Ordinance Number 53-2021 recorded in Instrument Number 202206808 in the Office of the Recorder of Hendricks County, Indiana; thence North 88 degrees 44 minutes 51 seconds East along the south line of said corporate limits 1,333.87 feet to the northeast corner of said south half; thence South 00 degrees 58 minutes 15 seconds East along the east line thereof and the east line of the southeast quarter of said southwest quarter 2,014.68 feet to the south right-of-way line of County Road 700 South; thence South 88 degrees 45 minutes 39 seconds West along said south right-of-way line 342.00 feet to the southerly extension of the east line of the land of Rice as described in Instrument Number 201005816 in said recorder's office; thence North 00 degrees 58 minutes 15 seconds West along said southerly extension and east line 379.50 feet; thence South 88 degrees 45 minutes 39 seconds West along the north line of said land of Rice 120.00 feet to the east line of the land of the Trustees Under the Maxwell Family Estate Preservation Trust described in Instrument Number 201707237 in said recorder's office; thence North 00 degrees 58 minutes 15 seconds West along said east line 967.09 feet to the north line of the southeast quarter of said southwest quarter; thence South 88 degrees 47 minutes 37 seconds West along said north line 871.35 feet to the west line of the east half of said southwest quarter section; thence North 01 degree 00 minutes 55 seconds West along said west line 667.27 feet to the POINT OF BEGINNING, containing 33.682 acres, more or less.

The above description was prepared for annexation purposes only. No transfer of title is to occur with this description. No field work was performed. This description was based on existing deeds, plats and previous annexation descriptions to the Town of Plainfield. No monuments were set and no deeds should be created from this description.

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey or a Surveyor Location Report.