



Certification of Recommendation

Whitestown Plan Commission

March 21, 2022

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC22-015-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 March 14, 2022 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 Patch Development, LLC per Brian J Tuohy on behalf of Larry & Violet Hackett and Nathaniel & Tracie Pletcher, Owners, seeking to rezone approximately 53.27 acres, more or less, in the Town of Whitestown, Indiana, from the Boone County General Agriculture (AG) Zone to the Whitestown Light Industrial (I-1) Zoning Classification.

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

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

Respectfully,

Jill Conniff

Jill Conniff,
Planning Staff

Exhibit A

Legal Description

Survey Description for Properties contained in Deed Book 237, Page 987 & Instrument #2017008501, Inclusive, recorded in the Office of the Recorder of Boone County, Indiana

Part of the Southeast Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian in Boone County, Indiana, being described as follows:

Beginning at the northeast corner of said quarter section; thence along the east line of said quarter section South 00 degrees 55 minutes 21 seconds East (grid bearing based on said Indiana State Plane West Zone) 420.20 feet (all distances in this description are horizontal ground distances) to the northeast corner of a tract of land described in Instrument Number 2018001633 recorded in the Office of the Recorder of Boone County, Indiana; thence along the north line of said tract North 35 degrees 28 minutes 56 seconds West 44.95 feet to the northeast corner of a tract of land described in Instrument Number 2020007436 recorded in the Office of said Recorder (the next six courses being along the northerly lines of said tract); (1) thence continuing North 35 degrees 28 minutes 56 seconds West 24.52 feet; (2) thence North 79 degrees 59 minutes 34 seconds West 102.92 feet; (3) thence South 69 degrees 32 minutes 41 seconds West 394.47 feet; (4) thence South 56 degrees 39 minutes 40 seconds West 1,135.54 feet; (5) thence South 27 degrees 42 minutes 39 seconds West 207.69 feet; (6) thence South 60 degrees 22 minutes 06 seconds West 114.15 feet to a northerly corner of a tract of land described in Instrument Number 2020008597 recorded in the Office of said Recorder (the next three course being along the northerly lines of said tract); (1) thence North 89 degrees 34 minutes 47 seconds West 623.98 feet; (2) thence South 72 degrees 21 minutes 44 seconds West 229.39 feet; (3) thence South 35 degrees 21 minutes 30 seconds West 233.69 feet to the west line of said quarter section; thence along said quarter section line North 00 degrees 40 minutes 57 seconds West 531.64 feet to the southwest corner of a tract of land as described in Instrument Number 020281 recorded in the Office of said Recorder; thence along the south line of said tract North 89 degrees 11 minutes 35 seconds East 215.51 feet to the southeast corner of said tract and the center of Fishback Creek the next two courses being along the easterly lines of said tract and the center of Fishback Creek); (1)thence North 26 degrees 28 minutes 32 seconds East 231.95 feet; (2) thence North 53 degrees 37 minutes 26 seconds East 126.97 feet to the northeast corner of said tract and the southeast corner of a tract of land as described in Instrument Number 2020014148 recorded in the Office of said Recorder (the next two courses being along the east and north lines of said tract); (1) thence leaving said center of creek, North 00 degrees 40 minutes 57 seconds West 141.50 feet; (2) thence South 89 degrees 11 minutes 35 seconds West 424.50 feet to the west line of said quarter section; thence along said quarter section line North 00 degrees 40 minutes 57 seconds West 573.50 feet to the northwest corner of said quarter section; thence along the north line of said quarter section North 88 degrees 20 minutes 03 seconds East 2,646.08 feet to the **Point of Beginning**. Containing 53.273 acres more or less.

Exhibit B

