**ORDINANCE 2025/28**

**AN ORDINANCE CHANGING AND EXTENDING THE**

**CORPORATE BOUNDARY OF THE CITY OF GREENFIELD, INDIANA**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA:

**SECTION I**

The corporation boundary of the City of Greenfield, Indiana is hereby changed and extended so as to include and make a part of the corporation of the City of Greenfield, Indiana the following described real estate situated in Hancock County, Indiana, to-wit:

See attached Exhibit A describing approximately 139.882 acres, more or less.

**SECTION II**

The City of Greenfield, 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 services substantially equivalent in standard and scope to the governmental and proprietary services furnished to the other areas of the City which have characteristics of topography, patterns and land utilization and population density similar to the above-described property.

**SECTION III**

The above-described real estate is assigned to City Council District #4.

**SECTION IV**

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

**SECTION V**

Upon recommendation of the Advisory Plan Commission, the annexed territory as reflected on Exhibit A shall be given two (2) distinct zoning designations. The annexed territory represented on Exhibit C shall be assigned the designation of CN, Commercial Neighborhood and the annexed territory represented on Exhibit D shall be assigned the designation of PUD, Planned Unit Development, subject to the provisions of Exhibit B, after a duly noticed and advertised public hearing was held on August 12, 2025 at 7:00 p.m.

**SECTION VI**

On August 27, 2025, after the posting of public notice and publication thereof as required by law, a public hearing was held by the Common Council of the City of Greenfield, Indiana as required by Indiana Code 36-4-3-5.1

**SECTION VII**

Introduced and filed on the \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2025. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8. On the \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2025, a motion to approve the above on second reading was offered and sustained by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8. Upon a motion to approve the above on third reading was offered and sustained by a vote of \_\_\_\_ in favor and \_\_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2025 by the Common Council of the City of Greenfield, Indiana, having been passed by a vote of \_\_\_\_\_\_ in favor and \_\_\_\_\_\_\_\_\_ opposed.

**COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA**

Voting Affirmative: Voting Opposed:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

John Jester John Jester

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Amy Kirkpatrick Amy Kirkpatrick

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Jeff Lowder Jeff Lowder

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Thomas Moore Thomas Moore

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Joyce Plisinski Joyce Plisinski

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Dan Riley Dan Riley

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Anthony Scott Anthony Scott

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lori Elmore, Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2025.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lori Elmore, Clerk-Treasurer

Approved by me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2025.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Guy Titus, Mayor

City of Greenfield, Indiana

This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, 6 West South Street, Greenfield, IN 46140.

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. Gregg H. Morelock.

Gregg\MUNICIPAL\Greenfield\Annexation\Shafer Farms\Annexation Ordinance - 07-30-25

**EXHIBIT A**

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 EAST, IN HANCOCK COUNTY, INDIANA, ALSO BEING A PART OF THE LANDS NOW OR FORMERLY OWNED BY WANDA SHAFER AS RECORDED IN INSTRUMENT NUMBER 202200895 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS PLUG AND PLATE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 EAST, SAID BRASS PLUG BEING IN THE APPROXIMATE CENTER OF COUNTY ROAD 100 NORTH; THENCE SOUTH 88 DEGREES 30 MINUTES 56 SECONDS WEST 1,156.16 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO A HARRISON MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 36 MINUTES 46 SECONDS WEST 656.88 FEET TO THE RIGHT-OF-WAY LINE OF COUNTY ROAD 100 NORTH; THENCE NORTH 1 DEGREE 23 MINUTES 14 SECONDS WEST 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 100 NORTH; THENCE SOUTH 88 DEGREES 36 MINUTES 46 SECONDS WEST 280.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 75 DEGREES 05 MINUTES 37 SECONDS WEST 125.05 FEET (MEASURED – 125.00 FEET DEED) TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE NORTH 35 DEGREES 49 MINUTES 35 SECONDS WEST 70.18 FEET ALONG SAID INTERSECTION RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE NORTH 16 DEGREES 11 MINUTES 31 SECONDS WEST 38.85 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MERIDIAN ROAD; THENCE NORTH 1 DEGREE 02 MINUTES 59 SECONDS WEST 412.51 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 88 DEGREES 57 MINUTES 01 SECONDS WEST 50.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, SAID LINE ALSO BEING IN THE APPROXIMATE CENTERLINE OF MERIDIAN ROAD; THENCE NORTH 1 DEGREE 02 MINUTES 59 SECONDS WEST 2,073.73 FEET ALONG SAID WEST LINE AND SAID APPROXIMATE CENTERLINE TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID CORNER BEING 0.24 FEET WEST OF A BRASS PLUG AND PLATE MARKING HE CLOSING CORNER FOR SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 37 MINUTES 47 SECONDS EAST 2,313.92 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO A 6-INCH DIAMETER WOOD POST 5-FEET TALL FOUND LEANING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 1 DEGREE 02 MINUTES 23 SECONDS EAST 2,654.41 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING, CONTAINING 139.882 ACRES MORE OR LESS.

**EXHIBIT C**

PARCEL II (NORTH PARCEL – Future Lark Ranch)

Part of the Southwest Quarter of Section 30, Township 16 North, Range 7 East, in Hancock County, Indiana, being a portion of that 139.76 acre tract of land shown on the plat of a boundary retracement survey of said tract certified by Tania M. Strug, Professional Surveyor #LS20400014, as Spaceco Inc. Project Number 13686 (all references to monuments and courses herein are as shown on said plat of survey) and being described as follows:

BEGINNING at a brass plug found at the northwest corner of said Southwest Quarter; thence South 01 degrees 02 minutes 59 seconds East along the west line of said Quarter Section a distance of 681.51 feet; thence North 88 degrees 57 minutes 19 seconds East a distance of 236.47 feet to a point on tangent curve to the right having a radius of 1790.00 feet, being subtended by a chord bearing South 80 degrees 59 minutes 23 seconds East a distance of 625.05 feet; thence southeasterly along said curve an arc distance of 628.27 feet; thence South 70 degrees 56 minutes 05 seconds East a distance of 814.78 feet to a point on a tangent curve to the left having a radius of 1710.00 feet, being subtended by a chord bearing South 81 degrees 10 minutes 32 seconds East a distance of 608.04 feet; thence southeasterly along said curve an arc distance of 611.29 feet; thence North 88 degrees 35 minutes 00 seconds East a distance of 96.00 feet to the east line of said Southwest Quarter; thence North 01 degrees 06 minutes 51 seconds West along said east line a distance of 1186.89 feet to the northeast corner of said Quarter Section; thence South 88 degrees 38 minutes 42 seconds West along the north line of said Quarter Section a distance of 2310.71 feet to the POINT OF BEGINNING, containing 48.78 acres, more or less.

**EXHIBIT D**

PARCEL I (SOUTH PARCEL – Future Shafer Farms PUD)

Part of the Southwest Quarter of Section 30, Township 16 North, Range 7 East, in Hancock County, Indiana, being a portion of that 139.76 acre tract of land shown on the plat of a boundary retracement survey of said tract certified by Tania M. Strug, Professional Surveyor #LS20400014, as Spaceco Inc. Project Number 13686 (all references to monuments and courses herein are as shown on said plat of survey) and being described as follows:

BEGINNING at a brass plug found at the southeast corner of said Southwest Quarter; thence South 88 degrees 30 minutes 56 seconds West (basis of bearings per Indiana State Plane Coordinate System – East Zone) along the south line of the East Half of said Quarter Section a distance of 1156.16 feet to a Harrison monument found at the southwest corner thereof; thence South 88 degrees 36 minutes 46 seconds West along the south line of the West Half of said Quarter Section a distance of 656.88 feet to a Mag nail found at the southeast corner of that tract of land described in Warranty Deed recorded as Instrument #100010829, in the Office of the Recorder of Hancock County, Indiana, granted to the City of Greenfield for additional right-of-way of McKenzie Road and Meridian Road, the following seven (7) courses being along the east and north lines of said parcel of land; (1) thence North 01degrees 23 minutes 14 seconds West a distance of 40.00 feet to a 5/8” rebar with red cap stamped “FOREFRONT 0140” found; (2) thence South 88 degrees 36 minutes 46 seconds West a distance of 280.00 feet to a 5/8” rebar with red cap stamped “FOREFRONT 0140” found; (3) thence North 75 degrees 05 minutes 37 seconds West a distance of 125.05 feet to a 5/8” rebar with red cap stamped “FOREFRONT 0140” found; (4) thence North 35 degrees 49 minutes 35 seconds West a distance of 70.18 feet to a 5/8” rebar with red cap stamped “FOREFRONT 0140” found; (5) thence North 16 degrees 11 minutes 31 seconds West a distance of 38.85 feet to a 5/8” rebar with red cap stamped “FOREFRONT 0140” found; (6) thence North 01 degrees 02 minutes 59 seconds West a distance of 412.51 feet to a 5/8” rebar with red cap stamped “FOREFRONT 0140” found; (7) thence South 88 degrees 57 minutes 01 seconds West a distance of 50.00 feet to the west line of said Southwest Quarter; thence North 01 degrees 02 minutes 59 seconds West along said west line a distance of 1392.22 feet; thence North 88 degrees 57 minutes 19 seconds East a distance of 236.47 feet to a point on tangent curve to the right having a radius of 1790.00 feet, being subtended by a chord bearing South 80 degrees 59 minutes 23 seconds East a distance of 625.05 feet; thence southeasterly along said curve an arc distance of 628.27 feet; thence South 70 degrees 56 minutes 05 seconds East a distance of 814.78 feet to a point on a tangent curve to the left having a radius of 1710.00 feet, being subtended by a chord bearing South 81 degrees 10 minutes 32 seconds East a distance of 608.04 feet; thence southeasterly along said curve an arc distance of 611.29 feet; thence North 88 degrees 35 minutes 00 seconds East a distance of 96.00 feet to the east line of said Southwest Quarter; thence South 01 degrees 06 minutes 51 seconds East along said line a distance of 1466.89 feet to the POINT OF BEGINNING, containing 90.98 acres, more or less.