

**TOWN COUNCIL**

**ORDINANCE NO. 27-2019**

**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. PUD-19-153, for Final Detailed Development Plan and Detailed Development Standards for Plainfield Market Place Phase 5 (Town of Plainfield) and certified by the Plainfield Plan Commission to the Town Council with a favorable recommendation, a copy of said Final Detailed Development Plan and Detailed Development Standards are attached and the real estate described in Exhibit "A" of about 8.1 acres attached hereto and incorporated herein by this reference.

**Section 2. Severability**

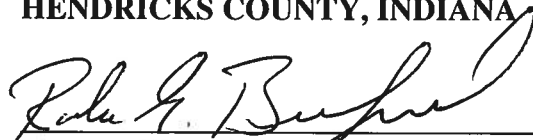
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.


**Section 3. Effective Date**

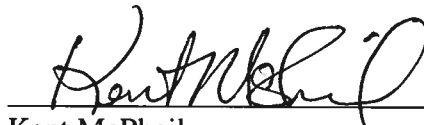
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 14<sup>th</sup> day of October, 2019.

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

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

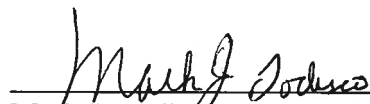
  
\_\_\_\_\_  
Bill Kirchoff, Vice President

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

  
\_\_\_\_\_  
Dan Bridget

  
\_\_\_\_\_  
Lance Angle

ATTESTED BY:

  
\_\_\_\_\_  
Mark J. Todisco, Clerk Treasurer  
Town of Plainfield, Indiana

**Exhibit A**

**PUD-19-153 Haven Homes  
Certification Letter**

# Exhibit A



Historic Fort Harrison  
8901 Old Avenue  
Indianapolis, IN 46216  
317-628-7100  
317-628-7110 FAX

Engineering  
Surveying  
Architecture  
GIS LIS  
Geology

Land Description:  
(part of Instrument Number 200300020742)

Part of the Southeast Quarter of Section 30, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana, also being part of Lot 3 in Perry Road Business Park at Westcar, as per plat thereof, recorded in Plat Cabinet 2, Slide 181, Pages 1A and 1B, in the Office of the Recorder of Hendricks County, Indiana, said part being more particularly described as follows:

Beginning at the northeast corner of Lot 1 of Plainfield Commons II, Phase IV, recorded in Plat Cabinet 6, Slide 66, Page 2, being a replat of part of Lots 2 and 3 of said Perry Road Business Park at Westcar; thence South 89 degrees 44 minutes 08 seconds West along the north line of said Lot 1 a distance of 128.20 feet to the southeast corner of the variable right-of-way of Metropolis Parkway per said plat of Plainfield Commons II, Phase IV; thence North 00 degrees 15 minutes 32 seconds West along the east line of said right-of-way a distance of 99.72 feet to the northeast corner thereof, also being on the south line of a tract of land described in Instrument Number 200827468 in said Recorder's Office; thence North 89 degrees 47 minutes 29 seconds East along said south line and the easterly prolongation of said right-of-way line a distance of 482.80 feet to the southeast corner of said tract, also being on the East line of the Southwest Quarter of said Quarter section; thence South 00 degrees 57 minutes 16 seconds East along said East line a distance of 88.25 feet to the northeast corner of a tract of land described in Instrument Number 200813817 in said Recorder's Office; thence South 89 degrees 44 minutes 08 seconds West along the north line of said tract a distance of 383.79 feet to the Point of Beginning, containing 1.104 acres, more or less.

Steven W. Reeves  
Registered Land Surveyor #20400005  
August 20, 2010



I affirm, under the penalties for perjury, that I have taken reasonable care to collect each Social Security number in this document, unless required by law. Steven Reeves



Date 08/20/2010 GKE

This drawing is not intended to be represented as a replacement or original boundary survey or cadastral survey, or a Surveyor's Certificate Report.

**Exhibit "A"**  
**Legal Description**

The following described real estate located in Hendricks County, Indiana

Lot Numbered Two (2) and a part of Lot Numbered Three (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, Side 181, pages 1A and 1B, in the office of the Recorder of Hendricks County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2, being on the East right-of-way line of Perry Road and on a non-tangent curve to the left having a radius of 1550.00 feet, the radius point of which bears North 89 degrees 35 minutes 55 seconds West (basis of bearing -plat bearing), thence Northerly along said curve an arc distance of 35.19 feet to a point which bears North 89 degrees 06 minutes 03 seconds East from said radius point, thence North 00 degrees 53 minutes 57 seconds West along the West line of said Lots 2 and 3 a distance of 770.18 feet to the proposed right-of-way line of Galvan's Trail, (thence along said proposed right-of-way line the following 3 courses), (1) North 89 degrees 44 minutes 08 seconds East 40.00 feet; (2) North 00 degrees 53 minutes 57 seconds West 30.00 feet; (3) North 89 degrees 44 minutes 08 seconds East 1252.48 feet to the East line of said Lot 3; thence South 00 degrees 57 minutes 22 seconds East along said East line and the East line of said Lot 2 a distance of 720.64 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 30, Township 15 North, Range 2 East; thence South 00 degrees 47 minutes 29 seconds East along said East line of Lot 2 a distance of 100.40 feet to the Southeast corner thereof, thence South 89 degrees 06 minutes 03 seconds West along the South line of said Lot 2 a distance of 1263.33 feet to the point of Beginning, containing 24.55 acres, more or less

**LESS AND EXCEPT:**

Lot Numbered One (1) in Plainfield Commons II, Phase IV, being a Replat of Lots 2 and 3 of Perry Road Business Park at Westcor, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded July 13, 2005 in Plat Cabinet 6, Slide 66, page 2 as Instrument Number 200500020460 in the office of the Recorder of Hendricks County, Indiana.

Caption Real Estate is commonly known as: 455 South Perry Road, Plainfield, IN 46168



Metrolia Park Services  
8801 Olive Avenue  
Indianapolis, IN 46216  
317-628-7100  
317-628-7110 FAX

Engineering  
Surveying  
Architectural  
Civil  
Geology

Land Description:  
(part of Instrument Number 200320020742)

Part of the Southeast Quarter of Section 30, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana, also being part of Lot J in Perry Road Business Park at Westcar, as per plat thereof, recorded in Plat Cabinet 2, Slide 181, Pages 1A and 1B, in the Office of the Recorder of Hendricks County, Indiana, said part being more particularly described as follows:

Beginning at the northeast corner of Lot 1 of Platfield Commons II, Phase IV, recorded in Plat Cabinet 6, Slide 56, Page 2, being a replat of part of Lots 2 and 3 of said Perry Road Business Park at Westcar; thence South 89 degrees 44 minutes 08 seconds West along the north line of said Lot 1 a distance of 120.20 feet to the southeast corner of the variable right-of-way of Metropolis Parkway per said plat of Platfield Commons II, Phase IV; thence North 00 degrees 15 minutes 52 seconds West along the east line of said right-of-way a distance of 99.77 feet to the northeast corner thereof, also being on the south line of a tract of land described in Instrument Number 200827468 in said Recorder's Office; thence North 89 degrees 47 minutes 29 seconds East along said south line and the easterly prolongation of said right-of-way line a distance of 482.80 feet to the southeast corner of said tract, also being on the East line of the Southwest Quarter of said Quarter section; thence South 00 degrees 57 minutes 16 seconds East along said East line a distance of 88.25 feet to the northeast corner of a tract of land described in Instrument Number 200813017 in said Recorder's Office; thence South 88 degrees 44 minutes 08 seconds West along the north line of said tract a distance of 363.79 feet to the Point of Beginning, containing 1.04 acres, more or less.

*Steven W. Reeves*

Steven W. Reeves  
Registered Land Surveyor #20400005  
August 20, 2010



I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Section's acreage number in this document, unless required by law. State of Indiana



Date: 08/24/2010 02

This drawing is not intended to be represented as a subdivision or original boundary survey, a re-survey, or a Strategic Land Use Report.

