

TOWN COUNCIL

ORDINANCE NO. 02-2014

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-13-002, (Vandalia) the real estate described in Exhibit "A" of a combined 300.17 acres attached hereto and incorporated herein by this reference is hereby rezoned from the Oak Tree PUD and RB Single-Family, Hendricks Co. pending annexation to the Vandalia Planned Unit Development (PUD).

Section 2. Severability

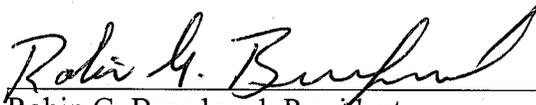
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be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

Section 3. Effective Date

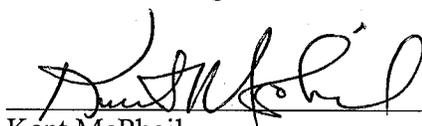
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 24th day of Feb, 2014.

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

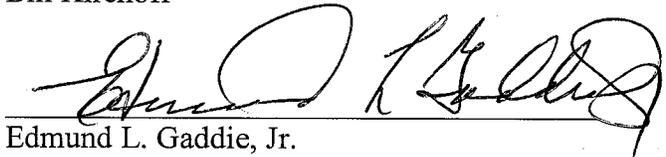


Robin G. Brandgard, President



Kent McPhail

Bill Kirchoff

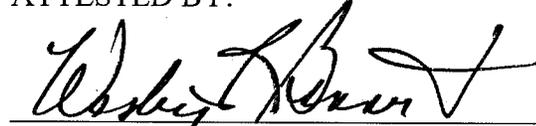


Edmund L. Gaddie, Jr.



Renea S. Whicker

ATTESTED BY:



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

OCT 25 2013

EXHIBIT A
LEGAL DESCRIPTION – VANDALIA PUD

APPROVED RECEIVED
BY _____

That portion of the Northeast Quarter of Section 32, the Northwest Quarter of Section 33, and Southwest Quarter of Section 28, all in Township 15 North, Range 1 East of the Second Principal Meridian, in Liberty and Guilford Townships, Hendricks County, Indiana, described as follows:

Considering the South line of the Northeast Quarter of said Section 32 as bearing North 88 degrees 30 minutes 08 seconds East with all bearings contained herein being relative thereto.

BEGINNING at a Hendricks County Surveyor's Disk found representing the southeast corner of said Northeast Quarter of Section 32, also being the southwest corner of said Northwest Quarter of Section 33; thence North 88 degrees 25 minutes 32 seconds East along the south line of said Northwest Quarter 2690.25 feet to stone found at the southeast corner thereof; thence North 00 degrees 38 minutes 00 seconds West along the east line of said Northwest Quarter 2675.70 feet to a stone found at the northeast corner thereof; thence North 00 degrees 54 minutes 17 seconds West along the east line of the Southwest Quarter of said Section 28 a distance of 190.36 feet to a 5/8 inch rebar with cap stamped "BANNING ENG FIRM #0060" (herein referred to as "rebar") set on the former southerly right of way line of the Consolidated Rail Corporation; thence South 75 degrees 01 minute 54 seconds West along said southerly line 361.70 feet to a rebar set; thence South 74 degrees 55 minutes 20 seconds West along said southerly line 2411.86 feet to a Mag nail with "BANNING ENG FIRM #0060" tag (herein referred to as "nail") set on the east line of said Northeast Quarter of Section 32; thence South 00 degrees 33 minutes 28 seconds East along said east line 43.62 feet to a nail set on said former southerly right of way line; thence South 74 degrees 50 minutes 40 seconds West along said southerly line 2786.73 feet (2781.24 feet by deed) to a rebar set on the west line of said Northeast Quarter; thence South 00 degrees 48 minutes 41 seconds East along said west line 1278.33 feet (1287.66 feet by deed) to a rebar set on the former north right of way line of the abandoned T.H.I. & E. Traction Company and the point of curvature of a curve concaved northeasterly with a radius of 1869.00 feet, a central angle of 24 degrees 50 minutes 26 seconds, and a radial line passing through said point which bears South 23 degrees 20 minutes 41 seconds West; thence easterly along said curve an arc length of 810.30 feet (508.86 feet by deed) to a rebar set; thence North 88 degrees 30 minutes 08 seconds East along said former north right of way line 1903.48 feet (2199.78 feet by deed) to a nail set on the east line of said Northeast Quarter, said point also being the southwest corner of the land of Walter Martin and Brenda Martin as described in Book 262, Page 285 in the Office of the Recorder of Hendricks County, Indiana; thence North 00 degrees 33 minutes 28 seconds West along said east line 149.86 feet (North 00 degrees 02 minutes West 150.00 feet by deed) to a nail set at the northwest corner of said land; thence North 88 degrees 48 minutes 21 seconds East along the north line of said land 272.17 feet (North 89 degrees 23 minutes East 273.2 feet by deed) to a rebar set; thence South 01 degree 47 minutes 03 seconds West along the east line of said land 148.29 feet (South 02 degrees 22 minutes 25 seconds West 148.25 feet by deed) to a rebar set on the former north right of way line of the abandoned T.H.I. & E. Traction Company; thence South 88 degrees 25 minutes 32 seconds west along said north right of way line 266.13 feet (South 88 degrees 58 minutes West 267.0 feet by deed) to a mag nail set on the west line of the Northwest Quarter of said Section 33; thence South 00 degrees 33 minutes 28 seconds East along said west line 66.01 feet to the POINT OF BEGINNING, containing 265.106 acres, more or less.

ALSO:

Part of the Southwest quarter of Section 33, Township 15 North, Range 1 East, more particularly described as follows, to-wit:

Beginning at a point on the North line of the Southwest quarter, 497 feet East of the Northwest corner thereof; thence continue East on and along the North line of the Southwest quarter to a

point 6.35 chains West of the Northeast corner of the Southwest quarter; thence South 14.26 chains to the center line of the North lane of U.S. Highway #40; thence in a Southwesterly direction on and along said center line of the North lane of U.S. Highway #40, to the Southeast corner of a tract of land described in a deed from Montello Dailey et us to Charles Sowchuk et us and recorded in Deed Record 157, page 270 of the records of Hendricks County, Indiana; thence in a Northerly direction on a straight line to the North line of the Southwest quarter and to the place of beginning, estimated to contain 35.06 acres, more or less.