

ORDINANCE NO. 3-19-2026-05

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN
OF BRISTOL, INDIANA ANNEXING CERTAIN TERRITORY
AND DECLARING THE SAME TO BE A PART OF THE TOWN
OF BRISTOL, INDIANA

WHEREAS, the Town Council (the "Council") of the Town of Bristol, Indiana (the "Town") has the authority to annex lands into the Town pursuant to Indiana Code § 36-4-3 (the "Act"); and

WHEREAS, the Council received a petition for voluntary annexation into the Town (the "Petition"); and

WHEREAS, the Petition requests that seven (7) parcels located at County Road 14, Bristol, Indiana, Washington and Jefferson Townships, Elkhart County, Indiana and identified in the Elkhart County, Indiana property records as Parcel Numbers 20-07-04-101-001.000-019, 20-03-32-300-003.000-030, 20-03-32-300-007.000-030, 20-03-32-400-002.000-030, 20-03-32-400-003.000-030, 20-07-05-100-004.000-019, 20-07-05-200-004.000-019, consisting of approximately 529 acres (the "Annexation Territory"), be annexed by the Town; and

WHEREAS, the Petition has been signed by one hundred percent (100%) of the owners of land within the Annexation Territory (the "Petitioners"); and

WHEREAS, a legal description and map of the Annexation Territory are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by reference; and

WHEREAS, the Annexation Territory is contiguous to the current boundaries of the Town in accordance with Section 1.5 of the Act and has not been previously annexed; and

WHEREAS, the Annexation Territory is currently zoned under the Elkhart County Development Ordinance as Agricultural (A-1); and

WHEREAS, the Council has adopted, by resolution, a fiscal plan for the annexation of the Annexation Territory in accordance with Section 3.1(d) of the Act; and

WHEREAS, the Council has conducted a public hearing on March 5, 2026, as required by the Act with regard to the annexation of the Annexation Territory; and

WHEREAS, the Council now finds that the statutory criteria under the Act for annexation have been met.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Bristol, Indiana, as follows:

- Section 1. The foregoing Recitals are fully incorporated herein by this reference.
- Section 2. In accordance with Section 5.1 of the Act, the Annexation Territory is hereby annexed to and declared to be part of the Town and thereby included within its corporate boundaries pursuant to the terms of this Ordinance.
- Section 3. The Annexation Territory is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the Annexation Territory pursuant to Section 2.5 of the Act.
- Section 4. The Annexation Territory shall not be assigned to any Town Council District as the Town has abolished the Town's Council Districts under Indiana Code 36-5-2-4.1.
- Section 5. The Annexation Territory shall retain the Agricultural (A-1) zoning classification following the annexation into the Town upon the effective date of this Ordinance. The Annexation Territory may be rezoned by the Petitioners following the adoption of this Ordinance.
- Section 6. This Ordinance shall be in full force and effect upon its passage by the Council, and its publication and filing, upon the passage of the applicable thirty (30) day waiting period, in the absence of remonstrance and appeal, all as provided by the Act.
- Section 7. That all ordinances or parts thereof in conflict herewith are hereby repealed.

* * * * *

ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRISTOL,
INDIANA, ON THIS 19th DAY OF MARCH, 2026.

TOWN COUNCIL OF THE
TOWN OF BRISTOL, INDIANA

Jeff Beachy, President

Cathy Burke

Dean Rentfrow

Gregg Tuholski

Doug DeSmith

ATTEST:

Cathy Antonelli, Clerk-Treasurer

Prepared by and return after recording to:

Scott C. Frissell
Krieg DeVault LLP
12800 North Meridian Street, Suite 300
Carmel, IN 46032-5407
Phone: (317) 238-6246

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/ Scott C. Frissell

EXHIBIT A

LEGAL DESCRIPTION

[Attached]

Exhibit 'A'

Project: Legal Description Kauffman Annexation

Page 1 of 2

Parcel ID: 20-03-32-300-003.000-030
20-03-32-300-007.000-030
20-03-32-400-002.000-030
20-03-32-400-003.000-030
20-07-05-100-004.000-019
20-07-05-200-004.000-019
20-07-04-101-001.000-109

All that of Section 5 and Section 6, Township 37 North Range 6 East, Jefferson Township, Elkhart County, Indiana; and that portion of Section 32, Township 38 North Range 6 East, Washington Township, Elkhart County, Indiana, described as follows;

Commencing at the Southwest corner of said Section 5; thence, North on the West line of said Section 5, 3,990.0 feet to the point of beginning; thence, continuing North on the West line of said Section 5, 764.58 feet; thence, South 89 degrees 43 minutes 18 seconds East 520.0 feet; thence, North parallel to the West line of said Section 5, 260.0 feet to the North line of said Section 5; thence, North 89 degrees 43 minutes 18 seconds West on the North line of said Section 5 520.0 feet to the Northwest corner of said Section 5 also the Southwest corner of Section 32, Township 38 North Range 6 East; thence, North on the West line of said Section 32 to the North line of the South half of the Southwest Quarter of said Section 32; thence, East on said North line to the West line of the Southeast Quarter of said Section 32; thence, North on said West line of said Section 32 to the South line of the recorded plat of Earthway Rail Park (instrument no. 2021-10336, Elkhart County Recorder's Office); thence, South 89 degrees 23 minutes 47 seconds East on said South line, 2,653.59 feet to the East line of the Southwest Quarter of said Section 32; thence, South 0 degrees 3 minutes 41 seconds East along said East line, 1,905.20 feet to the North line of Section 4, Township 37 North Range 6 East; thence, South 89 degrees 14 minutes 00 seconds East 1,338.15 feet; thence, South 0 degrees 39 minutes 00 seconds West; thence, 1,068 feet to an iron stake in the centerline of County Road 14; thence, North 44 degrees 37 minutes 00 seconds West 28.44 feet; thence, North 89 degrees 14 minutes 00 seconds West 592.0 feet; thence, North 206.45 feet; thence, North 89 degrees 33 minutes 00 seconds West 714.29 feet to the East line

of Section 5, Township 37 North Range 6 East; thence, South 00 degrees 27 minutes 51 seconds East on said East line 2,258 feet (more or less) to a point 36.37 feet South of the Northwest corner of lot 32 of the recorded plat of Whispering Valley Second, Elkhart County Recorders Office, Plat Book 12, Page 71; thence, West 656.94 feet; thence, South 00 degrees 05 minutes 15 seconds East 601.0 feet; thence, North 89 degrees 24 minutes 22 seconds West, 703.16 feet; thence, South 00 degrees 04 minutes 35 seconds East 1,371.20 feet to the South line of said Section 5; thence, North 89 degrees 19 minutes 54 seconds on said South line; 448.27 feet; thence, North 00 degrees 40 minutes 06 seconds East 350 feet; thence, North 89 degrees 19 minutes 54 seconds West 833.45 feet; thence, South 00 degrees 40 minutes 06 seconds West 350 feet to the South line of said Section 5; thence, North 89 degrees 19 minutes 54 seconds West on said South line 50.0 feet; thence, North 0 degrees 06 minutes 07 seconds West 3,982.02 feet; thence, North 89 degrees 12 minutes 59 seconds West 2,645.22 feet to the place of beginning.

Containing 533.5 Acres, more or less.

Subject to Easements of Record.

Subject to survey.

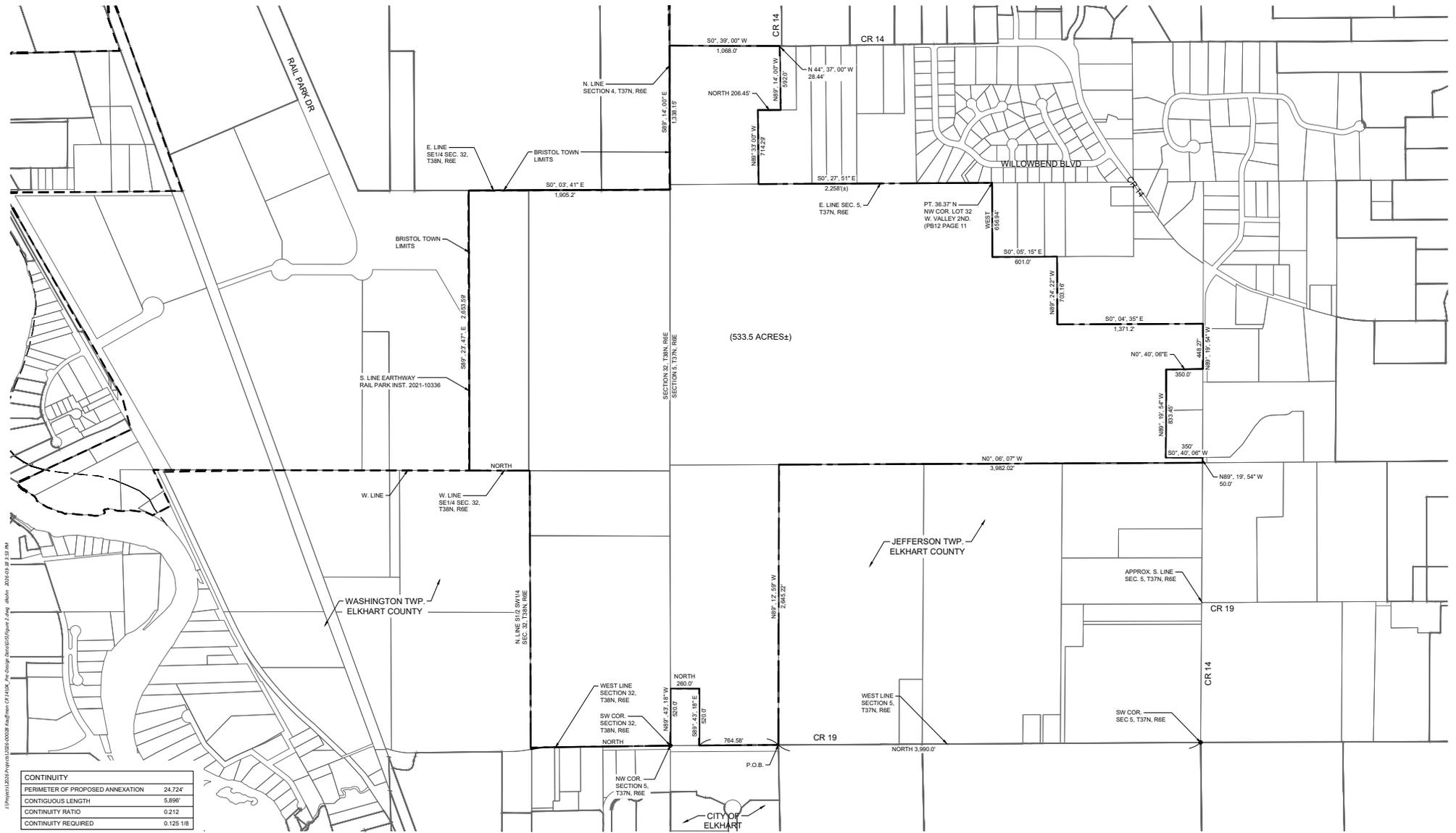
By: Kenneth K. Jones, PS
Date: February 12, 2026

Firm: Jones Petrie Rafinski
Job Number: 2026-00028

EXHIBIT B

MAP OF THE ANNEXATION TERRITORY

[Attached]



I:\Projects\2024\Projects\2024-0008\MapFiles\CA 24166_1.mxd
 Date: 2024-03-28 1:53 PM
 User: JPR

CONTINUITY	
PERIMETER OF PROPOSED ANNEXATION	24.724'
CONTIGUOUS LENGTH	5.896'
CONTINUITY RATIO	0.212
CONTINUITY REQUIRED	0.125-1/8

KAUFFMAN TRUST SITE DEVELOPMENT

FIGURE 2 - ANNEXATION AREA MAP (SUBJECT TO SURVEY)

BRISTOL, IN

© 2024 JPR - All Rights Reserved


**JONES
PETRIE
RAFINSKI**

South Bend, IN
p: 574.422.4388

Fort Wayne, IN
p: 260.422.2532

