

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 05-2023

**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**

(Lakhan Rezone)

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-22-091, (Lakhan Rezone) the real estate described in Exhibit "A" of about 5.6 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "AG: Agriculture" district to the "R-2: Low Density Residential" 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 February, 2023.

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

DocuSigned by:

Robin G. Brandgard

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Robin G. Brandgard, President

DocuSigned by:

Bill Kirchoff

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Bill Kirchoff, Vice President

DocuSigned by:

Kent McPhail

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Kent McPhail

DocuSigned by:

Dan Bridget

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Dan Bridget

Lance Angle

ATTESTED BY:

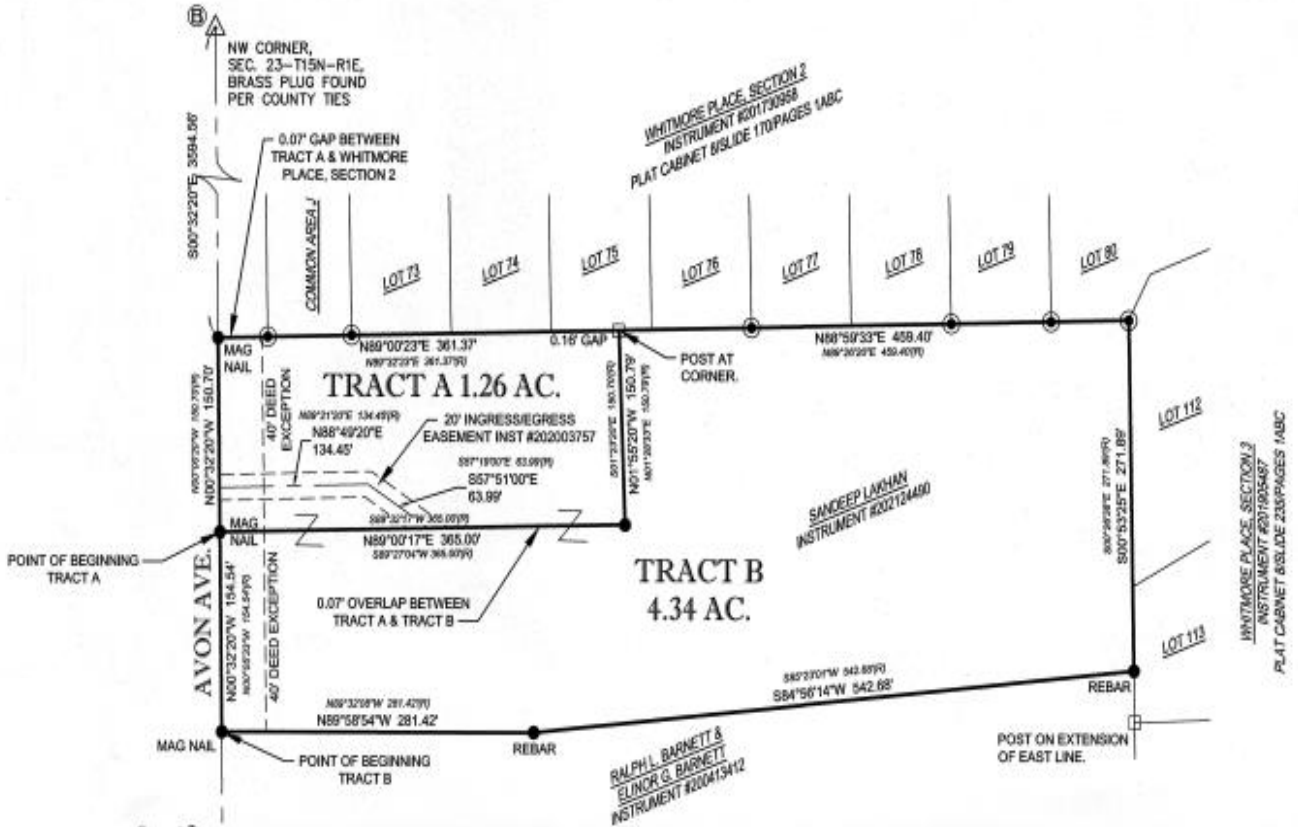
DocuSigned by:

Mark J. Todisco

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Mark J. Todisco, Clerk Treasurer, of the
Town of Plainfield, Indiana

EXHIBIT A



DEED DESCRIPTION INSTRUMENT #202124490

TRACT A:
A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 EAST, LOCATED IN WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION 1598.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ON THE LAST DESCRIBED COURSE 150.70 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 23 SECONDS EAST 361.37 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 20 SECONDS EAST 150.70 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 17 SECONDS WEST 365.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

EXCEPTING THEREFROM 40 FEET OF EVEN WIDTH OFF OF AND ACROSS THE ENTIRE WEST SIDE OF THE ABOVE DESCRIBED REAL ESTATE.

TRACT B:
PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION, ALSO THE APPROXIMATE CENTER LINE OF STATE ROAD #267, 1445.24 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST ON AND ALONG SAID WEST LINE 154.54 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST 365.00 FEET; THENCE NORTH 01 DEGREES 28 MINUTES 33 SECONDS WEST 150.79 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 20 SECONDS EAST 459.40 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 38 SECONDS EAST 271.89 FEET; THENCE SOUTH 85 DEGREES 23 MINUTES 01 SECONDS WEST 542.68 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 281.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4.341 ACRES, MORE OR LESS.

EXCEPTING THEREFROM 40 FEET OF EVEN WIDTH OFF OF AND ACROSS THE ENTIRE WEST SIDE OF THE ABOVE DESCRIBED REAL ESTATE.

NAME	RECORDED IN
SANDEEP LAGHAN	INSTRUMENT #202124490
RALPH L. & ELINOR G. BARNETT	INSTRUMENT #200413412
20' INGRESS/EGRESS EASEMENT	INSTRUMENT #202003757
SURVEY	INSTRUMENT #201730069
WHITMORE PLACE, SECTION 2	INSTRUMENT #201730958
WHITMORE PLACE, SECTION 3	INSTRUMENT #201905487

