

**TOWN COUNCIL**

**ORDINANCE NO. 35-2006**

**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-06-006, the real estate described in Exhibit "A" attached hereto and incorporated herein by this reference is hereby zoned to the "I-2" Office/Warehouse/Distribution Industrial District classification, and shall be subject to the additional commitments imposed by the Plan Commission at its September 7, 2006 public hearing.

**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.

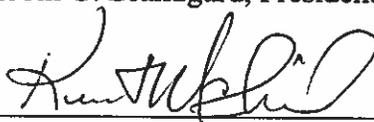
**Section 3. Effective Date**

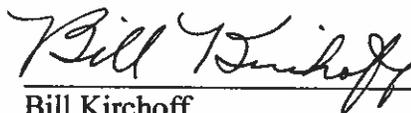
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 23<sup>rd</sup> day of October 2006.

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

  
\_\_\_\_\_  
Robin G. Brandgard, President

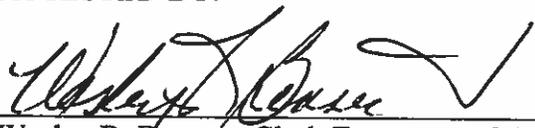
  
\_\_\_\_\_  
Kent McPhail

  
\_\_\_\_\_  
Bill Kirchoff

  
\_\_\_\_\_  
Daniel W. Fivecoat

  
\_\_\_\_\_  
Edmund L. Gaddie Jr.

ATTESTED BY:

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

**PUBLISHED:**  
Hendricks County Flyer OCT 26 2006  
Hendricks County Flyer NOV 02 2006

## EXHIBIT A

### Opus Annexation Area Description 1

A part of the Southeast Quarter of Section 1, Township 14 North, Range 1 East, in Guilford Township, Hendricks County, Indiana (this description includes Lots 1, 2 and 3 of Minor Plat No. 126 as recorded as Book 10, Page 154-155 and Lots 9 and 10 of Heritage Farm being recorded as Book 10, Page 119-120 both plats recorded in the Office of the Recorder of Hendricks County), being more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section, being marked by a cross cut in concrete, thence North 86 degrees 36 minutes 26 seconds East (basis of bearing in Indiana State Plane Coordinate System, East Zone, NAD1983) along the North line of said quarter section, 1907.86 feet to the extended West line of Lot 10 of Heritage Farm, thence South 01 degrees 21 minutes 18 seconds East, along said extended West line, 30.02 feet to the Northwest Corner of said Lot 10, also being the Northeast corner of Lot 1 of Minor Plat 126, also being the south right-of-way of County Road 550 South and the **Point of Beginning** of this annexation description (all lines of the following described parcel being contiguous to the Town of Plainfield); thence North 86 degrees 36 minutes 26 seconds East along the North line of Lots 9 and 10 of said Heritage Farm, also along said south right-of-way, 240.00 feet to the Northeast corner of said Lot 9; thence South 01 degrees 21 minutes 18 seconds East along the East line of said Lot 9 a distance of 250.00 feet to the Southeast corner of said Lot 9; thence South 86 degrees 36 minutes 26 seconds West along the South line of said Lots 9 and 10 and the south line of Lots 1, 2, and 3 of Minor Plat 126 a distance of 720.00 feet to the Southwest corner of Lot 3 of said Minor Plat 126; thence North 01 degrees 21 minutes 18 seconds West along the West line of said Lot 3 a distance of 250.00 feet to the Northwest corner of said Lot 3 and the south right-of-way of County Road 550 South; thence North 86 degrees 36 minutes 26 seconds East along the North line of Lots 1, 2 and 3 of said Minor Plat 126 along said south right-of-way, 480.00 feet to the **Point of Beginning**, and containing 4.13 acres more or less.

This description is for annexation purpose only. No transfer of title is to occur with this description. Limited fieldwork was performed. This description was based on existing deeds, plats, surveys, and previous annexation descriptions to the Town of Plainfield. No monuments were set and no deeds should be created from this description.

## EXHINIT A1

### Opus Annexation Area Description 2

A part of the Southeast Quarter of Section 1, Township 14 North, Range 1 East, and the West half of the Southwest Quarter of Section 6, Township 14 North, Range 2 East, in Guilford Township, Hendricks County, Indiana, being more particularly described as follows (this description includes Lots 4-8 of Heritage Farm being recorded as Book 10, Page 119-120 in the Office of the Recorder of Hendricks County):

Commencing at the Northwest corner of said Southeast Quarter Section, being marked by a cross cut in concrete, thence North 86 degrees 36 minutes 26 seconds East (basis of bearing in Indiana State Plane Coordinate System, East Zone, NAD1983) along the North line of said quarter section, 2197.86 feet to the extended West line of said Lot 8, thence South 01 degrees 21 minutes 18 seconds East, along said extended West line, 30.02 feet to the Northwest corner of said Lot 8, also being the south right-of-way of County Road 550 South and the **Point of Beginning** of this annexation description (all lines of the following described parcel being contiguous to the Town of Plainfield); thence North 86 degrees 36 minutes 26 seconds East along the North line of said Lot 8 and said south right-of-way, 120.00 feet to the Northeast corner of said Lot 8; thence South 84 degrees 15 minutes 44 seconds East along the North line of said Lots 5, 6 and 7 and said south right-of-way, 383.62 feet to the Northeast corner of said Lot 5; thence North 89 degrees 40 minutes 23 seconds East along the North line of said Lot 4 and said south right-of-way 129.92 feet to the Northeast corner of said Lot 4; thence South 00 degrees 07 minutes 35 seconds East along the East line of said Lot 4 a distance of 250.00 feet to the Southeast corner of said Lot 4; thence South 89 degrees 40 minutes 23 seconds West along the South line of said Lot 4 a distance of 129.92 feet to the Southwest corner of said Lot 4; thence North 84 degrees 10 minutes 17 seconds West along the South line of said Lots 5, 6 and 7 a distance of 378.29 feet to the Southeast corner of said Lot 8; thence South 86 degrees 36 minutes 26 seconds West along the South line of said Lot 8 a distance of 120.00 feet to the Southwest corner of said Lot 8; thence North 01 degrees 21 minutes 18 seconds West along the West line of said Lot 8 a distance of 250.00 feet to the **Point of Beginning**, containing 3.61 acres more or less.

This description is for annexation purpose only. No transfer of title is to occur with this description. Limited fieldwork was performed. This description was based on existing deeds, plats, surveys, and previous annexation descriptions to the Town of Plainfield. No monuments were set and no deeds should be created from this description.

## EXHIBIT A2

### Opus Annexation Area Description 3

A part of the Southwest Quarter of Section 6, Township 14 North, Range 2 East, in Guilford Township, Hendricks County, Indiana, being more particularly described as follows (this description includes Lots 1, 2 and 3 of Heritage Farm being recorded as Book 10, Page 119-120 and also the Land described in Deed Record 335, Page 364 and Deed Record 33, Page 863-864, all recorded in Hendricks County Recorder's Office):

Commencing at the Northwest Corner of said Quarter Section, being witnessed by a 10" by 21" stone, thence North 89 degrees 40 minutes 23 seconds East (basis of bearing in Indiana State Plane Coordinate System, East Zone, NAD1983), along the North line of said Quarter Section 510.59 feet to southeast corner of Brunswick Park, Section One as recorded in Plat Book 8, Page 54 in Hendricks County Recorder's Office and the **Point of Beginning** of this annexation description (all lines of the following described parcel being contiguous to the Town of Plainfield); thence North 89 degrees 40 minutes 23 seconds East 186.60 feet to the extended East line of said Lot 1 of Heritage Farm subdivision; thence continuing North 89 degrees 40 minutes 23 seconds East along said North line, 260.00 feet to a Railroad Spike marking the Northeast corner of the West Half of said Quarter Section; thence South 00 degrees 24 minutes 12 seconds East along the east line of the West half of said Quarter Section, 335.08 feet to the North line of the land deeded to Damon N. Jones and Patricia A. Jones (Tract A of Deed Record 311, Page 841-850); thence South 89 degrees 40 minutes 23 seconds West along the North line of said Land deeded to Damon N. Jones and Patricia A. Jones, and parallel with the North Line of said Quarter Section, 260.00 feet to the extended East line of said Lot 1; thence North 00 degrees 24 minutes 12 seconds West along said extended East line, 55.08 feet to the Southeast corner of said Lot 1; thence South 89 degrees 40 minutes 23 seconds West along the South line said Lots 1, 2, and 3 a distance of 394.78 feet to the Southwest corner of said Lot 3; thence North 00 degrees 07 minutes 35 seconds West along the West line of said Lot 3 a distance of 250.00 feet to the Northwest corner of said Lot 3 and the south right-of-way of County Road 550 South; thence North 89 degrees 40 minutes 23 seconds East along the North line of said Lots 2 and 3 of Heritage Farm subdivision, also along said south right-of-way, 204.66 feet to the extended east line of Brunswick Park Section One; thence North 04 degrees 00 minutes 23 seconds East along the extended Brunswick Park Section One East line 30.09 feet to the **Point of Beginning**, containing 4.26 acres, more or less.

This description is for annexation purpose only. No transfer of title is to occur with this description. Limited fieldwork was performed. This description was based on existing deeds, plats, surveys, and previous annexation descriptions to the Town of Plainfield. No monuments were set and no deeds should be created from this description.