

FILED

DEC 16 2025

Ann Stark
AUDITOR HENDRICKS COUNTY

202525224 ORDINANCE \$25.00
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LAURA HERZOG
Hendricks County Recorder IN
Recorded as Presented



Office of the Hendricks County Recorder



Cover Page

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ORDINANCE NO. 2025- 42

**ORDINANCE VACATING PUBLIC RIGHT-OF-WAY STREET EASEMENT
IN MIDDLE TOWNSHIP, HENDRICKS COUNTY, INDIANA**

WHEREAS, Aaron Michael and Abigail Rose Alling, owners of real land within Fair Meadows in Hendricks County, Indiana, petitioned to the Board of Commissioners of the County of Hendricks, Indiana on November 12, 2025 for a proposed Ordinance Vacating Public Right-of-Way Street Easement in Middle Township, Hendricks County, Indiana, more particularly described in Exhibits A-D attached hereto ("Petition"); and

WHEREAS, notice of publication for a public hearing for the "Petition" was published as prescribed by I.C. 5-3-1, and the Board of Commissioners of the County of Hendricks, Indiana, held a public hearing for the "Petition" on Tuesday, December 9, 2025 at 9:00 A.M.; and


WHEREAS, at the above-referenced hearing, the Board of Commissioners of the County of Hendricks, Indiana reviewed the pertinent facts relative to the "Petition" and provided an opportunity for all interested persons to be heard.

NOW, THEREFORE, by the powers vested in the Board of Commissioners of the County of Hendricks, Indiana, pursuant to I.C. 36-7-3-12, it is hereby ordered and ordained that the relief requested in the "Petition" filed by Aaron Michael and Abigail Rose Alling be granted.

IT IS, THEREFORE, ORDERED AND ORDAINED that the right-of-way Street Easement located between Lot 13 and Lot 14 of Fair Meadows in Hendricks County, Indiana hereby be vacated and divided equally between Lot 13 and Lot 14 of Fair Meadows in Hendricks County, Indiana, subject to the rights of all public utilities currently existing within said Street Easement.

THIS ORDINANCE ADOPTED THIS 9TH DAY OF DECEMBER, 2025.

BOARD OF COMMISSIONERS OF THE
COUNTY OF HENDRICKS, INDIANA


Dennis W. Dawes, President


Bob Gentry, Vice President


Brad Whicker, Member

ATTESTED BY:



Ann Stark, Auditor

Exhibit A

PETITION TO VACATE A PLATTED STREET EASEMENT IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST, IN HENDRICKS COUNTY, INDIANA.

TO: HENDRICKS COUNTY INDIANA

FROM: Aaron & Abigail Alling 9070 North County Road 275 East, Pittsboro, Indiana, 46167.

We, Aaron and Abigail Alling, hereby request Hendricks County to vacate within the Fair Meadows for the purpose of: the platted street easement no longer serves the purpose for which it was created.

The description of the Street Easement to be vacated is located on County Road 275 East, Pittsboro, Indiana, 46167 and consists of fifty feet by two hundred feet between Lots 13 and 14 of Fair Meadows in Hendricks County.

All identified adjacent property owners, and their contact information, are listed below:

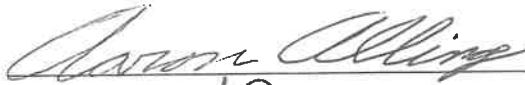
Adjacent Property Owners	Phone Number & Address
Douglas A & Lori L Score	9125 W. Fall Creek Dr., Pendleton, IN 46064 765-366-8628
Aaron M & Abigail R Alling	9070 N. County Road 275 E. Pittsboro, IN 46167 812-774-5027 260-273-5204

Petitioners do not seek, in this petition, to interfere with any utility easements that may be present on the properties listed.

Wherefore, petitioners request the Hendricks County Commissioners to approve an Ordinance vacating the aforementioned described street easement.

Respectfully submitted on this 12th day of November, 2025.

Aaron M. Alling, **Petitioner**



Abigail R. Alling, **Petitioner**



Douglas A. Score, **Adjacent Property Owner**

Lori L. Score, **Adjacent Property Owner**

Exhibit A

PETITION TO VACATE A PLATTED STREET EASEMENT IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST, IN HENDRICKS COUNTY, INDIANA.

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Petitioners do not seek, in this petition, to interfere with any utility easements that may be present on the properties listed.

Wherefore, petitioners request the Hendricks County Commissioners to approve an Ordinance vacating the aforementioned described street easement

Respectfully submitted on this 12th day of November, 2025.

Aaron M. Alling, Petitioner

Abigail R. Alling, Petitioner

Douglas A. Score, Adjacent Property Owner

Lori L. Score, Adjacent Property Owner

Exhibit B

PETITION TO VACATE A PLATTED STREET EASEMENT IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST, IN HENDRICKS COUNTY, INDIANA.

DOCUMENTATION OF COMMUNICATION WITH ADJACENT PROPERTY OWNERS

ATTACHED FOR: HENDRICKS COUNTY COMMISSIONERS

DATE: 11/1/2025

I, Abigail Alling, hereby acknowledge that communication between adjacent property owners has taken place throughout the years of 2023-2025.

Adjacent property owners acknowledge intent to submit a Petition to Vacate this platted street easement in Hendricks County. In conversation, adjacent property owners have discussed facts related to a successful vacation, in which each adjacent property owner would receive half of the vacated land. Current property owners of Lot 13 have explained that before purchase, part of this easement had been utilized to create a driveway leading to the residence on Lot 13 and asked property owners of Lot 14, if vacated, that this drive remain in place with a possibility to share the land if a new property were to be constructed on Lot 14. Owners of Lot 13 have also expressed the ability for owners of Lot 14 to use this driveway as needed, prior to any potential build on Lot 14. Adjacent property owners (owners of Lot 14) agree to allow the current driveway to remain in place with the understanding of also being able to utilize the drive as necessary/desired.

Abigail R. Alling, *Petitioner* Abigail R. Alling

Douglas A. Score, *Adjacent Property Owner* _____

Exhibit B

PETITION TO VACATE A PLATTED STREET EASEMENT IN THE SOUTHEAST
QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST, IN
HENDRICKS COUNTY, INDIANA.

DOCUMENTATION OF COMMUNICATION WITH ADJACENT PROPERTY OWNERS

ATTACHED FOR: HENDRICKS COUNTY COMMISSIONERS

DATE: 11/1/2025

I, Abigail Alling, hereby acknowledge that communication between adjacent property owners has taken place throughout the years of 2023-2025.

Adjacent property owners acknowledge intent to submit a Petition to Vacate this platted street easement in Hendricks County. In conversation, adjacent property owners have discussed facts related to a successful vacation, in which each adjacent property owner would receive half of the vacated land. Current property owners of Lot 13 have explained that before purchase, part of this easement had been utilized to create a driveway leading to the residence on Lot 13 and asked property owners of Lot 14, if vacated, that this drive remain in place with a possibility to share the land if a new property were to be constructed on Lot 14. Owners of Lot 13 have also expressed the ability for owners of Lot 14 to use this driveway as needed, prior to any potential build on Lot 14. Adjacent property owners (owners of Lot 14) agree to allow the current driveway to remain in place with the understanding of also being able to utilize the drive as necessary/desired.

Abigail R. Alling, Petitioner

Douglas A. Score, Adjacent Property Owner



Exhibit C

**PETITION TO VACATE A PLATTED STREET EASEMENT IN THE SOUTHEAST
QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST, IN
HENDRICKS COUNTY, INDIANA.**

LETTER OF INTENT FOR LAND WEST OF STREET EASEMENT

ATTACHED FOR: HENDRICKS COUNTY COMMISSIONERS

DATE: Nov. 25, 2025

As landowners of the property west of the aforementioned street easement, we acknowledge that the land of the designated street easement does not help nor hinder the accessibility to our plot of land for which it serves our desired purpose.

Additionally, it is not our immediate, or near, intention to sell the land west of the street easement for a purpose that would benefit the continuation of the street easement's necessity.

Bob Gentry, Land Owner

Bob Gentry

Tom Gentry, Land Owner

Thomas G. Gentry

Exhibit D

**PETITION TO VACATE A PLATTED STREET EASEMENT IN THE SOUTHEAST QUARTER OF
SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST, IN HENDRICKS COUNTY, INDIANA.**

HENDRICKS COUNTY RECORDED BOUNDARY SURVEY

ATTACHED FOR: HENDRICKS COUNTY COMMISSIONERS

ENTERED FOR RECORD: MAY 14, 1971

FILE #: 23-21747

LOCATION:

SECTION 24

TOWNSHIP 17 NORTH

RANGE 1 WEST

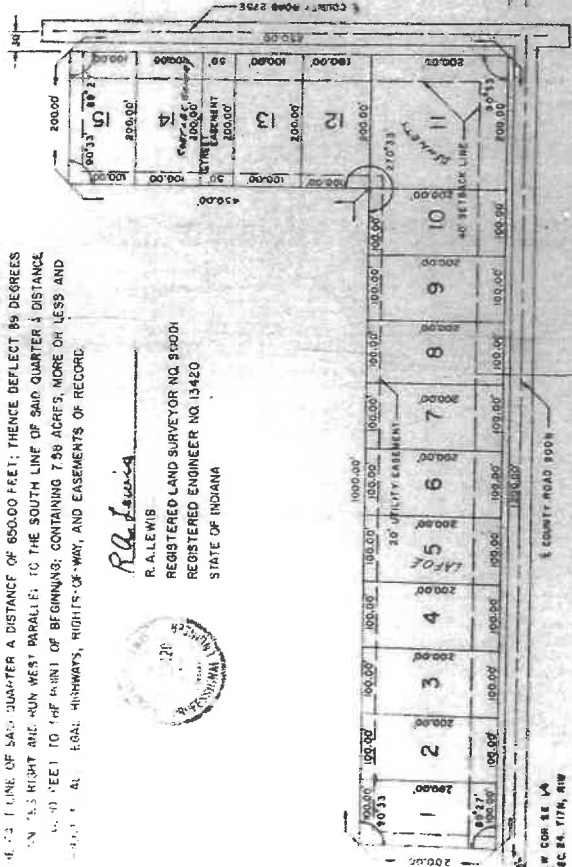
MIDDLE TOWNSHIP, HENDRICKS, INDIANA

FAIR MEADOWS

6-15-1971
 J. W. Lewis
 Sec. 17, T. 24 N., R. 10 E., S. 10 E.
 1/4 Sec. 17, T. 24 N., R. 10 E., S. 10 E.

TO CERTIFY THE WITHIN PLAT IS TRUE AND CORRECT OF A PART OF THE SOUTHEAST QUARTER
 T. 24 N., R. 10 E., S. 10 E., IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY
 AS SHOWN AS FOLLOWS, TO-WIT:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER AND RUN EAST ON AND ALONG THE
 LINE OF SAID QUARTER A DISTANCE OF 750.00 FEET; THENCE DEFLECT 89 DEGREES 27 MINUTES
 AND RUN NORTH A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE
 THE SAID DISBURSED COURSE A DISTANCE OF 200.00 FEET; THENCE DEFLECT 89 DEGREES 27
 MINUTES AND RUN EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER A DISTANCE OF
 750.00 FEET; THENCE DEFLECT 89 DEGREES 27 MINUTES LEFT AND RUN NORTH PARALLEL TO
 THE EAST LINE OF SAID QUARTER A DISTANCE OF 450.00 FEET; THENCE DEFLECT 89 DEGREES
 27 MINUTES RIGHT AND RUN EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER A DISTANCE OF
 750.00 FEET; THENCE DEFLECT 89 DEGREES 27 MINUTES RIGHT AND RUN SOUTH PARALLEL TO
 THE EAST LINE OF SAID QUARTER A DISTANCE OF 650.00 FEET; THENCE DEFLECT 89 DEGREES
 27 MINUTES RIGHT AND RUN WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER A DISTANCE
 OF 750.00 FEET TO THE POINT OF BEGINNING; CONTAINING 7.58 ACRES, MORE OR LESS AND
 SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

R. A. Lewis
 R. A. LEWIS
 REGISTERED LAND SURVEYOR NO. 9000
 REGISTERED ENGINEER NO. 13420
 STATE OF INDIANA



ENTERED FOR RECORD
 MAY 14 1971
 176

THIS SUBDIVISION WAS MADE BY ME AND I AM A RESIDENT OF THE COUNTY OF HENDRICKS, INDIANA. I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME IN ACCORDANCE WITH THE PLAT AND CLERK'S OFFICE RECORDS. IN WITNESS WHEREOF I HAVE SIGNED THIS PLAT AND CLERK'S OFFICE RECORDS. MAY 14 1971

HENDRICKS COUNTY, INDIANA

DEED RECORD

ROBERT LATOE
 COUNTY OF HENDRICKS
 STATE OF INDIANA
 ACTUALLY A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONS
 APPEARED HEREBY ROBERT LATOE, HUSBAND AND WIFE, ROBERT LATOE AND ANN LATOE
 HUSBAND AND WIFE, COMMISSIONERS OF THE FOREGOING DISTRICT, AND EACH
 ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT AS AN VOL-
 UNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED
 BY COMMISSIONER'S OFFICE THE DAY OF JULY 1971
 BY COMMISSIONER'S OFFICE THE DAY OF JULY 1971
 ROBERT LATOE
 ANN LATOE
 HUSBAND AND WIFE
 INVOLVED IN THE ABOVE MARRIAGE
 NOTARY PUBLIC

CERTIFICATE
 UNDER AUTHORITY PROVIDED BY CHAPTER 283-ACRS OF 1965, ENACTED BY THE
 GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORIGINALLY ADOPTED BY THE
 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF HENDRICKS, INDIANA,
 IN PLAT WAS GIVEN APPROVAL BY THE COUNTY OF HENDRICKS AS FOLLOWS

APPROVED BY COUNTY PLAT COMMISSION AT A MEETING HELD THIS DAY OF
 Dec 1971

PRESIDENT
 SECRETARY

PLAT HEADINGS			
PLAT NO.	DATE	BY	FOR
176	MAY 14 1971	R. A. LEWIS	FAIR MEADOWS

Area in RED to be split equally
between Lot 13 and Lot 14 upon
vacation.

