

**TOWN COUNCIL**

**ORDINANCE NO. 09-2013**

**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. PUD-12-001, (Jeffrey E. Hines) the real estate described in Exhibit "A" attached hereto and incorporated herein by this reference is hereby rezoned from "AG Agriculture" to a "Planned Unit Development (PUD)" classification of the Plainfield Zoning Ordinance.

**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 17<sup>th</sup> day of March, 2013.

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

Robin G. Brandgard  
Robin G. Brandgard, President

Kent McPhail  
Kent McPhail

Bill Kirchoff  
Bill Kirchoff

Edmund L. Gaddie, Jr.  
Edmund L. Gaddie, Jr.

Renea S. Whicker  
Renea S. Whicker

ATTESTED BY:

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

EXHIBIT A

A part of the Southeast Quarter, in Section 33, Township 15 North, Range 1 East, Hendricks County, Indiana, described as beginning at the Southwest corner of the West Half of the Southeast Quarter of said Section; running thence East on the South line thereof a distance of 20.65 chains to the Southeast corner of the West Half of the Southeast Quarter; thence running North along the East line of said West Half Quarter a distance of 34.70 chains to the center of the Cumberland Road; thence South 66 ½ degrees West in the center of said road to the West line of the West Half of the Southeast Quarter of said Section; thence South on said West line 29.30 chains to the place of beginning, containing 68.16 acres, more or less.

**Less and excepting therefrom the following:** Part of the Southeast Quarter of Section 33, Township 15 North, Range 1 East of the Second Principal Meridian, situated in Guilford Township, Hendricks County, Indiana, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter, aforesaid; proceed thence South 01 degrees 04 minutes 30 seconds West (an assumed bearing), along the East line of said Southeast Quarter, 729.89 feet; thence South 90 degrees 00 minutes 00 seconds West, 1,349.13 feet to the Point of Beginning. From said Point of Beginning, thence South 00 degrees 57 minutes 15 seconds East, 31.98 feet; thence South 67 degrees 39 minutes 45 seconds West, parallel with the South right-of-way line of U.S. Highway 40, 207.00 feet; thence North 00 degrees 57 minutes 15 seconds West, 451.98 feet to said South right-of-way line; thence North 67 degrees 39 minutes 45 seconds East, along said South right-of-way line, 207.00 feet; thence South 00 degrees 57 minutes 15 seconds East, 420.00 feet to the Point of Beginning, containing in said exception 2.000 acres, more or less.

Commonly known as 1314 W. Main Street, Plainfield, Indiana 46168.

Land Description

A part of the Southwest Quarter in Section 33, Township 15 North, Range 1 East, Hendricks County, Indiana, and being a part of the parcel owned by Donald R. and Barbara J. Rudder as described in Deed Record 206, Page 56 in the Office of the Recorder of Hendricks County, more particularly described as follows:

Commencing from the northeast corner of said quarter proceed thence South 00 degrees 40 minutes 19 seconds East along the east line of said quarter 879.23 feet to the south right of way line of US Highway 40 and being the POINT OF BEGINNING; thence continue along the said east line South 00 degrees 40 minutes 19 seconds East 1,790.44 feet to the southeast corner of said quarter, marked by a stone; thence South 88 degrees 27 minutes 58 seconds West along the south line of said quarter 255.12 feet; thence North 00 degrees 44 minutes 56 seconds West 1,676.72 feet to said south right of way line; thence North 64 degrees 46 minutes 32 seconds East along said right of way line 282.93 feet to the POINT OF BEGINNING, and containing 10.198 acres of land, more or less.

This description was prepared from analysis of current record deed descriptions. The description was prepared for zoning purposes and is not intended to be used to convey title.

Plainfield  
Planning & Zoning  
DP RZ PUD PP BZA ILP SP

DEC 18 2012

APPROVED RECEIVED  
BY \_\_\_\_\_