

SEP 11 2025

*Elizabeth A. Alley*  
AUDITOR, JOHNSON COUNTY

2025-018337  
RECORDED ON  
09/11/2025 02:43:17 PM  
TERESA K. PETRO  
JOHNSON COUNTY RECORDER  
REC FEE: 25.00  
PAGES: 6  
RECORDED AS PRESENTED

**GREENWOOD COMMON COUNCIL**

**ORDINANCE NO. 25-14**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF GREENWOOD, INDIANA, PLACING IT WITHIN THE CORPORATE BOUNDARIES AND MAKING IT A PART OF THE CITY OF GREENWOOD AND REDEFINING THE CORPORATE BOUNDARIES OF THE CITY OF GREENWOOD, INDIANA TO INCLUDE APPROXIMATELY 100.67 ACRES LOCATED BETWEEN COUNTY ROAD 125 WEST AND COUNTY ROAD 200 WEST (HONEY CREEK ROAD) (Dougherty and Patel Properties)**

WHEREAS, the Greenwood Advisory Plan Commission conducted a public hearing on the voluntary petition for annexation of approximately 100.67 acres of land generally located between County Road 125 West and County Road 200 West (Honey Creek Road), north of County Road 600 North;

WHEREAS, the Commission requested, and the Owner agreed to, the following commitments regarding the use and development of said real estate:

1. Trails shall be developed in accordance with the UDO and Comprehensive Plan.
2. Work with Engineering to provide a pedestrian crossing of honey Creek Road to connect to trail systems.
3. Incorporate a meaningful trail through the neighborhood connecting Honey Creek trail to Trail along N125W and ultimately to the school property to the north.
4. Incorporate natural features to highlight and preserve existing healthy/non-invasive trees.
5. Work with engineering and planning Staff to determine a restrictive donation amount for the proposed Honey Creek – Smokey Row and Honey Creek – Whiteland Road roundabouts.
6. A traffic study shall be completed.
7. Road improvements shall be completed in coordination with the City Engineer.

WHEREAS, the Greenwood Advisory Plan Commission has given a favorable recommendation (9-0) regarding said annexation petition;

WHEREAS, the Owner made the following commitments to the Common Council regarding the use and development of the real estate:

1. No Vinyl siding.
2. No more than 63 homes in RL section.
3. No more than 230 total homes.
4. RL section has to be the top model home.
5. Add a tree line on the southwest section of the property.

WHEREAS, in connection with Ind. Code §36-4-3-3.1, Ind. Code §36-4-3-13 and Greenwood Common Council Resolution No. 86-2, as amended, a written fiscal plan has been prepared by the City's Department of Community Development Services – Planning Division Director for said annexation;

WHEREAS, the land is comprised of one parcel currently zoned SR - Residential use and AG – Agricultural use, and three parcels currently zoned SR - Residential use under the Johnson County Zoning Ordinance, and petitioner requests the acreage be rezoned to RL- Residential – Large Lot Zone use and RM - Residential - Medium Lot Zone use under the Greenwood Unified Development Ordinance (UDO) upon annexation;

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SEP 11 2025

JOHNSON COUNTY ASSESSOR  
*Michael S. Watkins*





WHEREAS, the area to be voluntarily annexed into the City includes the contiguous areas of the roadways and public-rights-of-way known as County Road 125 West and County Road 200 West (Honey Creek Road), in accordance with Ind. Code § 36-4-3-2.5;

WHEREAS, the Greenwood Common Council conducted a public hearing concerning the passage of this annexation ordinance prior to its adoption.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. In accordance with Ind. Code § 36-4-3-1 *et seq.* which authorizes the Common Council to declare and define the corporate boundaries of the City of Greenwood, Indiana, said corporate boundaries are hereby extended so as to include the following property generally located between County Road 125 West and County Road 200 West (Honey Creek Road) north of County Road 600 North, and the contiguous areas of the roadways and public-rights-of-way known as County Road 125 West and County Road 200 West (Honey Creek Road); and the real estate located within said boundaries is hereby annexed to and made a part of the City and zoned RL-Residential-Large Lot Zone and RM-Residential-Medium Lot Zone, as further described and shown as follows:

#### ANNEXATION PARCEL LEGAL DESCRIPTION

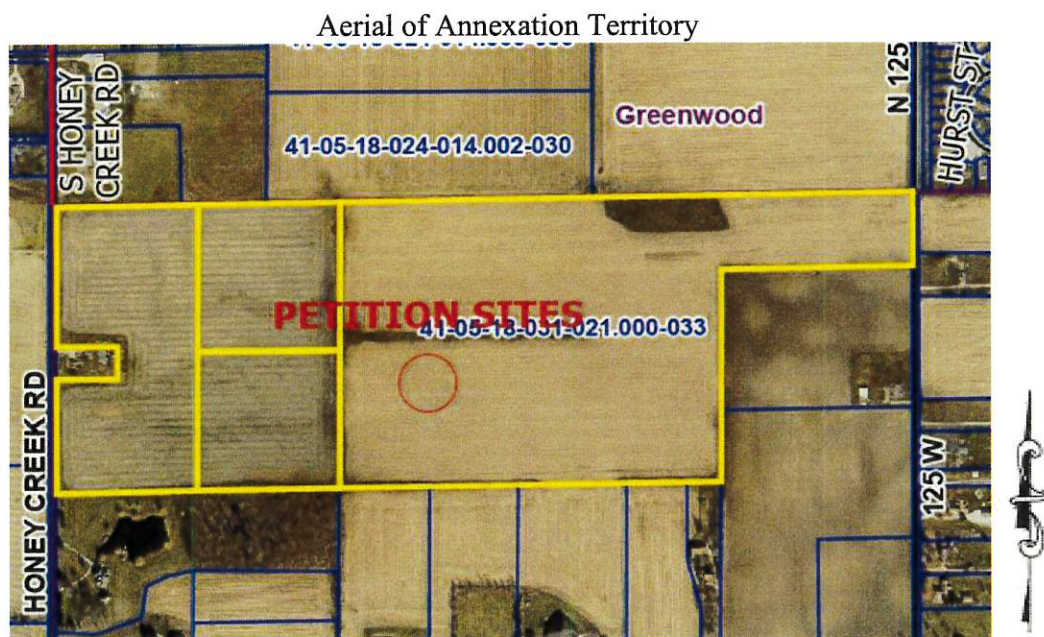
PART OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE EASTERLY ALONG THE NORTH LINE SAID SOUTHEAST QUARTER 16.5 FEET, MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 125 WEST; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 346.50 FEET, MORE OR LESS TO THE EXTENSION OF THE SOUTH LINE OF THE LAND OF DOUGHERTY AS DESCRIBED IN INSTRUMENT NUMBER 2014-013818; THENCE ALONG SAID SOUTH LINE AND THE EXTENSION THEREOF SOUTH 89 DEGREES 15 MINUTES 17 SECONDS WEST 908 FEET, MORE OR LESS TO A REBAR WITH A PLASTIC CAP STAMPED "WEIHE ENGR. 0012" AT A POINT ON THE EAST LINE OF THE WEST ONE-THIRD OF SAID QUARTER-QUARTER SECTION AND BEING 346.50 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION AS MEASURED ALONG SAID EAST LINE; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 24 MINUTES 28 SECONDS WEST 980.72 FEET TO A REBAR ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 439.65 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION BEING MARKED BY A REBAR; THENCE ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION SOUTH 89 DEGREES 11 MINUTES 03 SECONDS WEST 1325.41 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION BEING MARKED BY A REBAR; THENCE ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION SOUTH 89 DEGREES 08 MINUTES 23 SECONDS WEST 1328.10 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION BEING MARKED BY A HARRISON MONUMENT; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00 DEGREES 06 MINUTES 22 SECONDS EAST 520.00 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE LAND OF BOWLING AS DESCRIBED IN INSTRUMENT NUMBER 2016-015523 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG THE PERIMETER OF SAID LAND THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89 DEGREES 08 MINUTES 23 SECONDS EAST PASSING THROUGH A REBAR WITH A PLASTIC CAP STAMPED "P.O.L." AT 40.00 FEET, A TOTAL DISTANCE OF 300.00 FEET TO A REBAR WITH A PLASTIC CAP STAMPED "FIRM 0066";
- 2) NORTH 00 DEGREES 06 MINUTES 22 SECONDS EAST 150.00 FEET TO A REBAR WITH A PLASTIC CAP STAMPED "FIRM 0066";
- 3) SOUTH 89 DEGREES 08 MINUTES 23 SECONDS WEST PASSING THROUGH A REBAR AT 260.00 FEET, A TOTAL DISTANCE OF 300.00 FEET TO A MAG NAIL;

THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00 DEGREES 06 MINUTES 22 SECONDS EAST 464.46 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST OF SAID MERIDIAN; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 18 NORTH 00 DEGREES 11 MINUTES 59 SECONDS WEST 199.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 16 MINUTES 49 SECONDS EAST 2667.69 FEET TO A REBAR AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 15 MINUTES 05 SECONDS EAST 1328.76 FEET TO THE POINT OF BEGINNING, CONTAINING 101 ACRES, MORE OR LESS.





### ZONING LEGAL DESCRIPTIONS

#### **RL- Residential – Large Lot Zone (Western Portion of the Area)**

PART OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

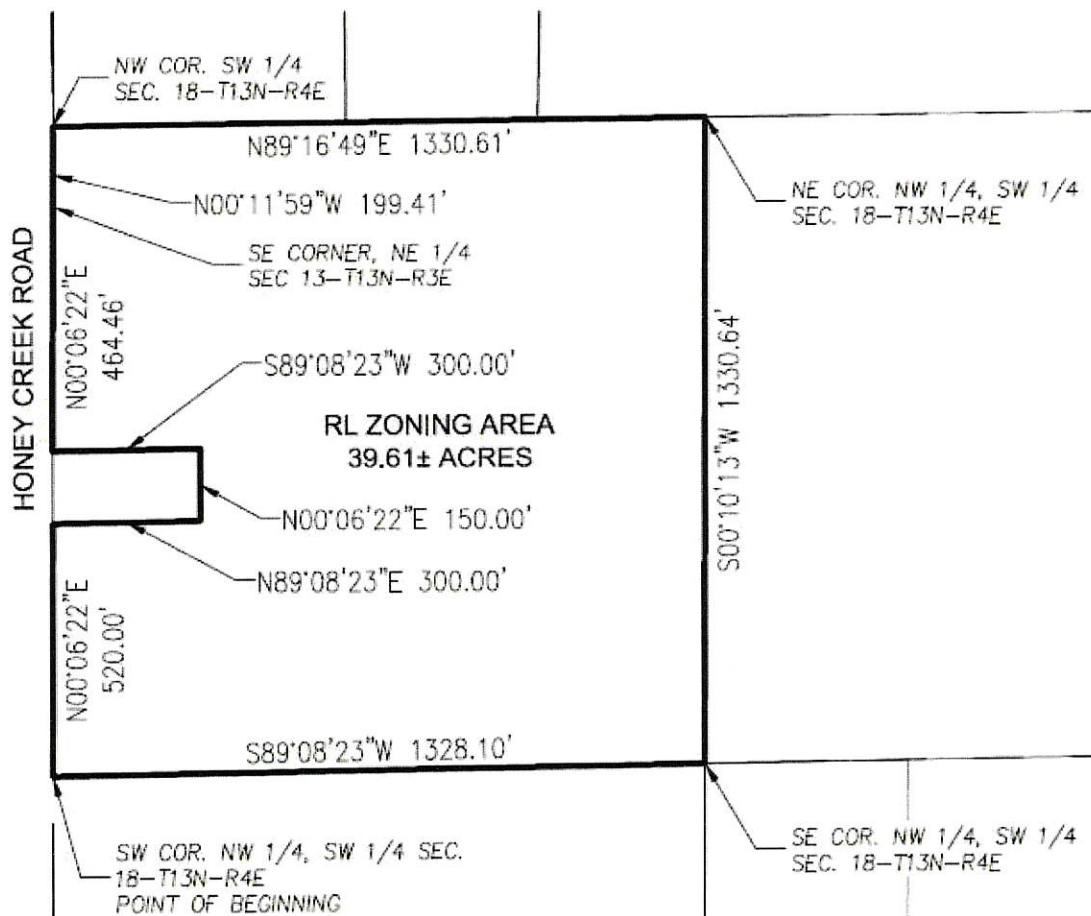
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- 1) NORTH 89 DEGREES 08 MINUTES 23 SECONDS EAST PASSING THROUGH A REBAR WITH A PLASTIC CAP STAMPED "P.O.L." AT 40.00 FEET, A TOTAL DISTANCE OF 300.00 FEET TO A REBAR WITH A PLASTIC CAP STAMPED "FIRM 0066";
- 2) NORTH 00 DEGREES 06 MINUTES 22 SECONDS EAST 150.00 FEET TO A REBAR WITH A PLASTIC CAP STAMPED "FIRM 0066";
- 3) SOUTH 89 DEGREES 08 MINUTES 23 SECONDS WEST PASSING THROUGH A REBAR AT 260.00 FEET, A TOTAL DISTANCE OF 300.00 FEET TO A MAG NAIL;

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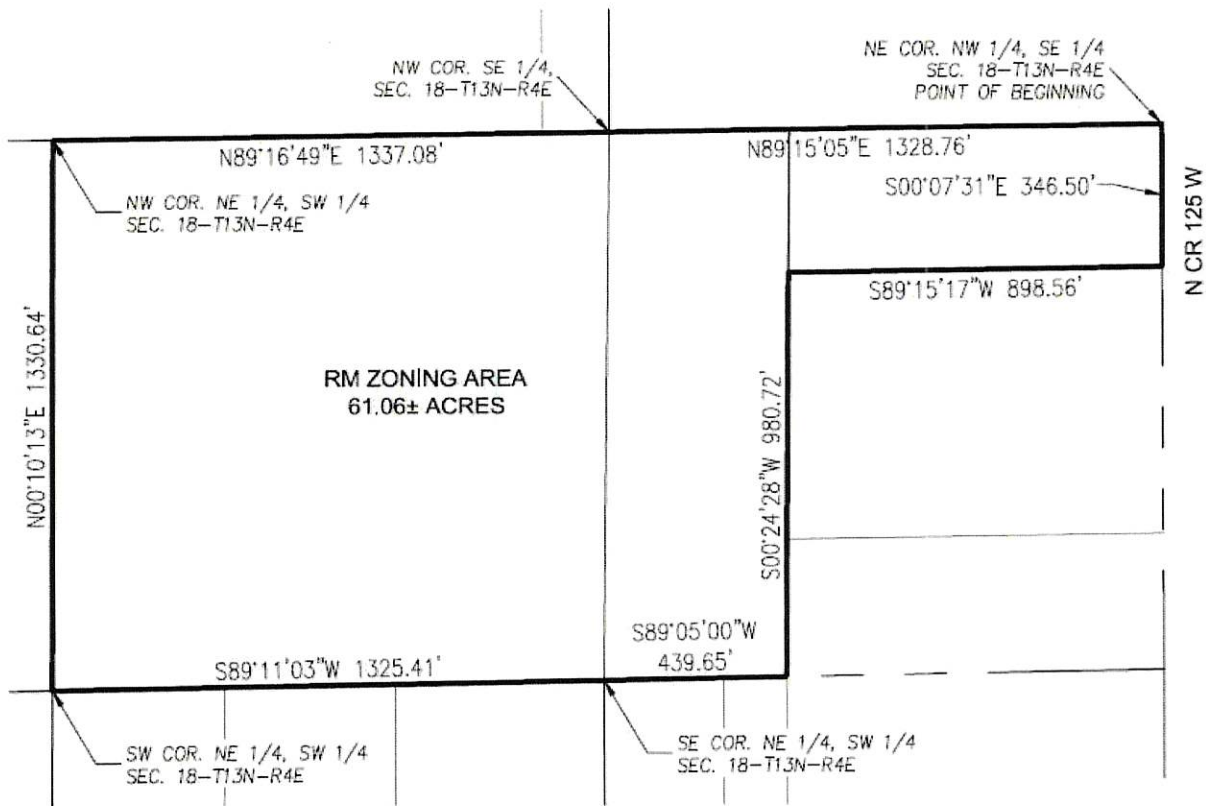


**RM – Residential – Medium Lot Zone (Eastern Portion of the Area)**

PART OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE EASTERLY ALONG THE NORTH LINE SAID SOUTHEAST QUARTER 16.5 FEET, MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 125 WEST; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 346.50 FEET, MORE OR LESS TO THE EXTENSION OF THE SOUTH LINE OF THE LAND OF DOUGHERTY AS DESCRIBED IN INSTRUMENT NUMBER 2014-013818; THENCE ALONG SAID SOUTH LINE AND THE EXTENSION THEREOF SOUTH 89 DEGREES 15 MINUTES 17 SECONDS WEST 908 FEET, MORE OR LESS TO A REBAR WITH A PLASTIC CAP STAMPED "WEIHE ENGR. 0012" AT A POINT ON THE EAST LINE OF THE WEST ONE-THIRD OF SAID QUARTER-QUARTER SECTION AND BEING 346.50 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION AS MEASURED ALONG SAID EAST LINE; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 24 MINUTES 28 SECONDS WEST 980.72 FEET TO A REBAR ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 439.65 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION BEING MARKED BY A REBAR; THENCE ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION SOUTH 89 DEGREES 11 MINUTES 03 SECONDS WEST 1325.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION BEING MARKED BY A REBAR; THENCE ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION NORTH 00 DEGREES 10 MINUTES 13 SECONDS EAST 1330.64 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 16 MINUTES 49 SECONDS EAST 1337.08 FEET TO A REBAR AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 15 MINUTES 05 SECONDS EAST 1328.76 FEET TO THE POINT OF BEGINNING, CONTAINING 61.06 ACRES, MORE OR LESS.

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Section 2. The territory annexed by this Ordinance is hereby assigned to the Greenwood Common Council District Six (6).

Section 3. The official zoning map referred to in Greenwood Ordinance No. 20-29, Section 2, as amended, shall reflect and the Greenwood Common Council states that upon the effective date of this annexation ordinance, the property within the above described annexation area is zoned as RL-Residential-Large Lot Zone and RM-Residential-Medium Lot Zone.

Section 4. The real estate shall be developed and used in conformance with the commitments set forth in the second and third “Whereas clauses” above.

Section 5. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be unconstitutional or invalid.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

**Remainder of this page intentionally left blank**

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Shawna Koons, City Attorney. This instrument prepared by Shawna Koons, City Attorney, 300 S. Madison Avenue, Greenwood, Indiana 46142.

Passed by the Common Council of the City of Greenwood, Indiana, this 4<sup>th</sup> day of August, 2025.

Linda S. Gibson  
Michael Campbell, President Linda Gibson, VP  
Greenwood Common Council

ATTEST:

I hereby certify that the foregoing within and attached ordinance was duly passed by the Common Council of the City of Greenwood, Indiana, at a meeting thereof held on the day of \_\_\_\_\_, by the following vote:

AYE: NAY:

Erin Betron	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Absent</u> Michael Campbell	<input type="checkbox"/>	<input type="checkbox"/>
Linda S. Gibson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ezra J. Hill	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. David Hopper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Lekse	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Teri Manship	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steve Moan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 4<sup>th</sup> day of August, 2025, is presented by me this 5<sup>th</sup> day of August, 2025, at 8:00 o'clock A.m., to the Mayor of the City of Greenwood, Indiana.

Jeannine Myers  
Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 4<sup>th</sup> day of August, 2025, is approved by me this 5<sup>th</sup> day of August, 2025, at 10:30 o'clock A.m.

Mark W. Myers  
MARK W. MYERS, Mayor of  
the City of Greenwood, Indiana