

**TOWN COUNCIL**

**ORDINANCE NO. 29-2008**

**AN ORDINANCE TO AMEND**  
**THE PLAINFIELD ZONING ORDINANCE AND ZONE MAP**  
**OF THE TOWN OF PLAINFIELD, INDIANA,**  
**AND FIXING A TIME WHEN**  
**THE SAME SHALL TAKE EFFECT**

**WHEREAS**, I.C. 36-7-4, et seq., empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

**WHEREAS**, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and has certified such proposal to the Town Council of the Town of Plainfield with a favorable recommendation:

**NOW, THEREFORE, BE IT ORDAINED BY THE  
TOWN COUNCIL OF THE TOWN OF PLAINFIELD,  
HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

**Section 1. Amendment**

Pursuant to Docket No. RZ-08-004, the real estate described in Exhibit "A" attached hereto and incorporated herein by this reference is hereby zoned to the "C-1" Commercial-Industrial District and the real estate described in Exhibit "B" attached hereto and incorporated herein by this reference is hereby zoned to the "GC" General Commercial District, and shall be subject to the additional commitments imposed by the Plan Commission at its April 10, 2008 public hearing.

**Section 2. Severability**

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

**Section 3. Effective Date**

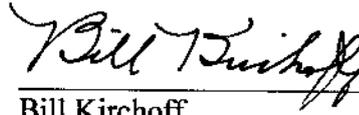
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

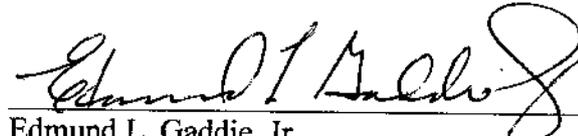
Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 10<sup>th</sup> day of Nov, 2008.

**TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA**

  
\_\_\_\_\_  
Robin G. Brandgard, President

  
\_\_\_\_\_  
Kent McPhail

  
\_\_\_\_\_  
Bill Kirchoff

  
\_\_\_\_\_  
Edmund L. Gaddie, Jr.

  
\_\_\_\_\_  
Renea S. Whicker

ATTESTED BY:

  
\_\_\_\_\_  
Wesley R. Bennett, Clerk Treasurer, of the  
Town of Plainfield, Indiana

**PUBLISHED:** NOV 13 2008  
Hendricks County Flyer  
Hendricks County Flyer ~~NOV 20 2008~~

## EXHIBIT A

### LEGAL DESCRIPTION (C-1)

That portion of the Southwest Quarter of Section 17 and the Northwest and Northeast Quarters of Section 20 of Township 15 North, Range 2 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana, described as follows:

Commencing at the southeast corner of the Northwest Quarter of Section 20; thence North 00 degrees 47 minutes 15 seconds West (assumed bearing) along the east line of said quarter section 600.57 feet to the southeast corner of the land of North South Corridor Property Charlie, LLC as described in Instrument Number 2004-34524 in the Office of the Recorder of said county; thence South 89 degrees 10 minutes 38 seconds West along the south line of said land 202.00 feet; thence North 00 degrees 47 minutes 15 seconds West along the west line of said land 75.50 feet; thence South 89 degrees 01 minutes 13 seconds West along the north line of Medallion Meadows as per plat thereof recorded in Plat Book 4, page 143 in said county records 1129.13 feet to the POINT OF BEGINNING; thence South 89 degrees 01 minutes 13 seconds West along the north line of Medallion Meadows 1335.34 feet to the west line of said Northwest Quarter; thence North 00 degrees 44 minutes 25 seconds West along the west line thereof 660.00 feet to the northwest corner of Parcel I of the land of North South Corridor Property Edwin, LLC as described in Instrument Number 2005-31964 in said county records; thence North 89 degrees 01 minutes 13 seconds East along the north line thereof 231.00 feet to the southwest corner of Parcel II of said land; thence North 00 degrees 44 minutes 25 seconds West along the west line of said land 638.19 feet; thence North 89 degrees 01 minutes 13 seconds East along the north line of said Parcel II 445.76 to the west line of the land of North South Corridor Property Edwin, LLC as described in Instrument Number 2005-30580 in said county records; thence North 00 degrees 44 minutes 25 seconds West along the west line of said land 358.9 feet; thence North 89 degrees 01 minutes 13 seconds East along the north line of said land 180 feet; thence North 00 degrees 44 minutes 25 seconds West along the west line of said land and its northerly extension 296.54 feet to the southerly right-of-way of County Road 200 South; thence North 88 degrees 57 minutes 12 seconds East along said southerly right-of-way line 150 feet to the northerly extension of the east line of said land; thence South 00 degrees 44 minutes 25 seconds East along said east line 352.00 feet to the northwest corner of the land of North South Corridor Property Edwin, LLC as described in Instrument Number 2005-13210 in said county records; thence North 88 degrees 57 minutes 12 seconds East along the north line thereof 220 feet; thence South 00 degrees 44 minutes 25 seconds East along the east line of said land 267 feet; thence North 88 degrees 57 minutes 12 seconds East along said north line 110 feet; thence South 00 degrees 45 minutes 47 seconds East along said east line 137.40 feet to the northwest corner of the land of North South Corridor Property Charlie, LLC as described in Instrument Number 2004-34523 in said county records; thence continue South 00 degrees 45 minutes 47 seconds East along said the extension of the east line 1197.65 feet to the to the POINT OF BEGINNING, containing 41.8 acres, more or less.

EXHIBIT B

That portion of the Southwest Quarter of Section 17 and the Northwest and Northeast Quarters of Section 20 of Township 15 North, Range 2 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana, described as follows:

Commencing at the southeast corner of the Northwest Quarter of Section 20; thence North 00 degrees 47 minutes 15 seconds West (assumed bearing) along the east line of said quarter section 600.57 feet to the southeast corner of the land of North South Corridor Property Charlie, LLC as described in Instrument Number 2004-34524 in the Office of the Recorder of said county and the POINT OF BEGINNING; thence South 89 degrees 10 minutes 38 seconds West along the south line of said land 202.00 feet; thence North 00 degrees 47 minutes 15 seconds West along the west line of said land 75.50 feet; thence South 89 degrees 01 minutes 13 seconds West along the north line of Medallion Meadows as per plat thereof recorded in Plat Book 4, page 143 in said county records 1129.13 feet to the southeast corner of the land of North South Corridor Property Charlie, LLC as described in Instrument Number 2004-34523 in said county records; thence North 00 degrees 45 minutes 47 seconds West along said east line 1197.65 feet to the northwest corner of said North South Corridor Property Charlie, LLC property; thence North 89 degrees 56 minutes 46 seconds East along the north line of said North South Corridor Property Charlie, LLC property 1330.00 feet to the east line of said quarter section; thence South 00 degrees 47 minutes 15 seconds East along the east line of said quarter section 1275.86 feet to POINT OF BEGINNING, containing 36.96 acres, more or less.

Except:

Parcel 25 of the Ronald Reagan Parkway right-of-way. More particularly described, as follows: A part of the East Half of the Northwest Quarter of Section 20, Township 15 North, Range 2 East, Hendricks County, Indiana, described as follows: Commencing at the southeast corner of said Northwest Quarter; thence North 0 degrees 07 minutes 06 seconds East (assumed bearing) 279.462 meters (916.87 feet, 917.07 feet deed) along the east line of said Northwest Quarter to the northeast corner of a 2.34 acre tract of land conveyed by a Warranty Deed recorded in Deed Book 244, page 4 in the Office of the Recorder of Hendricks County, Indiana; thence South 89 degrees 52 minutes 26 seconds West 72.307 meters (237.23 feet) along the north line of said tract of land to the point of beginning of this description; thence Southerly 73.559 meters (241.33 feet) along an arc to the right having a radius of 1230.000 meters (4033.42 feet) and subtended by a long chord having a bearing of South 2 degrees 30 minutes 48 seconds East and a length of 73.548 meters (241.30 feet) to the north line of Medallion Meadows, the plat of which is recorded in Plat Book 4, page 143 in the Office of said Recorder, which is the south line of said 2.34 acre tract of land; thence South 89 degrees 39 minutes 14 seconds West 40.540 meters (133.01 feet) along said north line to the southwest corner of said 2.34 acre tract of land; thence North 0 degrees 07 minutes 06 seconds East 73.641 meters (241.60 feet, 241.00 feet deed) along the west line of said tract of land to the northwest corner of said tract of land; thence North 89 degrees 52 minutes 26 seconds East 37.162 meters (121.92 feet) along the north line of said tract of land to the point of beginning, containing 0.2885 hectares (0.713 acres), more or less.

Also Except:

Parcel 26 of the Ronald Reagan Parkway right-of-way. More particularly described, as follows: A part of the East Half of the Northwest Quarter of Section 20, Township 15 North, Range 2 East, Hendricks County, Indiana, described as follows: Commencing at the southeast corner of said Northwest Quarter; thence North 0 degrees 07 minutes 06 seconds East (assumed bearing) 279.463 meters (916.87 feet, 917.07 feet deed) along the east line of said Northwest Quarter to a southeast corner of the grantor's land; thence South 89 degrees 52 minutes 26 seconds West 6.096 meters (20.00 feet) along a south line of said grantor's land to the west boundary of Six Points Road and the point of beginning of this description; thence North 0 degrees 07 minutes 06 seconds East 39.979 meters (131.16 feet) along said west boundary; thence South 89 degrees 48 minutes 28 seconds West 64.869 meters (212.82 feet); thence Northwesterly

209.091 meters (685.99 feet) along an arc to the left having a radius of 1235.000 meters (4051.83 feet) and subtended by a long chord having a bearing of North 10 degrees 55 minutes 07 seconds West and a length of 208.842 meters (685.17 feet); thence North 15 degrees 46 minutes 08 seconds West 48.969 meters (160.66 feet) to the north line of said grantor's land; thence South 89 degrees 53 minutes 30 seconds West 72.699 meters (238.51 feet) along said north line; thence South 15 degrees 46 minutes 08 seconds East 68.593 meters (225.04 feet); thence Southeasterly 303.702 meters (996.39 feet) along an arc to the right having a radius of 1165.000 meters (3822.17 feet) and subtended by a long chord having a bearing of South 8 degrees 18 minutes 03 seconds East and a length of 302.843 meters (993.58 feet) to a south line of said grantor's land; thence North 89 degrees 59 minutes 39 seconds East 24.464 meters (80.26 feet) along said south line to a southeast corner of said grantor's land; thence North 0 degrees 07 minutes 06 seconds East 73.641 meters (241.60 feet, 241.00 feet deed) along an east line of said grantor's land to a corner of said grantor's land; thence North 89 degrees 52 minutes 26 seconds East 103.373 meters (339.15 feet) along a south line of said grantor's land to the point of beginning, containing 2.5302 hectares (6.252 acres), more or less.

Containing in all, after exceptions, 30.0 acres, more or less.