



# Certification of Recommendation

*Whitestown Plan Commission*

April 18, 2022

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC22-001-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 April 11, 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 Ambrose Property Group per Brian J Tuohy on behalf of CPF Farms, LLC, Donald & Virginia Clark, and Gene & Crystal Clark, Owners, seeking to rezone approximately 87.63 acres, more or less, in the Town of Whitestown, Indiana, from the Anson Planned Unit Development (PUD) Zone to the Light Industrial (I-1) Zoning Classification.

The property described in the legal description 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,  
Planning Staff

## Exhibit A

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### Legal Description

A part of the northwest quarter of Section 36, Township 18 North, Range 1 East, situated in Perry Township, Boone County, Indiana; and being more particularly described, as follows:

Beginning at the Northwest corner of said Northwest Quarter, being a Harrison Monument; thence North 88 degrees 46 minutes 32 seconds East (basis of bearing = Indiana State Plane Coordinate System – West Zone), along the North line of said quarter, 375.16 feet to a point on the south right of way line of County Road E. 500 S., said point also a point on a non-tangent curve to the left having a radius of 532.04 feet, the radius point of which bears North 19 degrees 42 minutes 20 seconds East; thence southerly along said curve an arc distance of 196.72 feet to a point which bears South 01 degrees 28 minutes 44 seconds East from said radius point to a point on the south right of way of County Road E. 500 S.; thence North 88 degrees 46 minutes 22 seconds East a distance of 2117.25 feet to the East line of the northwest quarter; thence South 00 degrees 54 minutes 28 seconds East a distance of 1476.07 feet along said east line; thence South 89 degrees 02 minutes 14 seconds West a distance of 1471.79 feet; thence North 47 degrees 17 minutes 21 seconds West a distance of 45.35 feet ; thence South 89 degrees 02 minutes 14 seconds West a distance of 716.11 feet to a point on the north right of way line of Perry Worth Road thence North 46 degrees 13 minutes 49 seconds West, along said north right of way line, a distance of 651.37 feet to the West line of said section; thence North 00 degrees 58 minutes 09 seconds West along said West line a distance of 1009.06 feet to the Point of Beginning.

Containing 87.63 acres, more or less.

# Exhibit B

