

**ORDINANCE 2025-43**

**AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF  
BLOOMINGTON, MONROE COUNTY, INDIANA**

WHEREAS, the City of Bloomington, Monroe County, Indiana ("City"), in accordance with Ind. Code §36-4-3-5.1, wishes to annex property at 2005 W. Cory Drive consisting of approximately 0.39 acres located outside of but contiguous to the City, that area being more particularly described in Exhibit "A", attached hereto and incorporated herein, and further depicted in Exhibit "B", attached hereto and incorporated herein (the "Annexed Territory"); and

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around December 3, 2025, the Common Council held a duly noticed public hearing regarding the Annexed Territory; and

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory; and

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City; and

WHEREAS, on or around December 3, 2025, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as 2005 W. Cory Drive.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

**SECTION 1. Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit "A", attached hereto and incorporated herein, and graphically depicted in Exhibit "B", attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.

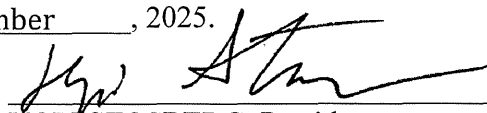
**SECTION 2. Annexed Territory.** The real estate containing approximately 0.39 acres more or less legally described in Exhibit "A", and graphically depicted in Exhibit "B", generally known as 2005 W. Cory Drive, is hereby annexed to and declared to be a part of the City of Bloomington, Indiana.

**SECTION 3. Council District.** The above-described real estate is hereby assigned to Council District 1 and shall become a part thereof immediately upon the effective date of this ordinance.

**SECTION 4. Effective Date.** The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, filing and publication as required by law.

**SECTION 5.** All ordinances or parts thereof in conflict herewith are hereby repealed.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 17 day of December, 2025.

  
\_\_\_\_\_  
HOP STOSBERG, President  
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 22 day of December, 2025.



NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 22 day of December, 2025.



KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance, pursuant to a voluntary annexation petition, annexes the real estate commonly known as 2005 W. Cory Drive, Bloomington, Indiana, a parcel located outside of, but contiguous with, city boundaries.

Distributed to: Clerk, Council Attorney, Legal, Mayor, and Planning & Transportation.

DULY ENTERED  
FOR TAXATION  
7/30/2024

*Buane M. Amy*  
Recorder Monroe County, Indiana

EXHIBIT "A"

2024007911 WAR \$25.00  
7/30/2024 10:44:47 AM 3 PGS  
Amy Swain  
Monroe County Recorder IN  
Recorded as Presented



Mail Tax Bills to:  
220 W. Gordon Pike  
Bloomington, IN 47403

WARRANTY DEED

THIS INDENTURE WITNESSETH that DON COWDEN FOUNDATION, INC., an Indiana corporation, of Monroe County, in the State of Indiana, CONVEYS AND WARRANTS to KANYISON LLC, an Indiana limited liability company, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County, in the State of Indiana, to-wit:

Lot 2 in Cory Lane Estates as shown on the recorded plat thereof, recorded in Plat Cabinet C, Envelope 106, in the office of the Recorder of Monroe County, Indiana

Parcel Number: 53-08-06-104-051.000-008 (014-15320-02)  
Commonly known as: 2005 W. Cory Drive, Bloomington, Indiana 47403

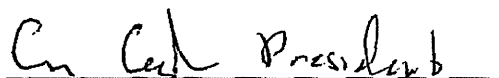
SUBJECT TO THE FOLLOWING:

1. All covenants, conditions, restrictions, easements, and encumbrances in the plat of Cory Lane Estates (Replat of Cowden Addition), as shown by the recorded plat thereof recorded July 22, 1994, in Plat Cabinet C, Envelope 106 and shown as Instrument No. 411983, in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

2. Declaration of Covenants, Restrictions Reservations and Easements for Cory Lane Estates dated July 1, 1994 and recorded July 22, 1994, in Book 227, Page 268 and amended by Amended Declaration of Covenants, Restrictions Reservations and Easements for Cory Lane Estates dated August 17, 1994 and recorded August 18, 1994, in Book 228, Page 57, all in the office of the Recorder of Monroe County, Indiana, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
3. Easement for Sewer Line in favor of City of Bloomington dated April 24, 1979 and recorded October 23, 1980, in Book 278, Page 439, in the office of the Recorder of Monroe County, Indiana.
4. Subject to the dues and assessments of the Cory Lane Estates Homeowner's Association.
5. Taxes for the year 2024 due and payable in 2025 and all subsequent taxes and assessments.

Dated this 24<sup>th</sup> day of July, 2024

DON COWDEN FOUNDATION, INC

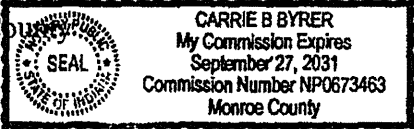
  
By: Craig Cowden, President

STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF MONROE     )

Before me, a Notary Public in and for said County and State, personally appeared Criag Cowden, President of DON COWDEN FOUNDATION, INC., an Indiana corporation who acknowledged execution of the above and foregoing Warranty Deed this 24<sup>th</sup> day of July, 2024.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: \_\_\_\_\_  
Carrie B. Byrer  
Notary Public

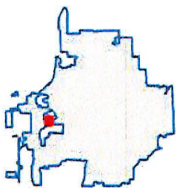
Residing in Monroe County, Indiana  
  
Carrie B. Byrer

*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. Michael L. Carmin*

This instrument prepared by Michael L. Carmin, Attorney at Law, Paganelli Law Group, 116 W. 6<sup>th</sup> Street, Suite 200, P.O. Box 2639, Bloomington, IN 47402-2639

447871/55001-80AT

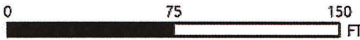
EXHIBIT "B"



Voluntary Annexation 1

- Monroe County
- Municipality Boundary
- 53-08-06-104-051.000-008

Parcel Acreage - 0.39  
Contiguity - 24.4%



For use as map information only, information is NOT warranted.

Produced: 8/6/2025

