

ORDINANCE NO. 2024-26

AN ORDINANCE TO AMEND THE ZONING MAP OF HENDRICKS COUNTY, FROM **PB/ PLANNED BUSINESS PARK DISTRICT** TO **NB/NEIGHBORHOOD BUSINESS DISTRICT**, COMMONLY KNOWN AS **ZA 515/24: CONNECTION POINTE CHRISTIAN CHURCH OF BROWNSBURG, INC, S8-T15N-R1E, WASHINGTON TOWNSHIP, 2 PARCELS TOTALING 10.4 ACRES, LOCATED AT 125' WEST OF THE INTERSECTION OF EAST MAIN STREET AND NORTH CR 500 EAST ON THE SOUTH SIDE OF EAST MAIN STREET AND EXTENDING SOUTH TO US 36**

**SECTION 1.** Be it ordained by the Board of Commissioners of the County of Hendricks, Indiana, that the Zoning Ordinance (2008-16) adopted on the 12th day of August in the year 2008, be amended so as to include in the NB/Neighborhood District, the following described real estate located in the County of Hendricks, Indiana, namely: ZA 515/24: Connection Pointe Christian Church of Brownsburg, Inc, S8-T15N-R1E, 10.4 acres, Washington Township, located at 125' West of the intersection of East Main Street and North CR 500 East on the South side of East Main Street and extending South to US 36.

**SECTION 2.** As inducement for this Zoning Map Amendment, all terms found in the conditions for approval of ZA 515/24: *Connection Pointe Christian Church of Brownsburg, Inc.* and the "Findings of Fact/Law" attached hereto and made a part hereof, and the Hendricks County Board of Commissioners having relied on those stipulations and required certain conditions of its own, does hereby adopt said "Findings of Fact/Law" as a part of this Ordinance.

**SECTION 3.** All building or uses permitted and placed upon the described real estate shall fully conform with all the provisions of the County of Hendricks Zoning Ordinance and shall have obtained the proper permits.

**SECTION 4.** This Ordinance shall be in full force and effect from and after its passage by the County Commissioners.

Approved by the Board of County Commissioners of Hendricks County, Indiana, the 23<sup>rd</sup> day of July, 2024.

Board of Commissioners

Phyllis A. Palmer  
Phyllis A. Palmer, President

Bob Gentry  
Bob Gentry, Vice-President

Dennis W. Dawes  
Dennis W. Dawes, Member

Attest:

Nancy A. Marsh  
Nancy Marsh, Auditor

## **CONNECTION POINTE CHURCH – ZONING AMENDMENT**

### **LEGAL DESCRIPTION**

#### **TRACT A:**

A part of Lots 41 and 42 in Plainview Heights, Section Four (4), a subdivision in Washington Township, Hendricks County, Indiana as per plat thereof recorded July 24 1970, in Plat Book 7, page 47, in the Office of the Recorder of Hendricks County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Lot 42; thence South 0 degrees 17 minutes 00 seconds East 184.48 feet along the East line of said Lots 42 and 41; thence Westerly 8.64 feet along an arc to the right and having a radius of 4,152.18 feet and subtended by a long chord having a bearing of South 88 degrees 12 minutes 25 seconds West and a length of 8.64 feet; thence South 88 degrees 16 minutes 00 seconds West 192.14 feet to the West line of said Lot 42; thence North 0 degrees 17 minutes 00 seconds West 189.57 feet along said West line to the Northwest corner of said Lot 42; thence North 89 degrees 43 minutes 00 seconds East 200.71 feet along the North line of said Lot 42 to the point of beginning and containing 37,539 square feet, more or less.

Also, appurtenant easement rights, if any, established in that certain Easement for Access recorded October 20, 1982 in Miscellaneous Record 95, page 59, in the office of the Recorder of Hendricks County, Indiana.

#### **TRACT B:**

A part of the Northeast Quarter of Section 8, Township 15 North, Range 1 East, Hendricks County, Indiana, described as follows:

Beginning at a point in the North line of Section 8, Township 15 North, Range 1 East, 128.15 feet West of the Northeast corner of said section; thence West along said North line 321.85 feet to a point; thence South 1,728.50 feet to a point in the North right of way line of the Penn Central Railroad; thence East along said right of way line 321.85 feet to a point; thence North 1,721.41 feet to the point of beginning. Subject to all highways, rights of way and easements.

#### **EXCEPT:**

A part of the Northeast Quarter of Section 8, Township 15 North, Range 1 East, Hendricks County, Indiana, described as follows:

Commencing at the Northeast corner of said section; thence West 128.15 feet (bearing and distance quoted from Deed Record 227, page 129) along the North line of said section to the Northeast corner of the owners' land; thence South 0 degrees 19 minutes 52 seconds East 1,329.54 feet along the East line of the owners' land to the point of beginning of this description; thence continuing South 0 degrees 19 minutes 52 seconds East 291.48 feet along said East line; thence Southwesterly 322.36 feet along an arc to the right and having a radius of 4,442.18 feet and subtended by a long chord having a bearing of South 86 degrees 10 minutes 15 seconds West and a length of 322.29 feet to the West line of the owners' land; thence North 0 degrees 17 minutes 00 seconds West 290.10 feet along said West line; thence Northeasterly 322.22 feet along an arc to the left and having a radius of 4,152.18 feet and subtended by a long chord having a bearing of North 85 degrees 55 minutes 27 seconds East and a length of 322.14 feet to the point of beginning and containing 2.146 acres, more or less.

#### **ALSO EXCEPT:**

A part of the Northeast Quarter of Section 8, Township 15 North, Range 1 East, Hendricks County, Indiana, described as follows:

Commencing at the Northeast corner of said section; thence West 128.15 feet (bearing and distance quoted from Deed Record 227, page 129) along the North line of said section to the Northeast corner of the owners' land; thence South 0 degrees 19 minutes 52 seconds East 1,621.02 feet along the East line of the owners' land to the point of beginning of this description; thence continuing South 0 degrees 19 minutes 52 seconds East 100.39 feet along said East line to the North line of the right of way of Consolidated Rail Corporation; thence South 88 degrees 20 minutes 31 seconds West 321.85 feet along said North line to the West line of the owners' land; thence North 0 degrees 17 minutes 00 seconds West 88.18 feet along said West line; thence Northeasterly 322.36 feet along an arc to the left having a radius of 4,442.18 feet and subtended by a long chord having a bearing of North 86 degrees 10 minutes 15 seconds East and a length of 322.29 feet to the point of beginning and containing 0.682 acres, more or less.