

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 31-2004

**AN ORDINANCE REZONING REAL ESTATE FROM
“AG” TO “PUD” SUGAR GROVE FARMS RESIDENTIAL
PLANNED UNIT DEVELOPMENT**

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

WHEREAS, Republic Development, LLC has petitioned the Plainfield Town Council, Hendricks County, Indiana, to rezone 251 +/- acres from “AG” Agricultural to “PUD” Sugar Grove Farms Residential Planned Unit Development certain real estate more particularly described on the attached Exhibit A and

WHEREAS, upon compliance with the law, the Petitioner 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 “AG” Agricultural to “PUD” Sugar Grove Farms Residential Planned Unit Development, and

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

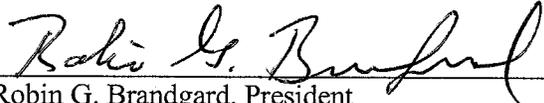
NOW THEREFORE, by the powers vested in the Town Council of the Town of Plainfield, Hendricks County, Indiana, it is hereby ORDERED AND ORDAINED that the real estate hereinabove referenced by, and the said is rezoned from “AG” Agricultural to “PUD” Sugar Grove Farms Residential Planned Unit Development 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 29 day of December 2004

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA:


Robin G. Brandgard, President

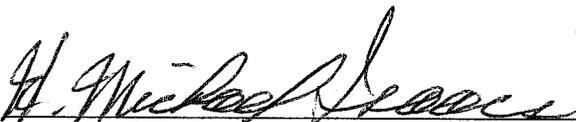

Kent McPhail


Bill Kirchoff

Daniel W. Fivecoat


Edmond L. Gaddie Jr.

ATTESTED BY:


H. Michael Isaacs, Clerk-Treasurer
Town of Plainfield, Indiana

Advertise: Weekend Flyer January 06, 2005
January 13, 2005

LAND DESCRIPTION

That portion of the Southwest Quarter of Section 33, Township 15 North, Range 1 East and the Northwest and Northeast Quarters of Section 4, Township 14 North, Range 1 East of the Second Principal Meridian, Town of Plainfield, Hendricks County, Indiana, described as follows:

Considering the East line of the Northeast Quarter of said Section 4 as bearing South 01 degree 12 minutes 56 seconds East with all bearings contained herein being relative thereto.

Commencing at a Hendricks County Surveyor's Monument found marking the northeast corner of said Northeast Quarter; thence South 01 degree 12 minutes 56 seconds East along the East line of said Northeast Quarter 213.19 feet to a MAG nail with "LS29800001" tag (herein referred to as "nail") set at the southeast corner of Minor Plat No. 369 as per plat thereof recorded in Plat Cabinet 1, Slide 85, Page 2 in the Office of the Recorder of said county, said point being the POINT OF BEGINNING; thence continue South 01 degree 12 minutes 56 seconds East along said East line 1064.31 feet to a nail set at the northeast corner of the land of Jeffrey S. Mongan as described in Instrument No. 1999-31375 in said county records; thence South 88 degrees 29 minutes 58 seconds West along the north line of said land 225.00 feet to a 5/8 inch rebar with "GASTON ENG LS920002" cap found at the northwest corner thereof; thence South 01 degree 12 minutes 56 seconds East along the west line of said land 125.75 feet to a 5/8 inch rebar with "BANNING ENG LS29800001" cap (herein referred to as "rebar") set on the North line of the South Half of said Northeast Quarter; thence North 88 degrees 18 minutes 33 seconds East along said North line 225.00 feet to a nail set at the northeast corner of said South Half; thence South 01 degree 12 minutes 56 seconds East along said East line 1353.47 feet to a Hendricks County Surveyor's Monument found at the southeast corner of said Northeast Quarter; thence South 88 degrees 53 minutes 06 seconds West along the South line thereof 2706.76 feet to a 10" x 12" stone found at the center of said Section 4; thence South 88 degrees 44 minutes 09 seconds West along the South line of the Northwest Quarter of said Section 862.91 feet to a rebar set at the southwest corner of a 31.32 acre parcel of land of the Estate of Damon N. & Patricia A. Jones as described in Instrument No. 2001-22616 in said county records; thence North 06 degrees 12 minutes 58 seconds West along the west line of said land 1334.41 feet to a rebar set on the North line of the South Half of said Northwest Quarter; thence North 88 degrees 55 minutes 02 seconds East along said North line 4.16 feet to the center line of a creek with the following twenty-nine courses being along said center line; thence North 10 degrees 12 minutes 40 seconds East 39.91 feet; thence North 32 degrees 38 minutes 59 seconds West 56.58 feet; thence North 77 degrees 41 minutes 56 seconds West 120.47 feet; thence North 18 degrees 21 minutes 35 seconds West 57.62 feet; thence North 26 degrees 12 minutes 50 seconds East 58.70 feet; thence North 55 degrees 28 minutes 08 seconds East 79.97 feet; thence North 23 degrees 20 minutes 11 seconds East 105.72 feet; thence North 25 degrees 47 minutes 06 seconds West 62.37 feet; thence North 82 degrees 52 minutes 29 seconds West 71.58 feet; thence North 47 degrees 00 minutes 19 seconds West 83.86 feet; thence North 40 degrees 54 minutes 09 seconds East 65.96 feet; thence North 17 degrees 54 minutes 35 seconds West 65.58 feet; thence North 84 degrees 46 minutes 38 seconds West 147.57 feet; thence North 40 degrees 11 minutes 34 seconds East 55.27 feet; thence North 21 degrees 06 minutes 45 seconds East 70.14 feet; thence North 43 degrees 33 minutes 38 seconds West 62.85 feet; thence North 52 degrees 50 minutes 12 seconds East 48.59 feet; thence North 02 degrees 02 minutes 41 seconds West 44.64 feet; thence North 26 degrees 58 minutes 23 seconds East 35.06 feet; thence South 70 degrees 42 minutes 24 seconds West 66.12 feet; thence North 30 degrees 43 minutes 35 seconds West 40.88 feet; thence North 27 degrees 59 minutes 24 seconds East 45.22 feet; thence North 19 degrees 55 minutes 27 seconds West 66.50 feet; thence South 82 degrees 31 minutes 11 seconds East 96.14 feet; thence North 04 degrees 57 minutes 59 seconds East 64.19 feet; thence South 67 degrees 59 minutes 50 seconds West 31.36 feet; thence North 23 degrees 09 minutes 04 seconds West 106.42 feet; thence South 69 degrees 51 minutes 13 seconds West 54.09 feet; thence North 37 degrees 58 minutes 20 seconds West 149.02 feet to a 5/8 inch rebar with "LEWIS ENG" cap found at the northwest corner of the land of Damon N. and Patricia A. Jones as described in Deed Record 354, Pages 698-699 in said county records; thence leaving said center line North 87 degrees 46 minutes 12 seconds East along the north line of said land 545.64 feet to the west line of the land of

Damon A. and Patricia A. Jones as described in Deed Record 349, Page 89 in said county records, said point being marked by a 5/8 inch rebar with "LEWIS ENG" cap found 0.4 feet east of the computed position; thence North 00 degrees 43 minutes 53 seconds West along the west line of said land 1585.46 feet to a rebar set on the south right of way line of U.S. Highway 40; thence North 65 degrees 11 minutes 36 seconds East along said right of way line 76.52 feet to a concrete right of way marker found; thence North 64 degrees 46 minutes 48 seconds East along said right of way line 549.33 feet to a rebar set on the east line of said land of Jones; thence South 00 degrees 44 minutes 40 seconds East along said east line 1676.72 feet to the South line of the Southwest Quarter of said Section 33; thence North 88 degrees 28 minutes 14 seconds East along said South line 255.12 feet to a 6" x 8" stone found at the southeast corner of said Southwest Quarter; thence North 88 degrees 23 minutes 14 seconds East along the South line of the Southeast Quarter of said Section 33 a distance of 2126.97 feet to a rebar set on the northerly extension of the west line of the aforesaid plat of Minor Plat No. 369; thence South 01 degree 06 minutes 08 seconds East along said west line 215.63 feet to a 3/4 inch rebar found at the southwest corner of said Minor Plat; thence North 88 degrees 08 minutes 17 seconds East along the south line thereof 592.76 feet to the POINT OF BEGINNING, containing 251.430 acres, more or less.