

ORDINANCE NO. 021803C

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF  
FISHERS, INDIANA - 1980**

Be it ordained by the Town Council of the Town of Fishers, Indiana, that the Zoning Ordinance, a part of the COMPREHENSIVE PLAN AND ORDINANCE - 1980, ORDINANCE NO. 110380, as amended, is hereby amended as follows:

**SECTION 1. DECLARATION**

That the Zoning Map, identified as OFFICIAL ZONING MAP, FISHERS, INDIANA which accompanies and is a part of the Zoning Ordinance of the Town of Fishers, Indiana, as amended is hereby amended as follows:

That the zoning classification of the real estate described on Exhibit A, attached hereto, is hereby designated as Saxony PUD as Ordinance #042103C and is part of District B on the District Zoning Plan.

**SECTION 2.**

This ordinance shall be in full force and effect from and after its passage by the Town Council. All provisions or parts thereof in conflict herewith are hereby repealed.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 16th day of June, 2003.

**THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA**

**AYE**

**NAY**

BY:

Scott A. Faultless  
Stuart F. Easley  
Timothy O. Lima  
Eileen N. Pritchard  
  
David C. George

Scott A. Faultless,  
President  
 Stuart F. Easley,  
Vice President  
 Timothy O. Lima,  
Member  
 Eileen N. Pritchard,  
Member  
 Daniel E. Henke,  
Member  
 Charles P. White,  
Member  
 David C. George,  
Member

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ATTEST:

Linda Gaye Cordell DATE: 6-16-03  
 Linda Gaye Cordell, Clerk-Treasurer, Town of Fishers, Indiana

Approved by: Douglas D. Church: Church, Church, Hittle, and Antrim - Town Attorney

## Annexation Description

The South Half of the South Half of the West Half of the Northwest Quarter of Section Twenty-Five (25), in Township Eighteen (18) North, Range Five (5) East, containing 40 acres, more or less.

**EXCEPTING THEREFROM;** that portion of the Above-described parcel lying within a part of the South Half of the West Half of the Northwest Quarter and a part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 18 North, Range 5 East, Hamilton County, Indiana, being a part of the land described in Deed Record 170, page 21 as recorded in the Office of the Recorder of Hamilton County, Indiana, lying within the proposed right of way depicted on the Route Survey Plat of Parcel 25 of the Hamilton County Highway Department Project No. PR-97-0003 more particularly described as follows: Beginning at the Northwest corner of said section; thence South 89 degrees 56 minutes 53 seconds East 240.00 meters (787.40 feet) along the North line of said Section; thence South 0 degrees 03 minutes 07 seconds West 5.029 meters (16.50 feet) to the North boundary of 136th Street; thence South 81 degrees 36 minutes 11 seconds West 20.219 meter (66.34 feet); thence South 87 degrees 11 minutes 23 seconds West 100.125 meters (328.49 feet); thence South 89 degrees 20 minutes 09 seconds West 80.006 meters (262.49 feet); thence South 32 degrees 54 minutes 17 seconds West 24,362 meters (79.93 feet); thence South 0 degrees 12 minutes 59 seconds East 100.192 meters (328,71 feet); thence South 1 degree 42 minutes 25 seconds East 60.308 meters (197.86 feet); thence South 5 degrees 45 minutes 48 seconds West 50.314 meters (165.07 feet); thence South 1 degree 56 seconds East 35.227 meters (115.57 feet); thence South, 0 degrees 46 minutes 36 seconds West 65.071 meters (213.49 feet); thence Southwesterly 239,136 meters (784.57 feet) along an arc to the left and having a radius of 4,982.000 meters (16,345,14 feet) and subtended by a long chord having a bearing of South 2 degrees 06 minutes 02 seconds West and a length of 239.113 meters (784.49 feet); thence South 8 degrees 41 minutes 27 seconds East 50.419 meters (165.42 Feet); thence South 2 degrees 49 minutes 53 seconds West 87.607 meters (297.42 feet) to the South line of the South Half of the West Half of the Northwest Quarter of said Section; thence South 89 degrees 50 minutes 46 seconds West 6.445 meters (21,15 feet) along said south line to the East boundary of Ohio Road; thence continuing South 89 degrees 50 minutes 46 seconds West 5.029 meters (16.50 feet) along said South line to the West line of said Section; thence North 0 degrees 11 minutes 44 seconds East 811.530 meters (2,662.50 feet) along said West line to the point of beginning and containing in said exception 1,777 hectares (4.391 acres), more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 1.251 hectares (3.091 acres). more or less.

### **ALSO EXCEPT THE FOLLOWING:**

A part of the West Half of Section 25, Township 18 North, Range 5 East in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows;

Beginning at the Southeast corner of the Southwest Quarter of said Section, thence westerly along the South line 2649.36 feet to the Southwest corner of said section; thence North along the West line of said Section 2662.15 feet to the Southwest corner of the Northwest Quarter of said Section; thence East along the South line of said Northwest Quarter Section to a point on the thread of Mud Creek, said point also being the POINT OF BEGINNING of this description; thence meandering along said thread to a point on the East line of the Southwest Quarter of the Northwest Quarter Section; thence South along said East line to a point on the South line of said Northwest Quarter Section; thence West along said South line to the place of beginning, and to all adjacent and existing right-of-ways, containing 12 acres more or less,

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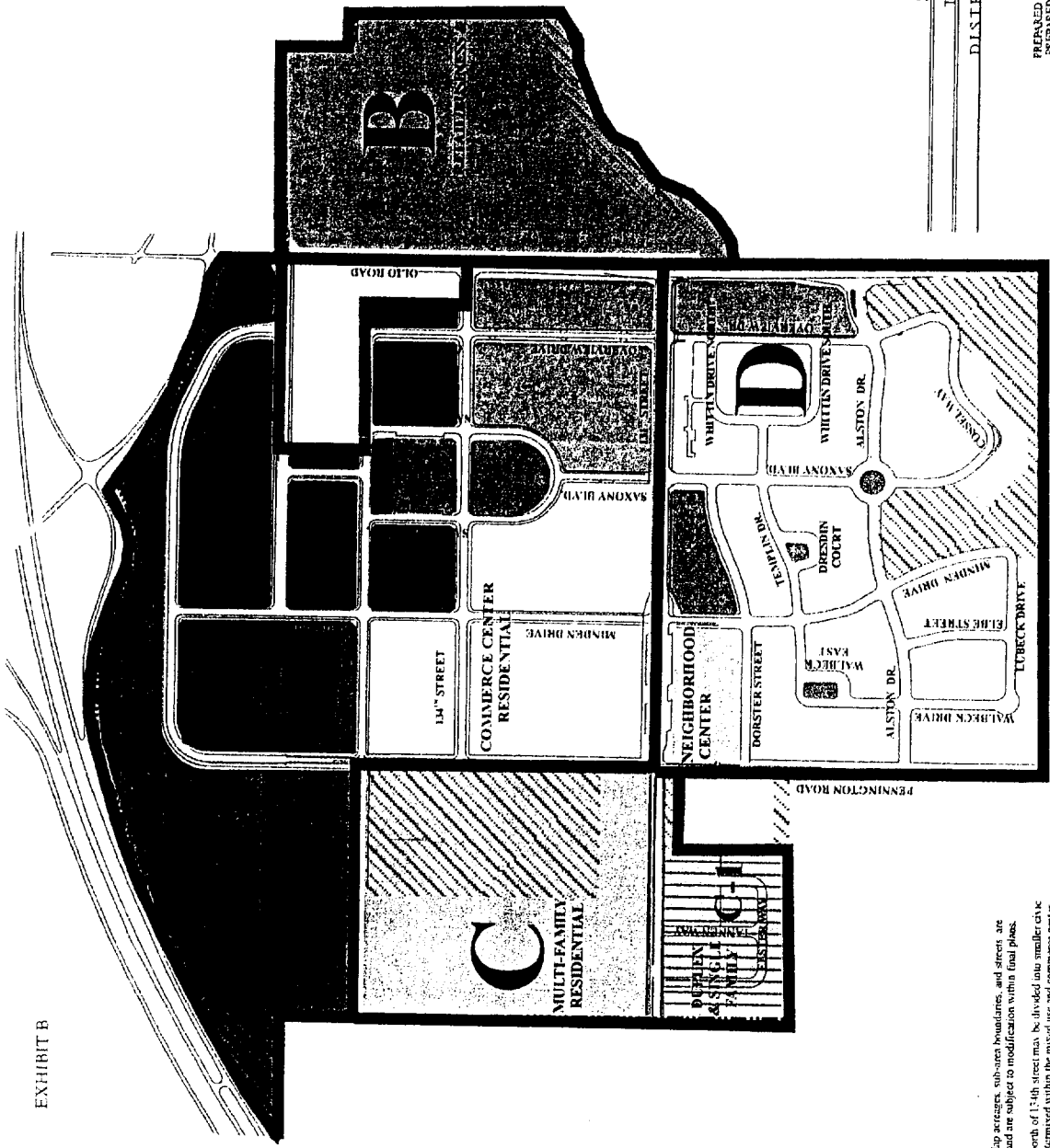
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EXHIBIT B

- LEGEND**
- DISTRICT A:**
- COMMERCE CENTER ENTERTAINMENT SERVICES +/- 88 ac.
  - COMMERCE CENTER MIXED USE +/- 28 ac.
  - COMMERCE CENTER RESIDENTIAL +/- 45 ac.
  - OFFICE +/- 27 ac.
- DISTRICT B:**
- RETAIL BUSINESS & OFFICE +/- 64 ac.
- DISTRICT C:**
- MULTI-FAMILY RESIDENTIAL +/- 47 ac.
- DISTRICT C1**
- TWO FAMILY RESIDENTIAL +/- 15 ac.
- DISTRICT D:**
- NEIGHBORHOOD CENTER +/- 9 ac.
  - NEIGHBORHOOD RESIDENTIAL +/- 105 ac.
- TOTAL ACREAGE +/- 427 ac.**
- CIVIC PARK +/- 12.3 ac.
  - OPEN SPACE +/- 44.2 ac.



**SAXONY**  
 Town of Fishers, Indiana  
**DISTRICT ZONING PLAN**

PREPARED FOR: METRIC DEVELOPMENT CORP.  
 PREPARED BY: BUDNICK ASSOCIATES, INC.  
 DUBLIN, OHIO  
 J. N.E. 2002  
 REVISED APRIL 2003 and JUNE 2003

NOTES: Map acreages, sub-area boundaries, and streets are conceptual and are subject to modification within final plans. Civic park north of 14th street may be divided into smaller civic parks and located within the mixed use and commerce center entertainment / services area as long as total acreage is not reduced.