



Certification of Recommendation

Whitestown Plan Commission

February 3, 2020

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC19-042-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 January 13, 2020 the Whitestown Plan Commission gave a favorable recommendation under section IC 36-7-4-608 with a 7-0 vote to approve a zoning amendment to the Whitestown Unified Development Ordinance. The zoning amendment includes petitioner Site works LLC, seeking to rezone approximately 3.09 acres, more or less, in the Town of Whitestown, Indiana, from the AG (Agriculture) Zoning Classification to the I-2 (General Industrial) 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
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Whitestown, IN 46075
317-732-4535
planning@whitestown.in.gov

Exhibit A

Legal Description

A part of the South Half of the Southwest Quarter of the Northwest Quarter of Section 26, Township 18 North, Range 1 East of the Second Principal Meridian in Boone County, Indiana and being more particularly described as follows, to-wit:

Beginning on the West line of said tract 137.03 feet North of the Southwest corner thereof, thence deflecting right 81° 47' measure Easterly along an existing fence line 470.62 feet to the center line of a county road (formerly U.S. Highway 52 and formerly the Lafayette and Indianapolis Gravel Road); thence deflecting left 123° 52' measure Northwesterly along the center of said county road 619.92 feet to the North line of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 26; thence West on said North line 50.02 feet to the West line of said Half Quarter Quarter Section; thence South on said West line 526.61 feet to the place of beginning, containing 3.090 acres, more or less.

The above description also being described in a Survey, Midwest Surveying, LLC, Project 2019-032, prepared November 15, 2019, by James R. Francisco, Registered Land Surveyor, No. 21000240, as follows:

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WORTH TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES 11 MINUTES 36 SECONDS EAST (ASSUMED BEARING FROM PERRY INDUSTRIAL PARK, SECTION 1) ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 136.74 FEET TO A POINT 0.08 FEET WEST OF A CAPPED REBAR, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION AND ALSO BEING A POINT SOUTH 00 DEGREES 11 MINUTES 36 SECONDS WEST OF THE NORTHWEST CORNER OF SAID SECTION A DISTANCE OF 2512.70 FEET; THENCE CONTINUING NORTH 00 DEGREES 11 MINUTES 36 SECONDS EAST ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 525.39 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 52.70 FEET TO THE CENTER LINE OF THE RIGHT-OF-WAY FOR FORMER U.S. ROUTE 52, NOW INDIANAPOLIS ROAD; THENCE SOUTH 41 DEGREES 30 MINUTES 52 SECONDS EAST ON AND ALONG THE RIGHT-OF-WAY CENTER LINE A DISTANCE OF 617.38 FEET; THENCE SOUTH 82 DEGREES 09 MINUTES 30 SECONDS WEST ALONG A FENCE LINE A DISTANCE OF 468.05 FEET TO THE POINT OF BEGINNING, CONTAINING 3.078 ACRES, MORE OR LESS.