

DATE: February 2, 2012

PETITION TO CHANGE ZONING

RECEIVED

FEB 03 2012

Plan Commission Docket No.: _____

Name of Applicant: Henke Development Group, LLC
Address: 1 South Rangeline Rd, Suite 400, Carmel, IN 46032
Phone No.: (317) 439-8803

WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

Name of Representative: Elizabeth Katherine Henke / Steven Henke
Address: 1 South Rangeline Rd, Suite 400, Carmel, IN 46032
Phone No.: (317) 439-8803

Name of Property Owner*: Hamilton West Investments
Premises Affected: 7.21 Acres (On State Road 32, Western Border is Wheeler Road, Eastern Border is Sun Park Drive)
Parcels: 09-05-36-00-00-039.000 and 09-05-36-00-00-039.002

Metes and Bounds Description:

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS PIN MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST (ASSUMED BEARING) 1324.73 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER, SAID POINT BEING EQUIDISTANT FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 47 MINUTES 11 SECONDS EAST 492.50 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 17.50 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE RIGHT OF WAY LINE PER INSTRUMENT No. 200704170 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ON THE SOUTH LINE OF A TRACT OF REAL ESTATE AS DESCRIBED IN INSTRUMENT #87-11535 SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 246.50 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHEAST CORNER OF A TRACT OF REAL ESTATE AS DESCRIBED IN INSTRUMENT #87-11535; THENCE ON THE EAST LINE OF SAID TRACT OF REAL ESTATE NORTH 00 DEGREES 47 MINUTES 11 SECONDS EAST 250.00 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF A TRACT OF REAL ESTATE AS DESCRIBED IN INSTRUMENT #200500045217; THENCE ON THE SOUTH LINE OF SAID TRACT OF REAL ESTATE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 258.10 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE CONTINUING ON SAID SOUTH LINE SOUTH 62 DEGREES 20 MINUTES 43 SECONDS EAST 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE WESTERLY RIGHT OF WAY LINE OF SUN PARK DRIVE, SAID POINT BEING ON A CURVE TO THE LEFT AND HAVING A RADIUS OF 300.09 FEET AND HAVING A CHORD BEARING OF SOUTH 14 DEGREES 12 MINUTES 53 SECONDS WEST AND A DISTANCE OF 139.44 FEET; THENCE ON THE ARC OF SAID CURVE 140.73 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE CONTINUING ON SAID WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 302.35 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING TO THE RIGHT OF WAY OF STATE ROAD 32 PER INSTRUMENT No. 2007040170; THENCE ON SAID RIGHT OF WAY LINE THE 16 FOLLOWING 10 COURSES 1) SOUTH 05 DEGREES 30 MINUTES 24 SECONDS WEST 130.44 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; 2) THENCE SOUTH 41 DEGREES 58 MINUTES 22 SECONDS WEST 60.73 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; 3) THENCE SOUTH 00 DEGREES 51 MINUTES 30 SECONDS WEST 49.16 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; 4) THENCE NORTH 89 DEGREES 51 MINUTES 39 SECONDS WEST 23.73 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; 5) THENCE NORTH 88 DEGREES 57 MINUTES 19 SECONDS WEST 313.71 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; 6) THENCE NORTH 88 DEGREES 02 MINUTES 59 SECONDS WEST 38.38 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; 7) THENCE NORTH 13 DEGREES 01 MINUTE 46 SECONDS WEST 120.57 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; 8) THENCE NORTH 00 DEGREES 47 MINUTES 04 SECONDS EAST 79.30 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; 9) THENCE NORTH 89 DEGREES 12 MINUTES 56 SECONDS WEST 25.77 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; 10) THENCE NORTH 00 DEGREES 47 MINUTES 11 SECONDS EAST 214.72 FEET TO THE POINT OF BEGINNING, CONTAINING 5.70 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 87-11535 (Parcel #2)

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3

EAST; THENCE NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST (ASSUMED BEARING) 1324.73 FEET ALONG THE SOUTHLINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, SAID CORNER BEING COLLINEAR WITH AND EQUIDISTANT FROM THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 47 MINUTES 11 SECONDS EAST 492.50 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 47 MINUTES 11 SECONDS EAST 250.00 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF A 3.5 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #609 AND RECORDED IN DEED RECORD 219, PAGE 289 IN THE RECORDS OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 264.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00.

Plot Size: 7.21 Acres Total

Fronting On: Northwest Corner of State Road 32 and Sun Park Drive, Wheeler Road is Western Boundary, Sun Park Drive is Eastern Boundary (Future INDOT Westfield Connector Road will divide property running east-west. See attached.)

Nature and Size of Improvement Now Existing on Plot: Vacant

Present Zoning: Industrial

Requested Zoning: General Business

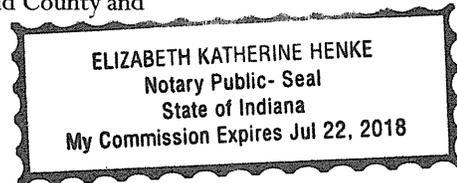
The above information, to my knowledge and belief, is true and correct:



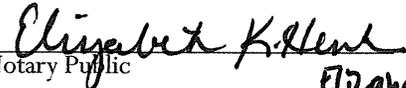
Elizabeth K. Henke

State of Indiana)
SS: County of Hamilton)

Subscribed and Sworn to before me, a Notary Public in and for said County and State, this 2nd day of February, 2012.



My Commission Expires: 7/22/2018



Notary Public Elizabeth K. Henke

Resident of: Marion County

*If the petitioner is not the property owner, a letter of consent from the property owner must accompany this document. — Attached.

AFFIDAVIT OF CONSENT OF PROPERTY OWNER

(To be presented with application for Plan Commission/City Council Action)

Sharlene Carman, as the General Partner of Hamilton West Investments, a Georgia partnership ("Partnership"), being duly sworn upon her oath, being of sound mind and legal age deposes and states:

1. That the Partnership as the owner of the property described in the attached action which has been filed before the Plan Commission and City Council of the City of Westfield, Indiana, hereby authorizes Henke Development Group, LLC, or its assigns as its agent to file said attached action with the Plan Commission and City Council.

Dated: 2-2-2012

Hamilton West Investments,

By: Sharlene Carman

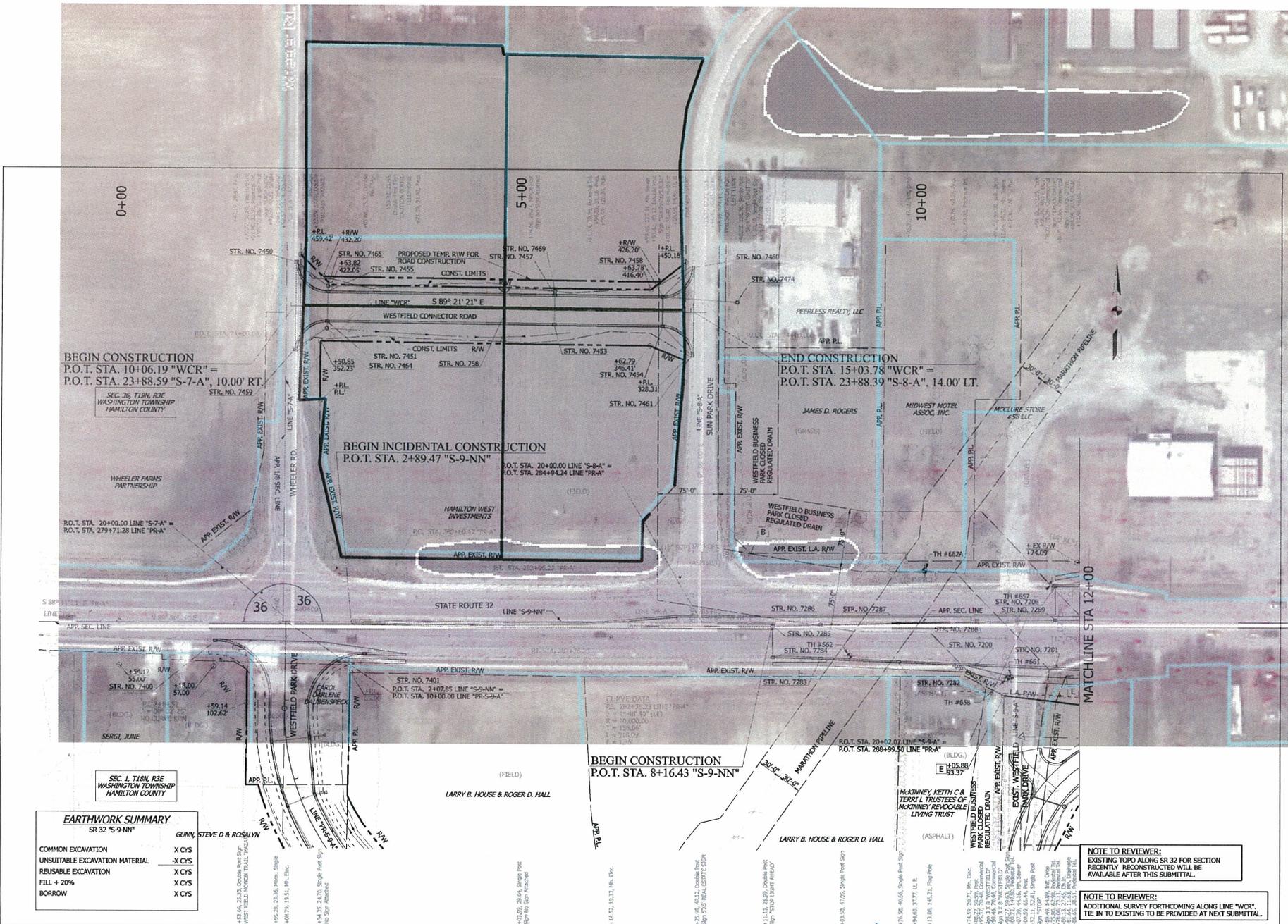
Subscribed and sworn to before me this 2 day of February, 2012.

Mallory E Norton
Notary Public

Mallory E Norton
Printed Name



My Commission Expires: Oct 25, 2015



BEGIN CONSTRUCTION
 P.O.T. STA. 10+06.19 "WCR" =
 P.O.T. STA. 23+88.59 "S-7-A", 10.00' RT.
 SEC. 26, T18N, R3E
 WASHINGTON TOWNSHIP
 HAMILTON COUNTY

BEGIN INCIDENTAL CONSTRUCTION
 P.O.T. STA. 24+89.47 "S-9-NN"

END CONSTRUCTION
 P.O.T. STA. 15+03.78 "WCR" =
 P.O.T. STA. 23+88.39 "S-8-A", 14.00' LT.

BEGIN CONSTRUCTION
 P.O.T. STA. 8+16.43 "S-9-NN"

EARTHWORK SUMMARY
 SR 32 "S-9-NN"

	GUNN, STEVE D & ROSALYN
COMMON EXCAVATION	X CYS
UNSUITABLE EXCAVATION MATERIAL	-X CYS
REUSABLE EXCAVATION	X CYS
FILL + 20%	X CYS
BORROW	X CYS

NOTE TO REVIEWER:
 EXISTING TOPO ALONG SR 32 FOR SECTION
 RECENTLY RECONSTRUCTED WILL BE
 AVAILABLE AFTER THIS SUBMITTAL.

NOTE TO REVIEWER:
 ADDITIONAL SURVEY FORTHCOMING ALONG LINE "WCR".
 TIE IN TO EXISTING TO BE PROVIDED AT NEXT SUBMITTAL.

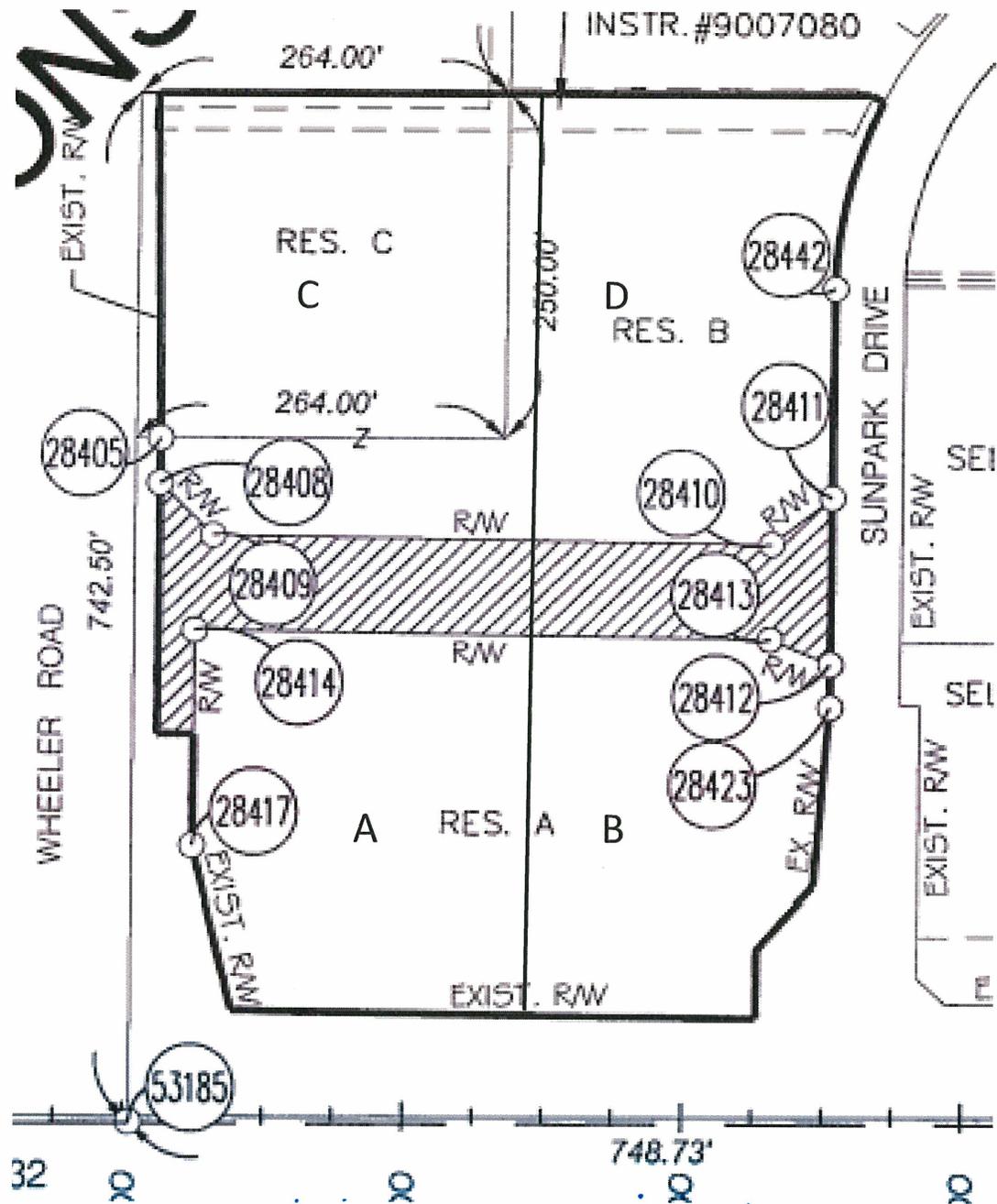
- [B] BEGIN EXIST. L.A. R/W
- [E] END EXIST. L.A. R/W
- [B] BEGIN L.A. R/W
- [E] END L.A. R/W

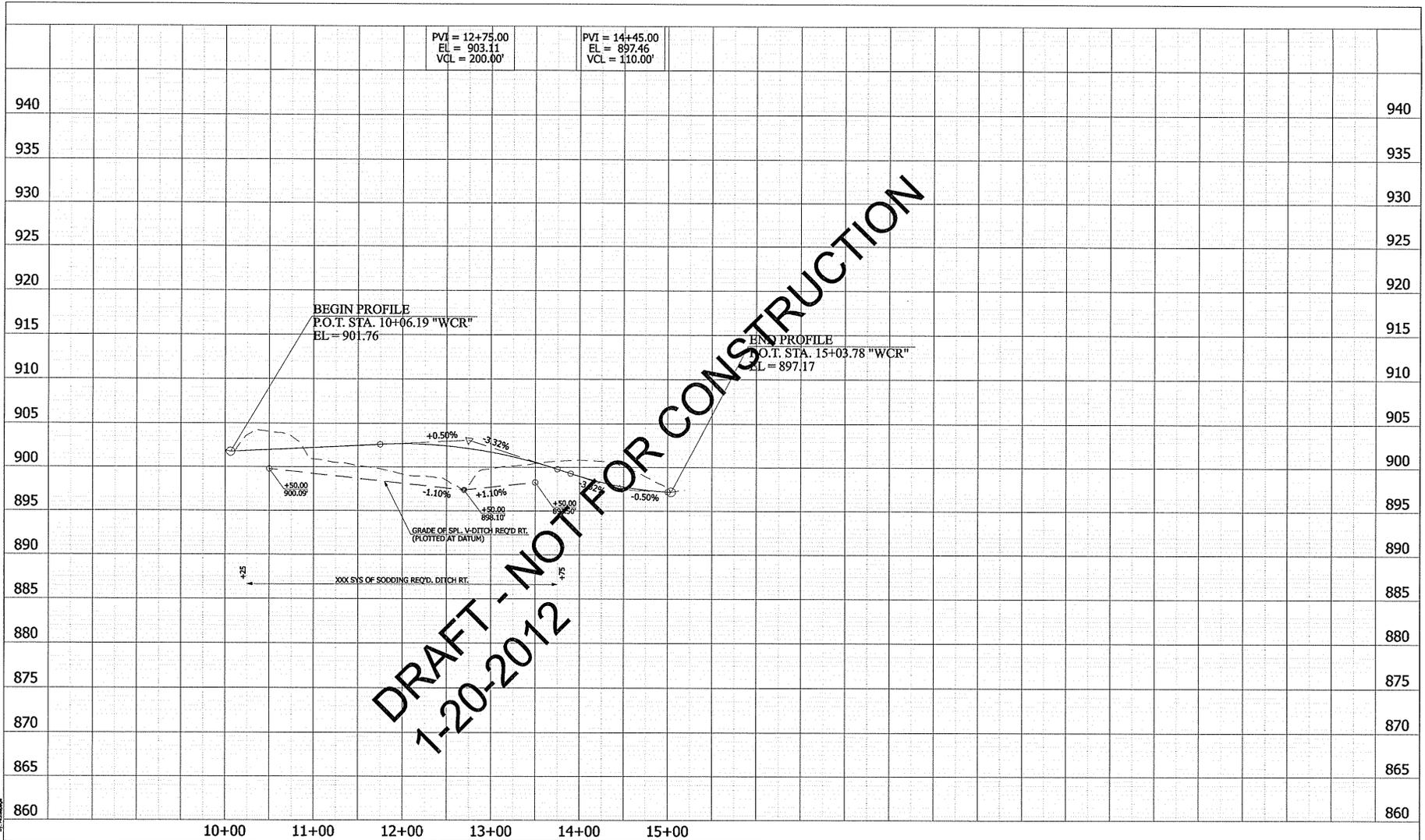
ALL R/W DESCRIBED FROM LINE "S-9-NN" EXCEPT AS SHOWN.
 LINE "S-9-NN" TO BE CONSTRUCTED.
 LIMITED ACCESS R/W REQUIREMENTS TO APPLY WHERE INDICATED.

RECOMMENDED FOR APPROVAL		DESIGN ENGINEER		DATE
DESIGNED BY:	TMS	DRAWN BY:	AGL	
CHECKED BY:	JLR	CHECKED BY:	JLR	

INDIANA
 DEPARTMENT OF TRANSPORTATION
 PLAN SHEET
 SR 32 - LINE "S-9-NN" AND
 WESTFIELD CONNECTOR - LINE "WCR"

HORIZONTAL SCALE	BRIDGE FILE
1" = 50'	
VERTICAL SCALE	DESIGNATION
1" = 5'	0900285
SURVEY BOOK	SHEET
	43 of 184
CONTRACT	PROJECT
IR-3205	0900285





P:\projects\0902012\0902012.dwg
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10+00 11+00 12+00 13+00 14+00 15+00

RECOMMENDED FOR APPROVAL		DESIGN ENGINEER		DATE	INDIANA DEPARTMENT OF TRANSPORTATION		HORIZONTAL SCALE 1" = 50'		BRIDGE FILE	
DESIGNED: TMS		DRAWN: AGL			PROFILE SHEET		VERTICAL SCALE 1" = 5'		DESIGNATION 090205	
CHECKED: JLR		CHECKED: JLR			WESTFIELD CONNECTOR ROAD		SURVEY BOOK		SHEET	
					LINE "WCR"		IR-3205		45 of 164	
							CONTRACT		PROJECT	
							IR-3205		090205	