



Certification of Recommendation

Whitestown Plan Commission

July 1, 2021

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC21-021-ZA).

In accordance with IC 36-7-4-608, the Whitestown Plan Commission hereby certifies their recommendation to the Whitestown Town Council as described below.

- At their public hearing on June 14th, 2021 the Whitestown Plan Commission gave a favorable recommendation under section IC 36-7-4-608 with a 5-0 vote to approve a zoning amendment to the Whitestown Unified Development Ordinance. The zoning amendment includes petitioner Mann Brothers Holdings, seeking to rezone approximately 2.07 acres, more or less, in the Town of Whitestown, Indiana, from the AG (Agriculture) Zoning Classification to the I1 (Light Industry) Zoning Classification.

The property described in the legal descriptions are contained in the attached **Exhibit A.**

If you have any questions, please contact me at your earliest convenience.

Respectfully,

Brittany Garriott
Director of Planning and Community Development
6210 Veterans Drive
Whitestown, IN 46075
317-732-4535
planning@whitestown.in.gov

Exhibit A

Legal Description

The Land referred to herein below is situated in the County of Boone, State of Indiana, and is described as follows:

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH RANGE 1 EAST, IN WORTH TOWNSHIP, BOONE COUNTY INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE AFORESAID TRACT, PROCEED THENCE NORTHERLY WITH THE WEST LINE OF SAID TRACT (ASSUMING THE BEARING OF SAID LINE TO THE NORTH 0 DEGREES EAST) FOR A DISTANCE OF 125.00 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 188.50 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, PROCEED NORTH 0 DEGREES EAST FOR A DISTANCE OF 135.00 FEET THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 159.98 FEET; THENCE SOUTH 0 DEGREES WEST FOR A DISTANCE OF 135.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 159.98 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.4958 ACRES, MORE OR LESS.

PARCEL 2:

ALSO FROM THE SOUTHWEST CORNER OF THE AFORESAID TRACT, PROCEED THENCE NORTHERLY WITH THE WEST LINE OF SAID TRACT FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE THENCE NORTHERLY WITH SAID WEST LINE FOR A DISTANCE OF 135.00 FEET; THENCE DEFLECT RIGHT 89 DEGREES 11 MINUTES 30 SECONDS FOR A DISTANCE OF 188.50 FEET; THENCE DEFLECT RIGHT 90 DEGREES 48 MINUTES 30 SECONDS FOR A DISTANCE OF 135.00 FEET; THENCE DEFLECT RIGHT 89 DEGREES 11 MINUTES 30 FOR A DISTANCE OF 188.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.584 ACRES MORE OR LESS, AND BEING SUBJECT TO AN EASEMENT FOR AN COUNTRY ROAD ON AND ALONG THE ENTIRE WESTERNMOST BOUNDARY.