



TOWN OF FORTVILLE

714 E. Broadway, Fortville, IN 46040
(317) 485-4044 | www.Fortville.IN.gov



TOWN COUNCIL AGENDA - MONDAY, JULY 20TH, 2026 - 6:30 PM

Elected Officials & Term Dates

1st District

Tonya Davis - 1/1/24-12/31/27
Sean Morgan - 9/23/2025-12/31/27

2nd District

Ryan Rummell - 1/1/23-12/31/26
Libby Wyatt - 1/1/24-12/31/27

At-Large

Fred "Fritz" Fentz - 1/1/23-12/31/26

Clerk-Treasurer

Melissa Glazier - 1/1/24-12/31/27

Town Management

Town Manager

Joe Renner

Police Department

Chief Patrick Bratton

Planning & Building

Adam Zaklikowski, AICP

HR-Office Manager & Comm. Relations

Andy Williams

Utilities & Accounts Payable

Angie Renner, Manager

Water Treatment Plant

David Thompson, Superintendent

Parks & Recreation

Heath Luther, Manager

Public Viewing Access

Livestream available through Zoom

- Call-In Number: 1-305-224-1968
- Meeting ID: 816 8966 4721
- <https://us02web.zoom.us/j/81689664721>

Public meeting video library available on
YouTube: [@townoffortville1865](https://www.youtube.com/@townoffortville1865)

Meeting Repository available at
<https://www.fortville.in.gov/meetings/>

Upcoming Public Meetings

- Wed. July 29: Pol. Comm. (Ex. Sess.)
- Mon. Aug. 3: Town Council
- Mon. Aug. 17: Town Council
- Thurs. Aug. 20: RDC
- Tue. Aug. 25: Plan Commission
- Thurs. Aug. 27: BZA

ADA Accommodations Notice

In compliance with the Americans with Disabilities Act (ADA), the Town of Fortville is committed to ensuring that individuals with disabilities can fully participate in public meetings. Reasonable accommodations or assistance will be provided upon request. To request accommodations, please contact Andy Williams, Office Manager, at (317) 482-4048 or awilliams@fortville.in.gov at least 48 hours before the scheduled meeting.

1. Meeting Opening

- Call Meeting to Order
- Pledge of Allegiance
- Roll Call
- Declaration of Quorum
- The Council will consider **approval of, or edits to, the evening's meeting agenda.**
- The Council will consider **approval of the minutes of the previous meeting - July 6th, 2026**

2. Old Business - NA

3. New Business

- Thomas Bunnell, VFW Post 6904, to address the Council concerning the Hometown Heroes Banners.**
- Sharon Beatson, Fortville Action, Inc., to address the Council concerning Trees on Main.**
- Council to consider **adoption of Resolution No. 2026-___**, a Fiscal Plan for the Flora Annexation near 1102 Alden Drive.
- Council to **review a Remonstrance Waiver pertaining to the remaining Flora property.**
Council to **consider 2nd Reading (adoption) of Ordinance No. 2026-6B**, the Flora Annexation near 1102 Alden Drive.

4. Department Reports

- Town: Joe Renner
- Planning & Building: Adam Zaklikowski
- Parks & Recreation: Heath Luther
- Police: Chief Patrick Bratton
- Clerk-Treasurer: Missy Glazier
- Legal: Alex Intermill | Bose McKinney & Evans LLP

5. Public Comments - 2 minutes per person

6. Council Member Comments

7. Meeting Closure

- The Council will consider **approval & signing of the accounts payable vouchers.**
- The Council will consider **adjournment of the meeting.**

RESOLUTION NO. 2026-_____

**A RESOLUTION ADOPTING A WRITTEN FISCAL PLAN ESTABLISHING A
POLICY FOR THE PROVISIONS OF SERVICES TO AN ANNEXED AREA
(Flora Annexation)**

RECITALS

A. The Town Council of the Town of Fortville (respectively, the “Council” and the “Town”) has held a public hearing regarding Ordinance 2026-6B which contemplates the voluntary annexation of certain territory to be annexed into the Town (the “Annexation Territory”) pursuant to Ind. Code § 36-4-3-5.1.

B. Ind. Code § 36-4-3-3.1 requires that the Town develop and adopt a written fiscal plan and establish a definite policy by resolution of the Council that meets the requirements set forth in Ind. Code § 36-4-3-13, and that said resolution is adopted prior to adopting an annexation ordinance under Ind. Code § 36-4-3-5.1.

C. It is the desire of the Council to provide such a written fiscal plan and comply with Indiana law.

D. The written fiscal plan attached hereto as Exhibit A (the “Fiscal Plan”) is acceptable and appropriate for the Annexation Territory.

E. The Fiscal Plan complies with the requirements of Indiana law to provide services of a non-capital nature to the Annexation Territory 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 corporate boundaries, regardless of similar topography, patterns of land use, and population density.

F. The Fiscal Plan complies with the requirements of Indiana law to provide services of a capital nature to the Annexation Territory within three (3) years after the effective date of the annexation in the same manner 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.

THEREFORE, BE IT RESOLVED by the Town Council of the Town of Fortville, State of Indiana, that:

Section 1. The above recitals are incorporated herein by reference and shall be deemed part of the Fiscal Plan.

Section 2. The Fiscal Plan, including the summary of the plan and its Exhibits, is adopted for the annexation set forth in Ordinance 2026-6B.

Section 3. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 4. The Fiscal Plan and the policies for implementing the Fiscal Plan provided in attached Exhibit A are incorporated into this Resolution and adopted as the fiscal plan for the annexation proposed by Ordinance 2026-6B.

Section 5. This Resolution shall be in full force and effect from and after the date of its passage and any publication as is required by law.

Section 6. Introduced and filed on the 20th day of July, 2026. Duly resolved and passed the 20th day of July, 2026 by the Town Council of the Town of Fortville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

[Signature Page Follows]

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Tonya Davis, President

Tonya Davis, President

Ryan Rummell, Vice President

Ryan Rummell, Vice President

Frederick Fentz, Member

Frederick Fentz, Member

Libby Wyatt, Member

Libby Wyatt, Member

Sean Morgan, Member

Sean Morgan, Member

ATTEST:

Melissa Glazier
Town Clerk-Treasurer

Exhibit A

VOLUNTARY ANNEXATION FISCAL PLAN AND POLICY

This fiscal plan is written and offered to support a voluntary annexation in accordance with Indiana Code 36-4-3-5.1. Therefore, this annexation fiscal plan is prepared for the purpose of meeting the expectations of the landowners who have petitioned the Town of Fortville (the “Town”) for the annexation of approximately 2.5 acres of their property as more specifically identified in the description attached to Ordinance 2026-6B. Inasmuch as the property owners have requested this annexation, this fiscal plan is directly intended to serve the interests of the property owners of the Territory with regard to the provision of municipal services. The Town hereby reserves the right to amend, adjust, or revise its fiscal plan and policies in any manner deemed appropriate by the Town in order to serve the public interests or the interests of the landowners involved in this annexation, *especially* in such case as the nature of the anticipated annexation changes from voluntary to some form of contested or involuntary annexation.

It is understood by both the Town and the property owners of the Territory that the Territory is subject to development pressures of many forms. It is therefore the intent of the Town to work cooperatively with the property owners of the Territory to pursue this annexation as a means of providing for the orderly and planned growth of the municipality. This interest includes the ultimate extension of municipal services into the Territory, as well as providing for planning and development standards appropriate to protect the interests of the general public, the incorporated neighbors, and the future residents and/or landowners of the Territory.

ARTICLE I - CURRENT CONDITION OF THE TERRITORY

The property is currently farmland.

ARTICLE II - PROVISION OF NON-CAPITAL MUNICIPAL SERVICES

The Town will provide non-capital services to the Territory as soon as possible after the effective date of the annexation. Non-capital services typically includes police patrols, fire protection (Vernon Township), roadway maintenance, Town administration, participation in municipal elections, and other non-capital services of the Town.

It is anticipated that the voluntary annexation under Ordinance 2026-6B can be completed and become effective in August 2026. Consequently, assuming the effective date will occur in August 2026, non-capital municipal services can be expected to commence in August 2026.

ARTICLE III – POLICE PROTECTION

The municipality will extend police protection to the Territory with an anticipated commencement of police protection on the effective date of Ordinance 2026-6B in August 2026. The Town does not require an increase in the number of police personnel, the amount of police equipment, the amount of police training, or any significant increase in the cost of providing this municipal service attributed to this territory by the Town. Any increase in the cost of providing police services will be paid for with existing revenue streams and revenue from the Territory.

ARTICLE IV - STREET MAINTENANCE

Zero (0) lineal feet of additional roadway would be transferred to the Town of Fortville Streets Department.

ARTICLE V - TOWN ADMINISTRATION

The Town's administration has the capability of meeting the needs of the Territory upon annexation in the same manner and to the same extent it does with the rest of the community. The hiring of additional administrative personnel is not necessary for this annexation. Accordingly, no increase in expense for Town administration is anticipated to result from the annexation of the Territory.

ARTICLE VI - PARTICIPATION IN MUNICIPAL ELECTIONS

Any eligible occupants residing on the property would be able to participate in municipal elections.

ARTICLE VII - PROVISION OF CAPITAL MUNICIPAL SERVICES

All capital services provided by the Town will be available to the Territory within three (3) years of the effective date of the Territory. Assuming an effective date of August 2026, the latest projected date of availability of capital services is August 2029.

Capital services of the municipality will include capital utility services. It should be noted, however, that the Town's policy for the extension of capital utility services is purely voluntary. At such time as the property owner in the Territory seeks to voluntarily connect to municipal sewer and water utilities, the property owner would be required to pay the cost of those extensions, in accordance with the system of policies, rates and charges of the municipal sewer and water utilities.

ARTICLE VIII - CAPITAL STREET SERVICES

Zero (0) lineal feet of additional roadway would be transferred to the Town of Fortville Streets Department.

ARTICLE IX - FIRE PROTECTION

The Vernon Township Fire Department provides fire protection services to the Town of Fortville and unincorporated areas within the township. Fire protection services will continue to be provided by the Vernon Township Fire Department. It follows that this annexation will have no impact on fire protection services that are currently provided in the Territory. Further, the cost of providing fire protection services will be paid for with existing revenue streams.

ARTICLE X - METHOD OF PAYMENT FOR EXTENSION OF SERVICES

Public water and sewer lines are available along Alden Drive; A primary reason for the owners desiring to annex is to connect these properties to those services. Connections will be made and paid for by the owners.

ARTICLE XI – ESTIMATED EFFECT OF ANNEXATION IN EACH OF THE POLITICAL SUBDIVISIONS TO WHICH THE ANNEXATION APPLIES

Since the Town will eventually receive some amount of yearly revenue from the property tax “pie” (capped at 1% per state constitution for owner-occupied single-family residential property), the other political subdivisions would technically receive a smaller amount. The drop in revenue each political subdivision receives in relation to the total amount of revenue based on total community-wide assessed value each subdivision receives would be negligible.

ARTICLE XII – ESTIMATED EFFECT ON MUNICIPAL FINANCES FOR FOUR (4) YEARS AFTER ANNEXATION EFFECTIVE DATE

Unknown precisely at this time since the two (2) homes anticipated have not been built nor assessed. However, the effect on Town finances should be small in relation to the overall assessed value of the Town, which is a main factor determining the tax levy.

ARTICLE XIII – ESTIMATED EFFECT ON POLITICAL SUBDIVISIONS IN THE COUNTY THAT ARE NOT PART OF THE ANNEXATION

The annexation will not directly impact other political subdivisions outside the annexed area, such as the Greenfield Central School Corporation as an example. Indirect effects on countywide distributions of circuit breaker allocations are expected to be negligible.

ARTICLE XIII – PARCEL INFORMATION

The Territory consists of one parcel at this time:

<u>Parcel ID:</u>	<u>Net Assessed Value (2026):</u>	<u>Remonstrance Waiver:</u>
30-02-10-200-001.001-016	Unknown	No

Exhibit A-1 – Legal Description

REFER TO LEGAL DESCRIPTIONS IN ORDINANCE 2026-6B

**WAIVER OF REMONSTRANCE OF ANNEXATION BY THE
TOWN OF FORTVILLE**

This WAIVER OF REMONSTRANCE OF ANNEXATION BY THE TOWN OF FORTVILLE (“Waiver”) is tendered to the TOWN OF FORTVILLE (“Town”) by Michael D. and Michelle R. Flora (“Owners”) this _____ day of _____, 2026 , for the Owners’ property generally located at the east end of Alden Drive (Parcel No. 30-02-10-200-001.000-016) and more particularly described in Exhibit 1 (“Property”).

RECITALS:

WHEREAS:

- A. The Owners desire utility service from the Town for a parcel of land (30-02-10-200-001.001-016) recently split from this Property.
- B. As part of consideration for the Town making its utility service available to that property, the Owners voluntarily agreed to the annexation of that property by the Town.
- C. The Town recognizes the desire of the Owners the keep this Property rural in character and to use the Property for farming, grazing and any other permitted Agricultural use in Hancock County. However, in the event the land use of this Property changes to need municipal services such as Water, Sewer, Police, etc., or certain events occur as specified herein, the Owners are willing to waive remonstrance to annexation of Property.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto hereby adopt the above Recitals and agree as follows:

1. Waiver of Remonstrance of Annexation. If one of the scenarios listed below occurs, the Owners will release and waive all right to remonstrate against and, in any way, oppose either directly or indirectly the annexation of the Property into the Town. The parties agree that such petition, release, and waiver by the Owners shall be non-revocable if, and when, such a scenario arises. If the Property ownership transfers, the Owners shall notify the Town. This Waiver shall only apply to the following scenarios:

- a. The property to the east (30-02-10-500-001.000-016) requests Annexation. This entire Property would then be Annexed to avoid a gap in municipal boundaries. The Property shall be zoned Agricultural (AG) provided it is used in that manner.
- b. This Property will contain additional development, such as housing, or another land use requiring water or sewer. Each additional lot would be Annexed if parceled out. Undeveloped portions of this Property need not be annexed.

2. Binding on Successors and Assigns. The parties agree that this Agreement touches and concerns the Property and the parties desire that this Waiver run with the land. Accordingly, the Owners’ successors and assigns in the Property, including, but not limited to, any future residents, homeowners, businesses and/or tenants, are and will be bound by this Waiver.

3. Attorneys’ Fees. The Town is entitled to recover its costs, including attorney fees, in enforcing the terms of this Waiver.

4. Severability. If any provision of this Petition and Waiver is found by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining terms hereof will not be affected, and in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision will be added as part of this Petition and Waiver that is as similar to the illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

5. Authority. The Owners represent and warrant that: (i) they have the full power and authority to enter into this Waiver and to carry out the terms hereof; (ii) this Waiver has been duly authorized; and (iii) they are the fee simple owners of the Property.

IN WITNESS WHEREOF, the Owners have caused this Waiver of Remonstrance to Annexation by the Town of Fortville thereto to be executed as of the day and year first above written.

WAIVER OF REMONSTRANCE OF ANNEXATION

Signed: _____

Printed: _____

STATE OF INDIANA)
)SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, appeared _____, who acknowledged the execution of the foregoing "Waiver of Remonstrance of Annexation."

WITNESS my hand and Notarial Seal this _____ day of _____, 2026.

My Commission Expires

Notary Public

My County of Residence

Printed Signature

Accepted & Signed: _____
Tonya Davis, Town Council President

In accordance with Indiana law, 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. Adam Zaklikowski

This Instrument prepared by Adam Zaklikowski, AICP, Planning & Building Director, Town of Fortville, 714 E. Broadway St., Fortville, IN 46040.

Reviewed by Alex Intermill, Town Attorney.

EXHIBIT 1

[illegible]

LEGAL DESCRIPTION OF PROPERTY

Part of the Northwest Quarter of Section 10, Township 17 North, Range 6 East, of the Second Principal Meridian, in Hancock County, Indiana, more particularly described as follows, to-wit:

Beginning at a point on the North line of said Quarter Section, 594.00 feet West from the Northeast corner of the Northwest Quarter of said Section 10, a stone; thence, South 00 degrees 07 minutes 47 seconds East 1376.42 feet to the Northern right-of-way line of the CCC & St. L. Railroad; thence South 56 degrees 40 minutes 31 seconds West, on and along the railroad right-of-way line 530.10 feet to the Southeast corner of Parcel 2 of the E. I. DuPont de Nemours & Co., Inc., property; thence North 00 degrees 00 minutes 00 seconds along the East line of said Parcel 2 and the East line of Section 4 of the Helmcrest Subdivision properties which line is also the Easternmost Corporate boundary of the Town of Fortville, Indiana, 1659.87 feet to the North line of the Northwest Quarter of Section 10, Township 17 North, Range 6, East, thence; North 88 degrees 59 minutes 15 seconds East, along said North line 439.89 feet to the point of beginning, containing 15.389 acres, more or less.

EXCEPT:

Part of the Northwest Quarter of Section 10, Township 17 North, Range 6 East, of the Second Principal Meridian, in Hancock County, Indiana, more particularly described as follows, to-wit: COMMENCING at a point at the Northwest corner of the Southwest quarter of said Section; thence North 88 degrees 58 minutes 50 seconds East along the North line of said 1/4 section a distance of 1602.28 feet to the Northwest Corner of Helmcrest - Section 5 per plat recorded as Instrument Number 76-1389 in the Office of the Recorder of Hancock County, Indiana; thence South 00 degrees 03 minutes 37 seconds East along the East line of said plat a distance of 199.45 feet to the POINT OF BEGINNING; thence North 89 degrees 56 minutes 23 seconds East a distance of 260.00 feet; thence South 00 degrees 03 minutes 37 seconds East a distance of 420.00 feet; thence South 89 degrees 56 minutes 23 seconds West a distance of 260.00 feet to said East line; thence North 00 degrees 03 minutes 37 seconds West along the said east line a distance of 420.00 feet to the POINT OF BEGINNING, containing 2.507 acres, more or less.

ORDINANCE NO. 2026-__

**AN ORDINANCE OF THE TOWN COUNCIL OF THE
TOWN OF FORTVILLE, INDIANA, ANNEXING CERTAIN
TERRITORY INTO THE TOWN OF FORTVILLE, INDIANA, PLACING
THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF
AND MAKING THE SAME A PART OF THE TOWN OF
FORTVILLE**

(FLORA ANNEXATION)

RECITALS

A. The Town Council of the Town of Fortville, Indiana (respectively, the “Council” and the “Town”) is in receipt of a petition (“Petition”) requesting the annexation of certain territory, commonly known the Flora Property at the east end of Alden Drive and more particularly described in attached Exhibit B (the “Annexation Territory”).

B. The Petition has been signed by one hundred percent (100%) of the landowners of the Annexation Territory and is attached hereto as Exhibit A.

C. The Annexation Territory consists of one (1) parcel (Parcel No. 30-02-10-200-001.001-016) of approximately 2.5 acres and the Annexation Territory is contiguous to the existing Town boundaries.

D. Responsible planning and state law require adoption of a fiscal plan and a definite policy for the provision of certain services to any annexed areas.

E. Prior to adoption of this Ordinance, this Council by resolution will adopt a written fiscal plan and definite policy for the provision of services of both a non-capital and capital nature to the Annexation Territory.

F. The written fiscal plan and definite policy adopted by resolution will provide for the provision of services of a non-capital nature (including police protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries of the Town) to Annexation Territory within one (1) year after the effective date of this annexation in a manner equivalent in standard and scope to those non-capital services provided

to areas within the current corporate boundaries, regardless of similar topography, patterns of land use, and population density.

G. The written fiscal plan and definite policy adopted by resolution will also provide for the provision of services of a capital nature (including street construction, street lighting, sewer facilities, water facilities and storm water drainage facilities) to the Annexation Territory within three (3) years after the effective date of this annexation in the same manner those services are provided to areas within the current 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.

H. The terms and conditions of this annexation, including the written fiscal plan and definite policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the Town.

I. 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.

J. The Council finds that the Annexation Territory, 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 Fortville, Indiana, as follows:

Section 1. The above recitals are incorporated herein by this reference as though fully set forth herein below.

Section 2. In accordance with I.C. § 36-4-3-5.1, the Annexation Territory is hereby annexed to the Town and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.

Section 3. The Annexation Territory is assigned to Council District No. 2.

Section 4. The Annexation Territory shall be zoned at a later date based upon a review by the Plan Commission.

Section 5. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby repealed. The paragraphs, sentences, and words of this ordinance are separable, and if a court of competent jurisdiction hereof declares any portion unconstitutional, invalid or unenforceable, such declaration shall not affect the remaining portions of this Ordinance.

Section 6. This Ordinance shall be in full force and effect from and after the date of its adoption and such publication and recordation as is required by law.

[Signature Page Follows]

Duly ordained and passed this ____ day of _____, 2026 by the Town Council of the Town of Fortville, Hancock County, Indiana.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Tonya Davis, President

Tonya Davis, President

Ryan Rummell, Vice President

Ryan Rummell, Vice President

Frederick (Fritz) Fentz, Member

Frederick (Fritz) Fentz, Member

Elizabeth (Libby) Wyatt, Member

Elizabeth (Libby) Wyatt, Member

Sean Morgan, Member

Sean Morgan, Member

ATTEST:

Melissa Glazier, Clerk-Treasurer

In accordance with Indiana Code, 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.
Adam Zaklikowski, AICP.

This instrument prepared by Adam Zaklikowski, AICP, Town of Fortville, 714 E. Broadway St., Fortville, IN 46040

Exhibit A
Petition

[See following page.]

PETITION FOR ANNEXATION
INTO THE
TOWN OF FORTVILLE, INDIANA

WHEREAS, the undersigned (hereinafter, the "Petitioners"), are the owners of those certain lots or parcels within the real estate (the "Real Estate") more particularly described in Exhibit A; and

WHEREAS, the Petitioners desire the Real Estate to be annexed by the Town of Fortville, Indiana (the "Town").

NOW THEREFORE, the Petitioners in support of this Petition for Annexation hereby state the following:

1. The Petitioners, in aggregate, own one hundred percent (100%) of the Real Estate.
2. The Town Council of the Town of Fortville, Indiana, by ordinance, has defined the corporate boundaries of the Town.
3. More than one-eighth ($1/8$) of the aggregate external boundaries of the Real Estate is contiguous with the corporate boundaries of the Town.

WHEREFORE, Petitioners request that the Council adopt an ordinance annexing the Real Estate to the Town of Fortville, Indiana.

Signed: Michael D. Flora

Printed: Michael D. Flora

Owner of Parcel(s): See Attached Parcel 1(A) & Parcel 2(B)

Signed: Michelle R. Flora

Printed: Michelle R. Flora

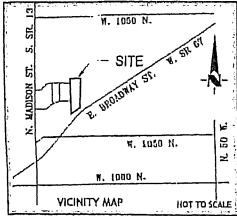
Owner of Parcel(s): See Attached

Exhibit B
Legal Description & Map

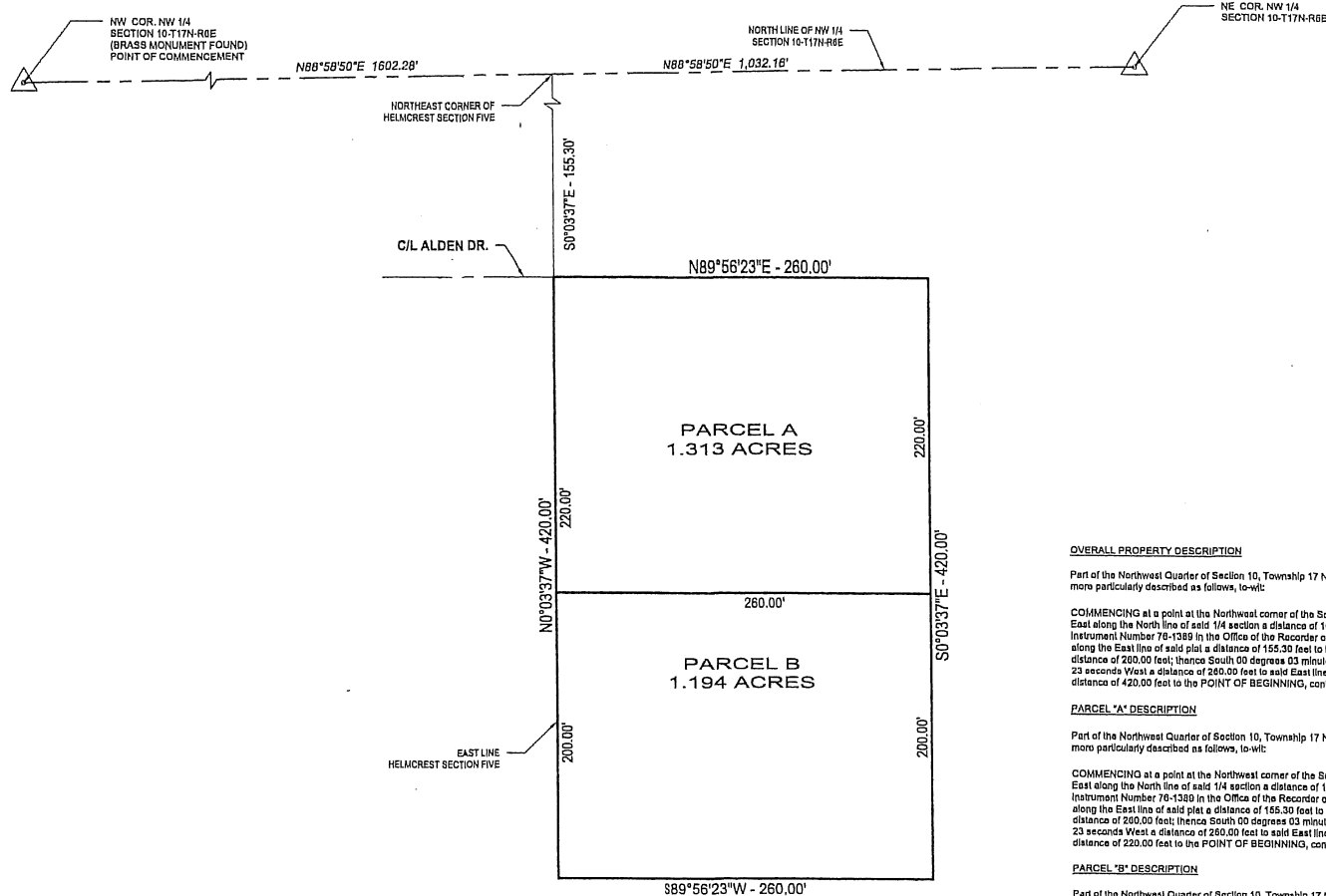
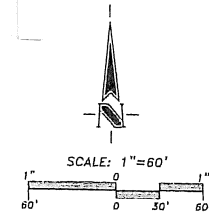
[See following pages.]

Parcel No. 30-02-10-200-001.001-016

Part of the Northwest Quarter of Section 10, Township 17 North, Range 6 East, of the Second Principal Meridian, in Hancock County, Indiana, more particularly described as follows, to-wit: COMMENCING at a point at the Northwest corner of the Southwest quarter of said Section; thence North 88 degrees 58 minutes 50 seconds East along the North line of said 1/4 section a distance of 1602.28 feet to the Northwest Corner of Helmcrest - Section 5 per plat recorded as Instrument Number 76-1389 in the Office of the Recorder of Hancock County, Indiana; thence South 00 degrees 03 minutes 37 seconds East along the East line of said plat a distance of 199.45 feet to the POINT OF BEGINNING; thence North 89 degrees 56 minutes 23 seconds East a distance of 260.00 feet; thence South 00 degrees 03 minutes 37 seconds East a distance of 420.00 feet; thence South 89 degrees 56 minutes 23 seconds West a distance of 260.00 feet to said East line; thence North 00 degrees 03 minutes 37 seconds West along the said east line a distance of 420.00 feet to the POINT OF BEGINNING, containing 2.507 acres, more or less.



LEGAL DESCRIPTION SURVEY



I affirm under the penalty for perjury that I have taken reasonable care to (re)check each Social Security number in this document unless required by law IC 36-2-1-1-16(d)

Document Prepared by
Kenneth Gregory Garrison

OVERALL PROPERTY DESCRIPTION

Part of the Northwest Quarter of Section 10, Township 17 North, Range 8 East, of the Second Principal Meridian, in Hancock County, Indiana, more particularly described as follows, to-wit:

COMMENCING at a point at the Northwest corner of the Southwest quarter of said Section; thence North 88 degrees 58 minutes 50 seconds East along the North line of said 1/4 section a distance of 1602.28 feet to the Northwest Corner of Helmcresc - Section 5 per plat recorded as Instrument Number 76-1389 in the Office of the Recorder of Hancock County, Indiana; thence South 00 degrees 03 minutes 37 seconds East along the East line of said plat a distance of 155.30 feet to the POINT OF BEGINNING; thence North 89 degrees 56 minutes 23 seconds East a distance of 260.00 feet; thence South 00 degrees 03 minutes 37 seconds East a distance of 420.00 feet; thence South 89 degrees 56 minutes 23 seconds West a distance of 260.00 feet to said East line; thence North 00 degrees 03 minutes 37 seconds West along the said east line a distance of 420.00 feet to the POINT OF BEGINNING, containing 2.507 acres, more or less.

PARCEL "A" DESCRIPTION

Part of the Northwest Quarter of Section 10, Township 17 North, Range 8 East, of the Second Principal Meridian, in Hancock County, Indiana, more particularly described as follows, to-wit:

COMMENCING at a point at the Northwest corner of the Southwest quarter of said Section; thence North 88 degrees 58 minutes 50 seconds East along the North line of said 1/4 section a distance of 1602.28 feet to the Northwest Corner of Helmcresc - Section 5 per plat recorded as Instrument Number 76-1389 in the Office of the Recorder of Hancock County, Indiana; thence South 00 degrees 03 minutes 37 seconds East along the East line of said plat a distance of 155.30 feet to the POINT OF BEGINNING; thence North 89 degrees 56 minutes 23 seconds East a distance of 260.00 feet; thence South 00 degrees 03 minutes 37 seconds East a distance of 220.00 feet; thence South 89 degrees 56 minutes 23 seconds West a distance of 260.00 feet to said East line; thence North 00 degrees 03 minutes 37 seconds West along the said east line a distance of 420.00 feet to the POINT OF BEGINNING, containing 1.313 acres, more or less.

PARCEL "B" DESCRIPTION

Part of the Northwest Quarter of Section 10, Township 17 North, Range 8 East, of the Second Principal Meridian, in Hancock County, Indiana, more particularly described as follows, to-wit:

COMMENCING at a point at the Northwest corner of the Southwest quarter of said Section; thence North 88 degrees 58 minutes 50 seconds East along the North line of said 1/4 section a distance of 1602.28 feet to the Northwest Corner of Helmcresc - Section 5 per plat recorded as Instrument Number 76-1389 in the Office of the Recorder of Hancock County, Indiana; thence South 00 degrees 03 minutes 37 seconds East along the east line of said plat a distance of 378.30 feet to the POINT OF BEGINNING; thence North 89 degrees 56 minutes 23 seconds East a distance of 260.00 feet; thence South 00 degrees 03 minutes 37 seconds East a distance of 220.00 feet; thence South 89 degrees 56 minutes 23 seconds West a distance of 260.00 feet to said East line; thence North 00 degrees 03 minutes 37 seconds West along the said east line a distance of 420.00 feet to the POINT OF BEGINNING, containing 1.194 acres, more or less.

Kenneth Gregory Garrison
KENNETH GREGORY GARRISON REGISTERED
LAND SURVEYOR, RLS29300014



REVISION NO:	
DATE:	/ /

1880 N. Madison Road
Suite A
GREENFIELD, IN 46140
OFFICE: 317-462-4055

W. J. GARRISON
LAND SURVEYING

Prepared For:
MICHELLE FLORA
4628 AMBER WOOD DR.
INDIANAPOLIS, IN 46235
PHONE: 260-760-3400

Project Name: **MICHELLE FLORA**
Sheet Title: **LEGAL DESCRIPTION SURVEY**

DATE:	2-10-2026
DRAWN BY:	MW
CHECKED BY:	KG
SCALE:	1" = 60'
PROJECT NO:	25-520

SHEET NO:
1