

TOWN COUNCIL

ORDINANCE NO. 01-2022

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

(Awale Rezone)

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-21-139, (Awale Rezone) the real estate described in Exhibit "A" of about 5.0 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "GC: General Commercial" and "I-2: Office/Warehouse Distribution" districts to the "R-1: Low Density Residential" district classification of the Plainfield Zoning Ordinance.

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 28th day of February, 2022.

TOWN COUNCIL, TOWN OF PLAINFIELD HENDRICKS COUNTY, INDIANA

DocuSigned by:

Robin G. Brandgard

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Robin G. Brandgard, President

DocuSigned by:

Bill Kirchoff

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Bill Kirchoff, Vice President

DocuSigned by:

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Kent McPhail

DocuSigned by:

Dan Bridget

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Dan Bridget

Lance Angle

ATTESTED BY:

DocuSigned by:

Mark Todisco

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Mark J. Todisco, Clerk Treasurer, of the
Town of Plainfield, Indiana

EXHIBIT A

Legal Description

The following represents a legal description of an original boundary survey located in the South half of the Southwest quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana and the North half of the Northwest quarter of Section 29, Township 15 North, Range 2 East of the Second Principle Meridian, Guilford Township, Hendricks County, Indiana. Said tract is a 5.00 acre split from an existing 8.168-acre parent parcel as conveyed to Browning Real Estate Properties, LLC as described as Tract 17 in Instrument #201600680 and a 3.491-acre parent parcel as conveyed to Browning Real Estate Properties, LLC as described as Tract 18 in Instrument #201600680 both in the Office of the Recorder of Hendricks County, Indiana. Said 5.00-acre tract of land being more particularly bound and described as follows, to-Wit:

Assuming the North line of the Northwest quarter of Section 29 as being South 88 degrees 50 minutes 46 seconds West and all other bearings being relative thereto. Also, all monuments set are 5/8" re-bar with "Gaston" cap set unless otherwise noted:

Commencing at a Hendricks County Surveyor Disk found marking the Northeast corner of the Northwest quarter of Section 29, Township 15 North, Range 2 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana; thence running on and along the North line of the Northwest quarter of Section 29 bearing South 88 degrees 50 minutes 46 seconds West 373.14 feet to a monument set marking the intersection with the West Right-of-Way line for the Ronald Reagan Parkway as per plans prepared by the Indiana Department of Transportation project IPA Project STP-9932(0328) and THE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION:

Then running South on and along the West Right-of-Way for the above-referenced Ronald Reagan Parkway on a curve to the left having a radius of 6653.52 feet, an arc length of 75.45 feet, a central angle of 00 degrees 56 minutes 25 seconds, a chord bearing of South 05 degrees 56 minutes 25 seconds East and a chord distance of 75.45 feet to a monument set marking the intersection with the South line of a 3.491-acre parent parcel as conveyed to Browning Real Estate Properties, LLC as described as Tract 18 in Instrument #201600680 and running on and along said South line for the next Two (2) courses:

- 1) Thence South 89 degrees 37 minutes 35 seconds West 194.20 feet to a monument set;
- 2) Thence South 85 degrees 58 minutes 45 seconds West 736.66 feet to a monument set marking the Southeast corner of a 0.198-acre tract of land conveyed to the Town of Plainfield for the Klondike Road project and shown as Parcel 2A Fee as described in Instrument #201901751 in the Office of the Recorder of Hendricks County, Indiana; thence running North on and along the East line of the Town of Plainfield on a curve to the left having a radius of 545.00 feet, an arc length of 119.71 feet, a central angle of 12 degrees 35 minutes 06 seconds, a chord bearing of North 24 degrees 51 minutes 32 seconds and a chord length of 119.47 feet West to a monument set marking the intersection with the South line of the Southwest quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, said point also being the Southeast corner of a 0.950-acre tract of land conveyed to the Town of Plainfield for the Klondike Road project and shown as Parcel 2 Fee as described in Instrument #201901751; thence running North on and along the East line of the Town of Plainfield on a curve to the left having a radius of 545.00 feet, an arc length of 65.43 feet, a central angle of 06 degrees 52 minutes 43 seconds, a chord bearing of North 34 degrees 35 minutes 27 seconds West and a chord length of 65.39 feet to a monument set; thence continuing to run on and along the East line of the Town of Plainfield bearing North 38 degrees 01 minutes 50 seconds West 123.00 feet to a monument set; thence North 65 degrees 57 minutes 14 seconds East 195.96 feet to a monument set marking the Southwest corner of a 2.87-acre tract of land conveyed to Royal Transportation, Inc. as described in Instrument #201828030; thence running on and along the South line of Royal Transportation, Inc. bearing South 77 degrees 26 minutes 34 seconds East 673.97 feet to the Southeast corner thereof and the Southwest corner of a 2.316-acre tract of land conveyed to Royal Transportation, Inc. as described in Instrument #201907480; thence running on and along the South line of Royal Transportation, Inc. bearing South 79 degrees 33 minutes 34 seconds East 249.83 feet to a monument set marking the intersection with the West line of the above-referenced Ronald Reagan Parkway; thence running South on and along said West Right-of-Way on a curve to the left having a radius of 6653.52 feet, an arc length of 19.29 feet, a central angle of 00 degrees 09 minutes 58 seconds, a chord bearing of South 05 degrees 31 minutes 57 seconds East and a chord distance of 19.29 feet to THE POINT OF BEGINNING.

The above described tract of land contains 5.00-Acres, more or less, subject to all easements and rights-of-way of record.

