

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 14-2003

**AN ORDINANCE REZONING REAL ESTATE
FROM "GC" GENERAL COMMERCIAL AND "I-2"
OFFICE/WAREHOUSE/DISTRIBUTION TO "PUD" MARKET PLACE
PLANNED UNIT DEVELOPMENT**

BE IT ORDAINED by the Town of Plainfield, Hendricks County, Indiana, that:

WHEREAS, Premier Properties USA has petitioned the Plainfield Town Council, Hendricks County, Indiana, to rezone 19.1 acres from "GC" General Commercial and 42.37 acres from "I-2" Office/Warehouse/Distribution Industrial to "PUD" Market Place Planned Unit Development certain real estate more particularly described on the attached Exhibit A, and

WHEREAS, upon compliance with the law, the Petitioners appeared before the Plainfield Plan Commission, at a public hearing: and

WHEREAS, the Plainfield Plan Commission has recommended that the subject real estate be rezoned from "GC" General Commercial and "I-2" Office/Warehouse/Distribution Industrial to "PUD" Market Place Planned Unit Development, and

WHEREAS, the Town of Plainfield, Hendricks County, Indiana, now agrees to rezone said real estate as requested by Petitioners.

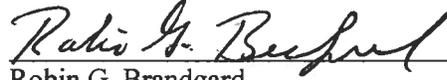
NOW THEREFORE, by the powers vested in the Town Council of the Town of Plainfield, Hendricks County, Indiana, it is hereby ORDERED AND ORDAINED that the real estate hereinabove referenced by, and the said is rezoned from "GC" General Commercial and "I-2" Office/Warehouse/Distribution Industrial to "PUD" Market Place Planned Unit Development with all of the rights and duties accompanying the rezoning of said real estate.

This ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

SAID REZONING ORDINANCE IS HEREBY PASSED AND ADOPTED

ON THIS 14th DAY OF JULY, 2003.

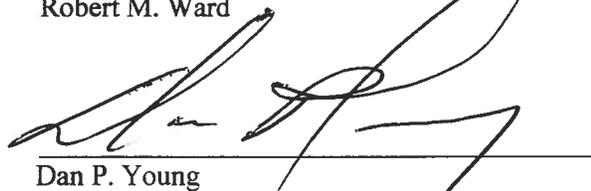
TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA:



Robin G. Brandgard



Robert M. Ward



Dan P. Young

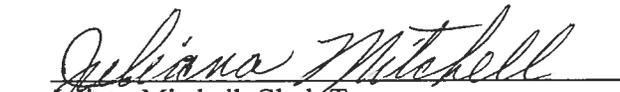


Kent McPhail



Bill Kirchoff

ATTESTED BY:



Juliana Mitchell, Clerk-Treasurer
Town of Plainfield

ADVERTISE: Weekend Flyer July 31, 2003
August 7, 2003

A part of Gladden Farms Apartments, Phase II, recorded in Plat Cabinet 2, Slide 39, Page 2, a part of the Replat of Lot 4 in Hendricks County Plaza, II, recorded in Plat Cabinet 2, Slide 107, Page 2, a part of Lot 1 in Plainfield Shoppes, recorded in Plat Cabinet 3, Slide 49, Page 1&2, in the Office of the Recorder of Hendricks County, Indiana, a part of the East Half of Section 25, Township 15 North, Range 1 East and 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 inch rebar in concrete at the southeast corner of said Section 25 (being also the southwest corner of said Section 30); thence South 88 degrees 24 minutes 57 seconds West (the basis for bearings is per the Indiana State Plane Coordinate System - West Zone) along the south line of said Section 25 a distance of 1349.97 feet to the southwest corner of the East Half of the Southeast Quarter of said Section; thence North 00 degrees 43 minutes 04 seconds West along the west line of said Half Quarter a distance of 1245.67 feet to the south right-of-way line of Gladden Road as recorded in Easement Record 3, Page 342 and amended in Miscellaneous Record 158, Pages 472-474 in the Office of the Recorder of Hendricks County, Indiana; (the following 3 courses are along the south and east lines of said right-of-way), (1) North 87 degrees 40 minutes 25 seconds East a distance of 121.85 feet; (2) North 88 degrees 30 minutes 43 seconds East a distance of 483.13 feet; (3) North 00 degrees 43 minutes 26 seconds West a distance of 60.11 feet to the southwest corner of the aforesaid Gladden Farms Apartments, Phase II, thence North 88 degrees 25 minutes 28 seconds East along the south line of said plat a distance of 237.24 to the southeast corner thereof; thence North 00 degrees 43 minutes 26 seconds West along the east line of said plat and the northerly prolongation thereof a distance of 1505.55 feet to a point on the southwesterly prolongation of the south line of the aforesaid Replat of Lot 4 in Hendricks County Plaza II; thence North 31 degrees 09 minutes 08 seconds East along said prolongation and said south line a distance of 403.67 feet; thence North 62 degrees 29 minutes 18 seconds East a distance of 741.76 feet to the east line of said Replat of Lot 4, said point also being on the southerly prolongation of the west line of the aforesaid Lot 1 in Plainfield Shoppes; thence North 00 degrees 51 minutes 23 seconds West along the east line of said Replat and the prolongation thereof a distance of 245.93 feet to a point on the west line of said Lot 1; thence North 27 degrees 30 minutes 42 seconds West along said west line a distance of 259.88 feet to an angle point; thence North 63 degrees 12 minutes 40 seconds East along said west line a distance of 129.64 feet to an angle point; thence North 00 degrees 51 minutes 23 seconds West along said west line a distance of 275.62 feet to the point of curvature of a curve to the left having a radius of 146.30 feet, the radius point of which bears South 89 degrees 08 minutes 37 seconds West; thence northerly and northwesterly along said curve an arc distance of 68.06 feet to a point which bears North 62 degrees 29 minutes 18 seconds East from said radius point; thence North 27 degrees 30 minutes 42 seconds West a distance of 275.86 feet to the south right-of-way line of U.S. Highway 40, per ST-Project Number B176, dated 1986 and S.N.F.A. Project Number 15 SEC 3 6) dated 1941; thence North 62 degrees 27 minutes 24 seconds East along said south right-of-way line a distance of 97.00 feet to the northwest corner of Lot 2 in Plainfield Shoppes, recorded in Plat Cabinet 3, Slide 117, page 2, in the Office of the Recorder of Hendricks County, Indiana, (the following 4 courses being along the west and south lines of said Lot 2); (1) South 27 degrees 30 minutes 42 seconds East 34.00 feet; (2) South 62 degrees 27 minutes 24 seconds West 17.18 feet; (3) South 27 degrees 30 minutes 42 seconds East 197.01 feet; (4) North 62 degrees 27 minutes 24 seconds East 214.17 feet to the east line of the aforesaid Lot 1 in Plainfield Shoppes; thence South 27 degrees 32 minutes 36 seconds East along said east line a distance of 15.16 feet; thence North 62 degrees 27 minutes 24 seconds East along a northerly line of said Lot 1 and the northeasterly prolongation thereof a distance 81.05 feet to a point on the northwesterly prolongation of the west line of Outlot AA in Plainfield Commons, as recorded in Plat Cabinet 3, Slide 100, Page 1, in said Recorder's Office; thence South 27 degrees 32 minutes 36 seconds East along said prolongation and the west line of said Outlot "AA" a distance of 214.14 feet to the southernmost corner of said Outlot AA; thence North 62 degrees 13 minutes 25 seconds East along the southeasterly line of said Outlot a distance of 340.11 feet to westerly right-of-way line of a tract of land described in a deed to the Town of Plainfield as recorded in Book 147, Page 165; thence South 27 degrees 44 minutes 27 seconds East along said westerly right-of-way line a distance of 548.80 feet to a curve to the right having a radius of 2698.55 feet, the radius point of which bears South 62 degrees 19 minutes 22 seconds West; thence southeasterly and southerly along said curve an arc distance of 1265.63 feet to a point which bears North 89 degrees 11 minutes 41 seconds East from said radius point; thence South 00 degrees 51 minutes 46 seconds East along said westerly right-of-way line a distance of 2493.80 feet to the south line of the West Half of the aforementioned Section 30; thence South 88 degrees 21 minutes 05 seconds West along said south line a distance of 806.17 feet to the **Point of Beginning**, containing 209.73 acres, more or less.

Also, Lot numbered 2 and 3 in Perry Road Business Park at Westcor, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded November 17, 1999 in Plat Cabinet 2, Slide 181, pages 1A and 1B, as Instrument #99-33009, in the Office of the Recorder of Hendricks County, Indiana