



ZIONSVILLE TOWN COUNCIL
MEETING NOTICE & AGENDA
FOR
MONDAY, JULY 7, 2025
7:00 P.M.

PUBLIC MEETING NOTICE

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN
THE TOWN COUNCIL CHAMBERS LOCATED AT**

1100 WEST OAK STREET

INSTRUCTIONS TO VIEW MEETING ON JULY 7, 2025 7:00 PM EST

Members of the public shall have the opportunity to view Town Council Public Meetings via
the following forms of electronic communication:

YouTube: Please click the link below to view the meeting:

<https://www.YouTube.com/@TownOfZionsville>

Zoom: Please use the link below to join the webinar:

<https://us02web.zoom.us/j/82436684037>

Or One tap mobile:

US: +13017158592,,82436684037# or +13126266799,,82436684037#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782
or +1 346 248 7799 or +1 669 900 9128

For technical assistance with electronic participation, please contact Joe Rust
at jrust@zionsville-in.gov.

Note on the Request to Speak Agenda Item: Public speaking at the meeting is

limited to addressing those issues on the current agenda only. There is a three (3) minute time limit per speaker with a total of fifteen (15) minutes allocated for this portion of the agenda.

Those wishing to speak in person must complete a Request to Speak card and submit it to Municipal Relations Coordinator Amy Lacy (alacy@zionsville-in.gov) **prior to the start of the meeting.**

**ZIONSVILLE TOWN COUNCIL
MEETING AGENDA
FOR
July 7, 2025
AT 7:00 P.M. EST
ONSITE MEETING
1100 West Oak Street**

Zionsville Town Council Members

Elected to a Four Year Term: 01/01/2024-12/31/2027

Jason Plunkett, President – District 2

Brad Burk, Vice President – District 5

Tim McElderry – District 1

Craig Melton – District 3

Sarah Esterline Sampson – District 4

Evan Norris – At-Large

Joseph Stein – At-Large

1. OPENING
 - A. CALL MEETING TO ORDER
 - B. PLEDGE OF ALLEGIANCE
2. ALEX PALOU DAY PRESENTATION
3. SWEARING IN OF FIREFIGHTERS
4. APPROVAL OF THE CONSENT AGENDA
 - A. Approval of June 16, 2025 Town Council Meeting Minutes
 - B. Approval of June 2025 Payroll Claims

C. Approval of July 7, 2025 Claims

Documents:

[JUNE 16, 2025 ZIONSVILLE TOWN COUNCIL MEETING MINUTES.PDF](#)
[JUNE PAYROLL.PDF](#)
[07.07 TC CLAIMS.PDF](#)

5. REQUEST TO SPEAK ON AGENDA ITEM

6. OLD BUSINESS – None

7. NEW BUSINESS

- A. .Consideration Of A Right Of Way Vacation (Holliday Farms) (Public Hearing) (First Reading) Ordinance 2025-16

Documents:

[ORDINANCE 2025-16- HOLLIDAY FARMS MARKETPLACE DR ROW VACATION \(2\).PDF](#)
[PETITION FOR MARKETPLACE DR ROW VACATION \(3\).PDF](#)
[2025.06.23_DPW MEMO 1 FOR MARKETPLACE DR ROW VACATION \(1\).PDF](#)

- B. Consideration Of An Ordinance Regarding Right-Of-Way Consent To Encroach (First Reading) Ordinance 2025-17

Documents:

[RIGHT-OF-WAY CONSENT TO ENCROACH ORDINANCE FINAL CLEAN.PDF](#)
[MEMO.PDF](#)

8. OTHER MATTERS

9. ADJOURN The Next Regular Town Council Meeting Is Scheduled For Monday, July 21, 2025 At 7:30 A.m. In The Zionsville Town Hall Council Chambers. Final Notice Will Be Posted In Compliance With The Indiana Open Door Law.



**ZIONSVILLE TOWN COUNCIL
MEETING MINUTES
FOR
JUNE 16, 2025
AT 7:30 A.M. EST
ONSITE MEETING
1100 West Oak Street**

This meeting was conducted onsite.

Council Members Present: Jason Plunkett, President; Brad Burk, Vice-President; Tim McElderry, Craig Melton, Evan Norris, Sarah Esterline Sampson, and Joe Stein

Also Present: Heather Harris, Town Council Attorney; Mayor John Stehr; Deputy Mayor Justin Hage; Cindy Poore, Director of Finance & Records; Lance Lantz, Director of DPW; Amy Lacy, Municipal Relations Coordinator and other Town staff.

OPENING

A. Call meeting to order

B. Pledge of Allegiance

Plunkett All right, we'll go ahead if we get a thumb's up, we'll go ahead and get going. Ready? All right. Good morning. I will now call to order the Monday, June 16 regular Town Council meeting. If you would please, stand and join me for the Pledge of Allegiance.

All Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA ITEMS

Plunkett All right, the first item on the agenda is the approval of the Consent Agenda Items. Assuming no questions, I will make a motion to approve.

Burk Second.

Plunkett A second from Vice President Burk. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.

[No response]

Motion passes 7 in favor, 0 opposed.

REQUEST TO SPEAK

Plunkett Up next is Request to Speak on Agenda Item. Amy, do we have any requests to speak?

Lacy No we do not.

MAYOR/ADMINISTRATION UPDATE

Plunkett All right. Up next we would have the Mayor/Administration Update and we have Mayor Stehr with us this morning.

Stehr Good morning Councilors.

Norris,
Sampson Morning.

Stehr I just had a couple of things on the Administration Update this month. First of all is the Mingle on Main event. That's an initiative of the Zionsville Main Street organization which will include closing a section of Main Street for a few hours for dining on the bricks. As you recall, this was very well received during COVID as a way to help our local restaurants keep operating through the pandemic but we hope that this time it will be more of a community event that people will turn out for and it is the first such event since you approved the Designated Outdoor Refreshment Area so all indications are that this could be very popular and very well received. The dates are June 17th, July 15th, August 19th and September 16th, the third Tuesdays of each month between now and September and the roads will be closed between 4:30 and 8:45. The closure will include the area between Pine and Cedar Streets, although Pine and Cedar will be open so there will be east-west traffic able to flow throughout the downtown.

The next item I have is the new Police unit design. It has been 15 years since the Police Department has made any significant changes to the look of our patrol cars until now. The ones that are already in service will retain the current graphic scheme but the new ones will get the new treatment and eventually the entire fleet will be modernized. If you see on the screen here – this is what the new police cars will look like. There are a few of them around. They're not completely outfitted yet but they'll be on the streets soon. This will help with a maintenance issue too. The decals on the current ones there's a thin line at the top of the doors that tend to defray over time. This is cost neutral and will allow, I think, for a cleaner look going forward. And I want to point out it was the officers that came up with this new graphic look and we will start seeing them in full service later this summer. If the officers feel good about it that's good enough for me and they will feel better about their jobs and what they do going through the day.

The next item I have is some trail construction that's going on right now and I know Councilor Melton is especially interested in this. As you can see here, the dark lines of the new trail segments that we have under construction, they include the east side of County Road 875 East and the north side of Whitestown Road. The construction began on June 2nd and if the weather cooperates, it will continue for about 60 days and be completed by the end of the summer.

And finally, Lincoln Park – as the Parks Department moves forward in the Lincoln Park refresh, we are increasingly aware of the deep affection that many people in Zionsville hold for that area so we've come up with several ways for people to own a piece of the park. All of the current engraved bricks will be used for construction of the new gazebo. The non-engraved bricks will be available at a donation of \$5 or more. People will be able to buy a new round of engraved bricks for the park pathways and for people who have fond memories of senior pictures and prom photos and engagements and weddings at the gazebo, they'll be able to buy a piece of the structure when it's taken down. We're going to sell souvenir pieces for a donation and all the proceeds will go to the rehabilitation of the park. We hope that it will raise between \$30,000 and \$35,000 to go into the park refresh and if you want more information on that, you can go to the Parks Department page on the town website for more info and I think get a complete look at what's possible and, and how people can get involved in the refresh of Lincoln Park. And that is all I have. Thank you very much.

Plunkett All right, thank you.

Sampson Hey John –

Stehr Yes?

Sampson I've had some people ask about the rendition and I just wanted to have you have a chance to say that it wasn't affecting the parking on First Street. Is that affecting the parking on First Street with the new –

Stehr Yes, I think that's because one of the artist's renditions didn't show parking along First Street. That's not affected by this. The artist rendition focuses on the park not around the surrounding area so. I, I understand the confusion but no, parking is not going to be affected right now.

Sampson Right. I knew that but I wanted you to say it so –

Stehr I appreciate –

Sampson People will stop asking me.

Stehr I appreciate it.

Sampson Thank you.

Stehr You're welcome.

Plunkett All right –

Stehr Okay, thank you.

OLD BUSINESS

Consideration of an Ordinance to Amend the Zoning Ordinance (Petition 2025-24-OA) Ordinance 2025-12 (Continued from June 2, 2025)

- Plunkett Thank you. Up next on the agenda is the first item of Old Business. This is a Consideration of an Ordinance to Amend the Zoning Ordinance, Petition 2025-24-OA. This is Ordinance 2025-12 continued from our June 2nd meeting. We have Deputy Mayor Justin Hage here to walk us through this.
- Hage Thank you President Plunkett. We've had a number of meetings where we've had this up for discussion. We've continued it a couple of times. After some really good discussion with a number of you and also with Mike Dale and his team, we've come to the conclusion that I think we can achieve the balance that we were looking for as it relates to public input and as it relates to transparency by way of procedural changes at the Plan Commission instead of an ordinance. So what we will do instead is similar to, I think, some of the efficiency that President Plunkett is looking for with the consent agenda items, we will do something similar as it relates to these minor development plan approvals and put them on a consent agenda. We will also be having a more expedited reporting structure from the staff in terms of what they will create. They will create just a memo as opposed to a full staff report so I think that'll create some efficiencies. Again, these will go to a consent agenda. They'll still be noticed the same way that all development plan approvals will be noticed and then the vast majority of those I think will stay on the consent agenda. There's always the opportunity for Plan Commission members to pull those off that agenda, have them be fully discussed and debated and even, if necessary, have them be continued to a future meeting but, again, this will be able to give us the balance between public transparency, the opportunity for input while also getting some efficiencies. So I think what we've, we had some discussions both with Dave Franz and with Bob Clutter who serves as counsel for the Plan Commission. They will go through their process internally to have a public, as part of a public meeting, pass some changes to their procedural rules and, therefore, I think the best step forward as it relates to this ordinance is to vote down this ordinance and instead the Plan Commission will change their rules.
- Plunkett So we would, Justin, vote this down? It's on the Plan Commission meeting tonight. Do I need to have a note for the meeting tonight when this goes back to them?
- Hage The answer would be yes and they, they actually don't, they, they are, due to some quorum issues are having that meeting on the 25th, I believe.
- Plunkett Okay.
- Hage So we have some time for that.

Plunkett Okay.

Hage Yes.

Plunkett Okay.

Sampson Yes because last time we didn't vote it down because we were going to give them reasons we were voting it down, is that?

Hage Well there was, there was a couple different ways we were going to handle it. We were going to try to, this one has always been continued. We do have the outdoor dining which will come, we can discuss at a later date but this one has always been continued and the plan was to try to amend it and then send it back but since we figured out that we can do it via procedural rules instead, we'll, we'll vote it down and then as President Plunkett said, he'll send a statement that explains the reasoning and then they'll do it internally via their procedural rules.

Plunkett Okay. All right, are there any questions for Deputy Mayor Hage? Having none, I will make a motion to deny Ordinance 2025-12.

Norris Second.

Plunkett A second from Councilor Norris. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed. Thank you.

NEW BUSINESS

Appointment of Emily Fitz to the Safety Board

Plunkett All right, a couple of items on New Business – up first is the Appointment of Emily Fitz to the Safety Board. We have, it's rare that we have members of certain committees step down between appointments but we did have one that needed to be filled and the members of the Safety Board and leadership recommended Emily Fitz to the Safety Board so I want to thank Emily for that. Heather, do we need to vote on that or is that just something that? Just a replaced appointment?

Harris I think you will need to vote on it.

Plunkett Okay.

Harris We have in the past.

- Plunkett Okay. Are there any questions from Councilors? Otherwise I would entertain a motion.
- Norris I will make a motion to approve the appointment of Dr. Emily Fitz to the Safety Board.
- Melton Second.
- Plunkett I have a first from Councilor Norris, a second from Councilor Melton. All those in favor signify by saying aye.
- All Aye.
- Plunkett Those opposed same sign.
[No response]
- Motion passes 7 in favor, 0 opposed. I want to thank Dr. Fitz for stepping up to do that. That's certainly an important Board for us and the community so.

Easement Encroachment Request (11651 Ansley Court)

- Plunkett Up next on the agenda is an Easement Encroachment Request. This is for 11651 Ansley Court. We have a couple of people that can talk through this, Kyle Montrose, the owner, Vice President Burk could walk through it as well and DPW Director, Lance Lantz. So I don't know who would like to tee this up – maybe, maybe you can do that?
- Burk Yes, I'll just take a shot. Thank you. Bringing forward this request for an easement encroachment request on behalf of a resident at 11651 Ansley Court. He's interested in building a fence at the back of his property and what's unique about this layout, which you can't really see from the DPW report which is, I would encourage you to look at on the, on the laptops but TriCo owns the property next to him and has a service kind of garage back there or barn and then there's a drive that goes back so in terms of the easement there's, there is, there is a lot of access if someone were to need to do some accessing of the easement but he's still asking that a portion of the fence be built over a public utility. We brought this forward, I went and took a look at it, sent some pictures so you can get a better sense of kind of what it looks like. I sent that as an email to you guys and then, of course, asked Lance and DPW to go out and take a look at the property which they have done and in Lance's report dated June 5th, you can see that he would propose that kind of an amendment be made and that they would not, at least I, I should say this – he would not what's the quote in here? Would not object to the encroachment if they were to agree to kind of what was drafted up here with a red line as opposed to a blue line. I've talked to the homeowner about this and they're in full agreement that they would like to do that. So, as you know, we get a number of these. I really lean on DPW and if there's something that they really don't think is a good idea or something we shouldn't be doing for safety purposes then I would not support that but happy, happy that there's been a bit of an accommodation made here and that's why I would support this. If Mr. Montrose would like to add some color, come on up.

- Plunkett Yes, if you would, when you come up just state your name and address for the record. That'd be great. Thank you.
- Montrose Good morning everyone. My name is Kyle Montrose. I live at 11651 Ansley Court. Thank you guys for considering this, this morning. It would allow us to have a more sizeable fence in our backyard, access for our dogs and just family to enjoy that space. There truly is, I mean on the back side of our house there's a retention pond, on the side there's a access road that goes back to a TriCo utility so it, it seems to and this is why I would even consider raising this to everyone on this, on this Council this morning, is that there is truly, there is access, right and so when DPW came out and said not on one side we were perfectly fine with that. We just want to do what, what the city and, and, and DPW is comfortable with and so it sounds like we have some general, we are aligned with DPW in what, what our, what our objectives are and so if there's any questions, I'm happy to respond.
- McElderry I have one quick question –
- Montrose Yes –
- McElderry First of all, I've had labs so I can imagine trying to keep them in –
- Montrose Yes.
- McElderry Out of a retention pond is important. The red line it, it appears that that is where the fence should go. There, there shouldn't be a lot of deviation. Is that your understanding is it, it's not just a border it's, it's on that red line is where the fence should be?
- Montrose That would be our hope would be to put the fence on the red line. It would actually run from the south corner of our house to the back corner of our lot and then run the rest of the lot line around but it wouldn't – there's one area where we wouldn't put the fence that DPW was okay to put it, we would just make it basically smaller than DPW was comfortable with.
- McElderry And then that all post holes need to be hand dug.
- Montrose Yes we would –
- McElderry Yes.
- Montrose Yes, we would work with our contractor to accommodate that for sure.
- McElderry Well thank you for coming.
- Montrose Yes, absolutely. Any other questions I can answer?
- Plunkett Any other questions?
- Burk No, just pointing out and I'm, this is all in the memo but, again, hand dug and then inspected by Stormwater staff before the posts.

Montrose Yes, I mean yes.

Burk Yes.

Montrose Whatever we need to do.

Burk Yes. So happy, happy to be accommodating when, when we can.

Sampson In these situations we really rely on Lance and his team and I think we've come to a compromise with what you're requesting and what they can accept and I think we could motion this forward.

Plunkett Are there any other questions from Councilors or comments? Otherwise I would entertain a motion.

Burk I'd move to approve the easement encroachment request for 11651 Ansley Court.

Sampson Second.

Plunkett I have a first from Vice President Burk, a second from Councilor Sampson. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

Montrose Thank you.

Plunkett Thank you.

Consideration of a Resolution Regarding the Appropriation of Additional Funds (ZFD & ZARC) Resolution 2025-07 (Public Hearing)

Plunkett Up next is a Consideration of a Resolution Regarding the Appropriation of Additional Funds. This is for ZFD and ZARC. This is Resolution 2025-07. We have Director of Finance and Records, Cindy Poore, here if there are any questions. This is a public hearing. I have proof of publication of the public hearing. At this point I'll open the public hearing. If there's any members from the public who would like to speak – seeing none I'll close the public hearing.

Sampson He wants to speak.

Plunkett Oh, sorry.

Burk You have to reopen it?

Plunkett Yes, I guess I have to reopen that, yes. All right, so I'm going to reopen the public hearing.

Rottmann Hello, Todd Rottmann, President of the Zionsville Architectural Review Committee, address 320 West Hawthorne Street. Our committee has been in existence for over 20 years and we've touched almost every historic building in the Village Business District. We, for those that don't know, we administer grants that pay up to 40% of exterior improvements for those businesses for any façade that is visible from a public way. Our involvement helps make sure that we stick with the authenticity of the historic nature of the Village as well as making sure that we utilize the highest quality materials so these buildings and the work that the town invests in will continue to contribute to the character of the Village for years to come.

Due to reasons not related to the quality of our work, ZARC was not funded in 2025 which I have two projects on Main Street right now that we're not able to move forward with at this time but today we're here to talk about the funding that was previously approved in 2024 for retractable awnings for the COhatch North High Brewing space. Those were approved in our meeting on September 10, 2024. In that meeting we discussed multiple changes with the client or the applicant on items related to the vinyl screen, the aluminum storefront entries that were proposed, etc. and then on September 13, myself and Lisa Paul met with the applicant onsite and made further changes, we helped them pick out finishes, textures, colors, what the edge of the screening would look like. We were able to actually remove an entire aluminum storefront entrance that was going to be permanent on the north side of that covered dining area and so the tenant was really amazing to work with. They accepted all of our changes. The work is now complete and since we don't have a fund, we are here today to respectfully request the appropriation of \$15,630.47 to complete our agreement with the applicant. Thank you.

Plunkett Thank you. Any other members from the public? At this point I'll close the public hearing. Any questions or comments from Councilors?

Norris I, I just – President Plunkett, if I may real quick –

Plunkett Sure.

Norris On behalf of the, at least the Fire Department request, I know I gave a little bit of an update at the last meeting about this but the Safety Board at May 19th, I believe the vote was 4, 4 in favor, 0 opposed. You made this unanimous recommendation to the Town Council to appropriate an additional \$150,000 from the firefighters operation funds to the overtime fund to ensure that the firefighters have the overtime staffing that they need to finish out the remainder of the year based upon projections to make sure that we have at least – ZFD won't operate with, with three firefighters, less than three firefighters per fire fighting apparatus, suppression apparatus so this overtime will help to ensure that we get to the what are the standard, the standard is four firefighters per fire suppression apparatus. I think it leads to a bigger question too as to as we approach the midway of the year, what is the budget process going to look like next year for, for some of these critical public safety issues. I know the Mayor and his team are

working really hard on this issue trying to alleviate some of that stress for the Fire Department so it does have a great physical toll, mental toll on the firefighters so I'd urge all of you as we approach July and August and we start into the budget process that we start taking a hard look at some of the town's finances, especially when it comes to our public safety officials and that just doesn't go for firefighters, that also goes, in my opinion, for ZPD as well, as well as Lance's people in, in DPW as well. I think all of them play a critical role in this so I'd ask that you guys support this today, this additional \$150,000 appropriation.

Plunkett Any other questions or comments from Councilors?

Melton Just a brief question to Councilor Norris with this since you've kind of been spearheading this and I know you're on the Safety Board, my question is has there been a change that has happened in the standards recently or has, has the Town of Zionsville not been meeting the standard from here back and I guess the reason I ask that it just makes sense to me that as the standards change we kind of like just like building codes we kind of get in line but this is a big deal, especially with, as you mentioned, the mindsets of these, these employees and these firefighters so I was just curious if this was kind of a new thing or if this was something that we're, we're as we grow we need to meet these standards and I just, I didn't know if that was something you could answer?

Norris I'll, I'll rely on Chief – my understanding is that the standards have not changed but it comes down to we're, we're obviously competing with neighboring communities, we're losing firefighters to other departments and things like that but I'll, I'll let the Chief explain better.

VanGorder Thank you Councilor for the opportunity. Thank you Councilor Melton for the question. No, the standards have remained the same. The Fire Department has been short staffed for several years. We were short 15 firefighters on shift as of last week. We did just have four graduate the academy so that lessens it slightly to 11 shortages and we'll remain 11 full-time positions short until the end of the year when two more graduate and then we will remain at nine full-time firefighter shortages but that standard has not changed for several years.

Melton Thank you.

Sampson The, I guess I could ask this at our next meeting but for the people graduating, are they already in our budget from what we set last year?

VanGorder Yes.

Sampson Okay.

VanGorder Yep. Those four that just graduated and came to shift, they've been at the academy for the past 20 weeks. Those are part of the budget for 2025 and also the two that'll graduate late November/early December are part of the current budget that we have.

- Sampson Okay, the two were the ones I was wondering about but that might be due to attrition or?
- VanGorder Correct.
- Sampson Okay.
- VanGorder Attrition and we had individuals who didn't pass at the last academy.
- Sampson Okay.
- VanGorder So it left another vacancy that we then had to fill.
- Sampson Okay. Thank you.
- Plunkett Any other questions or comments from Councilors?
- McElderry Just real quickly – returning to the ZARC appropriation. I just want to thank the Deputy Mayor. I know you're trying to expedite meetings and he answered a lot of questions from me over the phone which made it a lot easier for me to come to this meeting and know what my vote should be and so I just want to thank the Deputy Mayor for reaching out. I think he probably reached out to all of us to kind of explain that appropriation.
- Plunkett Anything else from Councilors?
- Stein The work looks fantastic by the way and I think it's going to do a lot to provide for the community.
- Plunkett I guess maybe I would take a step back as we talk about ZARC. I mean the reason this is on here is because this was already approved and we didn't fund it so, so I appreciate Todd coming up here and walking through that but I think that's also important for us to consider the process moving forward given the projects that are being presented to ZARC so I think that's, they are good projects and they do really good work. I think that we just need to make sure we come up with the process to fund ZARC if that's, if that's the strategy we're going to move or use going forward .
- Sampson I agree. I gave that feedback as well that it's when you have something as a percentage of funding versus a number we could get ourselves tied up with committing to more than is feasible that year or as we make the budget we're going to have to consider what would be the process, what would be, like it would seem strange that you could approve it before the funding was set in place so.
- Stein Are there any others that are approved that are unfunded at this time?
- Sampson No.
- Plunkett No. All right, any other questions from Councilors? Otherwise I would entertain a motion.

Melton Motion to approve Resolution 2025-07.

Plunkett A first from Councilor Melton.

Sampson Second.

Plunkett Second from Councilor Sampson. Sorry about that. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

OTHER MATTERS

Plunkett Are there any other matters from Councilors?

Sampson I do have one matter. We had a town just a gathering where we talked about golf carts and I just wanted to formally state that the people driving golf carts are supposed to have a driver's license and be older, 16. I've seen children driving on Ford Road with their parent right next to them and I think this is becoming a town concern. I just wanted to make sure I went on record saying the driver of a golf cart must have a driver's license.

McElderry I've got one too as well President – just wanted to announce that the Boone County Democrats are having their summer picnic. It's this Wednesday, June 18th at 6 p.m. at the Whitestown Community Park.

ADJOURN

Plunkett Anything else from Councilors? Otherwise I would make a motion to adjourn.

Norris Second.

Plunkett Second from Councilor Norris. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

Zionsville Town Council
June 16, 2025

The next regular Town Council meeting is scheduled for Monday, July 7, 2025 at 7 p.m. in the Zionsville Town Hall Council Chambers. Final notice will be posted in compliance with the Indiana Open Door Law.

Respectfully Submitted,

Amelia Anne Lacy, Municipal Relations Coordinator
Town of Zionsville

DRAFT

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

July 7, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

Town of Zionsville

June 2025 Payroll

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 2 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 2,108,273.88.

Dated this 7th day of July 2025.

Jason Plunkett

Brad Burk

Evan Norris

Joe Stein

Sarah Esterline Sampson

Tim McElderry

Craig Melton

Signatures of Governing Board

Accounts Payable Register

Date: 06/27/2025 02:06:43 PM

APV Register Batch - June 2025 Payroll

APVREGISTER.FRX

All History

Grouped By Fund Number, Department

Ordered By Appropriation

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
**Fund Number 8901 Payroll									
**Department 999									
06/05/2025	11990	INPRS - Manual Checks		8901999127.000	Civil PERF	06/06 P/R - Civil Perf	42921.74	11990e 06/06/2025	
06/18/2025	12094	INPRS - Manual Checks		8901999127.000	Civil PERF	06/20 P/R - Civil Perf	43206.76	12094e 06/20/2025	
06/05/2025	12004	Guardian Dental & Vision		8901999127.500	Dental Insurance	Dental - EE and ER	15783.73	12004E 06/05/2025	
06/25/2025	12185	The Hartford-EFT		8901999129.000	Supplemental Insurance	Employee Supplemental	5386.75	12185e 06/25/2025	
06/25/2025	12185	The Hartford-EFT		8901999129.000	Supplemental Insurance	Town Paid Supplemental - ER	10143.28	12185e 06/25/2025	
06/05/2025	12004	Guardian Dental & Vision		8901999129.100	Vision Insurance	Employee Vision	2248.90	12004E 06/05/2025	
06/18/2025	12088	Bo Co Prof Firefighter Association		8901999129.200	Fire Union Dues	06/20/25 Fire Union Dues	2396.16	12088e 06/18/2025	
06/05/2025	11915	Bo Co Prof Firefighter Association		8901999129.200	Fire Union Dues	06/06/25 Fire Union Dues	2396.16	11915e 06/05/2025	
06/17/2025	12083	ZFD House Funds		8901999129.300	Fire House Dues	06/17/2025 Fire House Dues Station 93	75.00	12083e 06/17/2025	
06/05/2025	11918	ZFD House Funds		8901999129.300	Fire House Dues	6/6/2025 Fire House Dues - Station 92	90.00	11918e 06/05/2025	
06/17/2025	12083	ZFD House Funds		8901999129.300	Fire House Dues	06/17/2025 Fire House Dues Station 92	90.00	12083e 06/17/2025	
06/17/2025	12083	ZFD House Funds		8901999129.300	Fire House Dues	06/17/2025 Fire House Dues Station 91	180.00	12083e 06/17/2025	
06/05/2025	11918	ZFD House Funds		8901999129.300	Fire House Dues	6/6/2025 Fire House Dues - Station 93	75.00	11918e 06/05/2025	
06/05/2025	11918	ZFD House Funds		8901999129.300	Fire House Dues	6/6/2025 Fire House Dues - Station 91	180.00	11918e 06/05/2025	
06/18/2025	12096	Nationwide Retirement Solution		8901999129.400	Nationwide	06/20 P/R - Nationwide EE	52193.07	12096e 06/20/2025	
06/05/2025	11992	Nationwide Retirement Solution		8901999129.400	Nationwide	06/06 P/R - Nationwide ER	23850.31	11992e 06/06/2025	
06/18/2025	12096	Nationwide Retirement Solution		8901999129.400	Nationwide	06/20 P/R - Nationwide ER	22974.26	12096e 06/20/2025	
06/05/2025	11992	Nationwide Retirement Solution		8901999129.400	Nationwide	06/06 P/R - Nationwide EE	53877.64	11992e 06/06/2025	
06/05/2025	11991	Payroll HSA - Manual Checks		8901999129.500	HSA	06/06 P/R - HSA EE	10390.20	11991e 06/06/2025	
06/05/2025	11991	Payroll HSA - Manual Checks		8901999129.500	HSA	06/06 P/R - HSA ER	10530.91	11991e 06/06/2025	
06/18/2025	12095	Payroll HSA - Manual Checks		8901999129.500	HSA	06/20 P/R - HSA ER	10530.91	12095e 06/20/2025	
06/18/2025	12095	Payroll HSA - Manual Checks		8901999129.500	HSA	06/20 P/R - HSA EE	10181.70	12095e 06/20/2025	

Accounts Payable Register

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
06/05/2025	11989	Direct Deposit		8901999129.700	Direct Deposit	06/06 P/R - Direct Deposit	539338.36	11989e 06/06/2025	
06/18/2025	12093	Direct Deposit		8901999129.700	Direct Deposit	06/20 P/R - Direct Deposit	518783.37	12093e 06/20/2025	
06/18/2025	12094	INPRS - Manual Checks		8901999129.800	Fire PERF	06/20 P/R - Fire Perf	78942.06	12094e 06/20/2025	
06/05/2025	11990	INPRS - Manual Checks		8901999129.800	Fire PERF	06/06 P/R - Fire Perf	78942.06	11990e 06/06/2025	
06/05/2025	11990	INPRS - Manual Checks		8901999129.900	Police PERF	06/06 P/R - Police Perf	32784.25	11990e 06/06/2025	
06/18/2025	12094	INPRS - Manual Checks		8901999129.900	Police PERF	06/20 P/R - Police Perf	32210.64	12094e 06/20/2025	
06/18/2025	12092	IN State Central Collection UN		8901999130.100	Child Support	06/20 P/R - Child Support	1934.63	12092e 06/20/2025	
06/05/2025	11988	IN State Central Collection UN		8901999130.100	Child Support	06/06 P/R - Child Support	1934.63	11988e 06/06/2025	
06/18/2025	12090	Payroll Taxes		8901999130.200	Federal Taxes	06/20 P/R - Taxes - Federal	74621.53	12090e 06/20/2025	
06/05/2025	11986	Payroll Taxes		8901999130.200	Federal Taxes	06/06 P/R - Taxes - Federal	82075.99	11986e 06/06/2025	
06/18/2025	12090	Payroll Taxes		8901999130.300	EE FICA Taxes	06/20 P/R - Taxes - EE FICA	45992.58	12090e 06/20/2025	
06/05/2025	11986	Payroll Taxes		8901999130.300	EE FICA Taxes	06/06 P/R - Taxes - EE FICA	48074.55	11986e 06/06/2025	
06/18/2025	12090	Payroll Taxes		8901999130.400	EE Med Taxes	06/20 P/R - Taxes - EE MEDI	10756.28	12090e 06/20/2025	
06/05/2025	11986	Payroll Taxes		8901999130.400	EE Med Taxes	06/06 P/R - Taxes - EE MEDI	11243.21	11986e 06/06/2025	
06/18/2025	12090	Payroll Taxes		8901999130.500	ER FICA Taxes	06/20 P/R - Taxes - ER FICA	46156.17	12090e 06/20/2025	
06/05/2025	11986	Payroll Taxes		8901999130.500	ER FICA Taxes	06/06 P/R - Taxes - ER FICA	48074.62	11986e 06/06/2025	
06/05/2025	11986	Payroll Taxes		8901999130.600	ER Med Taxes	06/06 P/R - Taxes - ER MEDI	11243.26	11986e 06/06/2025	
06/18/2025	12090	Payroll Taxes		8901999130.600	ER Med Taxes	06/20 P/R - Taxes - ER MEDI	10794.59	12090e 06/20/2025	
06/05/2025	11987	IN Dept of Revenue		8901999130.700	State Taxes	06/06 P/R - Taxes - State	22045.04	11987e 06/06/2025	
06/18/2025	12091	IN Dept of Revenue		8901999130.700	State Taxes	06/20 P/R - Taxes - State	21151.55	12091e 06/20/2025	
06/18/2025	12091	IN Dept of Revenue		8901999130.800	Income Taxes	06/20 P/R - Taxes - LIT Local	11379.72	12091e 06/20/2025	
06/05/2025	11987	IN Dept of Revenue		8901999130.800	Income Taxes	06/06 P/R - Taxes - LIT Local	11820.68	11987e 06/06/2025	
06/24/2025	12160	Health Fund Account		8901999130.900	Health Insurance	Employee Contribution to Health Insurance	37427.33	12160e 06/30/2025	
06/05/2025	11993	Health Fund Account		8901999131.300	FSA	06/06 P/R - FSA Account	1271.57	11993e 06/06/2025	
06/18/2025	12097	Health Fund Account		8901999131.300	FSA	06/20 P/R - FSA Account	1271.57	12097e 06/20/2025	
06/24/2025	12159	ADP Inc		8901999375.000	Contractual Services	ADP Payroll Fees	6501.54	12159e 06/24/2025	
06/18/2025	12098	Ann M DeLaney Trustee		8901999938.000	Wage Garnishment	06/20 P/R - Garnishment	899.81	12098e 06/20/2025	
06/05/2025	11994	Ann M DeLaney Trustee		8901999938.000	Wage Garnishment	06/06 P/R - Garnishment	899.81	11994e 06/06/2025	
SubTotal Department 999							2108273.88		
SubTotal Fund Number 8901							2108273.88		
*** GRAND TOTAL ***							2108273.88		

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

July 7, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

Town of Zionsville

07/07 TC Claims

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 19 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$4,874,637.92.

Dated this 7th day of July 2025.

Jason Plunkett

Brad Burk

Evan Norris

Joe Stein

Sarah Esterline Sampson

Tim McElderry

Craig Melton

Signatures of Governing Board

Accounts Payable Register

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APV Register Batch - 07/07 TC Claims

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All History

Grouped By Fund Number, Department

Ordered By Appropriation

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
**Fund Number 1101 General									
**Department 100									
06/18/2025	12085	Payroll Fund		1101100111.000	Admin - Salary	06/20 P/R - Administration - Salary	19268.03	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101100114.000	Admin K9 Stipend	06/20 P/R - Administration - Stipend	438.00	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101100120.000	Admin FICA-Medicare	06/20 P/R - Administration - FICA	1428.90	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101100121.000	Admin - PERF Retirement	06/20 P/R - Civil Perf - Administration	2740.62	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101100121.500	Admin - 401a Match Retirement	06/20 P/R - ER 401a - Administration	525.18	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101100122.000	Admin - Health Insurance	06/20 P/R - ER HSA - Administration	220.52	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		1101100122.000	Admin - Health Insurance	Monthly Employer Costs - Administration	4845.40	12157e 06/30/2025	
06/25/2025	12186	Payroll Fund		1101100124.000	Admin - GTL/Disability	STD, LTD, GTL, AD&D June 2025 - Administration	204.40	12186e 06/25/2025	
06/18/2025	12085	Payroll Fund		1101100128.000	Admin - Longevity	06/20 P/R - Administration - Longevity	32.00	12085e 06/20/2025	
06/11/2025	12044	Amazon Capital Services		1101100214.000	Admin - Office Supplies	Printer Toner Cartridge	106.82	/ /	
06/24/2025	12154	Taylor Minnette Schneider & Clutter PC		1101100311.000	Admin - Legal Fees	Condemnation - Wopshall	12266.59	/ /	
06/13/2025	12052	Bose Public Affairs Group LLC		1101100375.000	Admin - Contractual Services	Legislative	3500.00	/ /	
SubTotal Department 100							45576.46		
**Department 110									
06/18/2025	12085	Payroll Fund		1101110111.000	Comm - Salary	06/20 P/R - Communication - Salary	3269.23	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101110120.000	Comm - FICA-Medicare	06/20 P/R - Communication - FICA	241.63	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101110121.000	Comm - PERF Retirement	06/20 P/R - Civil Perf - Communication	464.23	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101110121.500	Comm - 401a Match Retirement	06/20 P/R - ER 401a - Communication	163.46	12085e 06/20/2025	

Accounts Payable Register

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
06/24/2025	12157	Health Fund Account		1101110122.000	Comm Health Insurance	Monthly Employer Costs - Communication	768.90	12157e 06/30/2025	
06/18/2025	12085	Payroll Fund		1101110122.000	Comm Health Insurance	06/20 P/R - ER HSA - Communication	56.01	12085e 06/20/2025	
06/25/2025	12186	Payroll Fund		1101110124.000	Comm - GTL/Disability	STD, LTD, GTL, AD&D June 2025 - Communication	48.60	12186e 06/25/2025	
06/16/2025	12068	Andrew Schnell		1101110364.000	Comm - Promotions	Zionsville Gifts	150.00	/ /	
SubTotal Department 110							5162.06		
**Department 120									
06/18/2025	12085	Payroll Fund		1101120113.000	Council - Part-time Salary	06/20 P/R - Council - PT Salary	7670.00	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101120120.000	Council - FICA-Medicare	06/20 P/R - Council - FICA	586.76	12085e 06/20/2025	
06/16/2025	12059	Barnes & Thornburg LLP		1101120311.000	Legal Fees	Retainer for July 2025	15500.00	/ /	
07/01/2025	12264	Valerie J Gangwer		1101120375.000	Council - Contractual Services	June TC Transcription	193.80	/ /	
SubTotal Department 120							23950.56		
**Department 130									
06/18/2025	12085	Payroll Fund		1101130111.000	Finance - Salary	06/20 P/R - Finance - Salary	19985.22	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101130120.000	Finance - FICA-Medicare	06/20 P/R - Finance - FICA	1509.17	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101130121.000	Finance - PERF Retirement	06/20 P/R - Civil Perf - Finance	2084.00	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101130121.500	Finance - 401a Match Retirement	06/20 P/R - ER 401a - Finance	775.08	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101130122.000	Finance - Health Insurance	06/20 P/R - ER HSA - Finance	141.35	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		1101130122.000	Finance - Health Insurance	Monthly Employer Costs - Finance	5982.22	12157e 06/30/2025	
06/25/2025	12186	Payroll Fund		1101130124.000	Finance - GTL/Disability	STD, LTD, GTL, AD&D June 2025 - Finance	284.06	12186e 06/25/2025	
06/18/2025	12085	Payroll Fund		1101130128.000	Finance - Longevity Pay	06/20 P/R - Finance - Longevity	278.00	12085e 06/20/2025	
06/17/2025	12070	Franklin Water Treatment LLC		1101130214.000	Finance - Office Supplies	Office Water	26.35	/ /	
06/17/2025	12071	Office Three Sixty Inc		1101130214.000	Finance - Office Supplies	Office Supplies	65.99	/ /	
06/17/2025	12069	Amazon Capital Services		1101130214.000	Finance - Office Supplies	Office Supplies	67.86	/ /	
06/17/2025	12069	Amazon Capital Services		1101130214.000	Finance - Office Supplies	Office Supplies	20.22	/ /	
06/20/2025	12123	Amelia Lacy		1101130352.000	Finance - Travel-Training-Seminars	Travel To/From Recorder's Office	77.70	/ /	
06/20/2025	12122	Cindy Poore		1101130352.000	Finance -	Travel - Legislative Overview	29.12	/ /	

Accounts Payable Register

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
					Travel-Training-Seminars	Meeting			
06/11/2025	12042	Gannett Media Corp		1101130354.000	Finance - Legal Notices	Additional Appropriation Notice	28.08	/ /	
06/18/2025	12099	Pitney Bowes Inc		1101130375.000	Finance - Contractual Services	04/24-07/26/25 Postage Lease	584.79	/ /	
SubTotal Department 130							31939.21		
**Department 135									
06/18/2025	12085	Payroll Fund		1101135113.000	Court Part-time Salary	06/20 P/R - Court - PT Salary	1177.24	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101135120.000	Court - FICA-Medicare	06/20 P/R - Court - FICA	90.06	12085e 06/20/2025	
SubTotal Department 135							1267.30		
**Department 140									
06/18/2025	12085	Payroll Fund		1101140111.000	HR - Salary	06/20 P/R - HR - Salary	11347.06	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101140120.000	HR - FICA-Medicare	06/20 P/R - HR - FICA	866.59	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101140121.000	HR - PERF Retirement	06/20 P/R - Civil Perf - HR	1628.48	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101140121.500	HR - 401a Match Retirement	06/20 P/R - ER 401a - HR	376.51	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		1101140122.000	HR Health Insurance	Monthly Employer Costs - HR	1308.68	12157e 06/30/2025	
06/18/2025	12085	Payroll Fund		1101140122.000	HR Health Insurance	06/20 P/R - ER HSA - HR	98.09	12085e 06/20/2025	
06/25/2025	12186	Payroll Fund		1101140124.000	HR - GTL/Disability	STD, LTD, GTL, AD&D June 2025 - HR	148.85	12186e 06/25/2025	
06/18/2025	12085	Payroll Fund		1101140128.000	HR - Longevity Pay	06/20 P/R - HR - Longevity	121.00	12085e 06/20/2025	
06/24/2025	12155	Angie Eggers		1101140352.000	HR - Travel-Training-Seminars	Training Travel	65.39	/ /	
06/24/2025	12156	Payroll Fund		1101140375.000	HR - Contractual Services	ADP Payroll Fees	6501.54	12156e 06/24/2025	
SubTotal Department 140							22462.19		
**Department 150									
06/18/2025	12085	Payroll Fund		1101150111.000	IT - Salary	06/20 P/R - IT- Salary	10590.85	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101150113.000	IT - Part-time Salary	06/20 P/R - IT- PT Salary	1009.14	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101150120.000	IT - FICA-Medicare	06/20 P/R - IT- FICA	856.38	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101150121.000	IT - PERF Retirement	06/20 P/R - Civil Perf - IT	1531.16	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101150121.500	IT - 401a Match Retirement	06/20 P/R - ER 401a - IT	192.20	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		1101150122.000	IT Health Insurance	Monthly Employer Costs - IT	6008.00	12157e 06/30/2025	
06/18/2025	12085	Payroll Fund		1101150122.000	IT Health Insurance	06/20 P/R - ER HSA - IT	127.73	12085e 06/20/2025	
06/25/2025	12186	Payroll Fund		1101150124.000	IT - GTL/Disability	STD, LTD, GTL, AD&D June 2025	148.72	12186e 06/25/2025	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
						- IT			
06/18/2025	12085	Payroll Fund		1101150128.000	IT - Longevity Pay	06/20 P/R - IT- Longevity	192.00	12085e 06/20/2025	
06/26/2025	12220	Innovative Integration Inc		1101150310.100	IT - Consulting	Firmware Upgrade	400.00	/ /	
06/26/2025	12222	People Driven Technology Inc	111	1101150310.100	IT - Consulting	Consulting - Ring Central Project	123.44	/ /	
06/27/2025	12233	Level 3 Financing Inc		1101150351.000	IT - Telephone & Mobile Devices	Ethernet & Internet	7543.36	/ /	
06/27/2025	12229	Metronet Systems Holding LLC		1101150351.000	IT - Telephone & Mobile Devices	IPTV & Advanced Services	706.94	75778 06/27/2025	
06/16/2025	12057	Verizon Wireless		1101150351.000	IT - Telephone & Mobile Devices	Cell Phones 4/24-5/23 - IT	3217.30	12057e 06/09/2025	
06/12/2025	12047	Adams Electric Inc		1101150367.000	IT - Equipment Repair & Maintenance	Wiring Repair and Maintenance	11482.35	/ /	
06/20/2025	12136	Van Ausdall & Farrar Inc		1101150375.000	IT - Contractual Services	Monthly Printer Charges	63.03	/ /	
06/12/2025	12048	Midwest Fiber Holdings LP		1101150375.000	IT - Contractual Services	Dedicated Internet Access	1030.00	/ /	
06/12/2025	12049	Van Ausdall & Farrar Inc		1101150375.000	IT - Contractual Services	Ricoh Copiers	1421.38	/ /	
06/16/2025	12066	IT Savvy LLC		1101150394.000	IT - Software Licensing	Microsoft Office 365	6491.15	/ /	
06/20/2025	12134	Motorola Solutions Inc		1101150446.000	IT - Computers	Radio	521.76	/ /	
06/16/2025	12067	Safari Micro Inc		1101150446.000	IT - Computers	Lenovo ThinkPad Dock	225.00	/ /	
06/27/2025	12234	Van Ausdall & Farrar Inc		1101150446.000	IT - Computers	ZFD Printer	32.46	/ /	
06/26/2025	12221	Motorola Solutions Inc		1101150446.000	IT - Computers	Radio Programming Hardware	276.10	/ /	
06/20/2025	12134	Motorola Solutions Inc		1101150446.000	IT - Computers	Radio	138.70	/ /	
06/16/2025	12067	Safari Micro Inc		1101150446.000	IT - Computers	Getac Docking Stations	580.00	/ /	
06/30/2025	12238	Ultimate Technologies Group Inc		1101150446.000	IT - Computers	Digital Signage and AV Repair	40640.07	/ /	
SubTotal Department 150							95549.22		
**Department 160									
06/18/2025	12085	Payroll Fund		1101160111.000	Mayor - Salary	06/20 P/R - Mayor - Salary	5769.23	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101160120.000	Mayor - FICA-Medicare	06/20 P/R - Mayor - FICA	434.80	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101160121.000	Mayor - PERF Retirement	06/20 P/R - Civil Perf - Mayor	819.23	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101160121.500	Mayor - 401a Match Retirement	06/20 P/R - ER 401a - Mayor	288.46	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		1101160122.000	Mayor - Health Insurance	Monthly Employer Costs - Mayor	1487.10	12157e 06/30/2025	
06/25/2025	12186	Payroll Fund		1101160124.000	Mayor - GTL/Disability	STD, LTD, GTL, AD&D June 2025 - Mayor	48.09	12186e 06/25/2025	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
SubTotal Department 160							8846.91		
**Department 170									
06/18/2025	12085	Payroll Fund		1101170111.000	P & Z - Salary	06/20 P/R - Planning - Salary	40298.74	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101170112.000	P & Z Over-time Salary	06/20 P/R - Planning - OT Salary	11.34	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101170113.000	P & Z - Part-time Salary	06/20 P/R - Planning - PT Salary	440.00	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101170120.000	P & Z - FICA-Medicare	06/20 P/R - Planning - FICA	3030.24	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101170121.000	P & Z - PERF Retirement	06/20 P/R - Civil Perf - Planning	5293.12	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101170121.500	P & Z - 401a Match Retirement	06/20 P/R - ER 401a - Planning	1273.45	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101170122.000	P & Z Health Insurance	06/20 P/R - ER HSA - Planning	671.76	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		1101170122.000	P & Z Health Insurance	Monthly Employer Costs - Planning	13240.36	12157e 06/30/2025	
06/25/2025	12186	Payroll Fund		1101170124.000	P & Z - GTL/Disability	STD, LTD, GTL, AD&D June 2025 - Planning	277.10	12186e 06/25/2025	
06/18/2025	12085	Payroll Fund		1101170128.000	P & Z - Longevity Pay	06/20 P/R - Planning - Longevity	537.00	12085e 06/20/2025	
06/17/2025	12070	Franklin Water Treatment LLC		1101170214.000	P & Z - Office Supplies	Office Water	26.35	/ /	
06/12/2025	12045	Cloudpermit Inc		1101170310.100	P & Z - Consulting	Cloudpermit Implementation	1500.00	/ /	
06/24/2025	12162	Taylor Minnette Schneider & Clutter PC		1101170311.000	P & Z - Legal Fees	Plan Commission - May/June 2025	1862.00	/ /	
06/24/2025	12162	Taylor Minnette Schneider & Clutter PC		1101170311.000	P & Z - Legal Fees	Planning Staff - May/June 2025	588.00	/ /	
06/24/2025	12162	Taylor Minnette Schneider & Clutter PC		1101170311.000	P & Z - Legal Fees	BZA - May/June 2025	1102.50	/ /	
06/11/2025	12043	Egis BLN USA Inc		1101170312.000	P & Z - Engineering	Gen Eng Fees Planning Dep	22696.66	/ /	
06/12/2025	12046	Gannett Media Corp		1101170354.000	Legal Notices	Notice of Public Hearing - P&Z	42.64	/ /	
06/13/2025	12053	CNHI LLC		1101170354.000	Legal Notices	Notice of Public Hearing	38.48	/ /	
06/12/2025	12046	Gannett Media Corp		1101170354.000	Legal Notices	Notice of Public Hearing - P&Z	42.64	/ /	
SubTotal Department 170							92972.38		
**Department 190									
06/18/2025	12085	Payroll Fund		1101190113.000	P/A - Part-time Salary	06/20 P/R - Public Assistance - PT Salary	392.00	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101190120.000	P/A - FICA-Medicare	06/20 P/R - Public Assistance - FICA	29.99	12085e 06/20/2025	
06/25/2025	12164	Pine Ridge Mobile Home Community		1101190381.000	Direct Relief Shelter	Rental Assistance	866.00	75772 06/25/2025	

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06/25/2025	12168	Nese Apartments		1101190381.000	Direct Relief Shelter	Rental Assistance	2160.00	75775 06/25/2025	
06/13/2025	12051	The Domain at Bennett Farms		1101190381.000	Direct Relief Shelter	Rental Assistance	866.00	75713 06/13/2025	
06/25/2025	12168	Nese Apartments		1101190383.000	Direct Relief Utility Services	Utility Assistance (water, sewer, Trash)	179.82	75775 06/25/2025	
06/25/2025	12190	Cinergy Corporation		1101190383.000	Direct Relief Utility Services	Utility Assistance	1088.06	75776 06/25/2025	
06/13/2025	12051	The Domain at Bennett Farms		1101190383.000	Direct Relief Utility Services	Utility Assistance	32.42	75713 06/13/2025	
SubTotal Department 190							5614.29		
**Department 330									
06/18/2025	12085	Payroll Fund		1101330111.000	Salary	06/20 P/R - Facilities - Salary	5870.80	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101330120.000	FICA - Medicare	06/20 P/R - Facilities - FICA	453.21	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101330121.000	PERF	06/20 P/R - Civil Perf - Facilities	840.47	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1101330121.500	401a Match	06/20 P/R - ER 401a - Facilities	273.06	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		1101330122.000	Health Insurances	Monthly Employer Costs - Facilities	768.90	12157e 06/30/2025	
06/18/2025	12085	Payroll Fund		1101330122.000	Health Insurances	06/20 P/R - ER HSA - Facilities	56.01	12085e 06/20/2025	
06/25/2025	12186	Payroll Fund		1101330124.000	GTL-Disability	STD, LTD, GTL, AD&D June 2025 - Facilities	94.53	12186e 06/25/2025	
06/18/2025	12085	Payroll Fund		1101330128.000	Longevity Pay	06/20 P/R - Facilities - Longevity	48.00	12085e 06/20/2025	
06/20/2025	12109	Ferguson US Holdings Inc		1101330224.000	Operating	Janitorial Supplies - TH	1036.29	/ /	
06/18/2025	12100	Boone REMC Lockbox		1101330342.000	Electric	Town of Zionsville Lights	1379.57	12100e 06/18/2025	
06/18/2025	12100	Boone REMC Lockbox		1101330342.000	Electric	850 E Oak St	84.10	12100e 06/18/2025	
06/18/2025	12100	Boone REMC Lockbox		1101330342.000	Electric	Huntington Woods Lights	184.50	12100e 06/18/2025	
06/18/2025	12100	Boone REMC Lockbox		1101330342.000	Electric	9751 Irishmans Run Ln	736.80	12100e 06/18/2025	
06/25/2025	12175	Cinergy Corporation		1101330342.000	Electric	Multiple Addresses	12131.33	12175e 06/20/2025	
06/18/2025	12100	Boone REMC Lockbox		1101330342.000	Electric	Blackstone Dr	71.75	12100e 06/18/2025	
06/18/2025	12100	Boone REMC Lockbox		1101330342.000	Electric	5929 S 700 E	49.58	12100e 06/18/2025	
06/16/2025	12061	Centerpoint Energy		1101330343.000	Natural Gas	1100 W Oak St Unit New	61.47	12061e 06/16/2025	
06/16/2025	12061	Centerpoint Energy		1101330343.000	Natural Gas	1075 Parkway Dr	701.53	12061e 06/16/2025	
06/25/2025	12172	Citizens Energy Group		1101330344.000	Water-Sewer	100 W Pine St	31.32	12172e 06/25/2025	
06/25/2025	12172	Citizens Energy Group		1101330344.000	Water-Sewer	1100 W Oak St New	453.47	12172e 06/25/2025	
06/25/2025	12172	Citizens Energy Group		1101330344.000	Water-Sewer	10855 Creek Way Irrig	115.52	12172e 06/25/2025	
06/25/2025	12172	Citizens Energy Group		1101330344.000	Water-Sewer	1075 Parkway Dr	558.96	12172e 06/25/2025	
06/25/2025	12172	Citizens Energy Group		1101330344.000	Water-Sewer	4050 S 875 E	78.39	12172e 06/25/2025	

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06/30/2025	12259	Ace Mechanical Services Inc		1101330366.000	Building Repair and Maintenance	HVAC Rooftop #2 Repairs - TH	4245.81	75780 06/30/2025	
06/20/2025	12103	Ace Mechanical Services Inc		1101330375.000	Contractual Services	HVAC PM - Town Hall	3467.63	/ /	
06/20/2025	12107	Cintas Corporation		1101330375.000	Contractual Services	Towel/Mat Service - Town Hall	43.39	/ /	
SubTotal Department 330							33836.39		
**Department 999									
06/25/2025	12169	Old National Wealth Mgmt		1101999353.000	N/D - Bank Fees	Admin Fees	750.00	12169e 06/24/2025	
SubTotal Department 999							750.00		
SubTotal Fund Number 1101							367926.97		
**Fund Number 1102 Fire Territory Operating									
**Department 210 FIRE DEPARTMENT									
06/18/2025	12085	Payroll Fund		1102210111.000	Salary	06/20 P/R - Fire - Salary	3455.73	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1102210112.000	Over-time Salary	06/20 P/R - Fire - OT Salary	1427.17	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1102210113.000	Part-time Salary	06/20 P/R - Fire - PT Salary	934.56	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1102210114.000	Stipend/Ride-Out	06/20 P/R - Fire - Stipend	9578.56	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1102210120.000	FICA-Medicare	06/20 P/R - Fire - FICA	23737.46	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1102210121.000	PERF	06/20 P/R - Fire Perf	78942.06	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1102210121.000	PERF	06/20 P/R - Civil Perf - Fire	2768.25	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1102210121.500	401a Match	06/20 P/R - ER 401a - Fire	9889.74	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		1102210122.000	Fire Health Insurance	Monthly Employer Costs - Fire	129297.48	12157e 06/30/2025	
06/18/2025	12085	Payroll Fund		1102210122.000	Fire Health Insurance	06/20 P/R - ER HSA - Fire	4861.42	12085e 06/20/2025	
06/25/2025	12186	Payroll Fund		1102210124.000	GTL-Disability	STD, LTD, GTL, AD&D June 2025 - Fire	4521.57	12186e 06/25/2025	
06/18/2025	12085	Payroll Fund		1102210128.000	Longevity Pay	06/20 P/R - Fire - Longevity	7552.00	12085e 06/20/2025	
06/17/2025	12077	MES I Acquisition Inc		1102210213.000	Uniforms	Uniform Pants	221.51	/ /	
06/26/2025	12216	MES I Acquisition Inc		1102210213.000	Uniforms	Uniform Shirts	124.70	/ /	
06/17/2025	12078	MES I Acquisition Inc		1102210213.000	Uniforms	Fire Boots	561.51	/ /	
06/26/2025	12216	MES I Acquisition Inc		1102210213.000	Uniforms	Uniform Pants and Shorts	487.70	/ /	
06/17/2025	12079	MES I Acquisition Inc		1102210213.000	Uniforms	Fire Boots	561.70	/ /	
06/17/2025	12082	Tyler Hess		1102210213.000	Uniforms	Duty Shoes	90.00	/ /	
06/26/2025	12216	MES I Acquisition Inc		1102210213.000	Uniforms	Uniform Shorts	128.70	/ /	

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06/17/2025	12074	Daniel Quick		1102210213.000	Uniforms	Duty Shoes	90.00	/ /		
06/17/2025	12078	MES I Acquisition Inc		1102210213.000	Uniforms	Uniform Shoes	115.31	/ /		
06/20/2025	12126	Jacob Steiner		1102210213.000	Uniforms	Duty Boots JS	120.00	/ /		
06/26/2025	12218	MES I Acquisition Inc		1102210213.000	Uniforms	Uniform Shorts	283.73	/ /		
06/26/2025	12216	MES I Acquisition Inc		1102210213.000	Uniforms	Uniform Pants	82.70	/ /		
06/26/2025	12217	MES I Acquisition Inc		1102210213.000	Uniforms	Name Plates	82.75	/ /		
06/26/2025	12218	MES I Acquisition Inc		1102210213.000	Uniforms	Uniform Shirts	210.00	/ /		
06/20/2025	12124	Ferguson US Holdings Inc		1102210224.000	Operating Supplies	Station Supplies Credit	-557.69	/ /		
06/20/2025	12124	Ferguson US Holdings Inc		1102210224.000	Operating Supplies	Station Supplies	124.31	/ /		
06/17/2025	12073	Ascension St Vincent Hosp & Healthcare		1102210224.000	Operating Supplies	Pharmacy Fees	26.55	/ /		
06/20/2025	12124	Ferguson US Holdings Inc		1102210224.000	Operating Supplies	Station Supplies	1792.19	/ /		
06/20/2025	12124	Ferguson US Holdings Inc		1102210224.000	Operating Supplies	Station Supplies	7.98	/ /		
06/20/2025	12131	Penn Care Inc		1102210224.000	Operating Supplies	EMS Supplies	2833.60	/ /		
06/20/2025	12130	Penn Care Inc		1102210224.000	Operating Supplies	EMS Supplies	13.50	/ /		
06/17/2025	12076	W W Grainger Inc		1102210224.000	Operating Supplies	Station Supplies	231.48	/ /		
06/17/2025	12081	Taylor Oil Co Inc		1102210230.000	Fuel-Vehicle	ST92 Fuel	254.56	/ /		
06/16/2025	12062	Centerpoint Energy		1102210343.000	Gas	7470 S SR 267	35.46	12062e	06/16/2025	
06/16/2025	12062	Centerpoint Energy		1102210343.000	Gas	100 N Ford Rd	322.77	12062e	06/16/2025	
06/16/2025	12062	Centerpoint Energy		1102210343.000	Gas	998 S US 421	138.32	12062e	06/16/2025	
06/16/2025	12062	Centerpoint Energy		1102210343.000	Gas	5793 E 700 S	181.57	12062e	06/16/2025	
06/25/2025	12173	Citizens Energy Group		1102210344.000	Sewer/Water	5793 S CR 700 E	246.18	12173e	06/25/2025	
06/25/2025	12173	Citizens Energy Group		1102210344.000	Sewer/Water	100 N Ford Rd	269.82	12173e	06/25/2025	
06/16/2025	12057	Verizon Wireless		1102210351.000	Telephone	Cell Phones 4/24-5/23 - Fire	1879.07	12057e	06/09/2025	
06/26/2025	12211	Anytime Outhouse		1102210352.000	Travel-Training Seminars	Training Tower Outhouse	100.00	/ /		
06/20/2025	12133	Zachariah L Matthews		1102210352.000	Travel-Training Seminars	All Officers Training	2000.00	/ /		
06/20/2025	12132	Pomps Tire Service Inc		1102210365.000	Vehicle Maintenance	L291 Tires	2530.90	/ /		
06/20/2025	12125	Fire Service Inc		1102210365.000	Vehicle Maintenance	E292 Blower Motors	946.57	/ /		
06/26/2025	12214	Indianapolis Wire and Terminal Inc		1102210365.000	Vehicle Maintenance	Parts	300.93	/ /		
06/30/2025	12259	Ace Mechanical Services Inc		1102210366.000	Fire Station Maintenance	St93 HVAC	524.63	75780	06/30/2025	
06/20/2025	12127	MacAllister Machinery Co Inc		1102210366.000	Fire Station Maintenance	ST93 Truck Use Charge	277.02	/ /		
06/20/2025	12128	Midwest Garage Door Systems		1102210366.000	Fire Station Maintenance	ST93 Garage Door Repairs	934.50	/ /		

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		Inc							
06/26/2025	12215	Koorsen Fire & Security Inc		1102210366.000	Fire Station Maintenance	ST91 Annual Inspection	613.38	/ /	
06/17/2025	12075	Ferguson US Holdings Inc		1102210366.000	Fire Station Maintenance	ST91 and 93 Softener Salt	908.46	/ /	
06/26/2025	12219	Midwest Garage Door Systems Inc		1102210366.000	Fire Station Maintenance	ST93 Door 5 Repair	282.00	/ /	
06/26/2025	12210	Ace Mechanical Services Inc		1102210366.000	Fire Station Maintenance	Drain Cleaning	365.00	/ /	
06/26/2025	12213	First Due Company		1102210366.000	Fire Station Maintenance	ST93 Siding Repair	550.00	/ /	
06/20/2025	12129	Midwest Landscape Industries Inc		1102210366.000	Fire Station Maintenance	ST92 Tick Treatment	168.04	/ /	
06/17/2025	12080	Perry Twp Volunteer Fire Dept		1102210375.000	Contracts	3rd Quarter Contract 2025	23250.00	/ /	
SubTotal Department 210							321677.41		
SubTotal Fund Number 1102							321677.41		
**Fund Number 1271 Police Operating									
**Department 200 POLICE DEPARTMENT									
06/18/2025	12085	Payroll Fund		1271200112.000	Over-time Salary	06/20 P/R - Police - OT Salary	7399.24	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1271200114.000	Incentives and Stipends	06/20 P/R - Police - Stipend	5960.00	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1271200120.000	FICA-Medicare	06/20 P/R - Police - FICA	13295.62	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1271200121.000	PERF Retirement	06/20 P/R - Police - P Stipend	2816.15	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1271200121.000	PERF Retirement	06/20 P/R - Police Perf	32210.64	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1271200121.000	PERF Retirement	06/20 P/R - Civil Perf - Police	6210.26	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		1271200121.500	401a Match Retirement	06/20 P/R - ER 401a - Police	5122.37	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		1271200122.000	Police Health Insurance	Monthly Employer Costs - Police	73700.35	12157e 06/30/2025	
06/18/2025	12085	Payroll Fund		1271200122.000	Police Health Insurance	06/20 P/R - ER HSA - Police	2158.22	12085e 06/20/2025	
06/25/2025	12186	Payroll Fund		1271200124.000	GTL/Disability	STD, LTD, GTL, AD&D June 2025 - Police	2265.76	12186e 06/25/2025	
06/18/2025	12085	Payroll Fund		1271200128.000	Longevity Pay	06/20 P/R - Police - Longevity	3990.00	12085e 06/20/2025	
06/16/2025	12057	Verizon Wireless		1271200351.000	Telephone and Mobile Devices	Cell Phones 4/24-5/23 - Police	3616.55	12057e 06/09/2025	
06/23/2025	12142	Acme Sports Inc		1271200445.000	Equipment	Weapons system	15.95	/ /	
06/25/2025	12189	Almost Home Kennel LLC		1271200445.000	Equipment	K9 Sky Boarding: 06/20-06/23/2025	114.00	/ /	
06/23/2025	12142	Acme Sports Inc	120	1271200445.000	Equipment	Weapons system	1702.05	/ /	
SubTotal Department 200							160577.16		

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SubTotal Fund Number 1271							160577.16		
**Fund Number 2201 Motor Vehicle Highway									
**Department 300 HIGHWAY, STREETS AND ROADS									
06/18/2025	12085	Payroll Fund		2201300111.000	Salary	06/20 P/R - DPW - Salary	54623.27	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201300112.000	Over-time Salary	06/20 P/R - DPW - OT Salary	151.80	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201300114.000	Stipend - DPW	06/20 P/R - DPW - Stipend	560.00	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201300120.000	FICA-Medicare	06/20 P/R - DPW - FICA	4114.43	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201300121.000	PERF Retirement	06/20 P/R - Civil Perf - DPW	8391.66	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201300121.500	401a Match Retirement	06/20 P/R - ER 401a - DPW	2088.93	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		2201300122.000	Health Insurance - DPW	Monthly Employer Costs - DPW	24211.10	12157e 06/30/2025	
06/18/2025	12085	Payroll Fund		2201300122.000	Health Insurance - DPW	06/20 P/R - ER HSA - DPW	1278.94	12085e 06/20/2025	
06/25/2025	12186	Payroll Fund		2201300124.000	GTL/Disability	STD, LTD, GTL, AD&D June 2025 - DPW	900.11	12186e 06/25/2025	
06/18/2025	12085	Payroll Fund		2201300128.000	Longevity Pay	06/20 P/R - DPW - Longevity	1256.00	12085e 06/20/2025	
06/20/2025	12114	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Return	-216.00	/ /	
06/25/2025	12196	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Parts - Truck 354	161.34	/ /	
06/20/2025	12114	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies/Parts	17.22	/ /	
06/20/2025	12114	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Batteries Message Boards	1684.40	/ /	
06/20/2025	12102	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	57.98	/ /	
06/20/2025	12112	Martin Marietta Materials Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	AG Lime	60.17	/ /	
06/20/2025	12104	Warren's Turf Group		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	241.00	/ /	
06/27/2025	12223	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	3.99	/ /	
06/20/2025	12111	Hosfield Enterprises Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Weed Eaters	575.99	/ /	
06/27/2025	12226	Uline		2201300224.000	Op Equip-Parts-Tools-Supplies	Barricades	1435.94	/ /	
06/20/2025	12110	Greencycle of Indiana Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Top Soil	148.00	/ /	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
06/20/2025	12119	Bernath LLC		2201300224.000	Op Equip-Parts-Tools-Supplies	Asphalt Tools	214.60	/ /	
06/20/2025	12102	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	35.99	/ /	
06/20/2025	12117	Rinker Materials		2201300224.000	Op Equip-Parts-Tools-Supplies	Parts	260.00	/ /	
06/20/2025	12102	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	1.29	/ /	
06/20/2025	12102	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	33.98	/ /	
06/20/2025	12116	Reynolds Farm Equipment Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Parts	61.47	/ /	
06/27/2025	12223	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	15.58	/ /	
06/27/2025	12223	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	46.99	/ /	
06/20/2025	12102	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	23.56	/ /	
06/20/2025	12102	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	7.99	/ /	
06/20/2025	12102	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies - Trimmer Head	480.33	/ /	
06/20/2025	12121	Signworks		2201300240.000	Signs and Posts	Signs/Posts	697.00	/ /	
06/25/2025	12195	Milestone Contractors LP		2201300243.000	Asphalt Materials	Hot Mix	327.24	/ /	
06/20/2025	12119	Bernath LLC		2201300243.000	Asphalt Materials	Asphalt Binder	335.79	/ /	
06/20/2025	12113	Milestone Contractors LP		2201300243.000	Asphalt Materials	Hot Mix	495.69	/ /	
06/20/2025	12115	Resolution Group Inc		2201300312.000	Engineering	CR 300 Pathway	775.86	/ /	
06/25/2025	12194	Indiana Street Commissioner Association		2201300352.000	Travel-Training-Seminars	Municipal Conference Registration Fee	275.00	/ /	
06/27/2025	12230	IN Bureau of Motor Vehicles		2201300365.000	Vehicle Repair and Maintenance	Titles for 3 2026 Ford F750's	45.00	75779 06/27/2025	
06/25/2025	12165	IN Bureau of Motor Vehicles		2201300365.000	Vehicle Repair and Maintenance	Title for 2025 Ford F350 4x4 CC	15.00	75773 06/25/2025	
06/25/2025	12209	IN Bureau of Motor Vehicles		2201300365.000	Vehicle Repair and Maintenance	Title for Equipment Hauler	15.00	75777 06/25/2025	
06/20/2025	12108	City Wide Facility Solutions		2201300366.000	Building Repair & Maintenance	MSB Cleaning	100.00	/ /	
06/20/2025	12118	RPM Machinery LLC		2201300367.000	Equipment Repair & Maintenance	Equipment Repair - Wheel Loader	268.65	/ /	

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06/27/2025	12224	Brightview Holdings Inc		2201300375.000	Contractual Services	Landscape Services - July 2025	5423.69	/ /	
06/25/2025	12197	Pomps Tire Service Inc		2201300375.000	Contractual Services	Tire Disposal (Heavy Trash)	233.90	/ /	
06/20/2025	12105	Boone County Highway Dept	129	2201300442.000	Infrastructure	Pavement Preservation Project	150102.60	/ /	
06/20/2025	12120	Shelby Gravel Inc		2201300442.000	Infrastructure	Sidewalk Repairs	817.00	/ /	
06/25/2025	12193	Brad Howell Inc		2201300445.000	Equipment	2026 Ford F 750 S Cab Chassis	76008.00	/ /	
06/25/2025	12193	Brad Howell Inc		2201300445.000	Equipment	2026 Ford F 750 S Cab Chassis	76008.00	/ /	
SubTotal Department 300							414871.47		
**Department 325									
06/18/2025	12085	Payroll Fund		2201325111.000	Salary	06/20 P/R - Stormwater - Salary	9387.26	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201325114.000	Storm - Stipend	06/20 P/R - Stormwater - Stipend	70.00	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201325120.000	FICA-Medicare	06/20 P/R - Stormwater - FICA	722.36	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201325121.000	PERF Retirement	06/20 P/R - Civil Perf - Stormwater	1386.81	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201325121.500	401a Match Retirement	06/20 P/R - ER 401a - Stormwater	398.50	12085e 06/20/2025	
06/18/2025	12085	Payroll Fund		2201325122.000	Health Insurance - Storm	06/20 P/R - ER HSA - Stormwater	174.61	12085e 06/20/2025	
06/24/2025	12157	Health Fund Account		2201325122.000	Health Insurance - Storm	Monthly Employer Costs - Stormwater	2947.50	12157e 06/30/2025	
06/25/2025	12186	Payroll Fund		2201325124.000	GTL/Disability	STD, LTD, GTL, AD&D June 2025 - Stormwater	144.13	12186e 06/25/2025	
06/18/2025	12085	Payroll Fund		2201325128.000	Longevity Pay	06/20 P/R - Stormwater - Longevity	309.00	12085e 06/20/2025	
06/25/2025	12191	Christopher B Burke Engineering LLC		2201325375.000	Contractual Services	Ongoing SW2 for 04/24-05/31/25	1032.50	/ /	
06/20/2025	12106	Christopher B Burke Engineering LLC		2201325375.000	Contractual Services	Stormwater Utility 2024 Update	11876.25	/ /	
06/27/2025	12231	Central Outdoor Equipment LLC		2201325445.000	Storm - Equipment	Kubota M6 Tractor Ditchbank	65000.00	/ /	
SubTotal Department 325							93448.92		
SubTotal Fund Number 2201							508320.39		

**Fund Number 2203 MVH Restricted (subfund of Motor Vehicle Highway)

**Department 300 HIGHWAY, STREETS AND ROADS

06/25/2025	12192	Calumet Civil Contractors Inc		2203300442.000	Infrastructure	2025 Road Rehab Project	502155.36	/ /	
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SubTotal Department 300							502155.36			
SubTotal Fund Number 2203							502155.36			
**Fund Number 2212 Health Fund										
**Department 999										
06/27/2025	12228	Fund 8976 FSA		2212999123.000	Self-Funded Health Insurance	Transfer from Open Enrollment FSA Accounts	47044.40	12228e	06/27/2025	
06/09/2025	12039	UMR Inc		2212999123.000	Self-Funded Health Insurance	Fixed Fees for Health Insurance	87079.80	12039e	06/09/2025	
06/09/2025	12040	Fund 8976 FSA		2212999323.100	FSA FEES	FSA Monthly Admin Fee	56.00	12040e	06/09/2025	
SubTotal Department 999							134180.20			
SubTotal Fund Number 2212							134180.20			
**Fund Number 2240 LIT – Public Safety										
**Department 200 POLICE DEPARTMENT										
06/18/2025	12085	Payroll Fund		2240200111.000	Salary	06/20 P/R - Police - Salary PSLIT	163435.52	12085e	06/20/2025	
SubTotal Department 200							163435.52			
**Department 210 FIRE DEPARTMENT										
06/18/2025	12085	Payroll Fund		2240210111.000	Salary	06/20 P/R - Fire - Salary PSLIT	300000.00	12085e	06/20/2025	
SubTotal Department 210							300000.00			
SubTotal Fund Number 2240							463435.52			
**Fund Number 2415 Read Grant										
**Department 180										
06/30/2025	12260	Ryan P Cambridge		2415180375.000	Read Grant Contractial Services	FRMWRK Contract READI 1.0	50572.76	/ /		
SubTotal Department 180							50572.76			
SubTotal Fund Number 2415							50572.76			
**Fund Number 2430 Coronavirus Local Fiscal Rec										
**Department 300 HIGHWAY, STREETS AND ROADS										
06/27/2025	12227	V3 Companies Ltd	124	2430300312.000	DPW Engineering for Pathway Projects	Oak St Pathway Engineering	29550.00	/ /		

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06/12/2025	12050	V3 Companies Ltd	124	2430300312.000	DPW Engineering for Pathway Projects	Oak St Multi-Use Pathway Engineering	13875.00	75621 06/12/2025	
06/27/2025	12225	Morphey Construction Inc	127	2430300442.000	DPW New Pathway/Infrastructure	Oak St Pathway Construction	203490.19	/ /	
06/24/2025	12153	72 Hour LLC	122	2430300445.000	DPW Equipment	Ford F-350 Purchase	55388.94	/ /	
SubTotal Department 300							302304.13		
**Department 350									
06/30/2025	12263	Palmer Trucks	136	2430350445.000	WW Hoist/Crane Truck	Crane Truck	172700.00	075782 06/30/2025	
SubTotal Department 350							172700.00		
SubTotal Fund Number 2430							475004.13		
**Fund Number 3307 GO Bond Of 2018-Bond Payment									
**Department 300 HIGHWAY, STREETS AND ROADS									
06/24/2025	12147	US Bank		3307300701.000	Principal	Dec 2018 GO Bond A Principal	75000.00	12147e 06/26/2025	
06/24/2025	12147	US Bank		3307300701.000	Principal	Dec 2018 GO Bond C Principal	50000.00	12147e 06/26/2025	
06/24/2025	12147	US Bank		3307300701.000	Principal	Dec 2018 GO Bond B Principal	65000.00	12147e 06/26/2025	
06/24/2025	12147	US Bank		3307300701.000	Principal	Dec 2018 GO Bond D Principal	65000.00	12147e 06/26/2025	
06/24/2025	12147	US Bank		3307300702.000	Interest	Dec 2018 GO Bond D Interest	36642.50	12147e 06/26/2025	
06/24/2025	12147	US Bank		3307300702.000	Interest	Dec 2018 GO Bond B Interest	37388.75	12147e 06/26/2025	
06/24/2025	12147	US Bank		3307300702.000	Interest	Dec 2018 GO Bond C Interest	28120.00	12147e 06/26/2025	
06/24/2025	12147	US Bank		3307300702.000	Interest	Dec 2018 GO Bond B Interest	42347.50	12147e 06/26/2025	
SubTotal Department 300							399498.75		
SubTotal Fund Number 3307							399498.75		
**Fund Number 3308 Sewage Work Bond-Interest									
**Department 350									
06/25/2025	12202	Bank of New York Mellon		3308350701.000	Principal	Sewer Refunding Bond - Principal	155000.00	12202e 07/01/2025	
06/25/2025	12201	Bank of New York Mellon		3308350701.000	Principal	Sewer Refnding Bond - Principal	65000.00	12201e 07/01/2025	
06/25/2025	12203	Bank of New York Mellon		3308350701.000	Principal	Sewer Bond 2015 B - Redemption	25000.00	12203e 07/01/2025	
06/25/2025	12201	Bank of New York Mellon		3308350702.000	Interest	Sewer Refnding Bond - Interest	80925.00	12201e 07/01/2025	
06/25/2025	12203	Bank of New York Mellon		3308350702.000	Interest	Sewer Bond 2015 B - Interest	4944.00	12203e 07/01/2025	

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06/25/2025	12202	Bank of New York Mellon		3308350702.000	Interest	Sewer Refunding Bond - Interest	41050.00	12202e 07/01/2025	
SubTotal Department 350							371919.00		
SubTotal Fund Number 3308							371919.00		
**Fund Number 3318 Town Hall Lease Rental Payment									
**Department 999									
06/24/2025	12145	Zionsville Town Hall Bldg Corp		3318999700.000	Lease Payment	June Lease Payment	334243.39	12145e 06/26/2025	
SubTotal Department 999							334243.39		
SubTotal Fund Number 3318							334243.39		
**Fund Number 3322 SRF Sew Bond and Interest 2010									
**Department 350									
06/25/2025	12205	Bank of New York Mellon		3322350701.000	Principal	Sewage Works Bond 2010 Principal	39000.00	12205e 07/01/2025	
06/25/2025	12204	Bank of New York Mellon		3322350701.000	Principal	Sewage Works Bond 2010 Principal	39000.00	12204e 07/01/2025	
06/25/2025	12204	Bank of New York Mellon		3322350702.000	Interest	Sewage Works Bond 2010 Interest	4008.89	12204e 07/01/2025	
06/25/2025	12205	Bank of New York Mellon		3322350702.000	Interest	Sewage Works Bond 2010 Interest	4008.89	12205e 07/01/2025	
SubTotal Department 350							86017.78		
SubTotal Fund Number 3322							86017.78		
**Fund Number 3323 Union Debt Service									
**Department 210 FIRE DEPARTMENT									
06/24/2025	12146	Union Twnshp of Bo Co Bldg Corp		3323210700.000	Lease Payment	Union Twp of Bo Co Bldg Corp	108000.00	12146e 06/26/2025	
SubTotal Department 210							108000.00		
SubTotal Fund Number 3323							108000.00		
**Fund Number 4402 Cumulative Capital Development									
**Department 150									
07/01/2025	12266	Adorama Inc		4402150445.000	Equipment	Drones	10838.39	/ /	

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SubTotal Department 150							10838.39			
**Department 200 POLICE DEPARTMENT										
06/30/2025	12261	IN Bureau of Motor Vehicles		4402200439.000	Vehicles	Titles for 10 2025 Dodge Durango's	150.00	75781	06/30/2025	
SubTotal Department 200							150.00			
**Department 300 HIGHWAY, STREETS AND ROADS										
06/25/2025	12193	Brad Howell Inc		4402300439.000	Vehicles	2026 Ford F 750 S Cab Chassis	76008.00		/ /	
06/27/2025	12231	Central Outdoor Equipment LLC		4402300445.000	Equipment	Kubota M6 Tractor Ditchbank	43889.82		/ /	
SubTotal Department 300							119897.82			
**Department 999										
06/24/2025	12143	Fund 3318		4402999949.100	Transfer	June Lease Payment	135000.00	12143e	06/26/2025	
SubTotal Department 999							135000.00			
SubTotal Fund Number 4402							265886.21			
**Fund Number 4439 Food and Beverage Tax										
**Department 999										
06/16/2025	12058	CDRV Zionsville LLC		4439999364.000	F & B - Promotions	ZARC Facade Grant	15630.47	75770	06/16/2025	
06/24/2025	12143	Fund 3318		4439999949.100	Transfer	June Lease Payment	57500.00	12143e	06/26/2025	
SubTotal Department 999							73130.47			
SubTotal Fund Number 4439							73130.47			
**Fund Number 4444 Fire Protection Equipment Replacement										
**Department 210 FIRE DEPARTMENT										
06/30/2025	12259	Ace Mechanical Services Inc		4444210443.000	Fire Station Repairs	St92 Furnace	25684.22	75780	06/30/2025	
06/17/2025	12072	Ace Mechanical Services Inc		4444210443.000	Fire Station Repairs	ST92 HVAC	20240.69		/ /	
06/26/2025	12212	Fire Service Inc		4444210445.000	Equipment	Fire Hose	5244.65		/ /	
SubTotal Department 210							51169.56			
SubTotal Fund Number 4444							51169.56			
**Fund Number 4651 Local Road-Bridge Match Grant										

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**Department 300 HIGHWAY, STREETS AND ROADS									
06/25/2025	12192	Calumet Civil Contractors Inc		4651300490.000	Construction	2025 Road Rehab Project	103880.38	/ /	
SubTotal Department 300							103880.38		
SubTotal Fund Number 4651							103880.38		
**Fund Number 6201 Sewage Utility Operating									
**Department 350									
06/18/2025	12086	Payroll Fund		6201350111.000	Salary	06/20 P/R - Wastewater - Salary	27950.32	12086e 06/20/2025	
06/18/2025	12086	Payroll Fund		6201350111.100	Salary - DPW 8%	06/20 P/R - Wastewater - 8% Salary DPW	2504.87	12086e 06/20/2025	
06/18/2025	12086	Payroll Fund		6201350112.000	Over-time Salary	06/20 P/R - Wastewater - OT Salary	2501.72	12086e 06/20/2025	
06/18/2025	12086	Payroll Fund		6201350114.000	WW/Stipend	06/20 P/R - Wastewater - Stipend	860.00	12086e 06/20/2025	
06/18/2025	12086	Payroll Fund		6201350120.000	FICA-Medicare	06/20 P/R - Wastewater - FICA	2357.56	12086e 06/20/2025	
06/18/2025	12086	Payroll Fund		6201350120.100	Fica/Medi DPW 8%	06/20 P/R - Wastewater - 8% FICA DPW	190.10	12086e 06/20/2025	
06/18/2025	12086	Payroll Fund		6201350121.000	PERF Retirement	06/20 P/R - Wastewater - Civil Perf	4488.75	12086e 06/20/2025	
06/18/2025	12086	Payroll Fund		6201350121.500	401a Match Retirement	06/20 P/R - Wastewater - ER 401a	700.49	12086e 06/20/2025	
06/24/2025	12158	Health Fund Account		6201350122.000	Health Insurances	Monthly Employer Costs - Wastewater	10668.96	12158e 06/30/2025	
06/18/2025	12086	Payroll Fund		6201350122.000	Health Insurances	06/20 P/R - Wastewater - ER HSA	257.30	12086e 06/20/2025	
06/25/2025	12187	Payroll Fund		6201350124.000	GTL/Disability	STD, LTD, GTL, AD&D June 2025 - Wastewater	502.53	12187e 06/25/2025	
06/18/2025	12086	Payroll Fund		6201350128.000	Longevity	06/20 P/R - Wastewater - Longevity	299.00	12086e 06/20/2025	
06/25/2025	12178	Elegan Sportswear Inc		6201350213.000	Uniforms	Clothing Order	1864.62	/ /	
06/25/2025	12181	PVS Technologies Inc		6201350221.000	Chemicals	Ferrous	3622.13	/ /	
06/25/2025	12184	HD Supply Inc		6201350223.000	Laboratory Supplies	Lab Supplies	432.08	/ /	
06/25/2025	12183	Taylor Oil Co Inc		6201350224.000	Op Equip-Parts-Tools-Supplies	Oil Dry	50.00	/ /	
06/18/2025	12101	Boone REMC Lockbox		6201350342.000	Electric	650 Silver Wraith Ct	233.16	12101e 06/18/2025	
06/16/2025	12060	Cinergy Corporation		6201350342.000	Electric	Multiple Addresses	11868.52	12060e 06/16/2025	
06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	9295 E 600 S	20.54	12064e 06/16/2025	
06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	5601 W Old 106th St	37.39	12064e 06/16/2025	

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06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	10355 Lakewood Dr	16.81	12064e 06/16/2025	
06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	4126 Forress Ave	25.60	12064e 06/16/2025	
06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	650 Silver Wraith Ct	17.98	12064e 06/16/2025	
06/16/2025	12065	Centerpoint Energy		6201350343.000	Natural Gas	9355 E 400 S	19.66	12065e 06/16/2025	
06/16/2025	12065	Centerpoint Energy		6201350343.000	Natural Gas	4566 Summersong Rd	23.89	12065e 06/16/2025	
06/16/2025	12065	Centerpoint Energy		6201350343.000	Natural Gas	23 Lost Run Ln	17.98	12065e 06/16/2025	
06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	8750 E 550 S	23.10	12064e 06/16/2025	
06/16/2025	12065	Centerpoint Energy		6201350343.000	Natural Gas	210 Raintree Dr	19.66	12065e 06/16/2025	
06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	9859 Irishmans Run Ln	17.98	12064e 06/16/2025	
06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	8025 Hanley Ln	21.40	12064e 06/16/2025	
06/16/2025	12065	Centerpoint Energy		6201350343.000	Natural Gas	11257 Clarkston Rd	32.32	12065e 06/16/2025	
06/16/2025	12065	Centerpoint Energy		6201350343.000	Natural Gas	10295 Pigato Dr	28.10	12065e 06/16/2025	
06/16/2025	12065	Centerpoint Energy		6201350343.000	Natural Gas	855 Starkey Rd	48.77	12065e 06/16/2025	
06/16/2025	12065	Centerpoint Energy		6201350343.000	Natural Gas	10567 Oak Ridge Dr	23.04	12065e 06/16/2025	
06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	7711 Hunt Club Rd	17.98	12064e 06/16/2025	
06/16/2025	12064	Centerpoint Energy		6201350343.000	Natural Gas	6900 S Ford Rd	17.98	12064e 06/16/2025	
06/16/2025	12065	Centerpoint Energy		6201350343.000	Natural Gas	847 Sugarbush Rdg	17.98	12065e 06/16/2025	
06/25/2025	12174	Citizens Energy Group		6201350344.000	Water-Sewer	855 Starkey Rd	445.19	12174e 06/25/2025	
06/16/2025	12063	Citizens Energy Group		6201350344.000	Water-Sewer	Zionsville Sewer Department	250.00	12063e 06/16/2025	
06/25/2025	12174	Citizens Energy Group		6201350344.000	Water-Sewer	410 S 4th St	67.75	12174e 06/25/2025	
06/17/2025	12084	The Bank of New York Mellon Trust Co NA		6201350353.000	Bank Fees	Annual Fee	825.00	12084E 06/26/2025	
06/27/2025	12235	Boone County Recorder		6201350354.000	Legal Notices	Released Sewer Liens 3 @ 25.00	75.00	22122 06/27/2025	
06/13/2025	12054	Boone County Recorder		6201350354.000	Legal Notices	Released Sewer Liens	125.00	22107 06/13/2025	
06/13/2025	12055	Boone County Recorder		6201350354.000	Legal Notices	Released Sewer Liens	100.00	22108 06/13/2025	
06/13/2025	12056	Boone County Recorder		6201350354.000	Legal Notices	Released Sewer Liens	125.00	22109 06/13/2025	
06/25/2025	12177	Cintas Corporation		6201350366.000	Building Repair & Maintenance Mats		27.24	/ /	
06/25/2025	12177	Cintas Corporation		6201350366.000	Building Repair & Maintenance Mats		27.24	/ /	
06/25/2025	12177	Cintas Corporation		6201350366.000	Building Repair & Maintenance Mats		27.24	/ /	
06/25/2025	12177	Cintas Corporation		6201350366.000	Building Repair & Maintenance Mats		27.24	/ /	
06/25/2025	12177	Cintas Corporation		6201350366.000	Building Repair & Maintenance Mats		27.24	/ /	
06/25/2025	12177	Cintas Corporation		6201350366.000	Building Repair & Maintenance Mats		27.24	/ /	
06/25/2025	12180	Nalco Company LLC		6201350366.000	Building Repair & Maintenance DI & Filter		294.15	/ /	

Accounts Payable Register

Date: 07/01/2025 08:51:12 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
06/25/2025	12177	Cintas Corporation		6201350366.000	Building Repair & Maintenance Mats		27.24		/ /	
06/25/2025	12177	Cintas Corporation		6201350366.000	Building Repair & Maintenance Mats		27.24		/ /	
06/25/2025	12182	Straeffer Pump & Supply Inc		6201350367.000	Equipment Repair & Maintenance	Drive For Main	8687.80		/ /	
06/25/2025	12176	American Pump Repair & Service Inc		6201350367.000	Equipment Repair & Maintenance	Pump for Thornhill	12841.00		/ /	
06/25/2025	12179	Indiana Underground Plant Protection Service Inc		6201350442.000	Infrastructure	May Tickets	1132.40		/ /	
SubTotal Department 350							96986.48			
SubTotal Fund Number 6201							96986.48			
**Fund Number 8976 FSA Fund										
**Department 999										
06/09/2025	12041	WEX Health Inc		8976999323.100	FSA Fees	FSA Monthly Admin Fee	56.00	12041e	06/09/2025	
SubTotal Department 999							56.00			
SubTotal Fund Number 8976							56.00			
*** GRAND TOTAL ***							4874637.92			

ORDINANCE NUMBER 2025-16 _____
OF THE TOWN OF ZIONSVILLE, INDIANA

**AN ORDINANCE VACATING A PORTION OF A PUBLIC WAY
WITHIN THE ZIONSVILLE CORPORATE BOUNDARIES
PURSUANT TO INDIANA CODE §36-7-3-12**

WHEREAS, Indiana Code §36-7-3-12 provides for the process by which public ways may be vacated; and,

WHEREAS, on June 9, 2025, Foxlane Homes at Indy 2, LLC (the “Petitioner”), petitioned the Town of Zionsville (“Town”) to vacate a portion of the public way known as Marketplace Drive, a 60-foot right-of-way, dedicated per the Secondary Plat of The Club At Holliday Farms – Section 7, the plat thereof recorded as Instrument No. 2021016198 and in Plat Book 30, Pages 67 – 76 in the office of the Office of the Recorder of Boone County, Indiana, and pursuant to Indiana Code §36-7-3-12; and,

WHEREAS, the Town caused to be published notice of the petition and the time and place of the public hearing in the June 24, 2025, issue of the Lebanon Reporter, a copy of which proof of publication was submitted to the Town Council of Zionsville, Indiana (“Town Council”) and the Petitioner notified each owner of land abutting the area of the portion of the public way to be vacated; and,

WHEREAS, on July 7, 2025, the Town Council held a public hearing on the petition to vacate the portion of the public way, with proper notice under Indiana Law to all interested and potentially aggrieved parties; and,

WHEREAS, no potentially aggrieved individual has objected under the statutory grounds provided under Indiana Code §36-7-3-13; and,

WHEREAS, the Town Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant vacation of the public way described herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Town Council of the Town of Zionsville, Indiana, that:

Section 1. Description of the Public Way: A portion of Marketplace Drive, a 60-foot right-of-way, dedicated per the Secondary Plat of The Club At Holliday Farms – Section 7, the plat thereof recorded as Instrument No. 2021016198 and in Plat Book 30, Pages 67 – 76 in the office of the Office of the Recorder of Boone County, Indiana, legally described and schematically illustrated on Exhibit A attached hereto, under the terms set forth herein, is hereby vacated.

Ordinance 2025-16

Section 2. Savings Clause: If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 3. Construction of Clause Headings: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope of intent of the clause to which the appertain.

Section 4. Repeal of Conflicting Ordinances: The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 5. Severability: If any part of the Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Section 6. Duration and Effective Date: The provisions of this Ordinance shall become and remains in full force and effect upon passage and until its repeal by ordinance.

Introduced and filed on the _____ day of July, 2025. A motion to consider on First Reading was sustained by a vote of _____ () in favor and _____ () opposed, pursuant to Indiana Code 36-5-2-9.8.

DULY PASSED AND ADOPTED this _____ day of July, 2025, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____ () in favor and ____ () opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

	YEA	NAY
Jason Plunkett, President		
Brad Burk, Vice-President		
Tim McElderry		
Craig Melton		
Evan Norris		
Sarah Esterline Sampson		
Joe Stein		

I hereby certify that the foregoing Ordinance was delivered to the Town of Zionsville Mayor John Stehr on the _____ day of _____, 2025 at _____ A.M./P.M.

ATTEST: _____
Amy Lacy, Municipal Relations Coordinator

MAYOR'S
APPROVAL

John Stehr, Mayor

DATE

MAYOR'S
VETO

John Stehr, Mayor

DATE

EXHIBIT A

Right-of-Way Vacation Description Marketplace Drive Zionsville, IN

Part of Marketplace Drive, a 60-foot right-of-way, dedicated per the Secondary Plat of The Club At Holliday Farms – Section 7, the plat thereof recorded as Instrument No. 2021016198 and in Plat Book 30, Pages 67 – 76 in the office of the Office of the Recorder of Boone County, Indiana described as follows:

Beginning at the western most corner of Lot J in said The Club At Holliday Farms – Section 7: thence along the easterly and northerly right-of-way line of said Marketplace Drive the following six (6) courses: 1) thence South 25 degrees 45 minutes 30 seconds East 130.21 feet; 2) Southeasterly 155.01 feet along an arc to the left having a radius of 274.00 feet and subtended by a long chord having a bearing of South 41 degrees 57 minutes 54 seconds East and a length of 152.95 feet; 3) South 58 degrees 10 minutes 18 seconds East, a distance of 44.91 feet; 4) Easterly 160.13 feet along an arc to the left having a radius of 174.00 feet and subtended by a long chord having a bearing of South 84 degrees 32 minutes 8 seconds East and a length of 154.54 feet; 5) North 69 degrees 6 minutes 3 seconds East, a distance of 88.01 feet; 6) North 24 degrees 01 minute 27 seconds East 42.37 feet to the westerly right-of-way line of U.S. Highway 421; thence South 20 degrees 53 minutes 57 seconds East 121.90 feet along said westerly right-of-way line; thence along the southerly and westerly right-of-way line of said Marketplace Drive the following seven (7) courses: 1) North 65 degrees 53 minutes 57 seconds West 45.11 feet; 2) South 69 degrees 6 minutes 3 seconds West 86.03 feet; 3) Westerly 215.35 feet along an arc to the right having a radius of 234.00 feet and subtended by a long chord having a bearing of North 84 degrees 32 minutes 8 seconds West and a length of 207.83 feet; 4) North 58 degrees 10 minutes 18 seconds West, a distance of 44.91 feet; 5) Northwesterly 188.95 feet along an arc to the right having a radius of 334.00 feet and subtended by a long chord having a bearing of North 41 degrees 57 minutes 54 seconds West and a length of 186.44 feet; 6) North 25 degrees 45 minutes 30 seconds West, a distance of 343.63 feet; 7) Northerly 107.09 feet along an arc to the right having a radius of 189.00 feet and subtended by a long chord having a bearing of North 9 degrees 31 minutes 32 seconds West and a length of 105.67 feet; thence South 78 degrees 57 minutes 14 seconds East, a distance of 95.89 feet to the easterly right-of-way line of said Marketplace Drive; thence along said easterly right-of-way line the following three (3) courses: 1) Southwesterly 55.23 feet along an arc to the left having a radius of 28.00 feet and subtended by a long chord having a bearing of South 42 degrees 48 minutes 14 seconds West and a length of 46.70 feet; 2) Southerly, a distance of 27.14 feet along a compound curve to the left having a radius of 129.00 feet and a central angle of 12 degrees 3 minutes 14 seconds; 3) South 25 degrees 45 minutes 30 seconds East 213.42 feet to the point of beginning and containing 58,538 square feet or 1.344 acres, more or less.

This description was prepared by Tracy L. McGill,
Indiana Registered Land Surveyor, License
Number 20500009, on the 5th day of June 2025.

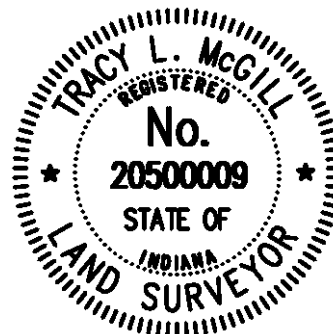
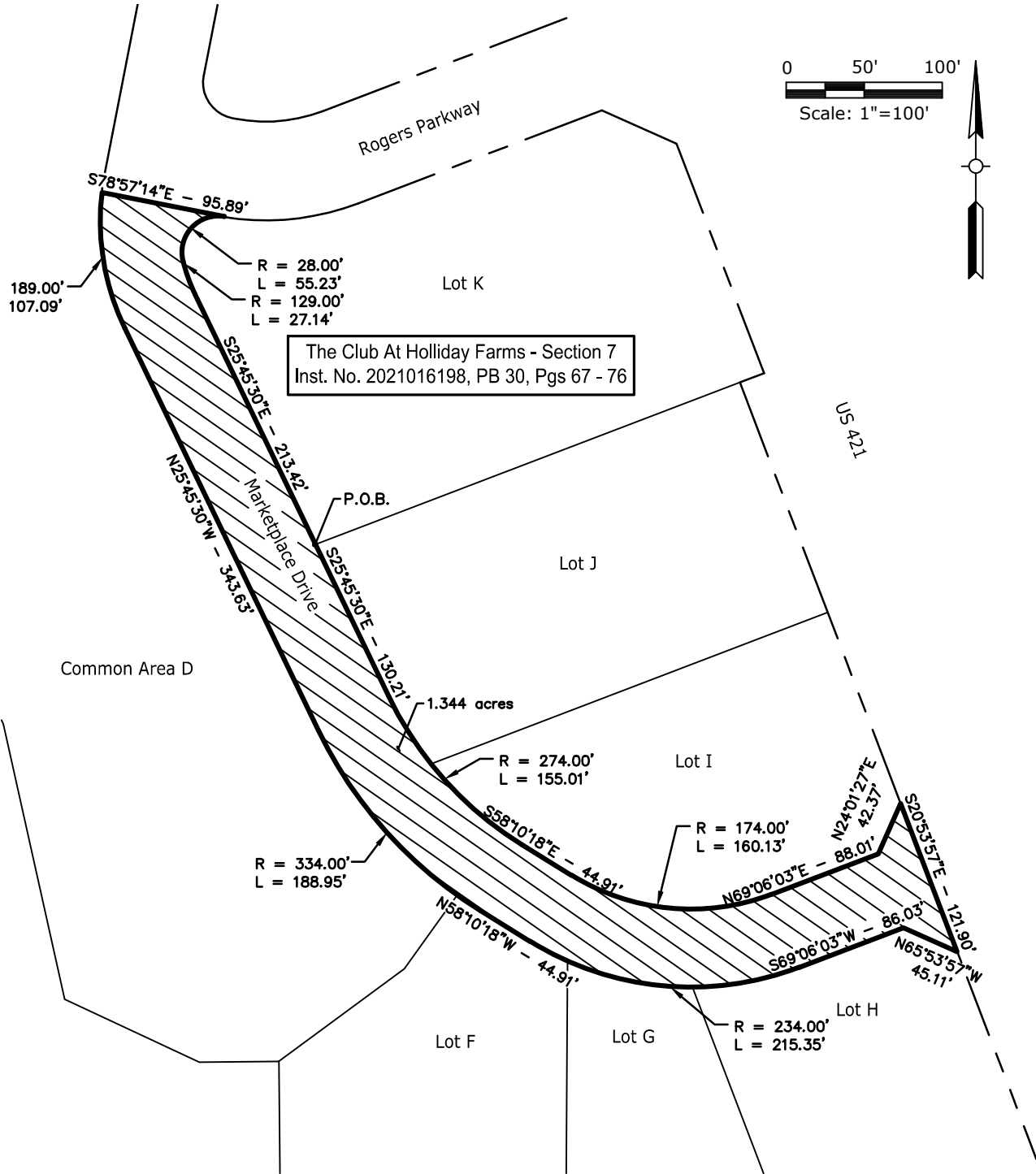


EXHIBIT A



PLOT DATE: 6/6/2025 8:29 AM
 PLOT SCALE: 12.8489
 DRAWING FILE: P:\2025\011490 - Drawings\Survey\Exhibit\2025.01149.SV 2025-06-06 EXH A ROW Vacation.dwg
 EDITED BY: TMOGILL
 EDIT DATE: 6/6/2025



RIGHT-OF-WAY VACATION Part of Marketplace Drive Zionsville, IN

Scale:	1" = 100'
Drawn By:	TLM
Checked By:	TLM
Date:	6/6/2025
Job No.:	2025.01149.0002

SHEET
1
of
1



Town of Zionsville
Petition for a Vacation of a Public Way
by the Town Council

**Public Way consisting of Street Right-of-way, Alley
Right-of-way, and Easements.**

**Application Packet
And
General Instructions**

Town of Zionsville

Petition for Town Council Approval

Office Use Only

Petition No.: _____

Hearing Date: _____

Recommendation: _____

1. VACATION INFORMATION:

General location and description of area to be Vacated: Marketplace Drive of Holliday Farms
Section 7 between Rogers Pkwy and SR 421

Reasons for and circumstances prompting the request: Greater flexibility and density in
proposed use (town homes) and desire to keep streets private within development

2. PETITIONER / PROPERTY OWNER

Name: Foxlane Homes at Indy 2 LLC / The Club at Holliday Farms

Address: 13315 Mercer Street, Carmel, IN 46032

Phone: 317-840-7483 E-Mail: dkelly@foxlanehomes.com

3. PETITIONER'S ATTORNEY / CONTACT PERSON AND PROJECT ENGINEER:

Attorney / Contact Person:

Name: Douglas Kelly

Address: 13315 Mercer Street, Carmel, IN 46032

Phone: 317-840-7483

E-Mail: dkelly@foxlanehomes.com

Engineer who prepared the Legal Description and Drawing Exhibit:

Name: American Structurepoint

Address: 9025 River Road

Indianapolis, IN 46240

Phone: 317-547-5580

E-Mail: asicivilpermitting@structurepoint.com

4. Recorded Plat and/or Name of Right-of-Way affected by the Vacation:

Secondary Plat - the club at Holliday Farms - Section 7 / Marketplace Drive

5. Request for the Vacation of (check all that apply):

By the Town Council:

☒ Public Street Right-of-way

☐ Public Alley Right-of-way

☐ Easement

6. Required Attachments for all Vacation Petitions:

☒ Survey and Legal description of area to be Vacated

☒ Proof of Ownership (copy of deed) from all Petitioners

☒ List of Property Owners*

☒ Owner Consent Form(s) from all Adjoining Property Owners who are not co-Petitioners

☒ Findings of Fact

☒ Statement of Commitments (if proposed)

** = If the request is for the Vacation of a Public Street, Public Alley, or recorded Easement, a list of all property owners which abut the area(s) to be Vacated, including their names, contact information, and a Consent Form from each abutting owner must be provided at the time of application.*

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the applicant understands that this project may be assigned Engineering review fees, which are payable upon invoicing.

Signature of Owner or Attorney for Owner: _____

Date: _____

State of _____

County of _____ ss: _____

Subscribed and sworn to before me this _____ day of _____, 20____

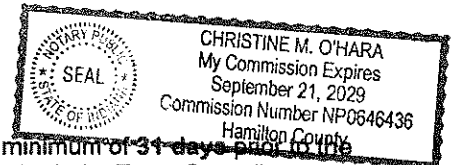
Notary Public Signature

Christine M. O'Hara
Notary Public Printed

My Commission expires: _____

My Commission No.: _____

My county of residence is _____ County.



PROCEDURES AND REQUIREMENTS:

1. A complete Vacation Petition ("Petition") must be submitted by 3:00 PM a minimum of ~~31 days prior to the~~ hearing before the Town Council. Should a Petition require approvals from both the Town Council and the Plan Commission, those Vacation items applicable to the Town Council's approval must be heard first. Those Vacation items applicable to the Plan Commission's approval would be heard following the Town Council's hearing.
2. Only complete Petitions will be placed on the agenda for the Town Council meeting. If a Petition is incomplete 31 days prior to the next Town Council meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.
3. **Fifteen (15) sets** of the following information must be submitted, with the notarized Petition, for internal staff review (an electronic copy of all submitted documents is also required):
 - ☐ Legal description and a drawing of the area to be Vacated.
 - ☐ If the area to be Vacated is within a recorded and platted subdivision, a copy of the recorded Plat must be provided with the area to be Vacated clearly identified.
 - ☐ Proof of Ownership from all Petitioners (copy of deed)
 - ☐ Owner's Consent from Adjoining Property Owner (if not signing as a co-Petitioner)
 - ☐ Statement of Commitments (if proposed)

OWNER'S AUTHORIZATION

The undersigned, Bradley S. Henke, being
the owner or an authorized representative of the owner of the property commonly known as Hollyhock Marketplaces Towns, hereby
authorize(s) Foxlane Homes at Indy 2 LLC/ Doug Kelly
to file a Petition for a (Zone Map Change / Development Plan Approval / Variance /
Special Exception / Subdivision Plat Approval / Vacation / Other) for the aforementioned
property.

(Corporately Owned)

(Privately Owned)

Hollyhock Towns LLC
(Printed Company name)

- or -

(Owner signature)

By:

Bradley S. Henke
(Authorized Representative Signature)

(Printed Owner name)

Bradley S. Henke
(Printed name)

(2nd Owner signature – if applicable)

Partner
(Title)

(Printed 2nd Owner name)

State of INDIANA

County of HAMILTON ss:

Subscribed and sworn to before me this 4th day of June, 2025

Christine M. O'Hara
Notary Public Signature

Christine
Notary Public Printed

My commission expires 9-21-2029

My county of residence is HAMILTON County.

My Commission No. is NP0646436



Adjoining Property Owners:

The Club at Holliday Farms, LLP

OWNER'S CONSENT
(Adjoining Property Owner)

The undersigned, Breckley S. Hinkle, being the owner of the property commonly known as Holloley Marketplace, is aware of the Vacation Petition filed by Foxlane Homes at Indy 2 LLC/ Doug Kelly and consents to the Vacation of _____ related to the _____
_____ related to the _____
aforementioned property.

Holloley Tennis Club - or - _____
(Company name) (Owner signature)
By: [Signature] _____
(Authorized signature) (printed Owner name)
Breckley S. Hinkle _____
(printed name) (Owner signature)
Partner _____
(Title) (printed Owner name)

State of INDIANA
County of HAMILTON ss:

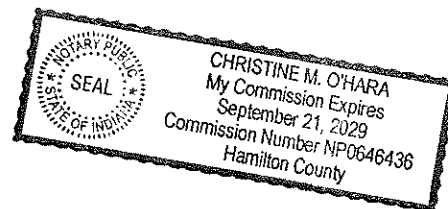
Subscribed and sworn to before me this 2nd day of June, 2025

Christine M. O'Hara Christine M. O'Hara
Notary Public Signature Notary Public Printed

My commission expires 9-21-2029

My county of residence is HAMILTON County.

My Commission No. is NP 064 6436



PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for a Vacation is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. Should a Petition require approvals from both the Town Council and the Plan Commission, a separate Notice of Public Hearing is required for each of the Public Hearings. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Notice: Upon receipt of a complete Petition, the Town will generate the Notice of Public Hearing for the requested Vacation and provide it to the Petitioner for their use.
2. Notice by Publication: The Town shall submit the Notice of Public Hearing to the Lebanon Reporter to be published at least 10 days prior to the respective Public Hearing.
3. Notice by Mailing: The Petitioner is to mail the approved Notice of Public Hearing to all Interested Parties at least ten (10) days prior to the Public Hearing (does not include the date of the hearing). Interested Parties are generally all property owners of adjacent parcels (including across a street and/or diagonally from the subject site) to a depth of one (1) ownership surrounding the perimeter of the subject site. Any property owner within the subject site identified in the Petition who is not included as a Petitioner shall also be mailed the Legal Notice. Please review the Rules of Procedure of the Plan Commission to ensure proper notification is given. The names and mailing addresses of Interested Parties should be obtained from the Boone County Auditor's Office.

The Rules of Procedure for the Plan Commission allow this mailing is to be via either Certified Mail with return receipt requested or First-Class Mail.

4. Affidavit of Notice: At least three (3) days prior to the Public Hearing, an Affidavit of Notice of Public Hearing must be completed and submitted to the Secretary of the Plan Commission. If Certified Mail is utilized, copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice of Public Hearing. If First-Class mailing has been utilized, copies of the envelopes should be provided with the Affidavit of Notice.

PETITION REVIEW PROCEDURES

1. Upon the completed filing of a Vacation Petition, the materials will be distributed to the members of the Zionsville Technical Advisory Committee ("TAC") to evaluate the technical aspects of the project and completeness of the petition. Petitioner/Applicant may need to address comments from the TAC review.
2. Once the Petition is complete, it will be placed on the next available Town Council agenda. The petitioner shall be responsible for sending the Legal Notice to all Interested Parties.
3. The Petition and all supporting documentation will be forwarded to the Town Council members. *Please supply fifteen (15) packets of the supporting documentation for this distribution.*
4. The Secretary, members of the Town Council staff, or advisors to the Town may submit a written report, stating any facts concerning the physical characteristics of the area involved in the Petition, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.
5. The Town Council typically meets on the First Monday of the month at 7:00 p.m. and the Third Monday of the month at 7:30 a.m. Meetings are typically held in the Town Hall located at 1100 West Oak Street, Zionsville, Indiana 46077. Please refer to the Town's website to confirm filing deadlines and hearing dates.
6. The Petitioner or remonstrators may request continuation of the Public Hearing at or one week prior to the Town Council and/or Plan Commission meeting.
7. The Petitioner, Petitioner's attorney, or someone authorized by the Petitioner must be present at the Public Hearing(s) to make a presentation of the Petition to the Town Council.
8. At the Public Hearing, the Town Council may continue the Public Hearing or make a determination on the requested Vacation Petition.

(To be Completed by the Town)
NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE TOWN COUNCIL

Notice is hereby given of a Public Hearing to be held by the Zionsville Town Council on _____
_____, 20____, at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to
consider the Vacation of _____

to allow for:

(BRIEF DESCRIPTION OF REQUEST)

The area to be Vacated is generally located: _____

(General description of area)

and is legally described as:

(INSERT LEGAL DESCRIPTION OF PROPERTY)

A copy of the Petition for Vacation, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing from 8:00 a.m. to 4:00 p.m. Monday through Friday, except for holidays, in the Office of Planning at the Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077. Written comments in support of or in opposition to the Petition for Vacation are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition for Zone Map Change will be heard at the Public Hearing.

The Public Hearing may be continued from time to time as may be found necessary.

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to the Technology Department, assistance@zionsville-in.gov or 317-873-1577, to ensure the proper accommodations are made prior to the meeting.

(President)

(Secretary)

PUBLISH: Newspaper of General Circulation

**AFFIDAVIT OF NOTICE OF PUBLIC HEARING
OF THE TOWN OF ZIONSVILLE TOWN COUNCIL**

STATE OF _____)
COUNTY OF _____) SS:

I, _____ DO HEREBY CERTIFY THAT LEGAL NOTICE TO INTERESTED
(Name of person mailing letters)
PARTIES OF THE PUBLIC HEARING TO BE HELD BY THE TOWN OF ZIONSVILLE TOWN COUNCIL, to
consider the application of _____
(Name of person on Petition)

Requesting a Vacation of: _____

_____ was sent by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, to each of the following property owners at the following addresses:

OWNER

ADDRESS

and that said Legal Notices were sent by Certified Mail, Return Receipt Requested on or before the _____ day of _____, 20____, being at least ten (10) days prior to the date of the Public Hearing (copies of the "Receipt for Certified Mail" (white slips) attached).

(Name of person mailing letters)

State of _____)
County of _____) **SS:**

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public Signature / _____
Notary Public Printed

My commission expires _____

My county of residence is _____ County.

My Commission No. is _____

**TOWN OF ZIONSVILLE TOWN COUNCIL
BOONE COUNTY, INDIANA**

FINDINGS OF FACT

The Zionsville Town Council, after a Public Hearing held on July 7, 2025,
has determined that the proposed Vacation of Marketplace Pkwy as described

is **is not** in the Public Interest because: the Vacation will allow for the construction of
more housing units and more efficient use of land than the current platted right-of-way
allows.

DECISION

IT IS THEREFORE the decision of this body that this VACATION PETITION is APPROVED, subject
to any Conditions stated in the minutes (which Conditions are incorporated herein by reference and
made a part of this decision).

ZIONSVILLE TOWN COUNCIL

The Vacation was APPROVED / DENIED on the ___ day of _____, 20____, subject
to any conditions agreed to at the public hearing.

President, _____

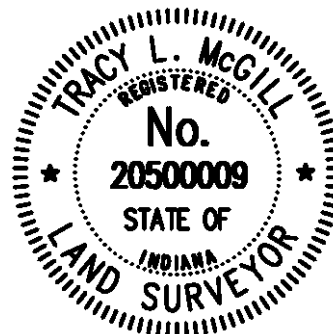
Attachments

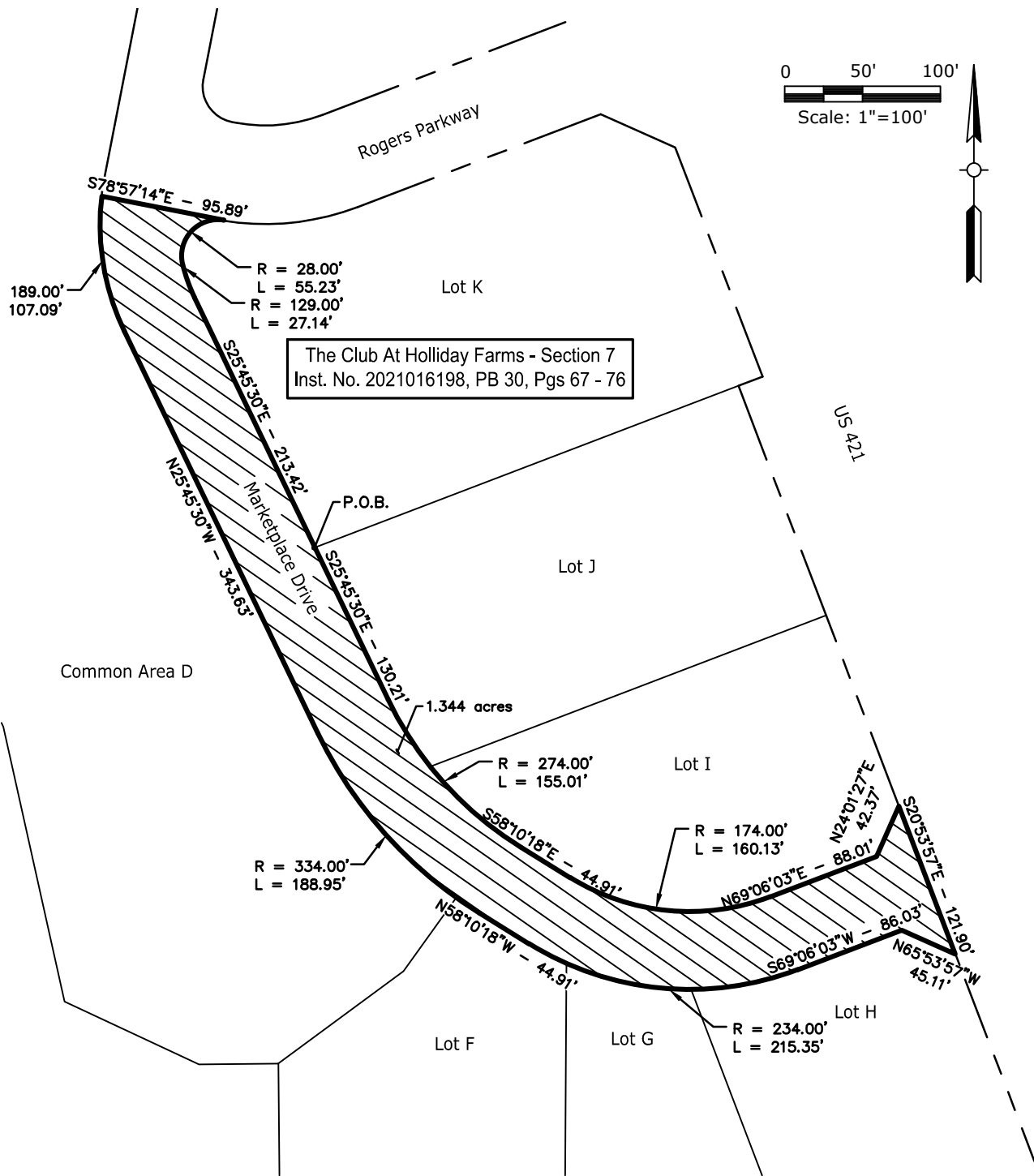
**Right-of-Way Vacation Description
Marketplace Drive
Zionsville, IN**

Part of Marketplace Drive, a 60-foot right-of-way, dedicated per the Secondary Plat of The Club At Holliday Farms – Section 7, the plat thereof recorded as Instrument No. 2021016198 and in Plat Book 30, Pages 67 – 76 in the office of the Office of the Recorder of Boone County, Indiana described as follows:

Beginning at the western most corner of Lot J in said The Club At Holliday Farms – Section 7: thence along the easterly and northerly right-of-way line of said Marketplace Drive the following six (6) courses: 1) thence South 25 degrees 45 minutes 30 seconds East 130.21 feet; 2) Southeasterly 155.01 feet along an arc to the left having a radius of 274.00 feet and subtended by a long chord having a bearing of South 41 degrees 57 minutes 54 seconds East and a length of 152.95 feet; 3) South 58 degrees 10 minutes 18 seconds East, a distance of 44.91 feet; 4) Easterly 160.13 feet along an arc to the left having a radius of 174.00 feet and subtended by a long chord having a bearing of South 84 degrees 32 minutes 8 seconds East and a length of 154.54 feet; 5) North 69 degrees 6 minutes 3 seconds East, a distance of 88.01 feet; 6) North 24 degrees 01 minute 27 seconds East 42.37 feet to the westerly right-of-way line of U.S. Highway 421; thence South 20 degrees 53 minutes 57 seconds East 121.90 feet along said westerly right-of-way line; thence along the southerly and westerly right-of-way line of said Marketplace Drive the following seven (7) courses: 1) North 65 degrees 53 minutes 57 seconds West 45.11 feet; 2) South 69 degrees 6 minutes 3 seconds West 86.03 feet; 3) Westerly 215.35 feet along an arc to the right having a radius of 234.00 feet and subtended by a long chord having a bearing of North 84 degrees 32 minutes 8 seconds West and a length of 207.83 feet; 4) North 58 degrees 10 minutes 18 seconds West, a distance of 44.91 feet; 5) Northwesterly 188.95 feet along an arc to the right having a radius of 334.00 feet and subtended by a long chord having a bearing of North 41 degrees 57 minutes 54 seconds West and a length of 186.44 feet; 6) North 25 degrees 45 minutes 30 seconds West, a distance of 343.63 feet; 7) Northerly 107.09 feet along an arc to the right having a radius of 189.00 feet and subtended by a long chord having a bearing of North 9 degrees 31 minutes 32 seconds West and a length of 105.67 feet; thence South 78 degrees 57 minutes 14 seconds East, a distance of 95.89 feet to the easterly right-of-way line of said Marketplace Drive; thence along said easterly right-of-way line the following three (3) courses: 1) Southwesterly 55.23 feet along an arc to the left having a radius of 28.00 feet and subtended by a long chord having a bearing of South 42 degrees 48 minutes 14 seconds West and a length of 46.70 feet; 2) Southerly, a distance of 27.14 feet along a compound curve to the left having a radius of 129.00 feet and a central angle of 12 degrees 3 minutes 14 seconds; 3) South 25 degrees 45 minutes 30 seconds East 213.42 feet to the point of beginning and containing 58,538 square feet or 1.344 acres, more or less.

This description was prepared by Tracy L. McGill,
Indiana Registered Land Surveyor, License
Number 20500009, on the 5th day of June 2025.





PLOT DATE: 6/6/2025 8:29 AM
 PLOT SCALE: 12.8489
 DRAWING FILE: P:\2025\011490 - Drawings\Survey\Exhibit\2025.01149.SV 2025-06-06 EXH 1 ROW Vacation.dwg
 EDITED BY: TMC/CLL
 EDIT DATE: 6/6/2025



**AMERICAN
STRUCTUREPOINT
INC.**

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
 TEL 317.547.5580 | FAX 317.543.0270
 www.structurepoint.com

**RIGHT-OF-WAY VACATION
Part of Marketplace Drive
Zionsville, IN**

Scale:	1" = 100'
Drawn By:	TLM
Checked By:	TLM
Date:	6/6/2025
Job No.:	2025.01149.0002

2019004185 DEED \$25.00
05/20/2019 02:18:59P 8 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Holliday-Rogers Limited Partnership**, an Indiana limited partnership ("Grantor"), CONVEYS and WARRANTS to **Club at Holliday Farms, LLP**, an Indiana limited liability partnership ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Boone County, Indiana, as more specifically described on Exhibit A, attached hereto and incorporated herein.

This conveyance is subject to (i) all legal highways, rights-of-way, agreements, easements, covenants, conditions, encumbrances and restrictions of record; (ii) real estate taxes and assessments not yet due and payable; and (iii) any set of facts which would be disclosed by an accurate survey.

The undersigned person(s) executing this Deed on behalf of Grantor represents and certifies that they are the general partner(s) of Grantor and have been fully empowered by the Indiana Revised Uniform Limited Partnership Act, IC 23-16, et seq., and the Articles of Limited Partnership of Grantor, to execute and deliver this deed; that Grantor has full capacity in the partnership to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 8 day of May, 2019.

**HOLLIDAY-ROGERS LIMITED
PARTNERSHIP**, an Indiana limited partnership

By Mary Holliday Rogers, General Partner
Mary Holliday Rogers, General Partner

DULY ENTERED FOR TAXATION

Heather Myers
5/20/19

SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
211 N. Pennsylvania St., Suite 1250
Indianapolis, IN 46204
File No: NCS 836486-2

RE: Warranty Deed
Club at Holliday Farms

2019004185 Page 2 of 8

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER) SS:

Before me, a Notary Public in and for said County and State, personally appeared Mary Holliday Rogers, by me known and by me known to be the General Partner of Holliday-Rogers Limited Partnership, who acknowledged the execution of the foregoing Deed on behalf of such limited partnership. FLORIDA DRIVER'S LICENSE as ID

WITNESS my hand and Notarial Seal this 8 day of May, 2019.

My Commission Expires:

2.20.22

My County of Residence:

INDIAN RIVER



Candy Cerjan

NOTARY PUBLIC
STATE OF FLORIDA

Comm# GG166331
Expires 2/20/2022

Notary Public

Candy Cerjan
(Printed Signature)

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. Gary L. Chapman

This instrument prepared by Gary L. Chapman, Attorney at Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204, (317) 684-5000.

Send tax statements to and after recording return Deed to Grantee's address at: Club at Holliday Farms, LLP, 20298 Tomlinson Rd., Westfield, Indiana 46074.

EXHIBIT A
Legal Description

Parcel 1:

A part of the Southwest Quarter of Section 24, and part of the Northwest Quarter of Section 25, all in Township 18 North, Range 2 East, Boone County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 25; thence South 00 degrees 32 minutes 35 seconds East along the West line of said Northwest Quarter 382.39 feet to the South boundary of Deed Record 256, Pages 818-822 as recorded in the Office of the Recorder of Boone County, Indiana (the following three courses are along said North boundary); (1) thence North 87 degrees 44 minutes 14 seconds East 185.05 feet to a tangent curve to the left having a radius of 1150.00 feet, the radius point of which bears North 02 degrees 15 minutes 46 seconds West; (2) thence Easterly along said curve 199.04 feet to a point which bears South 12 degrees 10 minutes 46 seconds East from said radius point; (3) thence North 77 degrees 49 minutes 14 seconds East 297.50 feet to the POINT OF BEGINNING; thence North 20 degrees 53 minutes 57 seconds West 903.61 feet; thence North 69 degrees 06 minutes 03 seconds East 70.00 feet to the centerline of US 421 (Michigan Road) per state highway plans Project No. 221 Sec. A; thence South 20 degrees 53 minutes 57 seconds East along said centerline 914.35 feet to the South boundary of said Deed Record 256, Pages 818-822; thence South 77 degrees 49 minutes 14 Seconds West 70.82 feet to the POINT OF BEGINNING, containing 1.461 acres, more or less.

Parcel 2:

A part of the Southwest and Southeast Quarters of Section 23, part of the Northwest Quarter of Section 25, and part of the Northwest and Northeast Quarters of Section 26, all in Township 18 North, Range 2 East, Boone County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 25; thence South 00 degrees 32 minutes 35 seconds East along the West line of said Northwest Quarter 335.60 feet; thence South 46 degrees 18 minutes 58 seconds East 39.28 feet to the South boundary of the Cox Cemetery as described in Deed Record 181, Page 101 and Deed Record 182, Page 363 in the Office of the Recorder of Boone County, Indiana; thence North 89 degrees 27 minutes 25 seconds East along said South boundary 63.03 feet; thence South 08 degrees 14 minutes 45 seconds West 16.93 feet to the South boundary of Deed Record 256, Pages 818-822 as recorded in said Recorder's Office; thence South 87 degrees 44 minutes 14 seconds West 69.82 feet to a Southeast corner of Parcel 2 of Instrument Number 2019000749 as recorded in said Recorder's Office (the following four courses are along the South and East boundaries of said Instrument; (1) thence continuing South 87 degrees 44 minutes 14 seconds West 18.82 feet to the West line of the Northwest Quarter of said Section 25; (2) thence continuing South 87 degrees 44 minutes 14 seconds West 0.99 feet; (3) thence North 87 degrees 02 minutes 37 seconds West 1892.25 feet; (4) thence South 00 degrees 23 minutes 58 seconds East 423.44 feet; thence South 89 degrees 07 minutes 33 seconds West along the South boundary of said Instrument and the westerly extension thereof and along the South boundary of Deed Record 256, Pages 823-825 as recorded in said Recorder's Office a distance of 472.98 feet; thence North 00 degrees 45 minutes 20 seconds West along the West boundary of said Deed Record 256, Pages 823-825 and along

the southerly extension of a Western boundary and a Western boundary of said Instrument Number 2019000749 a distance of 321.60 feet to the Northwest corner of said Deed Record 256, Pages 823-825 (the following four courses are along the Western boundary of said Instrument Number 2019000749); (1) thence North 16 degrees 39 minutes 48 seconds West 19.01 feet; (2) thence South 71 degrees 26 minutes 12 seconds West 66.75 feet; (3) thence North 20 degrees 23 minutes 21 seconds West 123.75 feet; (4) thence North 57 degrees 08 minutes 29 seconds East 202.87 feet; thence North 37 degrees 12 minutes 32 seconds East 292.82 feet; thence North 51 degrees 16 minutes 02 seconds East 176.37 feet; thence North 85 degrees 54 minutes 37 seconds East 163.37 feet; thence South 74 degrees 47 minutes 51 seconds East 204.61 feet; thence South 73 degrees 20 minutes 08 seconds East 256.98 feet; thence South 41 degrees 23 minutes 54 seconds East 91.39 feet; thence South 67 degrees 47 minutes 58 seconds East 152.62 feet; thence North 83 degrees 42 minutes 09 seconds East 133.51 feet to a Northern boundary of said Instrument Number 2019000749 (the following two courses are along a Northern boundary of said Instrument; (1) thence North 74 degrees 11 minutes 21 seconds East 107.32 feet; (2) thence North 59 degrees 13 minutes 42 seconds East 117.36 feet; thence North 46 degrees 16 minutes 51 seconds West 181.60 feet to a Southern boundary of said Instrument Number 2019000749 (the following four courses are along a Southern boundary of said Instrument; (1) thence South 43 degrees 43 minutes 09 seconds West 5.00 feet; (2) thence North 79 degrees 44 minutes 10 seconds West 309.08 feet; (3) thence North 65 degrees 41 minutes 25 seconds West 478.07 feet; (4) thence North 82 degrees 46 minutes 47 seconds West 80.94 feet; thence North 75 degrees 27 minutes 30 seconds West 127.90 feet; thence North 18 degrees 26 minutes 45 seconds East 29.28 feet; thence North 42 degrees 03 minutes 51 seconds East 30.93 feet; thence North 14 degrees 07 minutes 10 seconds West 48.43 feet; thence South 67 degrees 20 minutes 04 seconds West 177.31 feet to a curve to the right having a radius of 450.00 feet, the radius point of which bears North 22 degrees 39 minutes 56 seconds West; thence Southwesterly along said curve 114.80 feet to a point which bears South 08 degrees 02 minutes 56 seconds East from said radius point and an Eastern boundary of said Instrument Number 2019000749 (the following three courses are along Eastern and Southern boundaries of said Instrument); (1) thence South 08 degrees 02 minutes 56 seconds East 32.99 feet; (2) thence South 29 degrees 09 minutes 34 seconds West 110.00 feet; (3) thence North 60 degrees 25 minutes 57 seconds West 183.07 feet; thence North 54 degrees 46 minutes 34 seconds West 58.26 feet; thence South 21 degrees 45 minutes 48 seconds West 16.34 feet; thence South 60 degrees 10 minutes 24 seconds West 275.68 feet; thence South 30 degrees 12 minutes 01 seconds West 399.00 feet; thence South 49 degrees 12 minutes 18 seconds West 308.31 feet; thence South 29 degrees 08 minutes 21 seconds East 366.47 feet; thence South 39 degrees 10 minutes 12 seconds West 21.52 feet; thence North 29 degrees 08 minutes 21 seconds West 390.72 feet; thence North 49 degrees 12 minutes 18 seconds East 321.26 feet; thence North 30 degrees 12 minutes 01 seconds East 401.00 feet; thence North 60 degrees 10 minutes 24 seconds East 274.06 feet; thence North 21 degrees 45 minutes 48 seconds East 14.16 feet; thence North 54 degrees 46 minutes 34 seconds West 1.18 feet to a non-tangent curve to the left having a radius of 250.00 feet, the radius point of which bears North 54 degrees 46 minutes 34 seconds West; thence Northeasterly along said curve 35.18 feet to a point which bears South 62 degrees 50 minutes 18 seconds East from said radius point; thence North 68 degrees 14 minutes 12 seconds West 102.55 feet to a Southerly extension of a Western boundary of said Instrument Number 2019000749 (the following three courses are along Western and Northern boundaries of said Instrument); (1) thence North 21 degrees 45 minutes 48 seconds East 221.39 feet; (2) thence South 55 degrees 57 minutes 17 seconds East

20.45 feet; (3) thence South 69 degrees 31 minutes 30 seconds East 86.50 feet to a non-tangent curve to the right having a radius of 350.00 feet, the radius point of which bears South 54 degrees 14 minutes 26 seconds East; thence Northeasterly along said curve 18.43 feet to a point which bears North 51 degrees 13 minutes 24 seconds West from said radius point and a point of cusp on a non-tangent curve to the right having a radius of 330.00 feet, the radius point of which bears South 62 degrees 32 minutes 00 seconds East and a Northwestern boundary of said Instrument Number 2019000749; thence Northeasterly along said Instrument and along said curve 51.08 feet to a point which bears North 53 degrees 39 minutes 53 seconds West from said radius point; thence North 50 degrees 42 minutes 35 seconds West 47.20 feet; thence North 13 degrees 05 minutes 44 seconds West 116.18 feet; thence North 01 degrees 02 minutes 34 seconds East 715.35 feet; thence North 02 degrees 06 minutes 01 seconds West 523.79 feet; thence North 12 degrees 18 minutes 35 seconds West 138.88 feet; thence North 82 degrees 40 minutes 12 seconds East 128.80 feet; thence North 07 degrees 19 minutes 48 seconds West 117.45 feet; thence North 82 degrees 40 minutes 12 seconds East 100.00 feet; thence South 07 degrees 19 minutes 48 seconds East 132.05 feet; thence North 82 degrees 40 minutes 12 seconds East 142.39 feet; thence South 12 degrees 09 minutes 54 seconds East 209.75 feet; thence South 08 degrees 24 minutes 01 seconds East 136.02 feet; thence South 03 degrees 52 minutes 47 seconds East 85.47 feet; thence South 04 degrees 05 minutes 35 seconds West 155.05 feet; thence South 04 degrees 44 minutes 22 seconds East 185.02 feet; thence South 06 degrees 27 minutes 49 seconds West 124.98 feet; thence South 23 degrees 04 minutes 04 seconds West 87.83 feet; thence South 00 degrees 23 minutes 40 seconds West 161.61 feet; thence South 06 degrees 14 minutes 28 seconds East 170.61 feet; thence South 08 degrees 44 minutes 22 seconds West 64.18 feet; thence South 31 degrees 54 minutes 40 seconds East 79.75 feet to a Northerly extension of an Eastern boundary of said Instrument Number 2019000749; thence South 29 degrees 27 minutes 40 seconds West along said Northerly extension and along said Eastern boundary of said Instrument a distance of 143.14 feet; thence North 89 degrees 03 minutes 31 seconds West 142.55 feet to a non-tangent curve to the right having a radius of 350.00 feet, the radius point of which bears North 54 degrees 46 minutes 57 seconds West; thence Southwesterly along said curve 24.88 feet to a point which bears South 50 degrees 42 minutes 35 seconds East from said radius point; thence South 39 degrees 17 minutes 25 seconds West 66.65 feet to a Northern boundary of said Instrument Number 2019000749 (the following four courses are along a Northern boundary of said Instrument); (1) thence South 87 degrees 25 minutes 18 seconds East 29.87 feet; (2) thence North 78 degrees 04 minutes 42 seconds East 161.04 feet; (3) thence North 63 degrees 19 minutes 21 seconds East 525.43 feet; (4) thence North 16 degrees 25 minutes 58 seconds East 73.82 feet; thence North 07 degrees 28 minutes 33 seconds West 82.44 feet; thence North 12 degrees 47 minutes 39 seconds West 110.13 feet; thence North 18 degrees 41 minutes 53 seconds West 110.16 feet; thence North 09 degrees 06 minutes 26 seconds West 125.64 feet; thence North 03 degrees 38 minutes 11 seconds East 48.28 feet; thence North 11 degrees 24 minutes 13 seconds West 70.46 feet; thence North 20 degrees 53 minutes 45 seconds West 113.56 feet; thence North 16 degrees 02 minutes 46 seconds West 111.54 feet; thence North 20 degrees 26 minutes 01 seconds West 113.33 feet; thence North 06 degrees 30 minutes 20 seconds West 205.69 feet; thence North 16 degrees 05 minutes 54 seconds West 150.67 feet; thence North 11 degrees 30 minutes 06 seconds East 64.08 feet; thence North 53 degrees 30 minutes 53 seconds East 58.54 feet; thence North 87 degrees 48 minutes 21 seconds East 151.83 feet; thence North 02 degrees 11 minutes 39 seconds West 128.59 feet; thence North 87 degrees 48 minutes 21 seconds East 100.00 feet; thence South 02 degrees 11 minutes 39 seconds East

128.59 feet; thence North 87 degrees 48 minutes 21 seconds East 124.03 feet; thence South 12 degrees 58 minutes 48 seconds West 260.15 feet; thence South 09 degrees 14 minutes 33 seconds East 171.14 feet; thence South 25 degrees 50 minutes 49 seconds East 162.25 feet; thence South 49 degrees 56 minutes 19 seconds East 91.11 feet; thence South 09 degrees 00 minutes 47 seconds East 293.64 feet; thence South 00 degrees 23 minutes 29 seconds East 140.69 feet; thence South 09 degrees 46 minutes 22 seconds East 107.92 feet; thence South 14 degrees 15 minutes 14 seconds East 118.39 feet to a Northeastern corner of said Instrument Number 2019000749 (the following five courses are along an Eastern boundary of said Instrument); (1) thence South 05 degrees 03 minutes 39 seconds East 122.49 feet; (2) thence South 01 degrees 15 minutes 06 seconds East 250.95 feet; (3) thence South 48 degrees 10 minutes 34 seconds East 317.92 feet; (4) thence South 40 degrees 42 minutes 04 seconds East 252.46 feet; (5) thence South 07 degrees 36 minutes 27 seconds West 128.46 feet; thence South 38 degrees 30 minutes 28 seconds West along said Eastern boundary and the southern extension thereof 14.33 feet; thence South 46 degrees 16 minutes 51 seconds East 30.42 feet to a Western boundary of said Instrument Number 2019000749; thence North 26 degrees 01 minutes 38 seconds East along said Western boundary 98.35 feet; thence North 02 degrees 36 minutes 28 seconds East along said Western boundary and the Northerly extension thereof 191.24 feet; thence North 10 degrees 36 minutes 05 seconds West 88.38 feet; thence North 21 degrees 13 minutes 24 seconds West 284.32 feet; thence North 12 degrees 26 minutes 20 seconds West 107.70 feet; thence North 02 degrees 34 minutes 37 seconds West 275.98 feet; thence North 80 degrees 20 minutes 12 seconds East 105.34 feet; thence North 09 degrees 39 minutes 48 seconds West 123.19 feet; thence North 80 degrees 20 minutes 12 seconds East 100.00 feet; thence South 09 degrees 39 minutes 48 seconds East 92.56 feet; thence North 80 degrees 20 minutes 12 seconds East 127.65 feet; thence South 21 degrees 49 minutes 01 seconds East 143.24 feet; thence South 09 degrees 39 minutes 48 seconds East 189.97 feet; thence South 21 degrees 56 minutes 49 seconds East 350.43 feet; thence South 25 degrees 45 minutes 30 seconds East 301.08 feet to a Northeastern corner of said Instrument Number 2019000749 (the following four courses are along the Eastern and Northern boundaries of said Instrument; (1) thence South 12 degrees 32 minutes 55 seconds East 216.94 feet; thence South 64 degrees 55 minutes 09 seconds East 114.33 feet; thence North 89 degrees 24 minutes 04 seconds East 61.11 feet to the East line of the Southeast Quarter of said Section 23; thence South 00 degrees 42 minutes 23 seconds East 34.49 feet to the Point of Beginning, containing 80.008 acres, more or less.

EXCEPT

A part of the Southeast Quarter of Section 23, and part of the Northeast Quarter of Section 26, all in Township 18 North, Range 2 East, Boone County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 25; thence South 00 degrees 32 minutes 35 seconds East along the West line of said Northwest Quarter 363.51 feet; thence South 46 degrees 18 minutes 58 seconds East 25.68 feet to a curve to the left having a radius of 270.00 feet, the radius point of which bears North 43 degrees 41 minutes 02 seconds East; thence Southeasterly along said curve 0.57 feet to a point which bears South 43 degrees 33 minutes 48 seconds West from said radius point and to the South boundary of Deed Record 256, Pages 818-822 as recorded in the Office of the Recorder of Boone County, Indiana (the following three courses are along the South boundary of said Deed); (1) thence South 87 degrees

44 minutes 14 seconds West 18.82 feet to the West line of the Northwest Quarter of said Section 25; (2) thence continuing South 87 degrees 44 minutes 14 seconds West 0.99 feet; (3) thence North 87 degrees 02 minutes 37 seconds West 1892.25 feet to the Northeast corner of Deed Record 256, Pages 823-825; thence South 00 degrees 23 minutes 58 seconds East along the East boundary of said Deed 423.44 feet to the Southeast corner thereof; thence South 89 degrees 07 minutes 33 seconds West 68.64 feet; thence North 79 degrees 25 minutes 58 seconds West 412.37 feet to the West boundary of Deed Record 256, Pages 823-825 as recorded in said Recorder's Office; thence North 00 degrees 45 minutes 20 seconds West 239.80 feet; thence North 16 degrees 39 minutes 48 seconds West 19.01 feet; thence South 71 degrees 26 minutes 12 seconds West 66.75 feet; thence North 20 degrees 23 minutes 21 seconds West 123.75 feet; thence North 57 degrees 08 minutes 29 seconds East 320.27 feet; thence proceeding into the Southeast Quarter of said Section 23 North 28 degrees 25 minutes 29 seconds East 178.26 feet; thence North 73 degrees 22 minutes 13 seconds East 155.86 feet; thence South 80 degrees 04 minutes 20 seconds East 165.29 feet; thence South 75 degrees 43 minutes 40 seconds East 176.31 feet; thence South 85 degrees 53 minutes 16 seconds East 144.32 feet; thence South 75 degrees 17 minutes 01 seconds East 167.03 feet; thence proceeding into the Northeast Quarter of said Section 26 South 41 degrees 30 minutes 44 seconds East 94.50 feet; thence North 82 degrees 12 minutes 59 seconds East 109.38 feet; thence proceeding into the Southeast Quarter of said Section 23 North 74 degrees 11 minutes 21 seconds East 224.45 feet; thence North 59 degrees 13 minutes 42 seconds East 138.11 feet; thence North 46 degrees 16 minutes 51 seconds West 187.15 feet; thence South 43 degrees 43 minutes 09 seconds West 25.00 feet; thence North 79 degrees 44 minutes 10 seconds West 309.08 feet; thence North 65 degrees 41 minutes 25 seconds West 478.07 feet; thence North 82 degrees 46 minutes 47 seconds West 85.94 feet; thence North 07 degrees 26 minutes 48 seconds East 172.08 feet to a non-tangent curve to the left having a radius of 270.00 feet, the radius point of which bears South 04 degrees 12 minutes 06 seconds West; thence Southwesterly along said curve 126.61 feet to a point which bears North 22 degrees 39 minutes 56 seconds West from said radius point; thence South 67 degrees 20 minutes 04 seconds West 184.73 feet to a curve to the right having a radius of 430.00 feet, the radius point of which bears North 22 degrees 39 minutes 56 seconds West; thence Southwesterly along said curve 109.70 feet to a point which bears South 08 degrees 02 minutes 56 seconds East from said radius point; thence South 08 degrees 02 minutes 56 seconds East 52.99 feet; thence South 29 degrees 09 minutes 34 seconds West 110.00 feet; thence North 60 degrees 25 minutes 57 seconds West 183.00 feet; thence North 54 degrees 48 minutes 44 seconds West 60.00 feet to a non-tangent curve to the left having a radius of 270.00 feet, the radius point of which bears North 54 degrees 48 minutes 44 seconds West; thence Northeasterly along said curve 49.43 feet to a point of compound curve to the left having a radius of 10.00 feet, the radius point of which bears North 65 degrees 18 minutes 09 seconds West; thence Northeasterly, Northerly, and Northwesterly along said curve 16.22 feet to a point which bears North 21 degrees 45 minutes 48 seconds East from said radius point; thence North 68 degrees 14 minutes 12 seconds West 113.34 feet; thence North 21 degrees 45 minutes 48 seconds East 201.39 feet; thence South 55 degrees 57 minutes 17 seconds East 20.45 feet; thence South 69 degrees 31 minutes 30 seconds East 90.14 feet to a non-tangent curve to the right having a radius of 330.00 feet, the radius point of which bears South 65 degrees 36 minutes 39 seconds East; thence Northeasterly along said curve 70.19 feet to a point which bears North 53 degrees 25 minutes 28 seconds West from said radius point; thence North 36 degrees 34 minutes 32 seconds East 39.93 feet; thence North 44 degrees 39 minutes 03 seconds West 78.27 feet; thence North 11 degrees 37 minutes 54 seconds

West 28.28 feet; thence North 13 degrees 19 minutes 27 seconds East 94.01 feet; thence North 01 degrees 29 minutes 38 seconds East 87.31 feet; thence North 00 degrees 21 minutes 14 seconds West 80.00 feet; thence North 89 degrees 38 minutes 46 seconds East 210.00 feet; thence South 00 degrees 21 minutes 14 seconds East 17.98 feet; thence South 81 degrees 30 minutes 16 seconds East 140.65 feet; thence South 16 degrees 57 minutes 19 seconds West 145.22 feet; thence South 25 degrees 49 minutes 45 seconds East 103.51 feet; thence South 29 degrees 27 minutes 40 seconds West 127.91 feet; thence North 81 degrees 30 minutes 16 seconds West 187.36 feet; thence South 36 degrees 34 minutes 32 seconds West 70.65 feet to a curve to the left having a radius of 270.00 feet, the radius point of which bears South 53 degrees 25 minutes 28 seconds East; thence Southwesterly along said curve 44.43 feet to a point which bears North 62 degrees 51 minutes 09 seconds West from said radius point; thence South 87 degrees 25 minutes 18 seconds East 80.95 feet; thence North 78 degrees 04 minutes 42 seconds East 161.04 feet; thence North 63 degrees 19 minutes 21 seconds East 525.43 feet; thence North 16 degrees 25 minutes 58 seconds East 73.82 feet; thence South 88 degrees 29 minutes 09 seconds East 226.34 feet; to a non-tangent curve to the right having a radius of 280.00 feet, the radius point of which bears North 89 degrees 36 minutes 45 seconds West; thence Southerly along said curve 11.89 feet to a point which bears South 87 degrees 10 minutes 46 seconds East from said radius point; thence North 68 degrees 14 minutes 34 seconds East 146.74 feet; thence South 05 degrees 03 minutes 39 seconds East 122.49 feet; thence South 01 degrees 15 minutes 06 seconds East 250.95 feet; thence South 48 degrees 10 minutes 34 seconds East 317.92 feet; thence South 40 degrees 42 minutes 04 seconds East 252.46 feet; thence South 07 degrees 36 minutes 27 seconds West 128.46 feet; thence South 38 degrees 30 minutes 28 seconds West 34.41 feet; thence South 46 degrees 16 minutes 51 seconds East 34.98 feet; thence North 26 degrees 01 minutes 38 seconds East 119.34 feet; thence North 02 degrees 36 minutes 28 seconds East 131.58 feet; thence South 49 degrees 51 minutes 49 seconds East 177.57 feet to a non-tangent curve to the left having a radius of 470.00 feet, the radius point of which bears North 78 degrees 31 minutes 39 seconds West; thence Northerly along said curve 72.80 feet to a point which bears South 87 degrees 24 minutes 10 seconds East from said radius point; thence South 83 degrees 44 minutes 35 seconds East 103.11 feet to a curve to the left having a radius of 48.00 feet, the radius point of which bears North 06 degrees 15 minutes 25 seconds East; thence Northeasterly along said curve 33.61 feet to a point of reverse curve having a radius of 54.00 feet, the radius point of which bears South 33 degrees 51 minutes 44 seconds East; thence Northeasterly, Easterly, and Southeasterly along said curve 108.10 feet to a point which bears North 80 degrees 50 minutes 06 seconds East from said radius point; thence North 74 degrees 13 minutes 22 seconds East 161.53 feet; thence South 12 degrees 32 minutes 55 seconds East 216.94 feet; thence South 64 degrees 55 minutes 09 seconds East 114.33 feet; thence North 89 degrees 24 minutes 04 seconds East 61.11 feet; thence South 00 degrees 42 minutes 23 seconds East 34.49 feet to the Point of Beginning, containing 44.827 acres, more or less. Containing after said exception 35.181 acres, more or less.

ACE

2019010793
Electronic Filing
From: First American - In
Thru: Simplifile

2019010793 DEED \$25.00
10/24/2019 10:24:02AM 4 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Holliday-Rogers Limited Partnership**, an Indiana limited partnership ("Grantor"), CONVEYS and WARRANTS to **The Club at Holliday Farms, LLP**, an Indiana limited liability partnership ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Boone County, Indiana, as more specifically described on Exhibit A, attached hereto and incorporated herein.

This conveyance is subject to (i) all legal highways, rights-of-way, agreements, easements, covenants, conditions, encumbrances and restrictions of record; (ii) real estate taxes and assessments not yet due and payable; and (iii) any set of facts which would be disclosed by an accurate survey.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that she has been duly authorized by all necessary actions of Grantor to execute and deliver this Deed on behalf of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 15th day of October, 2019.

**HOLLIDAY-ROGERS LIMITED
PARTNERSHIP**, an Indiana limited partnership

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE

AUDITOR

BOONE COUNTY, INDIANA

Heather R. Myers

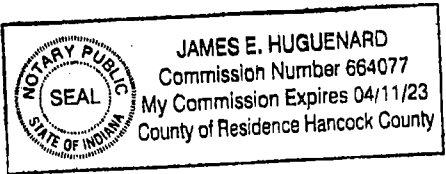
HEATHER R. MYERS

Oct 24 2019 - SL

By: *Mary Holliday Rogers general partner*
Mary Holliday Rogers, General Partner

836 486-5

STATE OF Indiana)
COUNTY OF Boone) SS:



Before me, a Notary Public in and for said County and State, personally appeared Mary Holliday Rogers, by me known and by me known to be the General Partner of Holliday-Rogers Limited Partnership, who acknowledged the execution of the foregoing Deed on behalf of such limited partnership.

WITNESS my hand and Notarial Seal this 15th day of October, 2019.

My Commission Expires:
4-11-2023
My County of Residence:
Hancock

James E. Huguenard
Notary Public
James E. Huguenard
(Printed Signature)

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. Gary L. Chapman

This instrument prepared by and after recording return Deed to Gary L. Chapman, Attorney at Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204, (317) 684-5000.

Send tax statements to Grantee at: Club at Holliday Farms, LLP
20298 Tomlinson Rd.
Westfield, Indiana 46074

EXHIBIT A
Legal Description

A part of the Northeast and Southeast Quarters of Section 23, a part of the Southwest Quarter of Section 24, and part of the Northwest Quarter of Section 25, all in Township 18 North, Range 2 East, Boone County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 25 (the following ten courses are along the Eastern and Northern boundaries of The Club at Holliday Farms – Section One, as per Secondary Plat thereof, recorded in Plat Book 27, Page 15-26 as Instrument Number 2019005103 in the Office of the Recorder of Boone County, Indiana); (1) thence South 00 degrees 32 minutes 35 seconds East 335.60 feet; (2) thence South 46 degrees 18 minutes 58 seconds East 39.28 feet; (3) thence North 89 degrees 27 minutes 25 seconds East 63.03 feet; (4) thence North 08 degrees 14 minutes 45 seconds East 267.14 feet; (5) thence South 58 degrees 56 minutes 05 seconds East 101.85 feet; (6) thence South 33 degrees 26 minutes 07 seconds East 29.99 feet; (7) thence South 47 degrees 16 minutes 57 seconds East 55.62 feet; (8) thence South 53 degrees 49 minutes 12 seconds East 56.06 feet; (9) thence South 34 degrees 49 minutes 50 seconds East 39.19 feet; (10) thence South 14 degrees 52 minutes 09 seconds West 86.37 feet to the South boundary of Deed Record 256, Pages 818-822 as recorded in said Recorder's Office and a non-tangent curve to the left having a radius of 1150.00 feet, the radius point of which bears North 09 degrees 00 minutes 01 seconds West (the following two courses are along said South boundary); (1) thence Northeasterly along said curve 63.81 feet to a point which bears South 12 degrees 10 minutes 46 seconds East from said radius point; (2) thence North 77 degrees 49 minutes 14 seconds East 297.50 feet to a western boundary of said The Club at Holliday Farms – Section One (the following two courses are along the Western and Northern boundaries of said The Club at Holliday Farms – Section One); (1) thence North 20 degrees 53 minutes 57 seconds West 903.61 feet; (2) thence North 69 degrees 06 minutes 03 seconds East 70.00 feet to the centerline of US 421 (Michigan Road) per state highway plans Project No. 221 Sec. A; thence North 20 degrees 53 minutes 57 seconds West along said centerline 1649.99 feet to the Southeast corner of Instrument Number 2018007592 as recorded in said Recorder's Office (the following four courses are along the boundaries of said Instrument); (1) thence South 69 degrees 06 minutes 03 seconds West 309.09 feet; (2) thence North 20 degrees 53 minutes 57 seconds West 141.00 feet; (3) thence North 33 degrees 10 minutes 51 seconds East 101.92 feet; (4) thence North 69 degrees 06 minutes 03 seconds East 226.55 feet to the centerline of US 421 (Michigan Road) per state highway plans Project No. 221 Sec. A; thence North 20 degrees 53 minutes 57 seconds West along said centerline 548.19 feet to the North boundary of said Deed Record 256, Pages 818-822; thence South 88 degrees 37 minutes 25 seconds West along said North boundary 689.65 feet; thence South 20 degrees 53 minutes 57 seconds East 1372.64 feet; thence South 07 degrees 26 minutes 16 seconds East 66.31 feet; thence South 15 degrees 23 minutes 41

seconds East 257.02 feet to the Northeast corner of lot B11 in said The Club at Holliday Farms – Section One. (the following eight courses are long the Eastern and Northern boundaries of said The Club at Holliday Farms – Section One); (1) thence South 21 degrees 49 minutes 01 seconds East 143.24 feet; (2) thence South 09 degrees 39 minutes 48 seconds East 189.97 feet; (3) thence South 21 degrees 56 minutes 49 seconds East 350.43 feet; (4) thence South 25 degrees 45 minutes 30 seconds East 301.08 feet; (5) thence South 12 degrees 32 minutes 55 seconds East 216.94 feet; (6) thence South 64 degrees 55 minutes 09 seconds East 114.33 feet; (7) thence North 89 degrees 24 minutes 04 seconds East 61.11 feet; (8) thence South 00 degrees 42 minutes 23 seconds East 34.49 feet to the Point of Beginning, containing 48.369 acres, more or less.

2021008084
Electronic Filing
From: First American Titl
836486-11
Thru: Simplifile

2021008084 DEED \$25.00
05/25/2021 01:51:58PM 6 PGS
Deborah S. Ottinger
Boone County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Holliday-Rogers Limited Partnership**, an Indiana limited partnership ("Grantor"), CONVEYS and WARRANTS to **The Club at Holliday Farms, LLP**, an Indiana limited liability partnership ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Boone County, Indiana, as more specifically described on Exhibit A, attached hereto and incorporated herein.

This conveyance is subject to (i) all legal highways, rights-of-way, agreements, easements, covenants, conditions, encumbrances and restrictions of record; (ii) real estate taxes and assessments not yet due and payable; and (iii) any set of facts which would be disclosed by an accurate survey.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that she has been duly authorized by all necessary actions of Grantor to execute and deliver this Deed on behalf of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 14 day of May, 2021.

**HOLLIDAY-ROGERS LIMITED
PARTNERSHIP**, an Indiana limited partnership

By: Mary Holliday Rogers
Mary Holliday Rogers, General Partner

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE

AUDITOR

BOONE COUNTY, INDIANA

Debbie M. Morton-Crum

Debbie M. Morton-Crum
May 25 2021 - NW

STATE OF Indiana)
) SS:
 COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared Mary Holliday Rogers, by me known and by me known to be the General Partner of Holliday-Rogers Limited Partnership, who acknowledged the execution of the foregoing Deed on behalf of such limited partnership.

WITNESS my hand and Notarial Seal this 14 day of May, 2021.

My Commission Expires:

My County of Residence:

My Commission Number:

Erica L. Bailey
 Notary Public

Printed Signature

ERICA L BAILEY
 Notary Public
 SEAL

Hancock County, State of Indiana
 My Commission Expires November 15, 2025
 Commission Number 705598

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. Gary L. Chapman

This instrument prepared by and after recording return Deed to Gary L. Chapman,
 Attorney at Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700,
 Indianapolis, Indiana 46204, (317) 684-5000.

Send tax statements to Grantee at: The Club at Holliday Farms, LLP
 1415 E 196th Street
 Westfield, Indiana 46074

EXHIBIT A
Legal Description

This description originated as part of an Original Survey (Takedown Survey for Holliday Section 6) performed by Cripe and certified by Claude M. Quillen, L.S. #20200002, on the survey dated April 30, 2021, under Project Number 170447-20150, being a part of a Tract described in Deed Book 256, Pages 818-822 recorded in the Office of the Recorder of Boone County, Indiana, and being a part of the South Half of Section 23 and part of the Northwest Quarter of Section 26, Township 18 North, Range 2 East of the Second Principal Meridian, in Eagle Township, Boone County, Indiana, more particularly described as follows:

BEGINNING at the Northwest corner of Lot A21 in The Club at Holliday Farms – Section 1, a plat recorded in Instrument Number 2019-005103 [Plat Book 27, Page 15] in the Office of the Recorder of Boone County, Indiana; thence South 21 degrees 45 minutes 48 seconds West 221.39 feet along the West line of Lot A21 and the southerly extension thereof to a southwesterly corner of Common Area 'F' in said Section 1 plat, the next three courses are along the lines of said The Club at Holliday Farms – Section 1: (1) thence South 68 degrees 14 minutes 12 seconds East 102.55 feet to a non-tangent curve to the right having a radius of 250.00 feet, the radius point of which bears North 62 degrees 50 minutes 18 seconds West; (2) thence southwesterly along said curve, an arc distance of 35.18 feet to a point which bears South 54 degrees 46 minutes 34 seconds East from said radius point; (3) thence South 54 degrees 46 minutes 34 seconds East 0.79 feet to the Northwest corner of Block 1 in The Club at Holliday Farms – Section 2, a plat recorded in Instrument Number 2020-002216 [Plat Book 28, Page 1] in said Recorder's Office, the next seven (7) courses are along the West lines of said Block 1: (1) thence South 21 degrees 57 minutes 04 seconds West 15.01 feet; (2) thence South 60 degrees 12 minutes 03 seconds West 288.22 feet; (3) thence South 30 degrees 12 minutes 19 seconds West 407.78 feet; (4) thence South 52 degrees 21 minutes 54 seconds West 267.64 feet; (5) thence South 13 degrees 43 minutes 00 seconds East 17.34 feet; (6) thence South 49 degrees 12 minutes 18 seconds West 24.98 feet; (7) thence South 29 degrees 08 minutes 21 seconds East 25.53 feet; thence South 49 degrees 12 minutes 18 seconds West 9.41 feet; thence North 37 degrees 33 minutes 48 seconds West 435.52 feet; thence North 70 degrees 49 minutes 49 seconds East 188.81 feet; thence North 36 degrees 32 minutes 27 seconds East 174.67 feet; thence North 16 degrees 12 minutes 33 seconds East 194.37 feet; thence North 02 degrees 03 minutes 58 seconds East 71.64 feet; thence North 17 degrees 30 minutes 35 seconds East 140.48 feet; thence North 25 degrees 36 minutes 34 seconds East 84.19 feet; thence North 31 degrees 51 minutes 51 seconds East 62.10 feet; thence North 09 degrees 24 minutes 11 seconds East 92.62 feet; thence North 12 degrees 33 minutes 50 seconds East 90.68 feet; thence North 25 degrees 11 minutes 24 seconds West 38.31 feet; thence North 02 degrees 02 minutes 11 seconds East 139.14 feet; thence North 21 degrees 33

minutes 16 seconds East 104.75 feet; thence North 81 degrees 00 minutes 23 seconds East 25.27 feet; thence North 08 degrees 59 minutes 37 seconds West 114.10 feet; thence South 81 degrees 00 minutes 23 seconds West 56.22 feet to a non-tangent curve to the left having a radius of 153.00 feet, the radius point of which bears South 29 degrees 17 minutes 26 seconds East; (2) thence southwesterly along said curve, an arc distance of 81.50 feet to a point which bears North 59 degrees 48 minutes 43 seconds West from said radius point; thence South 30 degrees 11 minutes 17 seconds West 71.17 feet to a curve to the left having a radius of 33.00 feet, the radius point of which bears South 59 degrees 48 minutes 43 seconds East; thence southwesterly along said curve, an arc distance of 24.04 feet to a point which bears South 78 degrees 27 minutes 06 seconds West from said radius point to a reverse curve to the right having a radius of 77.00 feet, the radius point of which bears South 78 degrees 27 minutes 06 seconds west; thence southwesterly along said curve, an arc distance of 132.27 feet to a point which bears South 03 degrees 07 minutes 40 seconds East from said radius point to a reverse curve to the left having a radius of 33.00 feet, the radius point of which bears South 03 degrees 07 minutes 40 seconds East; thence southwesterly along said curve, an arc distance of 17.05 feet to a point which bears North 32 degrees 43 minutes 42 seconds West from said radius point; thence South 46 degrees 28 minutes 14 seconds East 57.15 feet; thence South 31 degrees 21 minutes 27 seconds West 270.52 feet; thence South 25 degrees 29 minutes 40 seconds West 171.53 feet; thence South 43 degrees 42 minutes 33 seconds West 140.73 feet; thence South 34 degrees 39 minutes 10 seconds West 145.50 feet; thence South 12 degrees 05 minutes 02 seconds West 128.04 feet; thence South 27 degrees 57 minutes 06 seconds East 116.98 feet; thence South 28 degrees 27 minutes 57 seconds West 47.21 feet; thence North 76 degrees 49 minutes 10 seconds West 96.30 feet; thence North 59 degrees 22 minutes 56 seconds West 457.83 feet; thence North 43 degrees 17 minutes 18 seconds West 147.35 feet; thence North 05 degrees 33 minutes 27 seconds West 51.18 feet; thence North 49 degrees 18 minutes 27 seconds East 250.01 feet; thence North 15 degrees 13 minutes 57 seconds East 102.32 feet; thence North 70 degrees 04 minutes 51 seconds East 204.62 feet; thence North 58 degrees 36 minutes 36 seconds East 164.25 feet; thence North 55 degrees 48 minutes 59 seconds East 117.70 feet; thence North 41 degrees 02 minutes 24 seconds East 194.44 feet; thence South 72 degrees 12 minutes 26 seconds East 113.24 feet to a non-tangent curve to the right having a radius of 72.00 feet, the radius point of which bears South 82 degrees 12 minutes 15 seconds East; thence northeasterly along said curve, an arc distance of 30.24 feet to a point which bears North 58 degrees 08 minutes 22 seconds West from said radius point; thence North 72 degrees 12 minutes 26 seconds West 299.64 feet; thence South 50 degrees 27 minutes 11 seconds West 450.69 feet; thence South 88 degrees 54 minutes 56 seconds West 163.46 feet; thence North 04 degrees 35 minutes 52 seconds West 124.51 feet; thence North 47 degrees 14 minutes 34 seconds West 108.72 feet; thence North 44 degrees 42 minutes 37 seconds East 199.57 feet; thence North 11 degrees 51 minutes 18 seconds East 137.47 feet; thence North 09 degrees 10 minutes 45 seconds East 100.32 feet; thence North 03 degrees 56 minutes 33 seconds East 360.02 feet; thence South 85 degrees 24 minutes 51 seconds East

227.18 feet; thence South 84 degrees 19 minutes 04 seconds East 243.18 feet; thence North 86 degrees 41 minutes 42 seconds East 256.56 feet; thence North 74 degrees 25 minutes 38 seconds East 144.06 feet; thence North 63 degrees 25 minutes 21 seconds East 211.69 feet; thence North 86 degrees 43 minutes 48 seconds East 96.76 feet; thence South 03 degrees 16 minutes 12 seconds East 624.92 feet; thence South 07 degrees 07 minutes 40 seconds West 50.89 feet; thence South 01 degrees 13 minutes 11 seconds East 175.27 feet; thence South 13 degrees 45 minutes 05 seconds East 113.94 feet; thence South 23 degrees 41 minutes 20 seconds East 106.69 feet; thence South 08 degrees 34 minutes 52 seconds East 97.97 feet; thence South 23 degrees 56 minutes 17 seconds East 76.58 feet; thence South 39 degrees 46 minutes 27 seconds East 156.80 feet to the Northwest corner of said Lot A21 and the POINT OF BEGINNING, containing 45.953 acres, more or less.

ALSO:

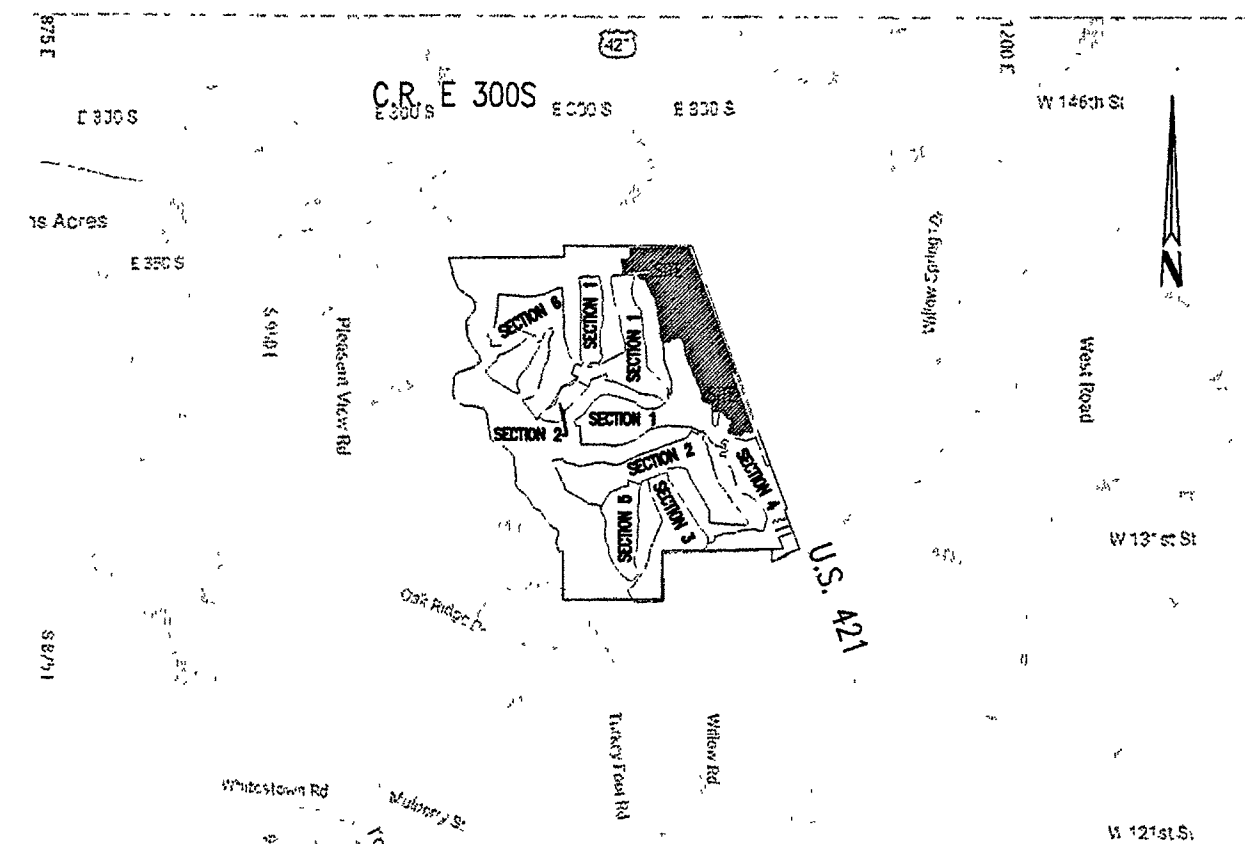
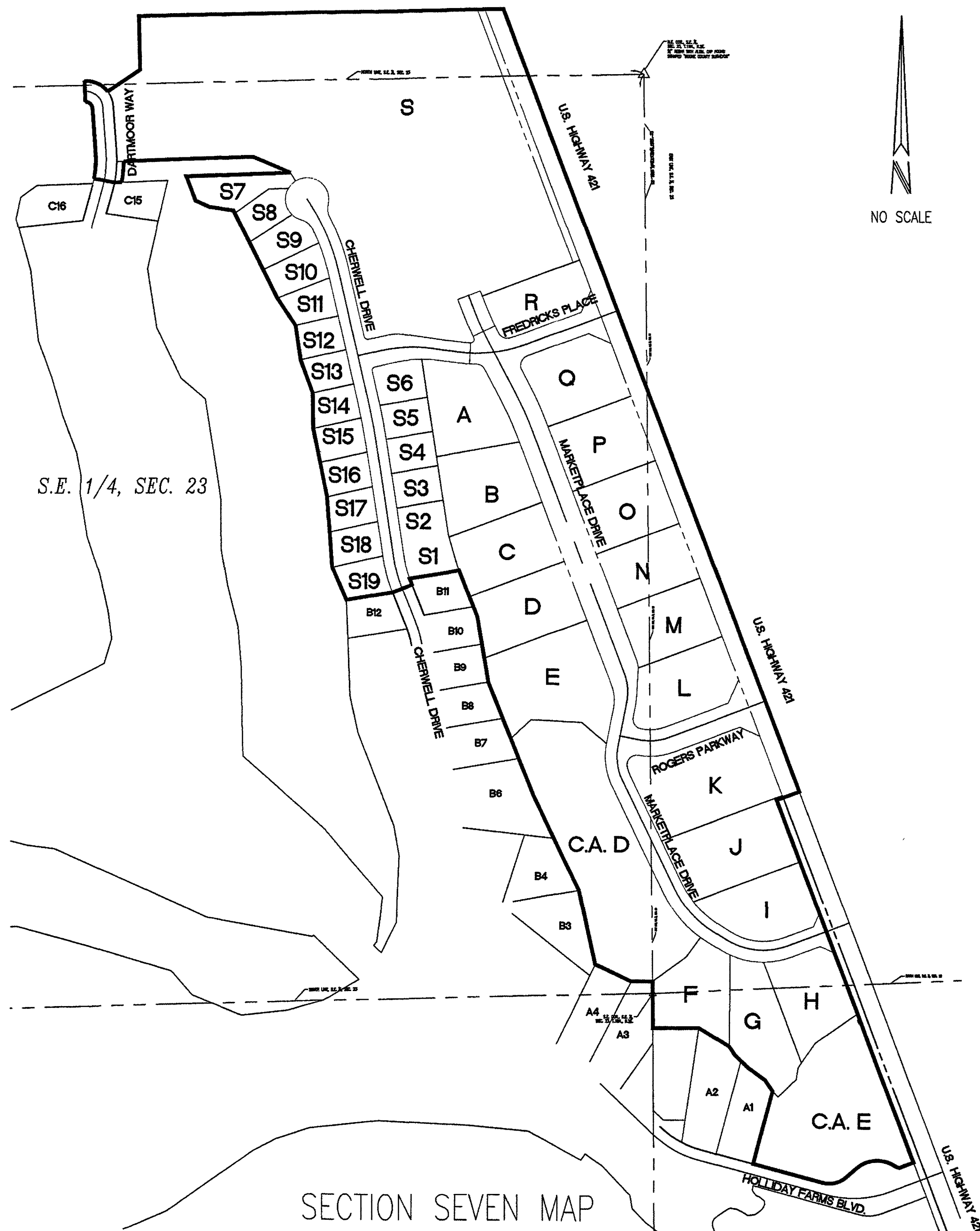
Part of the Northeast Quarter of Section 23, Township 18 North, Range 2 East of the Second Principal Meridian, Boone County, Indiana being that 12.869 acre tract of land shown on the plat of an original boundary survey of said tract by Paul E. Klodzen, PS #LS20400015 on May 3, 2021 as Cripe's project number 170447-39000, being more particularly described as follows:

Beginning at the Northeast corner of Lot B11 in the Club at Holiday Farms - Section One, as per Secondary plat thereof, recorded as instrument Number 2019005103 in Plat Book 27, Page 15 in the Office of the Recorder of Boone County, Indiana; thence South 80 degrees 20 minutes 12 seconds West (basis of bearings are said plot) along the north line of said Lot B11 a distance of 127.65 feet to an East boundary of real estate as described in Instrument Number 2019004185 in said Recorder's Office (the following three courses are along the East, North, and West boundaries of said Instrument); (1) thence North 09 degrees 39 minutes 48 seconds West 92.56 feet; (2) thence South 80 degrees 20 minutes 12 seconds West 100.00 feet; (3) thence South 09 degrees 39 minutes 48 seconds East 123.19 feet to the North line of Lot B12 in said plat; thence South 80 degrees 20 minutes 12 seconds West along the North line of said Lot B12 a distance of 105.34 feet to the Northwest corner thereof; thence North 23 degrees 28 minutes 14 seconds West 101.65 feet; thence North 04 degrees 14 minutes 47 seconds West 202.42 feet; thence North 11 degrees 34 minutes 54 seconds West 200.07 feet; thence North 01 degrees 02 minutes 30 seconds West 102.26 feet; thence North 20 degrees 31 minutes 41 seconds West 100.84 feet; thence North 08 degrees 32 minutes 50 seconds West 100.32 feet; thence North 33 degrees 46 minutes 57 seconds West 94.50 feet; thence North 26 degrees 43 minutes 03 seconds West 281.79 feet; thence North 81 degrees 57 minutes 10 seconds West 69.18 feet; thence North 66 degrees 00 minutes 22 seconds West 43.21 feet; thence North 20 degrees 54 minutes 56 seconds West 75.04 feet; thence North 87 degrees 48 minutes 21 seconds East 298.70 feet; thence North 66 degrees 52 minutes 45 seconds West 116.93 feet; thence South 87 degrees 48 minutes 21 seconds West 370.58 feet to an East

boundary of real estate as described in Instrument Number 2019004185 in said Recorder's Office (the following two courses are along the East and North boundaries of said Instrument) (1) thence North 02 degrees 11 minutes 39 seconds West 68.59 feet; (2) thence South 87 degrees 48 minutes 21 seconds West 81.43 feet; thence North 04 degrees 14 minutes 35 seconds West 87.52 feet to a tangent curve to the left having a radius of 20.00 feet, the radius point of which bears South 85 degrees 45 minutes 25 seconds West; thence Northwesterly along said curve 30.70 feet to a point which bears North 02 degrees 11 minutes 39 seconds West from said radius point; thence North 02 degrees 11 minutes 39 seconds West 60.00 feet to a non-tangent curve to the right having a radius of 80.00 feet, the radius point of which bears South 02 degrees 11 minutes 39 seconds East; thence Southeasterly along said curve 76.58 feet to a point which bears North 52 degrees 38 minutes 59 seconds East from said radius point; thence North 55 degrees 56 minutes 55 seconds East 111.56 feet; thence North 01 degrees 22 minutes 35 seconds West 153.42 feet to the North boundary of Deed Record 256, Pages 818-822 as recorded in said Recorder's Office; thence North 88 degrees 37 minutes' 25 seconds East along said north boundary 355.89 feet to the Southwest boundary of Instrument Number 2019010793 as recorded in said Recorder's Office (the following three courses are along said Southwest boundary); (1) thence South 20 degrees 53 minutes 57 seconds East 1372.64 feet; (2) thence South 07 degrees 26 minutes 16 seconds East 66.31 feet (3) thence South 15 degrees. 23 minutes 41 seconds East 257.02 feet to the Point of Beginning, containing 12.869 acres, more or less.

SECONDARY PLAT THE CLUB AT HOLLIDAY FARMS – SECTION 7

Part of the East Half of Section 23 and Part of the Northwest Qtr. of Section 25, and Part of the Southwest Qtr. of Section 24
Township 18 North, Range 2 East, in Eagle Twp., Boone County, Indiana



DEVELOPMENT STANDARDS MATRIX								
BLOCK SUBAREA	MINIMUM LOTS			MINIMUM SETBACKS			MAX. BLDG. HEIGHT (FT)	MAXIMUM PERCENTAGE OF DWELLING UNITS IN SUBAREA
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR		
A ○	150'	30'	20,000	25'	10'	30'	45'	NO MAXIMUM
B ⊗	120'	30'	15,000	25'	8'	30'	45'	NO MAXIMUM
C ●	110'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
D ○	105'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
E ⊗	90'	30'	10,000	25'	8'	25'	40'	TOTAL LOTS E THROUGH G SHALL NOT EXCEED 40% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
F ●	80'	25'	10,000	25'	8'	25'	40'	
G □	70'	20'	7,750	20'	5'	10'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
H ⊗	65'	20'	7,750	20'	5'	10'	35'	
I ■	60'	20'	7,750	20'	5'	10'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
J △	50'	18'	7,250	20'	4'	10'	35'	

COMMERCIAL LOTS STANDARDS MATRIX		
Standard	CMU	HHO
Maximum Building Height 1	Two Stories (39')	Two Stories (39')
Minimum Front Yard Setback Along US 421 2	30'	30'
Minimum Front Yard Setback Along Internal Streets	0'	0'
Minimum Side/Rear Yard Setback 3	50'/15'	50'/15'
Gross Floor Area (Retail Use) 4	35,000	35,000

Lots A to Lot R follow the Central Mixed Use Block (CMU) Development Standards Matrix
Lot S follows the Historic Hospitality and Office Use Block Development Standards Matrix

JULY ENTERED FOR TAXATION
Debbie M. Morton
10-22-2021
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

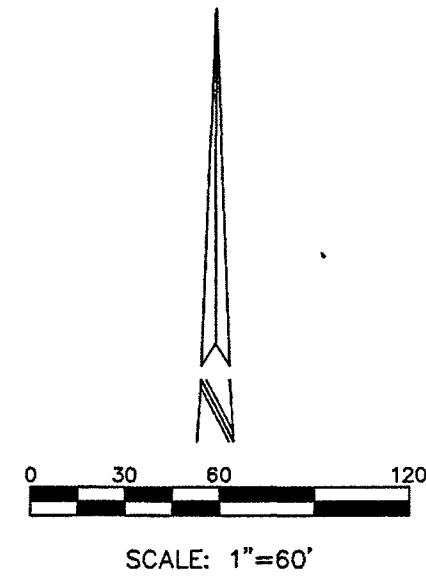
- SOURCE OF TITLE:
- 1) Club at Holliday Farms LLP – Inst. No. 2019-004185
 - 2) Henke Development Group, LLC – Inst. No. 2018-007592
 - 3) Club at Holliday Farms, LLP – Inst. No. 2019-010793
 - 4) The Club at Holliday Farms, LLP – Inst. No. 2021-008084

NOTE:
THE CURVE TABLE IS ON SHEET 8

BOOK 30 PAGE 67 Cripe

SECONDARY PLAT THE CLUB AT HOLLIDAY FARMS – SECTION 7

Part of the East Half of Section 23 and Part of the Northwest Qtr. of Section 25, and Part of the Southwest Qtr. of Section 24
Township 18 North, Range 2 East, in Eagle Twp., Boone County, Indiana



NOTES ON MONUMENTS AND MARKERS:

- Denotes a 5/8" Dia. rebar with an aluminum cap having a cut "X" in the top, to be set flush with the finished street surface. Cap stamped "CRIPE FIRM NO. 0055" unless otherwise noted.

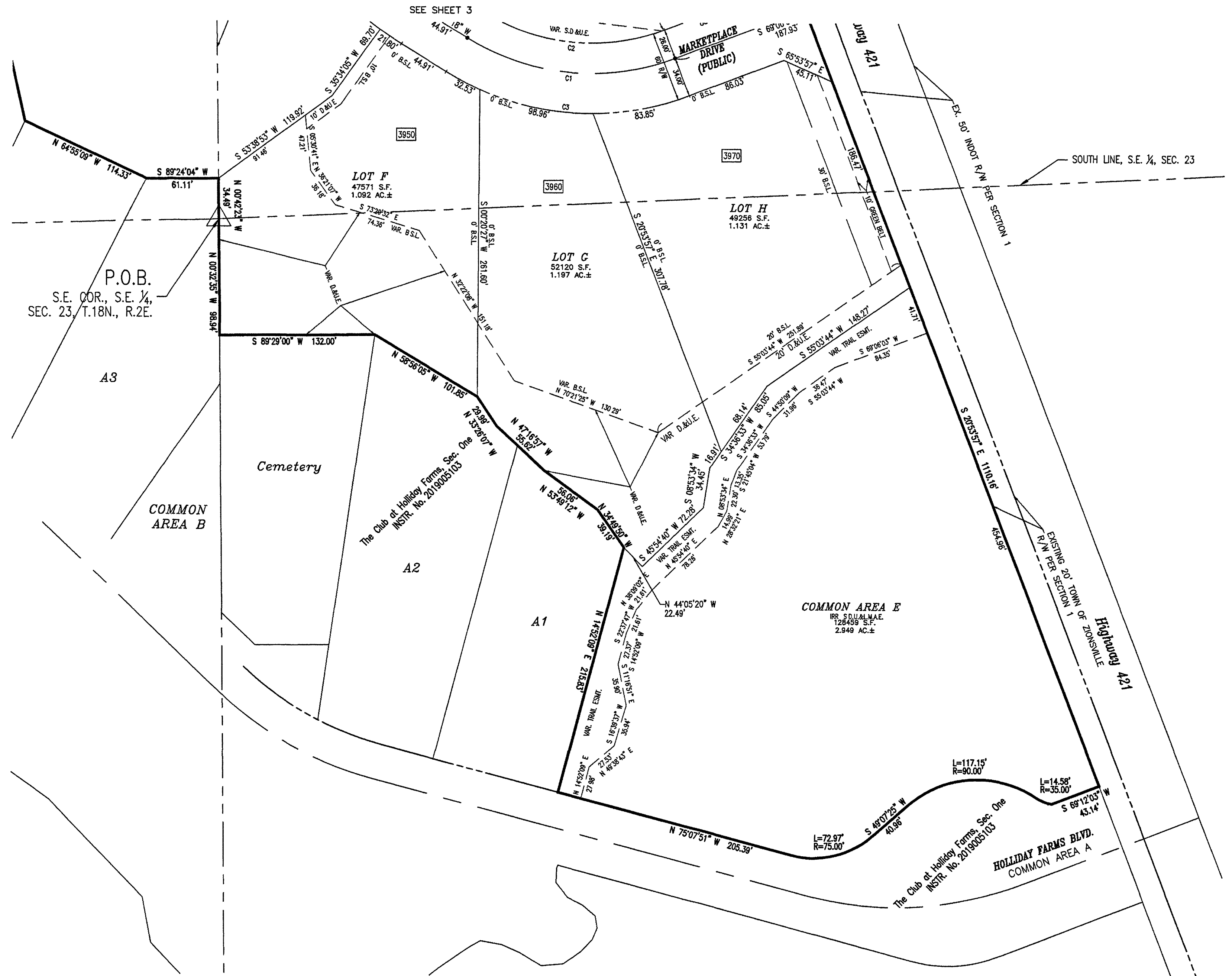
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NOTE:

THE CURVE TABLE IS ON SHEET 8

LEGEND

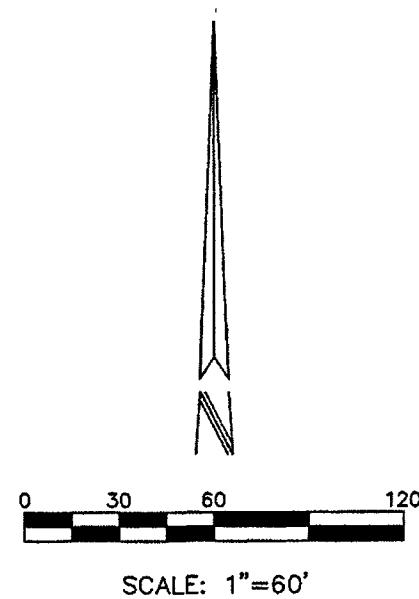
- P.S., S.D., & U.E. = PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.D., U. & L.M.A.E. = SANITARY, DRAINAGE, UTILITY LANDSCAPE MAINT. & ACCESS EASEMENT
S.D. & U.E. = SANITARY, DRAINAGE & UTILITY EASEMENT
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BLDG = BUILDING
[15150] = TYPICAL STREET ADDRESS
C.A. = COMMON AREA
FT. = FOOT OR FEET
DIA. = DIAMETER
Qtr. = QUARTER



BOOK 30 PAGE 68

SECONDARY PLAT THE CLUB AT HOLLIDAY FARMS – SECTION 7

Part of the East Half of Section 23 and Part of the Northwest Qtr. of Section 25, and Part of the Southwest Qtr. of Section 24
Township 18 North, Range 2 East, in Eagle Twp., Boone County, Indiana



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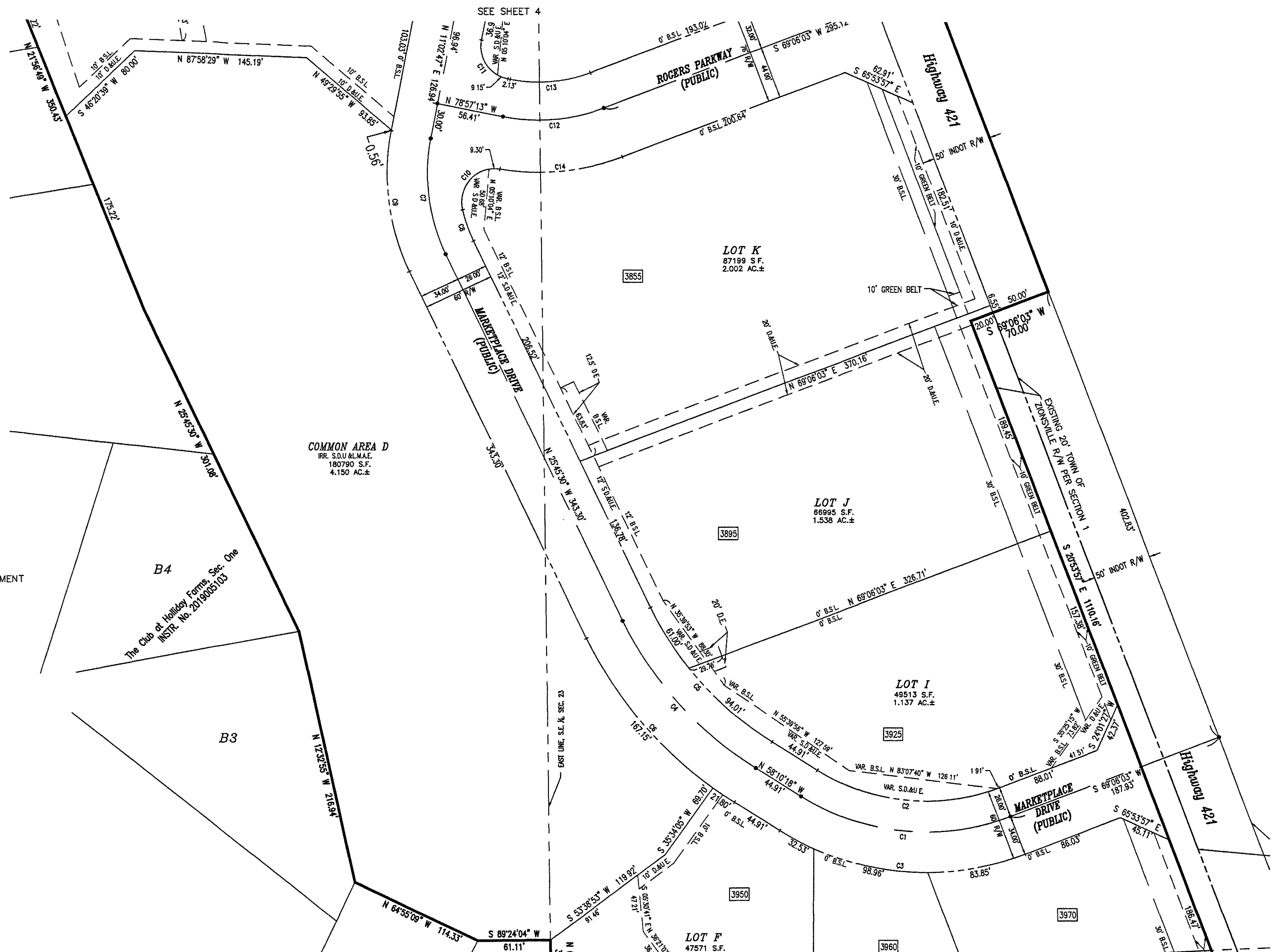
A 5/8" Dia. rebar w/yellow plastic cap stamped "CRIPE FIRM NO. 0055" to be set at all property corners unless otherwise noted.

NOTE:

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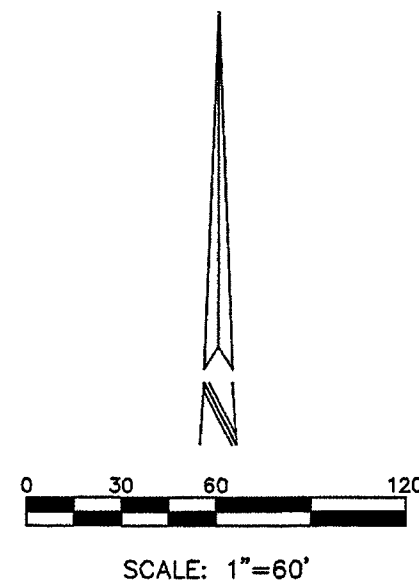
SEE SHEET 2

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SECONDARY PLAT

THE CLUB AT HOLLIDAY FARMS – SECTION 7

Part of the East Half of Section 23 and Part of the Northwest Qtr. of Section 25, and Part of the Southwest Qtr. of Section 24
Township 18 North, Range 2 East, in Eagle Twp., Boone County, Indiana



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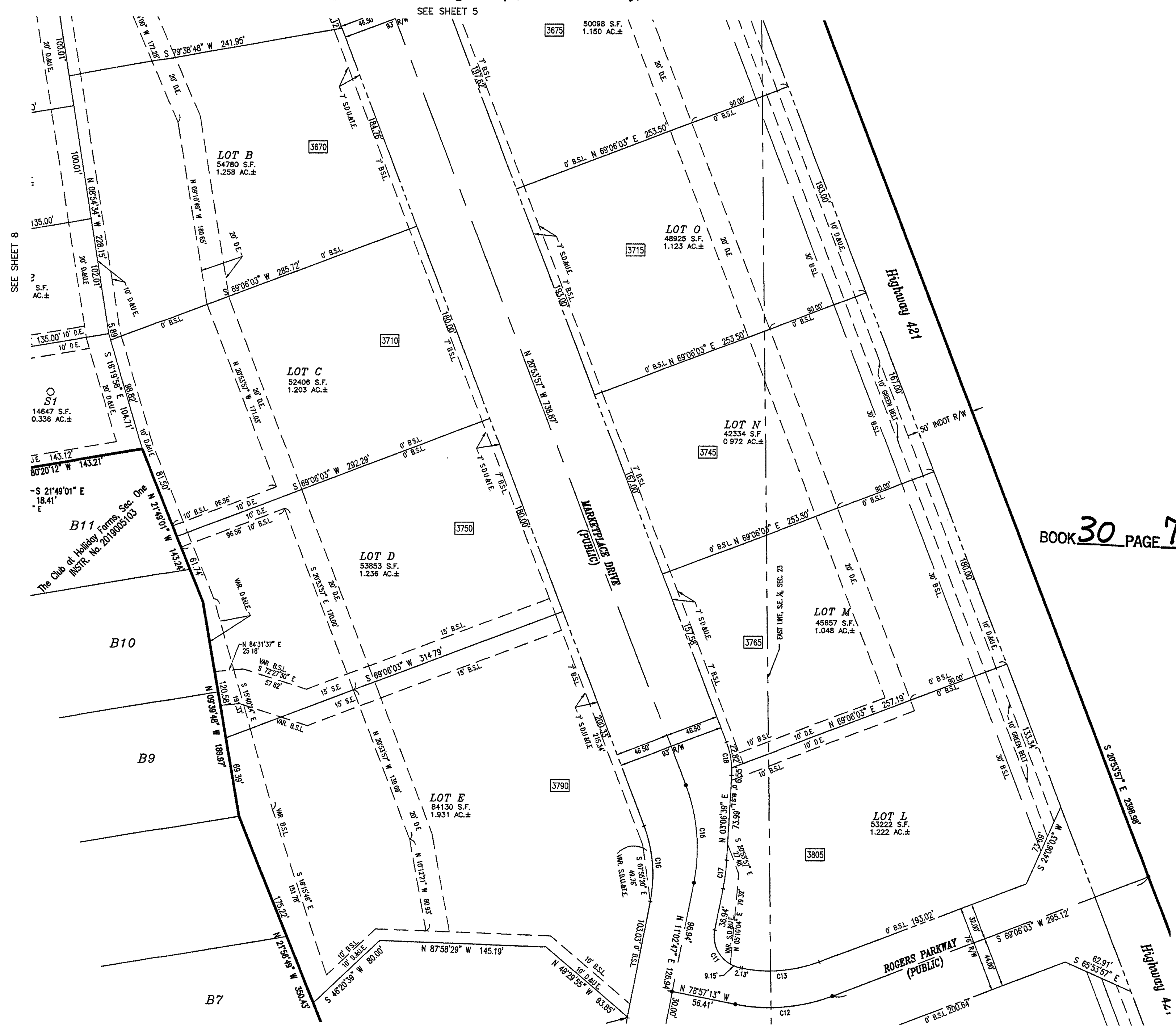
A 5/8" Dia. rebar w/yellow plastic cap stamped "CRIPE FIRM NO. 0055" to be set at all property corners unless otherwise noted

NOTE:

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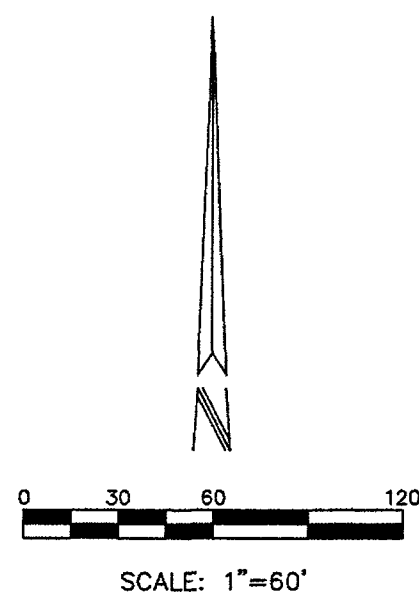


BOOK 30 PAGE 70

SECONDARY PLAT THE CLUB AT HOLLIDAY FARMS – SECTION 7

Part of the East Half of Section 23 and Part of the Northwest Qtr. of Section 25, and Part of the Southwest Qtr. of Section 24
Township 18 North, Range 2 East, in Eagle Twp., Boone County, Indiana

SEE SHEET 6



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A 5/8" Dia. rebar w/yellow plastic cap stamped "CRIPE FIRM NO. 0055" to be set at all property corners unless otherwise noted.

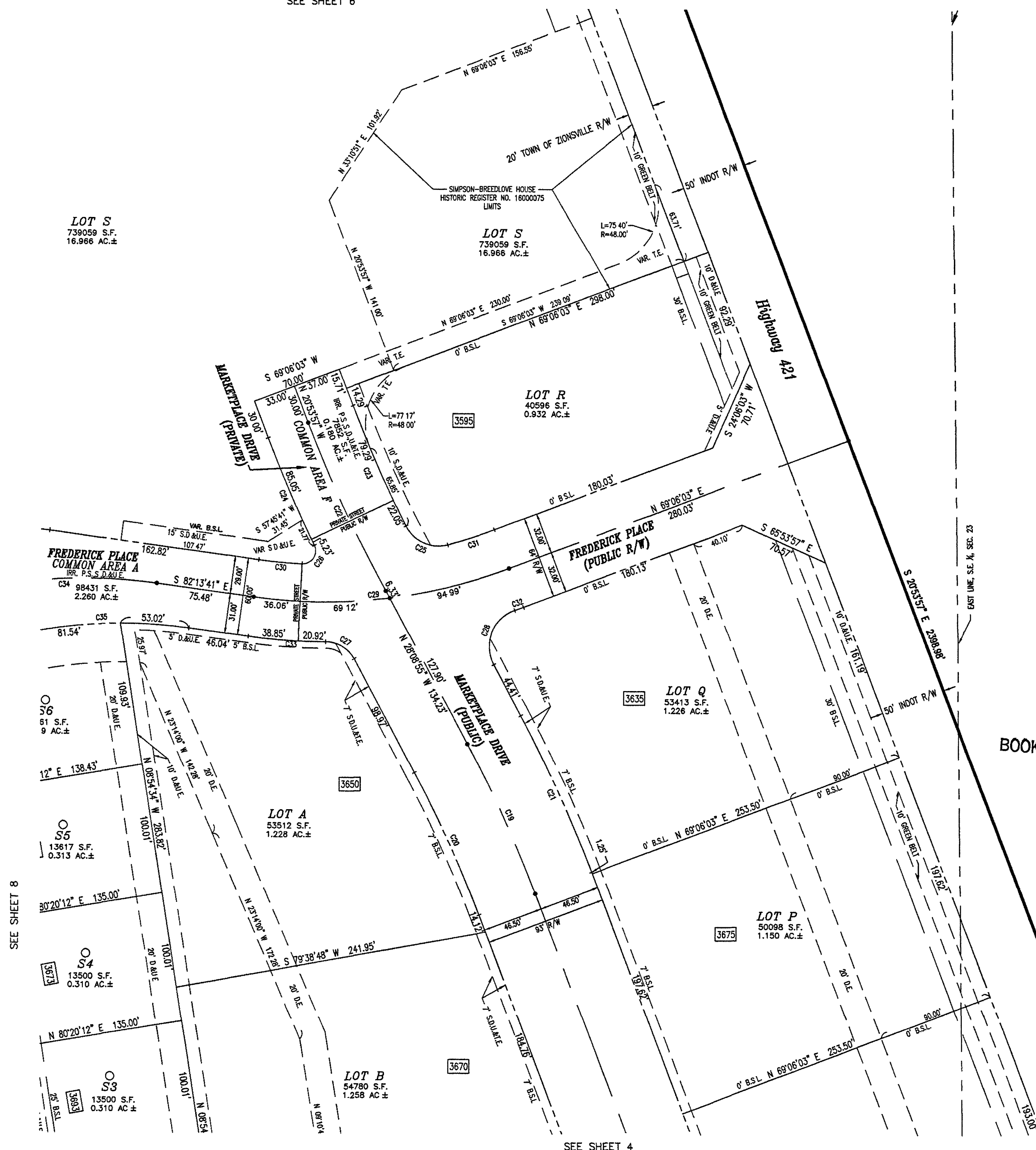
NOTES:

THE CURVE TABLE IS ON SHEET 8

Simpson-Breedlove House Registered
Historic site is a part of Lot S of
Holliday Farms Section 7

LEGEND

- P.S., S.D., & U.E. = PRIVATE STREET, SANITARY,
DRAINAGE AND UTILITY EASEMENT
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BOOK 30 PAGE 71

LAST REVISION DATE: 10/14/21

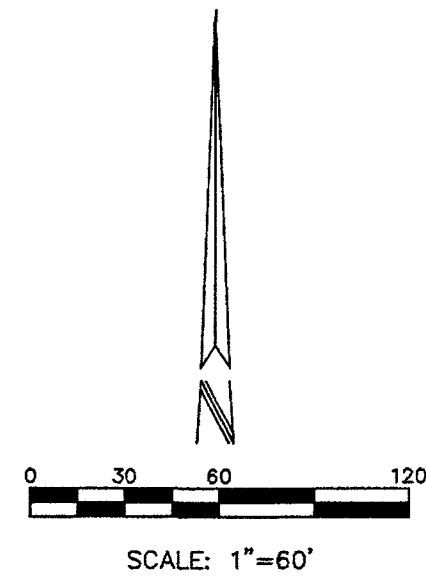
THIS INSTRUMENT PREPARED BY CLAUDE M. QUILLIN, P.S. #20200002

SHEET 5 OF 10.

THE CLUB AT HOLLIDAY FARMS – SECTION 7 PIC JOB #170447-20160

SECONDARY PLAT THE CLUB AT HOLLIDAY FARMS SECTION 7

Part of the East Half of Section 23 and Part of
the Northwest Qtr. of Section 25, and Part of the
Southwest Qtr. of Section 24
Township 18 North, Range 2 East, in Eagle Twp.,
Boone County, Indiana



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NOTES:

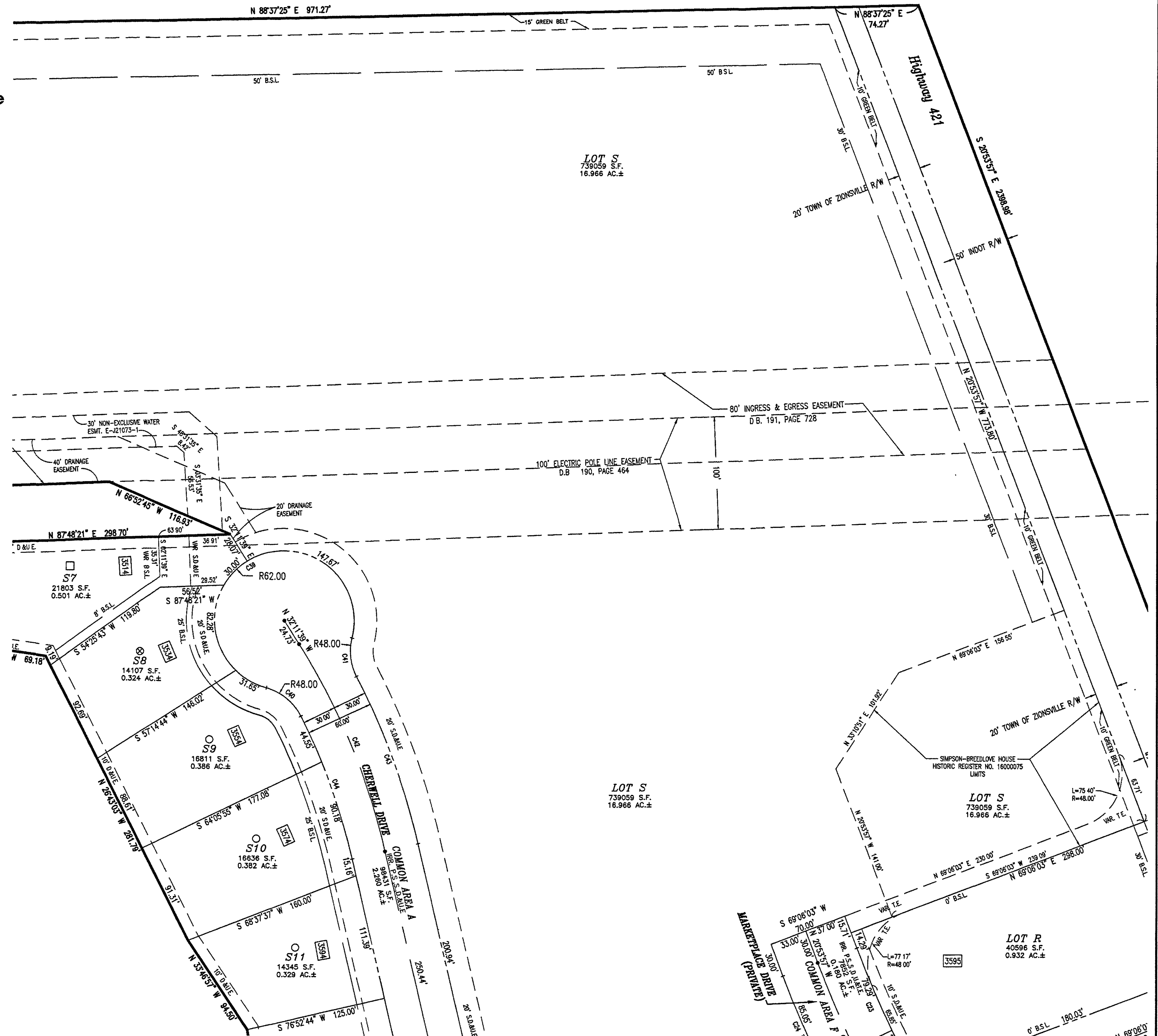
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SEE SHEET 7



SEE SHEET 8

SEE SHEET 5

SHEET 6 OF 10

LAST REVISION DATE: 10/14/21

THIS INSTRUMENT PREPARED BY CLAUDE M. QUILLLEN, P.S. #20200002

BOOK 30 PAGE 72

THE CLUB AT HOLLIDAY FARMS - SECTION 7 PIC JOB #170447-20160

Part of the East Half of Section 23 and Part of the Northwest Qtr. of Section 25, and Part of the Southwest Qtr. of Section 24
Township 18 North, Range 2 East, in Eagle Twp., Boone County, Indiana

SEE SHEET 5.



- A 5/8" Dia. rebar w/yellow plastic cap stamped "CRIPE
FIRM NO. 0055" to be set at all property corners unless
otherwise noted.

P.S.,S.,D., & U.E. = PRIVATE STREET, SANITARY,
DRAINAGE AND UTILITY EASEMENT

S.,D.,U.&L.M.A.E. = SANITARY, DRAINAGE, UTILITY
LANDSCAPE MAINT. & ACCESS EASEMENT

S.,D.&U.E. = SANITARY, DRAINAGE &
UTILITY EASEMENT

D.&U.E. = DRAINAGE & UTILITY EASEMENT

S.E. = SANITARY SEWER EASEMENT

D.E. = DRAINAGE EASEMENT

T.E. = TRAIL EASEMENT

B.S.L. = BUILDING SETBACK LINE

IRR. = IRREGULAR

R = RADIUS

L = LENGTH

VAR. = VARIABLE

AC.± = ACRES MORE OR LESS

S.F. = SQUARE FEET

BLDG = BUILDING

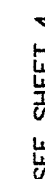
15150 = TYPICAL STREET ADDRESS

C.A. = COMMON AREA

FT. = FOOT OR FEET

DIA. = DIAMETER

Qtr. = QUARTER



BOOK 30 PAGE 74

SECONDARY PLAT THE CLUB AT HOLLIDAY FARMS – SECTION 7

Part of the East Half of Section 23 and Part of the Northwest Qtr. of Section 25, and Part of the Southwest Qtr. of Section 24
Township 18 North, Range 2 East, in Eagle Twp., Boone County, Indiana

A part of the East Half of Section 23, part of the Southwest Quarter of Section 24, and part of the Northwest Quarter of Section 25, all in Township 18 North, Range 2 East, Boone County, Indiana more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said Section 23; thence North 00 degrees 42 minutes 23 seconds West (bearing assumed) along the East line of said Southeast Quarter 34.49 feet to a Northeast corner of Lot A3 in the record plat of The Club at Holliday Farms – Section 1 as recorded in Instrument Number 2019-005103 [Plat Book 27, Page 15] in the Office of the Recorder of Boone County, Indiana, the next eleven (11) courses are along the East boundary of said plat: (1) thence South 89 degrees 24 minutes 04 seconds West 61.11 feet; (2) thence North 64 degrees 55 minutes 09 seconds West 114.33 feet; (3) thence North 12 degrees 32 minutes 55 seconds West 216.94 feet; (4) thence North 25 degrees 45 minutes 30 seconds West 301.08 feet; (5) thence North 21 degrees 56 minutes 49 seconds West 350.43 feet; (6) thence North 09 degrees 39 minutes 48 seconds West 189.97 feet; (7) thence North 21 degrees 49 minutes 01 seconds West 143.24 feet; (8) thence South 80 degrees 20 minutes 12 seconds West 143.21 feet; (9) thence South 21 degrees 49 minutes 01 seconds East 18.41 feet; (10) thence South 68 degrees 10 minutes 59 seconds West 60.00 feet along the end of Cherwell Drive (Common Area A – Private Street) in said Section 1 subdivision; (11) thence South 80 degrees 20 minutes 12 seconds West 135.00 feet to the Northwest corner of Lot B12 in said subdivision; thence North 23 degrees 28 minutes 14 seconds West 101.65 feet; thence North 04 degrees 14 minutes 47 seconds West 202.42 feet; thence North 11 degrees 34 minutes 54 seconds West 200.07 feet; thence North 01 degrees 02 minutes 30 seconds West 102.26 feet; thence North 20 degrees 31 minutes 41 seconds West 100.84 feet; thence North 08 degrees 32 minutes 50 seconds West 100.32 feet; thence North 33 degrees 46 minutes 57 seconds West 94.50 feet; thence North 26 degrees 43 minutes 03 seconds West 281.79 feet; thence North 81 degrees 57 minutes 10 seconds West 69.18 feet; thence North 66 degrees 00 minutes 22 seconds West 43.21 feet; thence North 20 degrees 20 degrees 54 minutes 56 seconds West 75.04 feet; thence North 87 degrees 48 minutes 21 seconds East 298.70 feet; thence North 68 degrees 52 minutes 45 seconds West 116.93 feet; thence South 87 degrees 48 minutes 21 seconds West 370.75 feet to a non-tangent curve to the right having a radius of 350.00 feet, the radius point of which bears North 89 degrees 24 minutes 33 seconds West; thence southerly along said curve 60.63 feet to a point which bears South 79 degrees 29 minutes 03 seconds East from said radius point to a North line of Lot C15 in said Section 1 subdivision; thence South 87 degrees 48 minutes 21 seconds West 20.53 feet along said North line to the Northeast corner of Dartmoor Way in said subdivision; thence North 78 degrees 41 minutes 59 seconds West 60.00 feet across said right-of-way to a non-tangent curve to the left having a radius of 270.00 feet, the radius point of which bears North 78 degrees 41 minutes 59 seconds West; thence northerly along said curve 73.25 feet to a point which bears North 85 degrees 45 minutes 25 seconds East from said radius point; thence North 04 degrees 14 minutes 35 seconds West 129.48 feet to a curve to the left having a radius of 20.00 feet, the radius point of which bears South 85 degrees 45 minutes 25 seconds West; thence northwesterly along said curve 30.70 feet to a point which bears North 02 degrees 11 minutes 39 seconds West from said radius point; thence North 02 degrees 11 minutes 39 seconds West 60.00 feet to a non-tangent curve to the right having a radius of 80.00 feet, the radius point of which bears South 02 degrees 11 minutes 39 seconds East; thence southeasterly along said curve 76.58 feet to a point which bears North 52 degrees 38 minutes 59 seconds East from said radius point; thence North 55 degrees 56 minutes 55 seconds East 111.66 feet; thence North 01 degrees 22 minutes 35 seconds West 153.42 feet; thence North 88 degrees 37 minutes 25 seconds East 971.27 feet to the West Right-of-way line of U.S. Highway 421 per State Highway Plans, Project No. 221 Sec A; thence North 88 degrees 37 minutes 25 seconds East 74.27 feet to the centerline of said Highway; thence South 20 degrees 53 minutes 57 seconds East 2398.98 feet to a Northeast corner of U.S. Highway 421 as platted on said Section 1 Subdivision, the next fourteen (14) courses are along the boundary of said Section 1; (1) thence South 69 degrees 06 minutes 03 seconds West 70.00 feet; (2) thence South 20 degrees 53 minutes 57 seconds East 1110.16 feet to the northerly line of the Holliday Farms Boulevard in said Section 1 Subdivision; (3) thence South 69 degrees 12 minutes 03 seconds West 43.14 feet to a non-tangent curve to the right having a radius of 35.00 feet, the radius point of which bears North 09 degrees 49 minutes 53 seconds East; (4) thence northwesterly along said curve 14.58 feet to a point which bears South 33 degrees 42 minutes 13 seconds West from said radius point to a reverse curve to the left having a radius of 90.00 feet, the radius point of which bears South 33 degrees 42 minutes 13 seconds West; (5) thence westerly along said curve 117.15 feet to a point which bears North 40 degrees 52 minutes 35 seconds West from said radius point; (6) thence South 49 degrees 07 minutes 25 seconds West 40.96 feet to a curve to the right having a radius of 75.00 feet, the radius point of which bears North 40 degrees 52 minutes 35 seconds West; (7) thence westerly along said curve 72.97 feet to a point which bears South 14 degrees 52 minutes 09 seconds West from said radius point; (8) thence North 75 degrees 07 minutes 51 seconds West 205.39 feet; (9) thence North 14 degrees 52 minutes 09 seconds East 215.83 feet; (10) thence North 34 degrees 49 minutes 50 seconds West 39.19 feet; (11) thence North 53 degrees 49 minutes 12 seconds West 56.06 feet; (12) thence North 47 degrees 16 minutes 57 seconds West 55.62 feet; (13) thence North 33 degrees 26 minutes 07 seconds West 29.99 feet; (14) thence North 58 degrees 56 minutes 05 seconds West 101.85 feet to the Northwest corner of Lot A2 in said section 1 Subdivision; thence South 89 degrees 29 minutes 00 seconds West 132.00 feet across the North line of Cox Cemetery to the West line of said Northwest Quarter of Section 25; thence North 00 degrees 32 minutes 35 seconds West 98.94 feet along the West line of said Northwest Quarter to the Northwest corner of said Northwest Quarter and the POINT OF BEGINNING containing 64.170 acres, more or less.

Subject to any and all easements, right-of-way, covenants, conditions and restrictions of record.

I, Claude M. Quillen, PS, hereby certify that:

The within Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

This subdivision consists of 19 lots numbered S1 through S19, Common Areas "A" (Private Street), "B" (Private Street), "C", "D", "E" and "F", and Commercial Lots A thru S all inclusive, streets and easements as shown herein. The size of the common areas, and the width of the streets is in figures denoting feet and decimal parts thereof.

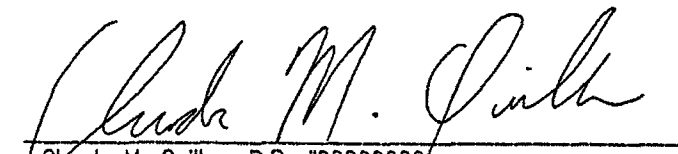
All monuments shown on the within Plat actually exist and their location, size, type and material are accurately shown;

The boundary survey of this plat is in conformity with 865 IAC 1-12.

The within Plat complies with the provisions of the Town of Zionsville Subdivision Control Ordinance.

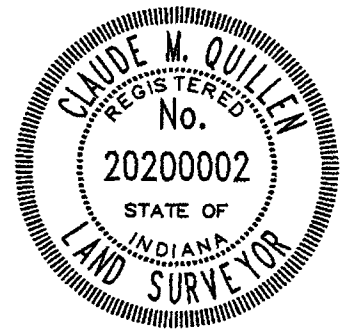
This plat is based upon a survey of the within described real estate, performed by this firm in December, 2018 and recorded on January 24, 2019 as Instrument Number 2019000746 in the Office of the Recorder of Boone County, Indiana and is also based upon a survey of the within described real estate, described as Takedown survey (for Holliday Section Seven performed under my supervision in April, 2021 and recorded on May 6, 2021 as Instrument #2021007165. And a survey of the within described real estate, described as Farmstead Takedown survey performed under my supervision in ~~March~~ 2021 and recorded on ~~March 20~~ 2021 as Instrument # ~~2021016198~~ both being in the Office of the Recorder of Boone County, Indiana. There has been no change from the matters of survey revealed by said previous surveys, or any prior subdivision plats contained therein, on any lines that are common with the within plat.

Witness my signature this 30th day of September, 2021.


Claude M. Quillen, P.S. #20200002



3939 Priority Way South Drive, Suite 200
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail: cripe@cripe.biz



BOOK 30 PAGE 75

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.

Name Claude (Matt) Quillen, P.S.

SECONDARY PLAT

THE CLUB AT HOLLIDAY FARMS – SECTION 7

Part of the East Half of Section 23 and Part of the Northwest Qtr. of Section 25, and Part of the Southwest Qtr. of Section 24
Township 18 North, Range 2 East, in Eagle Twp., Boone County, Indiana

Now therefore know all persons by these presence that We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat. This Subdivision shall be known as The Club At Holiday Farms – Section 7, an addition to the Town of Zionsville, Boone County, Indiana.

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of Zionsville for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. All streets designated as "public" streets within the plat are governed by a recorded Memorandum of Understanding (Instrument #2021016136).

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water, drainage, water, and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of Zionsville, save and except for those storm water, drainage, water, and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

Perimeter landscaping strips in the form of a 10 feet wide Green Belt buffers are hereby established for that portion of the Real Estate perimeter abutting Michigan Road (U.S. Highway 421). A minimum 15 feet wide Green Belt buffers are hereby established for portions of the Real Estate perimeter not abutting a street right-of-way along the southern and northern boundary of the Real Estate. No minimum buffer if within the Real Estate adjacent to other uses or Blocks within the Real Estate. A Green Belt or Buffer Yard may be required between uses if Developer determines it is necessary.

A Buffer Yard on North side of Lot S6 is hereby established between the residential portion and commercial portion of the plat. The buffering may be composed of existing trees, natural woodland growth, creek grass, ponds, stormwater management elements, fountains, berms, golf course and landscape areas. A masonry wall or mound may serve in lieu of buffer requirements. The incorporation of walkways and bikeways into design is permitted; however, no buildings or accessory structures shall be established within areas designated for perimeter buffering, with the exception of gate houses or entrance structures. Ground mounted signs and lighting standards are permitted within areas designated for perimeter buffering. Existing Buildings that may be located within required buffer areas shall be excluded from requirements in order to ensure they are preserved if deemed necessary.

All heirs, assigns and future owners take possession or ownership of property under the covenants and restrictions and the storm water O&M requirements recorded for this development.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of Zionsville utility easement for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.

Individual lots shall be graded and drained such that they do not negatively impact adjacent lots.

For valuable consideration, the undersigned landowners ("Grantor") do hereby permanently grant to Duke Energy Indiana, Inc. and any other provider of utility services, and their respective successors and assigns ("Grantee"), forever, a non-exclusive easement, upon, under and across areas shown on the within plat and designated as "Utility Easements" for the construction, operation, maintenance, repair, relocation, addition to, modification, reconstruction, removal and replacement of any fixture necessary or convenient for the underground transmission and/or distribution of gas, electric, telephone, telecommunications and other utility service to the land of Grantor and to the public ("Facilities"). Grantee shall have the right of ingress and egress over the Utility Easements, and to and from the Utility Easements and public road rights of way over the adjoining land of Grantor (using established drives and paved areas when practicable), and also the right to cut down, clear, trim and remove any trees, undergrowth or overhanging branches within the Utility Easements and immediately adjacent thereto. No buildings or other structures shall be built or permitted by Grantor within the Utility Easements, no trees or other woody vegetation shall be planted or permitted by Grantor within the Utility Easements, no obstruction to Grantee's access shall be placed or permitted by Grantor within the Utility Easements, and no change in the elevation of the surface of the Utility Easements shall be made or permitted by Grantor. To have and to hold said easement forever, which shall run with the land and be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. Grantor acknowledges having the full power to grant this easement and will defend the same against all claims.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

In Witness whereof, Owner has executed this instrument this 1ST day of October, 2021.

Parcel #'s
-0030795007
-0030795004
-0030795001
-0031870703

PLAN COMMISSION APPROVAL

The Town Engineer and Building Commissioner of the Town of Zionsville have reviewed this Plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Zionsville, Boone County, Indiana.

By: Wayne Delany

Printed: Wayne Delany
Building Commissioner,
Town of Zionsville,
Boone County, Indiana

Date: October 18, 2021

By: Renée Lynn Goff

Printed: Renée Lynn Goff
Town Engineer,
Town of Zionsville,
Boone County, Indiana

Date: 10/18/21

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Zionsville Plan Commission at a meeting held on the 20th day of July, 2021.

Witness by signature this 18th day of October, 2021

TOWN OF ZIONSVILLE PLAN COMMISSION

Signature: Wayne Delany

Printed: Wayne Delany
President

Signature: Wayne Delany

Printed: Wayne Delany
Secretary

Club at Holliday Farms, LLP

By: Steve Henke
Steve Henke, Partner

STATE OF INDIANA }
COUNTY OF Boone }SS:

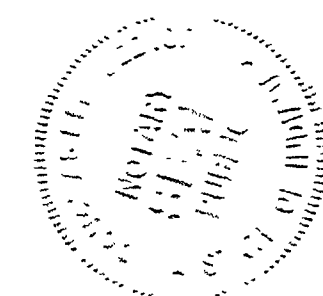
Before me a Notary Public in and for said County and State, personally appeared Steven H. Henke, Owner of the Real Estate, who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 1st day of October, 2021

My Commission Expires: May 2023

Residing in Boone County

Douglas F. Flemer
Notary Public
Douglas F. Flemer
Printed Name



BOOK 30 PAGE 76



Town of Zionsville | 1100 West Oak Street | Zionsville, Indiana 46077 | www.zionsville-in.gov

Date: June 25, 2025

To: Douglas Kelly (dkelly@foxlanehomes.com), American Structurepoint
(asicivilpermitting@structurepoint.com)

From: Alec Fair P.E., Michael Susong P.E., and George Lewis P.E.

DPW has completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

Project	Name	Marketplace Dr ROW Vacation
	Planning Petition	N/A
	Location	Marketplace Dr of Holliday Farms Section 7
	Developer	-
	Engineer	Structurepoint
	Submittal	6.9.25

Based on our review, we have developed the following comments. We have attempted to be as thorough as possible, however, please note that future submittals may result in additional comments not covered in this review.

General

1. Please list the width of the vacated area on the provided exhibit (Measures 50', Existing ROW is 60').
2. If this R/W is to be vacated the developer will need to commit to a route to perpetuate the public pathway through the area which was to be installed along this section of Marketplace drive.

In the other areas of Holliday Farms, the public pathway is within a 20 ft R/W that is outside of 50ft INDOT R/W. In section 7, Henke petitioned, and the plan commission agreed, to allow the public pathway to be along Marketplace drive rather than fronting Michigan Road. As part of this, they also were allowed to keep the R/W at 50 ft from just south of Rogers Parkway to north of Frederick Place.

The pathway is to be 12 ft wide.

See attached rough markup of the route in the Section 7 development plan. The new route of the pathway would likely follow the red linework. The blue line is the approx. R/W that

Administration
317.873.1167

Finance & Records
317.873.5410

Police
317.873.5967

Public Works
317.873.4544

Community & Economic Development
317.873.8247

Town Council
317.873.5130

Town Court
317.344.1176

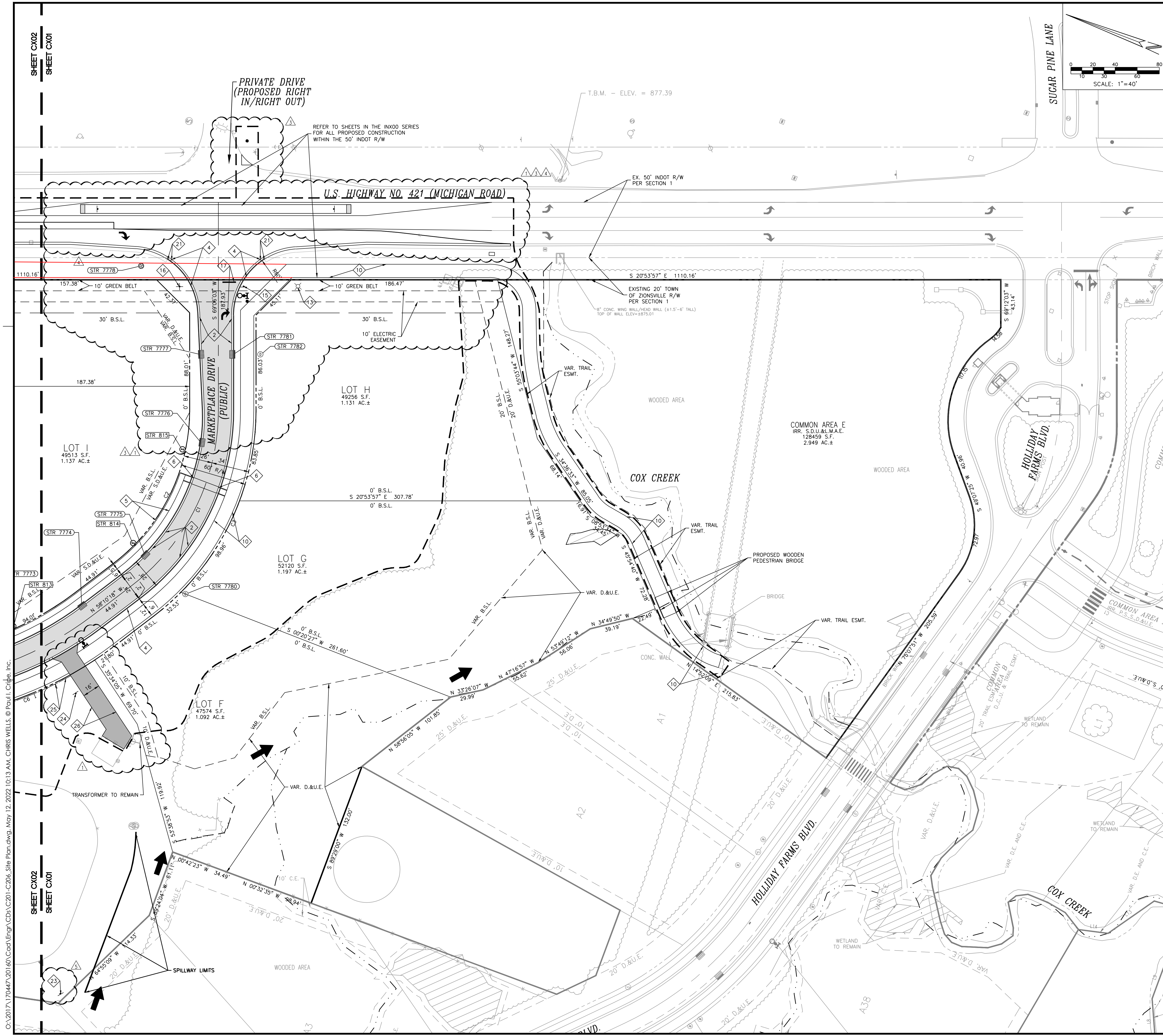
Fire
317.873.5358

Parks & Recreation
317.733.2273



would be needed.

3. The related sanitary sewer and drainage easements will be required to remain and are not shown on the provided exhibit.



LOT LINE

EASEMENT LINE

RIGHT-OF-WAY/PRIVATE ROAD LIMITS

BUILDING SETBACK LINE

CENTERLINE STREET

POND NORMAL POOL

CONSTRUCTION LIMITS

SECTION 6 LIMITS

MATCHLINE

COMBINED STREET LIGHT AND SIGN

STREET LIGHT

STREET SIGN

STOP OR SPEED LIMIT SIGN

LOT NUMBER

LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX FOR ZONING REQUIREMENTS ON SHEET C200)

P.S.S.D. & U.E.

D.&U.E.

S.D.&U.E.

U.E.

D.E.

C.E.

S.E.

A.E.

B.S.L.

TRAIL ESMT.

PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT

SANITARY, DRAINAGE AND UTILITY EASEMENT

UTILITY EASEMENT

DRAINAGE EASEMENT

CONSERVATION EASEMENT

SANITARY EASEMENT

ACCESS EASEMENT

BUILDING SETBACK LINE

TRAIL EASEMENT

WETLAND TO REMAIN

5

GOLF HOLE NUMBER

SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION. ALL WORK TO BE IN ACCORDANCE WITH TOWN OF ZIONSVILLE CONSTRUCTION STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR SHALL OBTAIN NECESSARY RIGHT OF WAY PERMIT(S) PRIOR TO STARTING ANY CONSTRUCTION IN THE RIGHT OF WAY.

3. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.

5. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.

6. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.

7. NO LINE STABILIZATION AND/OR PLACEMENT OF PAVEMENT IS TO OCCUR ON THE STREETS UNTIL ALL LEAKAGE PRESSURE TESTING HAS OCCURRED AND PASSED. AFTER TESTING, TOWN OF ZIONSVILLE WILL NEED THAT DOCUMENTATION PRIOR TO THE PREVIOUS OPERATIONS GOING FORWARD.

8. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.

9. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

10. IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDINGS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE TOWN THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.

SITE PLAN NOTES

1. ALL BADI AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB.

2. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.

3. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.

4. SEE UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.

5. SEE SHEETS C205 THRU C207 FOR DETAILS REFERENCED.

6. SPEED LIMIT IN NEIGHBORHOOD IS 25 MPH.

7. REFER TO THE DEVELOPMENT STANDARDS MATRIX ON SHEET C200, FOR ZONING AND SETBACK REQUIREMENTS FOR EACH LOT.

8. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

KEYNOTE LEGEND

1 LOCAL STREETS ASPHALT PAVEMENT SECTION (PRIVATE) (REFER TO TOWN OF ZIONSVILLE FIGURE P-3.1)

2 BOONE COUNTY HIGHWAY DEPARTMENT STREETS ASPHALT PAVEMENT SECTION (COMMERCIAL AREA - PUBLIC) (REFER TO BCHD STANDARD DRAWING NO. BC-400-004A)

3 CONCRETE CURB & GUTTER TYPE 1 (ROLL CURB) (REFER TO TOWN OF ZIONSVILLE FIGURE P-8, P-8A, AND P-9)

4 MOUNTABLE CONCRETE CURB AND GUTTER (TYP.) (REFER TO BCHD STANDARD DRAWING NO. BC-601-001)

5 CONCRETE SIDEWALK (REFER TO TOWN OF ZIONSVILLE FIGURE P-10, P-16, P-16a & P-17 IF LOCATED IN PRIVATE STREETS & BCHD STANDARD DRAWING BC-602-001 IF LOCATED IN PUBLIC R/W)

6 ACCESSIBLE RAMP WITH DEPRESSED CHAIRBACK CURB (PUBLIC)

7 DEPRESSED ROLL CURB

8 DEPRESSED CHAIRBACK CURB

9 CURB TRANSITION

10 HMA PATH (REFER TO BCHD STANDARD BC-602-002)

11 CONCRETE PATH

12 RAISED PAVEMENT MARKER (REFER TO TOWN OF ZIONSVILLE FIGURE P-22 AND P22b)

13 STREET LIGHT POLE AND FIXTURE (REFER TO DETAIL ON SHEET C209) - MATCHES ALL OTHER SECTIONS IN HOLIDAY FARMS

14 SPEED LIMIT SIGN (25 MPH) PER INDOT STANDARDS

15 STOP SIGN PER INDOT STANDARDS

16 STREET SIGN AND POST PER TOWN OF ZIONSVILLE/HENKE. STANDARDS ON PRIVATE STREETS PER BCHD IF LOCATED IN PUBLIC STREETS.

17 PAVEMENT MARKINGS

18 RESERVE SLOPE ROLL CURB

19 CONCRETE CURB (REFER TO BCHD STANDARD DRAWING BC-601-001)

20 ENTRY/EXIT GATES INSTALLED BY OTHERS

21 CURB END TRANSITION

22 STANDARD BARRICADE (SEE TOWN OF ZIONSVILLE FIGURE P-14)

23 POND WARNING SIGNAGE

24 RESCUE STATION AND POND WARNING SIGNAGE

25 TIMBER GUARDRAIL

26 ASPHALT DRIVEWAY (PRIVATE - 1.5" HMA SURFACE 9mm ON 3" HMA INTERMEDIATE 19mm ON 6" COMPACTED NO. 53 STONE ON COMPACTED SUBGRADE)

27 ACCESSIBLE RAMP WITH DEPRESSED ROLL CURB (PRIVATE)

KEYMAP

NOT TO SCALE

NOTE: 'X' REPRESENTS THE SHEET SERIES

SHEET CX02
SHEET CX01

SHEET CX02
SHEET CX01

CV:20171 1704471 201 601 C:\cst\Eng\CD\3-C201-C206-Site Plan.dwg, May 12, 2022 10:13 AM, CHRIS WELLS, © Paul J. Cripe, Inc.

Architect/Engineer
Cripe
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 944-6777
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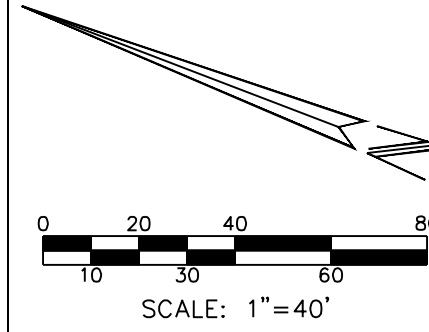
SITE PLAN

THE CLUB AT HOLIDAY FARMS - SECTION 7
THE CLUB AT HOLIDAY FARMS, LLP
3650 SOUTH US 421
ZIONSVILLE, INDIANA 46077

CERTIFIED BY
Christopher M. Wiseman
REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE 10504920
STATE OF INDIANA
Date 05-11-2022

Indiananagm

811
FOR CALLS IN INDIANA
1-800-382-5544
C. CHANCE
Checked By: S. NORRIS, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet C201
Date 08-12-2021
Project Number 170447-201.60



1. ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB.
2. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
3. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
4. SEE UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.
5. SEE SHEETS C205 THRU C207 FOR DEPTH REFERENCED.
6. SPEED LIMIT IN NEIGHBORHOOD IS 25 MPH.
7. REFER TO THE DEVELOPMENT STANDARDS MATRIX ON SHEET C200, FOR ZONING AND SETBACK REQUIREMENTS FOR EACH LOT.
8. ANY DISCREPANCIES OR CONFLICTS WHICH MAY BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

KEYNOTE LEGEND

-

3339 PRIORITY WAY SOUTH DRIVE, SUITE 200
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**ORDINANCE NO. 2025-17
OF THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA**

**AN ORDINANCE ADDING TITLE V, CHAPTER 53, SECTIONS 53.03 AND 53.04
TO THE ZIONSVILLE CODE OF ORDINANCES**

WHEREAS, pursuant to Ind. Code § 36-9-2-7, the Town of Zionsville (“Town”) may regulate the use of public rights-of-way within its jurisdiction; and

WHEREAS, the Town Council of the Town of Zionsville now finds that it is in the best interest of public safety to further regulate the use of public rights-of-way within the Town.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Town Council of the Town of Zionsville, Boone County, Indiana, meeting in regular session as follows:

Section 1. The forgoing Recitals are incorporated herein by this reference.

Section 2. Title V, Chapter 53, § 53.03 is hereby added to the Zionsville Town Code and shall read as follows:

“§ 53.03 ENCROACHMENTS WITHIN PUBLIC RIGHTS-OF-WAY.

No person shall maintain or construct any steps, stairs, building, fence, platform, trapdoor, cellar door, improvement, or any other encroachment or obstruction upon, in or under any public right-of-way without a written agreement of consent to encroach that has been approved by the Director of the Department of Public Works.”

Section 3. Title V, Chapter 53, § 53.04 is hereby added to the Zionsville Town Code and shall read as follows:

“§ 53.04 PLACEMENT OF BUILDING MATERIALS, TEMPORARY STOCKPILING AND PLACEMENT OF BULK MATERIAL, DUMPSTERS, PORTABLE STORAGE CONTAINERS (PODS), AND OTHER MATERIAL.

(A) Per § 53.01 hereinabove, no person shall obstruct, or cause to be obstructed from reasonable use, any street, alley or sidewalk within the Town. This does not prohibit the reasonable and necessary use of part of the streets or sidewalks, for the purpose of temporarily depositing building or other materials in front of or in rear of buildings in process of erection, repair, or maintenance.

(B) No person shall place building materials, bulk material, dumpsters or portable storage containers upon any street, alley or sidewalk without permission of the Director of the Department of Public Works and subject to such conditions as may be prescribed by the Town. Where necessary to properly protect the public in the nighttime, lighted amber lamps or suitable reflective markers shall be placed around such materials.

(C) When any street, alley or sidewalk is obstructed so as to impede or interfere with the free use thereof, the Town may remove or cause to be removed such obstruction to a suitable place.

(D) The Town may recover the cost of removal of such obstruction if the following criteria are met:

- i. The Town has given the property owner written notice requesting that such obstruction be removed from the street, alley or sidewalk within the Town;
- ii. The property owner has failed to remove such obstruction within twenty-four (24) hours of the issuance of such written notice.”

Section 4: If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 5: The provisions of this Ordinance shall take effect following the date of its passage and action by the Town Council and the Mayor in the manner prescribed by Reorganization section ZR2A18 and shall remain in full force and effect until amended or repealed by ordinance of the Town Council.

Introduced and filed on the ____ day of _____, 2025. A motion to consider on First Reading was sustained by a vote of ____ in favor and ____ opposed, pursuant to Ind. Code § 36-5-2-9.8.

DULY PASSED AND ADOPTED this ____ day of _____, 2025, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

	YEA Signature	NAY Signature
Jason Plunkett, President		
Brad Burk, Vice-President		
Tim McElderry, Member		
Craig Melton, Member		
Evan Norris, Member		
Sarah Esterline Sampson, Member		
Joseph Stein, Member		

I hereby certify that the foregoing Ordinance was delivered to the Town of Zionsville Mayor John Stehr on the ____ day of _____, 2025, at _____.m.

ATTEST: _____

Amelia Anne Lacy,
Municipal Relations Coordinator

MAYOR'S APPROVAL

John Stehr, Mayor

Date

This Ordinance was prepared by Jon Oberlander, Chief Legal Counsel on June 24, 2025 at 10:27 a.m. No subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.



TO: Zionsville Town Council

FROM: Lance Lantz, DPW Director *LL*

DATE: July 7, 2025

SUBJECT: Right-of-Way Encroachments and Temporary Placement of Materials Within Right-of-Way

This ordinance establishes two new sections within the Zionsville Town Code. The first section regulates encroachments within public right-of-way. This would include any improvement that is affixed or intended to be placed in a permanent or semi-permanent manner within right-of-way, such as restaurant dining. The ordinance would require that property owners obtain DPW permission via a recorded consent to encroach agreement prior to installing an improvement within the right-of-way. DPW review will ensure that a proposed encroachment does not obstruct the sidewalk or road in a manner that impedes traffic flow or would make it non-compliant with ADA requirements.

The second section in the ordinance regulates material that is temporarily placed within public right-of-way, such as building materials, temporary storage containers (PODS), dumpsters and landscaping material. The ordinance would require a property owner to obtain a permit from the DPW prior to temporarily placing material within the right-of-way. Material that is temporarily placed within right-of-way without a permit or in a way that obstructs the right-of-way can be removed by the Town within its discretion.