

## MEMORANDUM FROM STAFF

From: Marcellus Johnson, Planning Administrator  
To: Lapel Advisory Plan Commission  
Date: 03/06/2026  
RE: Address Assignment for Lee Farms West Farm  
Exhibits: A. Approved Preliminary Plat; B. Address Determination

### Description

---

Lee Farms is seeking an Administrative Subdivision to partition an existing home and accessory structures from the rest of the farm (See Exhibit A.). The parent parcel currently has the address 7702 W SR 38, and the applicant has indicated that they wish for this address to be retained for the daughter parcel that contains the house and accessory structures. The remainder of the parent parcel thus needs a new address.

### Commission's Role

---

Commission is responsible for assigning addresses all addresses in Lapel.

### How the Address Number Was Derived

---

Using Beacon, the approximate distance between the current address point at 7702 W SR 38 and a barn to remain on the remainder of the parent parcel was measured and converted into a numerical factor that could be added to the current address number to reach a new address number for the remainder of the parent parcel.

### Staff's Recommendation

---

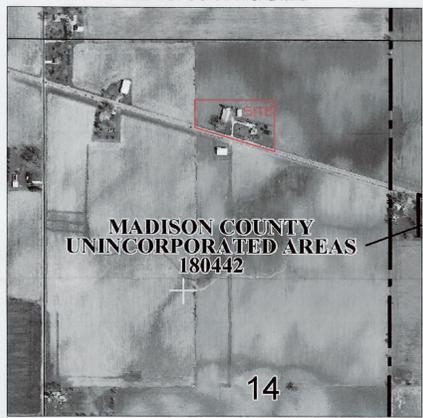
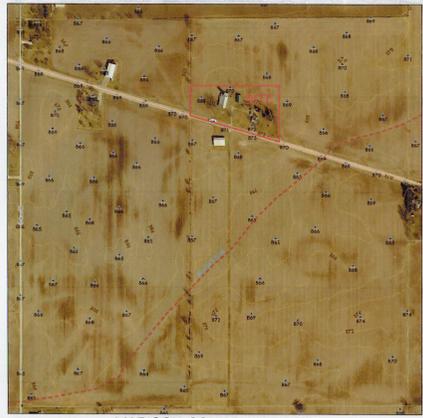
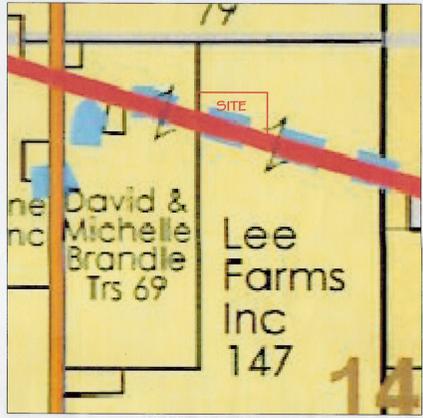
Staff recommends that the Plan Commission assign the address 7749 W SR 38 to the farm property and retain the current address 7702 W SR 38 for the newly created parcel.

**EXHIBIT A. APPROVED PRELIMINARY PLAT**

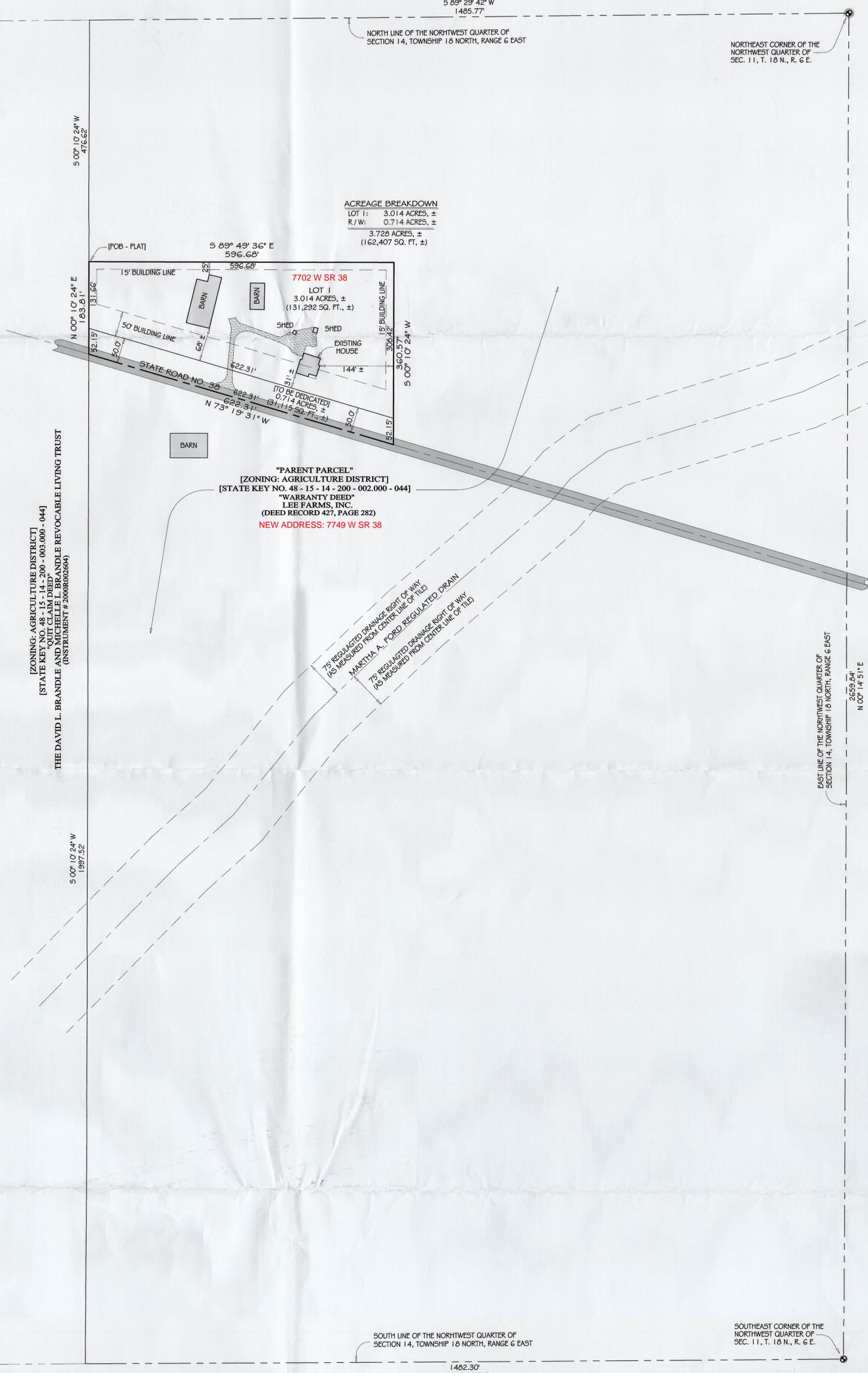
**PRELIMINARY PLAT OF  
LEE FARMS WEST FARM SUBDIVISION  
A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 6 EAST,  
GREEN TOWNSHIP, MADISON COUNTY, INDIANA.**

N 89° 29' 42" E  
1155.77'

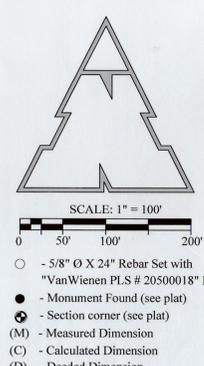
[POC - PLAT]  
NORTHWEST CORNER OF THE  
NORTHWEST QUARTER OF  
SEC. 14, T. 18 N., R. 6 E.



OBLIQUE VIEW



[ZONING: AGRICULTURE DISTRICT]  
[STATE KEY NO. 48 - 15 - 14 - 200 - 003.000 - 044]  
"QUIT CLAIM DEED"  
THE DAVID L. BRANDLE AND MICHELLE L. BRANDLE REVOCABLE LIVING TRUST  
(INSTRUMENT # 2006022604)



**ADMINISTRATIVE PLAT LAND DESCRIPTION**  
(Part of Deed Record 427, Page 282)

A parcel of ground being a part of the Northwest Quarter of Section 14, Township 18 North, Range 6 East of the Second Principal Meridian, Town of Lapel, Green Township, Madison County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Northwest Quarter; thence North 89 degrees 29 minutes 42 seconds East along the North line of said Northwest, a distance of 1155.77 feet; thence South 00 degrees 10 minutes 24 seconds West, a distance of 476.62 feet to the **POINT OF BEGINNING**; thence South 89 degrees 49 minutes 36 seconds East, a distance of 596.68 feet; thence South 00 degrees 10 minutes 24 seconds West, a distance of 360.57 feet to the center line of State Road No. 38; thence North 73 degrees 19 minutes 31 seconds West along said center line, a distance of 622.31 feet; thence North 00 degrees 10 minutes 24 seconds East, a distance of 183.81 feet to the **POINT OF BEGINNING**. Contains 3.728 Acres, more or less.

**Plat Committee Certificate**

I, Marcellus Johnson, Zoning Administrator / Building Inspector for the Town of Lapel, on behalf of the Plat Committee, hereby certify that the application for approval of this plat meets all of the minimum requirements set forth in the Comprehensive Plat of Lapel, Indiana, such other applications requirements contained in the Unified Development Ordinance of the Town of Lapel, August 20, 2015, as amended.

Signature: Marcellus Johnson  
Printed: Marcellus Johnson

**PRECISE LAND SURVEYING**  
920 MAIN STREET  
ANDERSON, INDIANA 46016

LAND DESCRIPTION EXHIBITS  
SERVITOR LOCATION REPORTS  
SUBDIVISION & LAND PLANNING  
ALTA / RPS LAND TITLE SURVEYS  
RETRACEMENT & ORIGINAL SURVEYS  
PHONE: (765) 641-1997  
WWW.PRECISELANDSURVEYS.COM

PRELIMINARY PLAT OF LEE FARMS WEST FARM, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 6 EAST, TOWN OF LAPEL, GREEN TOWNSHIP, MADISON COUNTY, INDIANA

NO.	REVISION	DATE	AUTH.	CHECK BY:

SCALE: 1" = 100'  
DRAWN BY: KBV  
DATE: 2/1/2026  
CHECK BY: KBV

INDIANA SOCIETY  
OF PROFESSIONAL  
LAND SURVEYORS  
MEMBER

JOB NUMBER:  
2025 - 233 PP  
SHEET NUMBER  
**1**  
OF 1

**EXHIBIT B. ADDRESS DETERMINATION**  
**Lee Farms West Farm**

