

**PLAINFIELD TOWN COUNCIL**

**ORDINANCE NO. 03-2006**

**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-05-016, the real estate described in Exhibit "A" attached hereto and incorporated herein by this reference is hereby zoned to the "PUD" classification of the Plainfield Zoning Ordinance and is hereby designated for residential development at 2 – 4 dwelling units per acre pursuant to the "Statement of Preliminary Plan for Kenwood at Saratoga" approved per the Plainfield Plan Commission's Public Hearing of November 7, 2005, a copy of which is attached hereto as Attachment 1, with an Exhibit "A" and Exhibit "B", and incorporated herein by this reference.

**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.

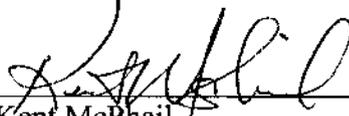
**Section 3. Effective Date**

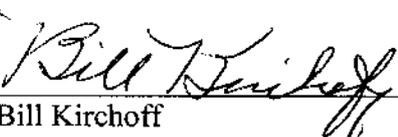
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 27<sup>th</sup>  
day of February, 2006.

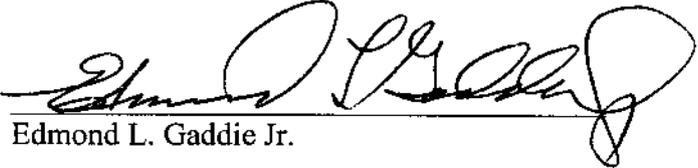
**TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA**

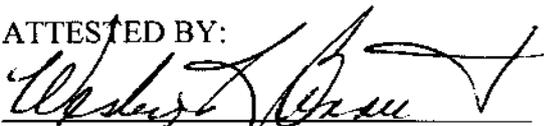
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Robin G. Brandgard, President

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

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

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

  
\_\_\_\_\_  
Edmond L. Gaddie Jr.

ATTESTED BY:  
  
\_\_\_\_\_  
Wesley Bennett, Clerk-Treasurer of  
the Town of Plainfield, Indiana

**PUBLISHED:**  
*Hendricks County Flyer* MAR 02 2006  
*Hendricks County Flyer* MAR 09 2006

## Exhibit "A"

### Legal Description

That portion of the Southeast Quarter of Section 28, Township 15 North, Range 1 East of the Second Principal Meridian, Town of Plainfield, Hendricks County, Indiana, described as follows:

The basis of bearings of the following description are per a boundary survey performed by Stanley M. Shartle, dated October 13, 1992, and recorded in Miscellaneous Record 133, Pages 75-78 in the Office of the Recorder of said county.

Commencing at a Hendricks County Surveyor's disk found marking the northeast corner of said Southeast Quarter; thence South 00 degrees 24 minutes 12 seconds East along the east line thereof 1303.63 feet to the easterly extension of the south line of Lot 33 in Plainfield Manor as per plat thereof recorded in Plat Book 9, Page 48 in said county records; thence South 85 degrees 07 minutes 29 seconds West along said easterly extension 16.00 feet to the northeasterly corner of a 154.242 acre tract of land described in a deed to Saratoga Associates, LLC in Deed Record 339, Pages 755-760 in said county records; thence South 04 degrees 46 minutes 31 seconds East (South 04 degrees 45 minutes 42 seconds East by deed) along the east line of said tract and its southerly extension 449.25 feet to the north line of the land of the Town of Plainfield as described in Instrument Number 2001-11235 in said county records (the following three (3) courses are along said north line); 1) thence South 75 degrees 32 minutes 54 seconds West (South 75 degrees 09 minutes 14 seconds West by deed) 848.07 feet; 2) thence North 14 degrees 36 minutes 25 seconds West (North 15 degrees 00 minutes 05 seconds West by deed) 12.57 feet; 3) thence South 75 degrees 32 minutes 54 seconds West (South 75 degrees 09 minutes 14 seconds West by deed) 156.73 feet to the east line of Saratoga Boulevard as described in Deed Record 342, Pages 49-54 in said county records; thence North 16 degrees 28 minutes 53 seconds West along said east line 112.57 feet to the beginning of a tangent curve to the left having a radius of 578.00 feet and a central angle of 33 degrees 50 minutes 45 seconds; thence northerly and northwesterly along said east line and the arc of said curve 341.44 feet to the southeasterly line of Saratoga Place as per plat thereof recorded in Plat Cabinet 3, Slide 80, Pages 1 & 2 in said county records; thence North 44 degrees 39 minutes 26 seconds East along said southeasterly line 235.53 feet (North 44 degrees 49 minutes 46 seconds East 235.38 feet by plat) to the southernmost corner of Lot 40 of said plat of Plainfield Manor (the remaining courses are along the south line of said plat); thence North 58 degrees 00 minutes 11 seconds East 195.74 feet; thence North 85 degrees 42 minutes 53 seconds East 359.24 feet; thence South 04 degrees 52 minutes 31 seconds East 40.00 feet; thence South 89 degrees 14 minutes 16 seconds East 206.43 feet; thence North 85 degrees 07 minutes 29 seconds East 50.00 feet; thence North 04 degrees 52 minutes 31 seconds West 20.00 feet; thence North 85 degrees 07 minutes 29 seconds East 209.01 feet to the POINT OF BEGINNING, containing 13.315 acres, more or less.