

TOWN COUNCIL

ORDINANCE NO. 08-2014

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. RZ-14-001, (Verus Partners-CR 200 S) the real estate described in Exhibits "A and B" of about 19.0 acres attached hereto and incorporated herein by this reference is hereby rezoned from "AGR Agriculture/Residential Hendricks County" to "I-2 Office/Warehouse Distribution District" classification of the Plainfield Zoning Ordinance pending annexation.

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 March, 2014.

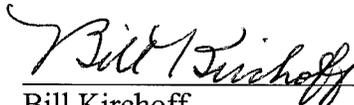
**TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA**



Robin G. Brandgard, President



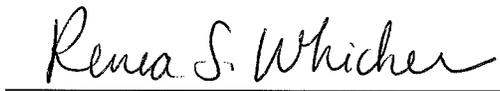
Kent McPhail



Bill Kirchoff

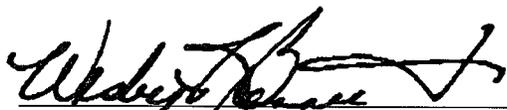


Edmund L. Gaddie, Jr.



Renée S. Whicker

ATTESTED BY:



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

Zoning Description
Zoning "A"

A part of the Northwest Quarter of Section 20, Township 15 North, Range 2 East, situated in Washington Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the West Half of said quarter proceed thence South 88 degrees 57 minutes 30 seconds (assumed bearing) 480.00 feet to the northwest corner of a deed conveyed to the Town of Plainfield and recorded as Instrument Number 200706052 in the Recorder's Office of Hendricks County, proceed thence South 00 degrees 49 minutes 06 seconds East along the west line of said deed 45.00 feet to the northwest corner of a parcel of land owned by North South Corridor Property Edwin LLC as recorded as Instrument Number 200530580 in the Office of the Recorder of Hendricks County, and also being the POINT OF BEGINNING; thence follow along said North South Corridor boundary lines the following three (3) calls: 1) thence continue South 00 degrees 49 minutes 06 seconds East 294.21 feet; 2) thence South 88 degrees 52 minutes 17 seconds West 180.00 feet; 3) thence South 00 degrees 44 minutes 45 seconds East 338.25 feet to the northeast corner of a parcel of land owned by North South Corridor Property Edwin LLC as recorded as Instrument Number 200531964 in said recorder's office; thence South 88 degrees 54 minutes 43 seconds West along the north line of said North South Corridor parcel 445.76 feet to the east line of a parcel of land owned by North South Corridor Property Charlie LLC as recorded as Instrument Number 201233779 in said recorder's office; 5) thence North 00 degrees 44 minutes 45 seconds West along said east line 633.09 feet to the south right of way of County Road 200 South; thence North 88 degrees 57 minutes 30 seconds East along said right of way 625.41 feet to the POINT OF BEGINNING, and containing 7.692 acres of land, more or less.

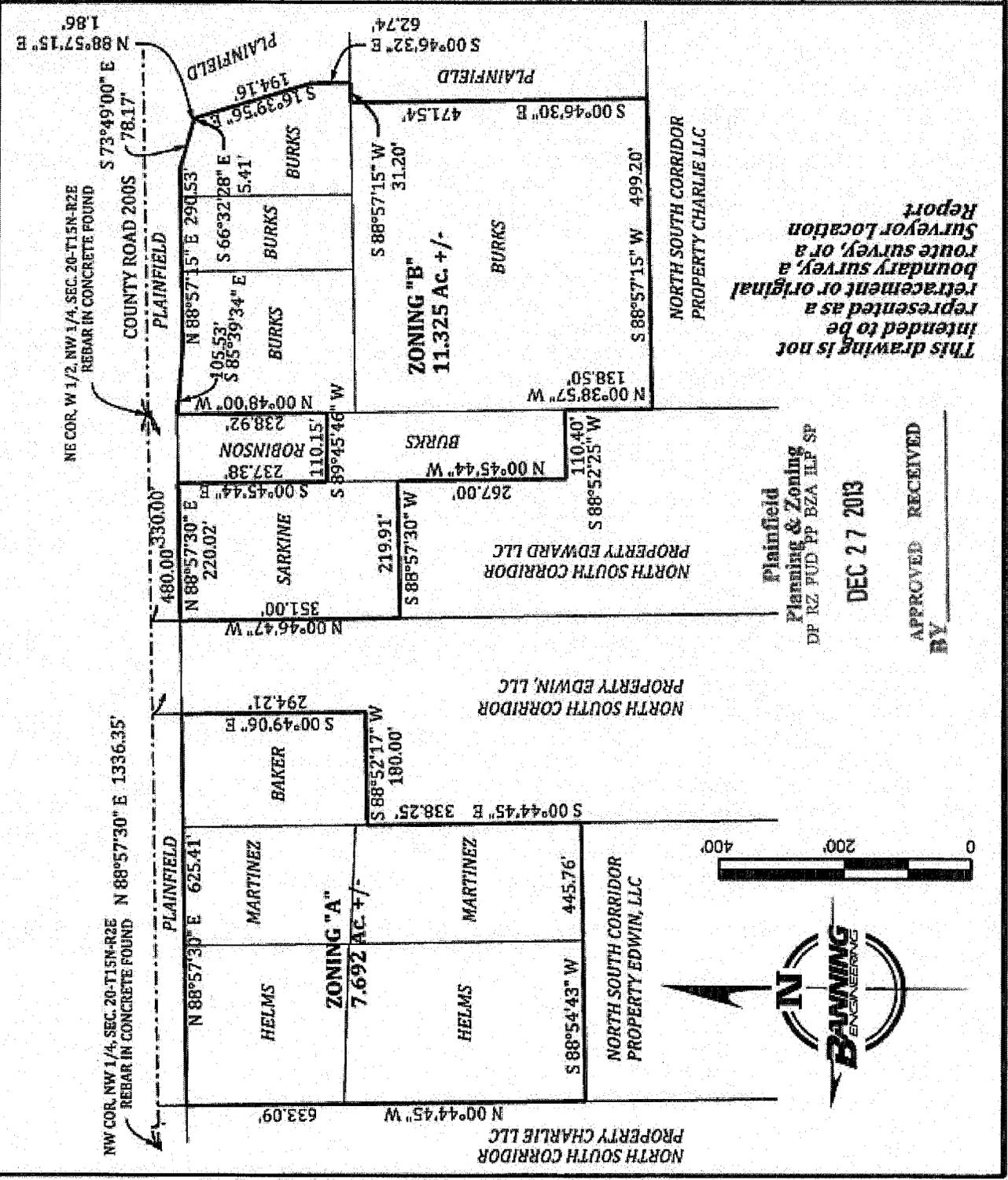
This description is for zoning purposes only. No transfer of title is to occur with this description. This description was based on existing deeds, plats, and surveys. No monuments were set and no deeds should be created from this description.

Zoning Description Zoning "E"

A part of the Northwest Quarter of Section 20, Township 15 North, Range 2 East, situated in Washington Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the West Half of said quarter proceed thence South 88 degrees 57 minutes 30 seconds (assumed bearing) 330.00 feet to the northeast corner of a deed conveyed to the Town of Plainfield and recorded as Instrument Number 200706052 in the Recorder's Office of Hendricks County, proceed thence South 00 degrees 49 minutes 06 seconds East along the east line of said deed 45.00 feet to south right of way of County Road 200 South, and also being the POINT OF BEGINNING; thence North 88 degrees 57 minutes 30 seconds East along said right of way 220.02 feet to the northwest corner of a parcel owned by Timothy A. Robinson as recorded as Instrument Number 199608452 in said recorder's office; thence South 00 degrees 45 minutes 44 seconds East along said the west line of said Robinson parcel 237.38 feet to the southwest corner of said parcel; thence North 89 degrees 45 minutes 46 seconds East along the south line of said Robinson parcel 110.15 feet to the southeast corner of said Robinson parcel; thence North 00 degrees 48 minutes 00 seconds West along the east line of said Robinson parcel 238.92 feet to the south right of way of said county road; thence proceed along said right of way for the following three (3) calls: 1) thence South 85 degrees 39 minutes 34 seconds East 105.53 feet; 2) thence North 88 degrees 57 minutes 15 seconds East 290.53 feet; 3) thence South 73 degrees 49 minutes 00 seconds East 78.17 feet to the west right of way for Ronald Reagan Parkway; thence proceed along said right of way for the following four (4) calls: 1) thence North 88 degrees 57 minutes 15 seconds East along said right of way 1.86 feet; 2) thence South 66 degrees 32 minutes 28 seconds East 5.41 feet; 3) thence South 16 degrees 39 minutes 56 seconds East 194.16 feet; 4) thence South 00 degrees 46 minutes 32 seconds East 62.74 feet to the north line of a parcel owned by the Town of Plainfield as recorded as Instrument Number 200706046 in said recorder's office; thence South 88 degrees 57 minutes 15 seconds West along said north line 31.20 feet to the northeast corner of a parcel owned by Thomas M. and Eleanor L. Burks as recorded in Deed Book 310, Pages 857-858; thence South 00 degrees 46 minutes 30 seconds East along the east line of said Burks parcel 471.54 feet to the southeast corner of said Burks parcel; thence South 88 degrees 57 minutes 15 seconds West along the south line of said Burks parcel 499.20 feet to the east line of a parcel owned by North South Corridor Property Edward, LLC as recorded as Instrument Number 200513210 in said recorder's office; thence proceed along the east and north lines of said North South parcel for the following four (4) calls: 1) thence North 00 degrees 38 minutes 57 seconds West 138.50 feet; 2) thence South 88 degrees 52 minutes 25 seconds West 110.40 feet; 3) thence North 00 degrees 45 minutes 44 seconds West 267.00 feet; 4) thence South 88 degrees 57 minutes 30 seconds West 219.91 feet to the east line of a parcel owned by North South Corridor Property Edwin, LLC as recorded as Instrument Number 200530580 in said recorder's office; thence North 00 degrees 46 minutes 47 seconds West along the east line of said North South parcel 351.00 feet to the POINT OF BEGINNING, and containing 11.325 acres of land, more or less.

This description is for zoning purposes only. No transfer of title is to occur with this description. This description was based on existing deeds, plats, and surveys. No monuments were set and no deeds should be created from this description.



This drawing is not intended to be retracement or original boundary survey, a route survey, or a Surveyor location Report

Plainfield
 Planning & Zoning
 DP RZ PUD PP BZA ILP SP
 DEC 27 2013
 APPROVED RECEIVED
 BY _____