

TOWN COUNCIL

ORDINANCE NO. 03-2016

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-16-001, (Blanton/Orner Rezone) the real estate described in Exhibit "A" of about 1.6 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "AG Agriculture" district to the "R-1 Single-Family" district 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 22nd day of February, 2016.

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

Robin G. Brandgard
Robin G. Brandgard, President

Kent McPhail
Kent McPhail

Bill Kirchoff
Bill Kirchoff

Dan Bridget
Dan Bridget

Lance Angle
Lance Angle

ATTESTED BY:

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

EXHIBIT A

A part of the East half of the North West quarter and a part of the West half of the Northeast quarter of Section 28, Township 15 North Range 1 East, bounded as follows, to-wit: Beginning at a point 22 ¼ rods east of the Southwest corner of said west half of the Northeast quarter and running thence North parallel with the West line thereof 35 chains and 25 links to a point 21 rods south of the North line thereof, thence West parallel with said north line 11 chains and 31 ½ links to a point 5 chains and 69 links west of the line running north and south on the east side of the east half of the Northwest quarter of said section 28; thence south parallel with the said east line 35 chains and 25 links to the south line of the said east half quarter; thence east 11 chains and 31 ½ links to the place of beginning, estimated to contain 40 acres, more or less.

Except:

Avalon Estates Section 1, as per plat thereof recorded in instrument number 200503371 in the Office of the Recorder of Hendricks County, Indiana.

Also Except:

Avalon Estates Section 2, as per plat thereof recorded in instrument number 200503394 in the Office of the Recorder of Hendricks County, Indiana.

Also Except:

A part of the East half of the Northwest quarter and part of the West half of the Northeast quarter of Section 28, Township 15 north, Range 1 east, located in Guilford township, Hendricks county, Indiana and more particularly described as follows, to-wit: commencing at the southwest corner of said west half quarter section: run thence north 90 degrees 00 minutes 00 seconds east (assumed bearing) on and along the south line of said west half quarter section 371.25 feet, said south line is also the south line of Blanton meadows, section one, as recorded in plat book 8, page 3, in the office of the Hendricks county recorder; thence north 00 degrees 49 minutes 00 seconds east on and along the east line of Blanton meadows, section one 255.00 feet to the northeast corner of Blanton meadows, section one; thence north 00 degrees 34 minutes 38 seconds east 1725.96 feet to the point of beginning of this description thence continue on the last described course north 00 degrees 34 minutes 38 seconds east 349.35 feet; thence south 89 degrees 45 minutes 09 seconds west 861.02 feet to a point in the centerline of Gibbs road; thence southeasterly and easterly on and along the centerline of Gibbs road for the next five bearings and distances: (1) south 21 degrees 17 minutes 28 seconds east 309.13 feet (2) south 32 degrees 07 minutes 23 seconds east 142.77 feet (3) south 57 degrees 47 minutes 58 seconds 168.41 feet (4) south 81 degrees 06 minutes 28 seconds east 228.60 feet (5) south 88 degrees 13 minutes 26 seconds east 167.54 feet; thence north 00 degrees 34 minutes 38 seconds east 184.00 feet; thence north 85 degrees 49 minutes 38 seconds east 132.00 feet to the point of beginning, containing 8.33 acres and subject to all legal highways, rights-of-way and easements of record.

Also Except:

A part of the West half of the Northeast quarter of Section 28, Township 15 north, Range 1 east, in Hendricks county, Indiana, described as follows, to-wit: beginning at a pipe on the center line of county road, 371.25 feet east and 1,799.1 feet north of the southwest corner of said half quarter; thence continuing north 184 feet to a steel fence post, thence deflecting left 94 degrees 45 minutes and running southwesterly 132 feet to a steel fence post; thence deflecting left 85 degrees 15 minutes and running south 184 feet to a pipe on said road center line; thence deflecting left 94 degrees 45 minutes and running northeasterly on said road center line 132 feet to the place of beginning, containing 0.56 acres, more or less.

Containing 1.6 acres, more-or-less.