

TOWN COUNCIL

ORDINANCE NO. 14-2016

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-16-002, (MH Plainfield, LLC/The Shops at Perry Crossing Out Lot 3 Rezone) the real estate described in Exhibit "A" of about 1.3 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "GC General Commercial" district and the "Metropolis PUD" to all "Metropolis PUD" district classification of the Plainfield Zoning Ordinance.

Section 2. Severability

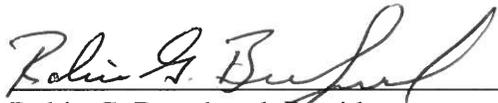
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be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

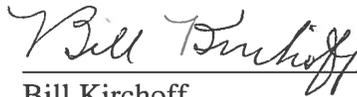
Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 13th day of June, 2016.

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



Robin G. Brandgard, President

Kent McPhail



Bill Kirchoff

Dan Bridget



Lance Angle

ATTESTED BY:



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

EXHIBIT A

A part of the West Half of Section 30, Township 15 North, Range 2 East, of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana, being more particularly described as follows: Beginning at a point on the south line of Block C in Plainfield Marketplace, Phase I, as per plat thereof recorded in Plat Cabinet 5, Slide 88, Pages 2A and 2B in the Office of the Recorder of said County, said point being at the west end of a 264.88 foot course along said Block C; thence North 62 degrees 15 minutes 33 seconds East (the basis for bearings is per the Indiana State Plane Coordinate System West Zone) a distance of 251.12 feet to the west right-of-way of Perry Road as described in Instrument No. 200600021162 in said Recorder's Office, (the following eight (8) courses being along said west right-of-way line); (1) South 27 degrees 44 minutes 56 seconds East 26.31 feet; (2) South 59 degrees 05 minutes 18 seconds East 26.45 feet; (3) South 27 degrees 44 minutes 27 seconds East 286.94 feet to a point on a non-tangent curve having a radius of 2698.55 feet, the radius point of which bears South 62 degrees 19 minutes 22 seconds West; (4) southeasterly along said curve an arc distance of 83.44 feet to a point which bears North 64 degrees 05 minutes 40 seconds East from said radius point; (5) South 17 degrees 59 minutes 15 seconds East 118.26 feet to a point on a non-tangent curve having a radius of 2678.62 feet, the radius point of which bears South 66 degrees 39 minutes 03 seconds West; (6) southerly along said curve an arc distance of 194.62 feet to a point which bears North 70 degrees 48 minutes 50 seconds East from said radius point; (7) South 11 degrees 04 minutes 03 seconds East 53.26 feet; (8) South 16 degrees 57 minutes 04 seconds East 18.53 feet to the north line of Block C in said Plainfield Marketplace, Phase I, (the following five (5) courses being along the north and east lines of said Block C; (1) South 64 degrees 43 minutes 50 seconds West 22.90 feet to a point on a tangent curve having a radius of 84.50 feet, the radius point of which bears North 25 degrees 16 minutes 10 seconds West; (2) westerly along said curve an arc distance of 12.30 feet to a point which bears South 16 degrees 55 minutes 40 seconds East from said radius point, (3) South 73 degrees 04 minutes 20 seconds West 179.15 feet; (4) North 26 degrees 37 minutes 07 seconds West 422.79 feet; (6) North 27 degrees 44 minutes 27 seconds West 339.66 feet to the point of beginning.

LESS AND EXCEPT, that part of the above-described property subject to a Memorandum of Lease dated May 2, 2014 and recorded May 20, 2014 as Instrument No. 201409887, described as follows:

A part of the West Half of Section 30, Township 15 North, Range 2 East of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana, being more particularly described as follows:

BEGINNING at a 5/8" rebar with "Schneider" cap on the south line of Block "C" in Plainfield

Marketplace, Phase I, as per plat thereof recorded in Plat Cabinet 5, Slide 88, Pages 2A and 28, as Instrument Number 200300033052 in the Office of the Recorder of said County, said point being at the west end of a 264.88 foot course along said Block C; thence North 62 degrees 15 minutes 33 seconds East (the basis for bearings is per the Indiana State Plane Coordinate System West Zone) a distance of 251.12 feet to a 5/8" rebar with "Banning Eng Firm #0060" cap (herein referred to as "rebar") on the west right-of-way of Perry Road as described in Instrument No. 200600021162 in said Recorder's Office, (the following three (3) courses being along said west right-of-way line); (1) South 27 degrees 44 minutes 56 seconds East 26.31 feet to a rebar; (2) South 59 degrees 05 minutes 18 seconds East 26.45 feet to a rebar; (3) South 27 degrees 44 minutes 27 seconds East 177.32 to a rebar; thence South 62 degrees 15 minutes 33 seconds West 264.88 feet to a rebar on the east line of Block "C"; thence North 27 degrees 44 minutes 27 seconds West along said east line 226.22 feet to the POINT OF BEGINNING.