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ORDINANCE NO. 60-12-02

AN ORDINANCE TO AMEND THE ZONING ORDINANCE,
A PART OF THE MASTER PLAN OF THE CITY OF
NOBLESVILLE, HAMILTON COUNTY, INDIANA

This is an Ordinance (the "Ordinance") amending the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended (the "Zoning Ordinance"):

WHEREAS, the Plan Commission of the City of Noblesville (the "Commission") has conducted a public hearing as required by law in regard to the application for a change in zoning classification, filed by W and C Development Company, LLC, for the real estate (i) containing approximately 10 acres, legally described on Exhibit "A" hereto, and located in Noblesville Township, Noblesville, Indiana (the "Real Estate") and (ii) located within the Corporate Campus Park District set forth in Article 8 of the Zoning Ordinance (the "Corporate Campus Park District"); and

WHEREAS, the Commission sent to the Common Council of the City of Noblesville, Indiana (the "Common Council") its favorable recommendation adopted on the 16th day of December, 2002; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the Zoning Ordinance and the zone map (the "Zone Map") corresponding to the Zoning Ordinance are hereby amended as follows:

SECTION 1. CHANGE IN ZONING. The zoning classification of the Real Estate, located within the Corporate Campus Park District, is hereby changed from (i) Multi-Family

200300008622
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
01-23-2003 02:48 pm.
ORDINANCE 15.00

Residential with a Subdistrict Overlay of Mixed Residential to (ii) Industrial/Office with a Subdistrict Overlay of Secondary Corridor.

SECTION 2. PROCEDURES. The Real Estate shall be developed per a Preliminary Development Plan to later be determined per the provisions and procedures of the Zoning Ordinance and the Corporate Campus Park District.

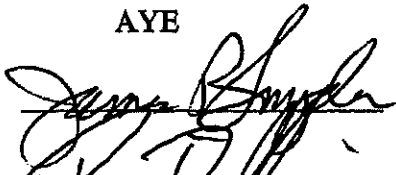
SECTION 3. ENACTMENT. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 14th day of January, 2003.

COMMON COUNCIL, CITY OF NOBLESVILLE

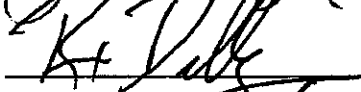
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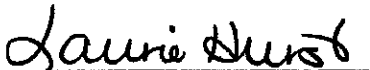
James Snyder



Rex Dillinger



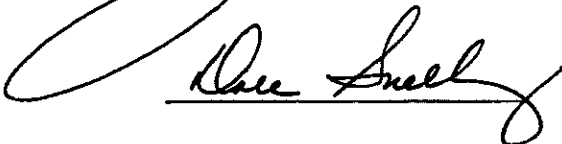
Alan Hinds



Laurie Hurst

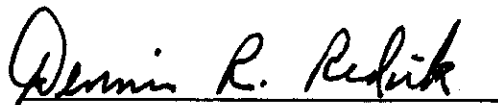


Jack Martin




Dale Snelling

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 14th day of January, 2003.



Dennis R. Redick, Mayor,
City of Noblesville, Indiana

ATTEST:



Janet S. Jaros, Clerk-Treasurer
City of Noblesville, Indiana

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law
NELSON & FRANKENBERGER
3021 East 98th Street, Suite 220
Indianapolis, IN 46280

H:\JaneAWWhite,ChrisW and CPUD 60-12-02 (10 acres) 010703.doc

EXHIBIT "A"

A part of the Southwest Quarter of Section 8, Township 18 North, Range 5 East, and part of the Northwest Quarter of Section 17, Township 18 North, Range 5 East, all in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter, thence North 00 degrees 00 minutes 00 seconds East along the West line of said Southwest Quarter 119.71 feet to the POINT OF BEGINNING of this description; thence continuing North 00 degrees 00 minutes 00 seconds East along said West line 655.17 feet; thence North 90 degrees 00 minutes 00 seconds East 599.29 feet; thence South 00 degrees 00 minutes 00 seconds East parallel with the aforesaid West line 778.41 feet to a point on the North line of said Northwest Quarter Section, thence continuing South 00 degrees 00 minutes 00 seconds East 25.00 feet; thence North 89 degrees 39 minutes 45 seconds West 40.66 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 00 degrees 20 minutes 15 seconds East 315.00 feet from said point; thence westerly along said curve 126.34 feet to a point on the South line of said Southwest Quarter Section; thence continuing along said curve 13.55 feet to the point of tangency of said curve, said point being South 25 degrees 47 minutes 02 seconds West 315.00 feet from the radius point of said curve; thence North 64 degrees 12 minutes 58 seconds West 121.24 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 25 degrees 47 minutes 02 seconds West 385.00 feet from said point; thence westerly along said curve 170.99 feet to the point of tangency of said curve, said point being North 00 degrees 20 minutes 15 seconds East 385.00 feet from the radius point of said curve; thence North 89 degrees 39 minutes 45 seconds West 74.10 feet; thence North 44 degrees 49 minutes 52 seconds West 35.46 feet; thence North 90 degrees 00 minutes 00 seconds West 50.00 feet to the place of beginning, containing 10.000 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.