

EXHIBIT A
REAL ESTATE

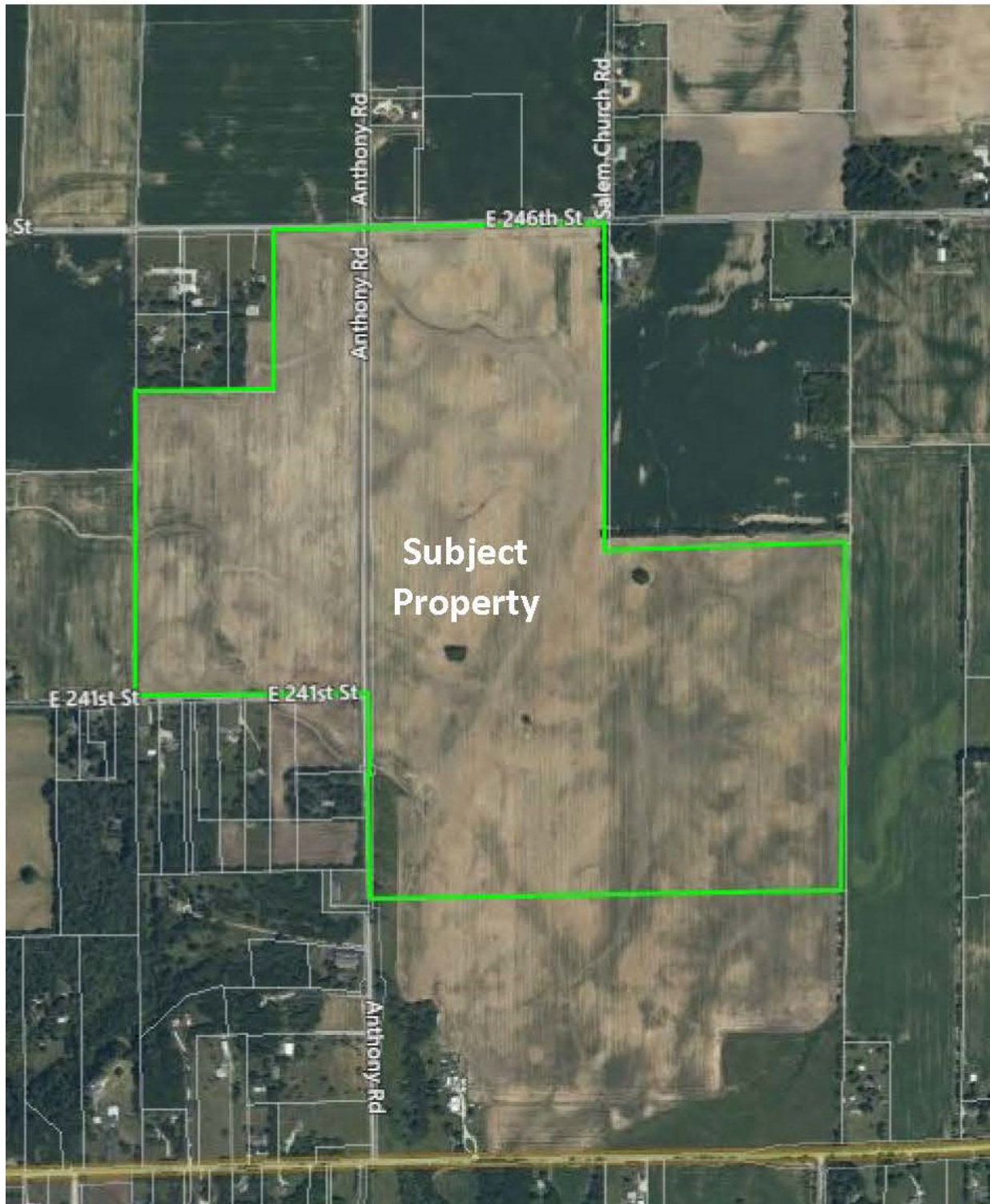


EXHIBIT B
PRELIMINARY DEVELOPMENT PLAN

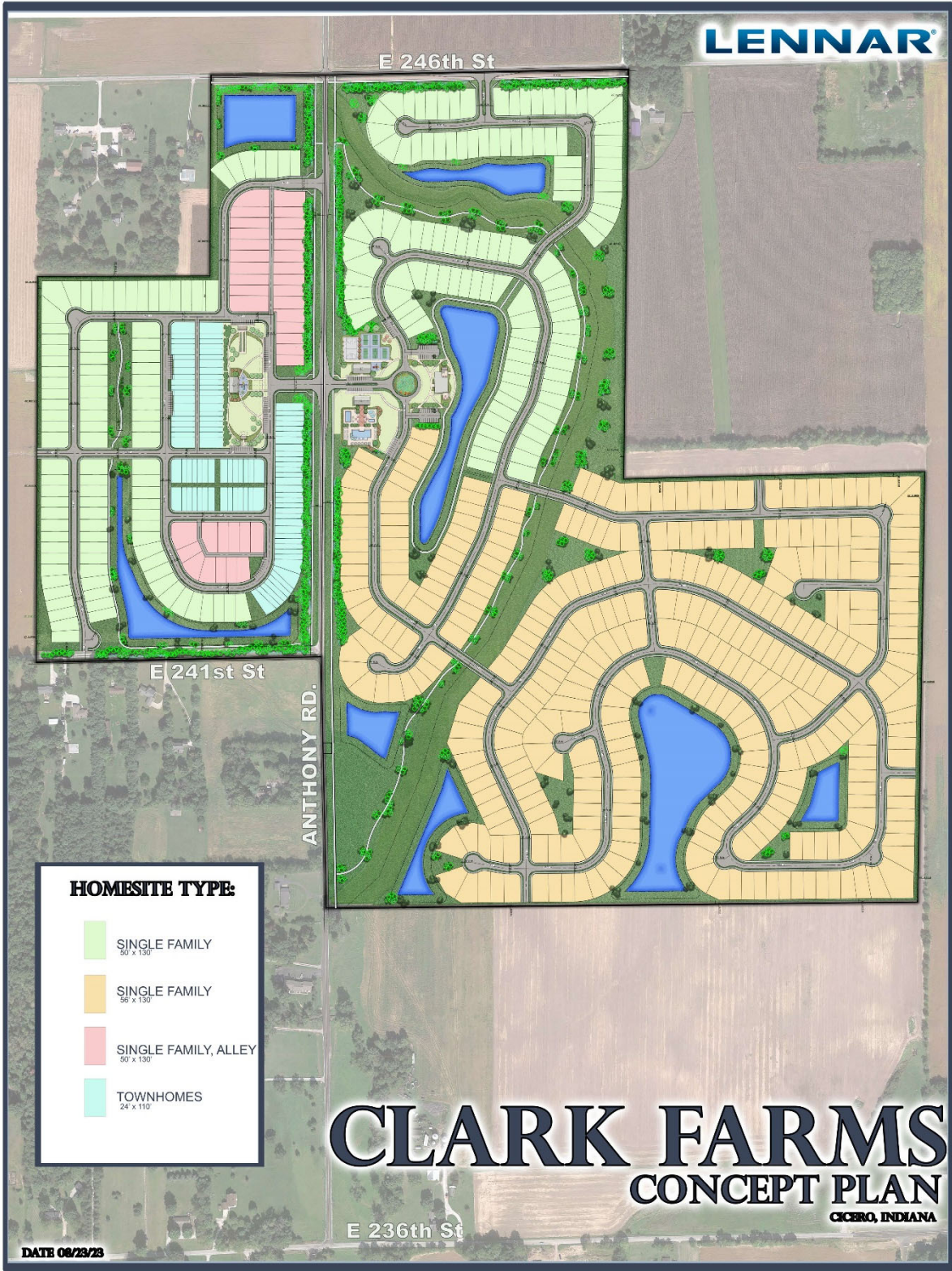


EXHIBIT B
PRELIMINARY DEVELOPMENT PLAN
AREA MAP

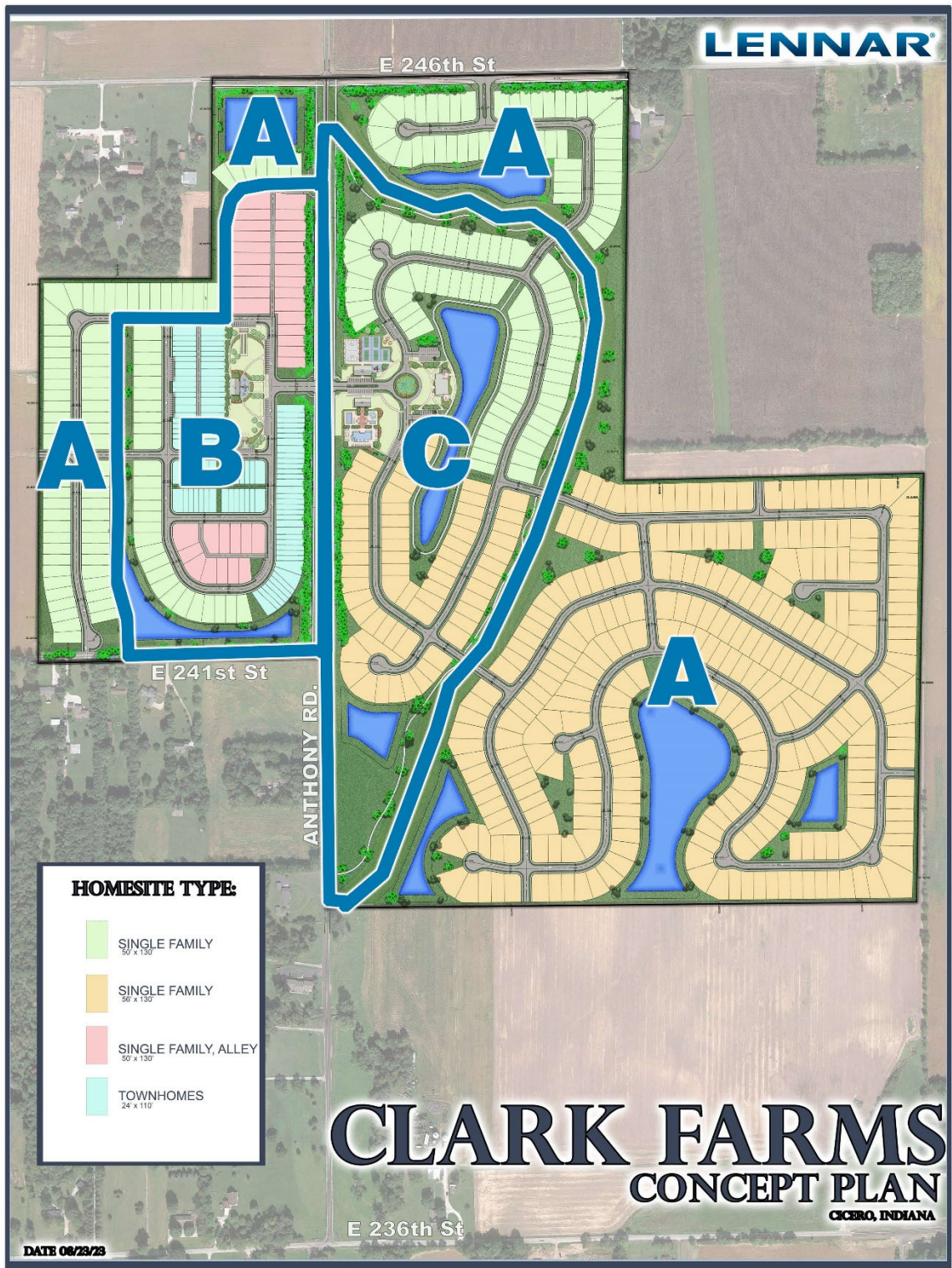


EXHIBIT C

SINGLE FAMILY CHARACTER EXHIBITS

(see following pages #17-20 for Front-Loaded Homes)









EXHIBIT C

SINGLE FAMILY CHARACTER EXHIBITS

(see following pages #21-23 for Rear-Loaded Homes)



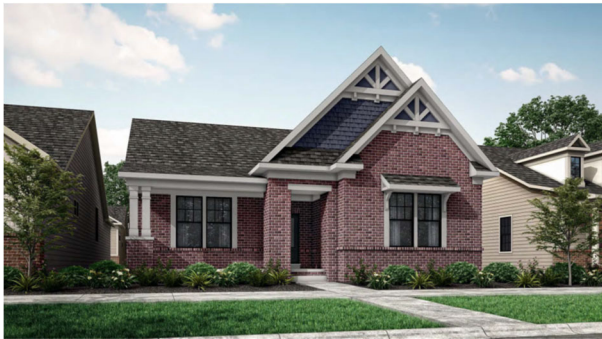
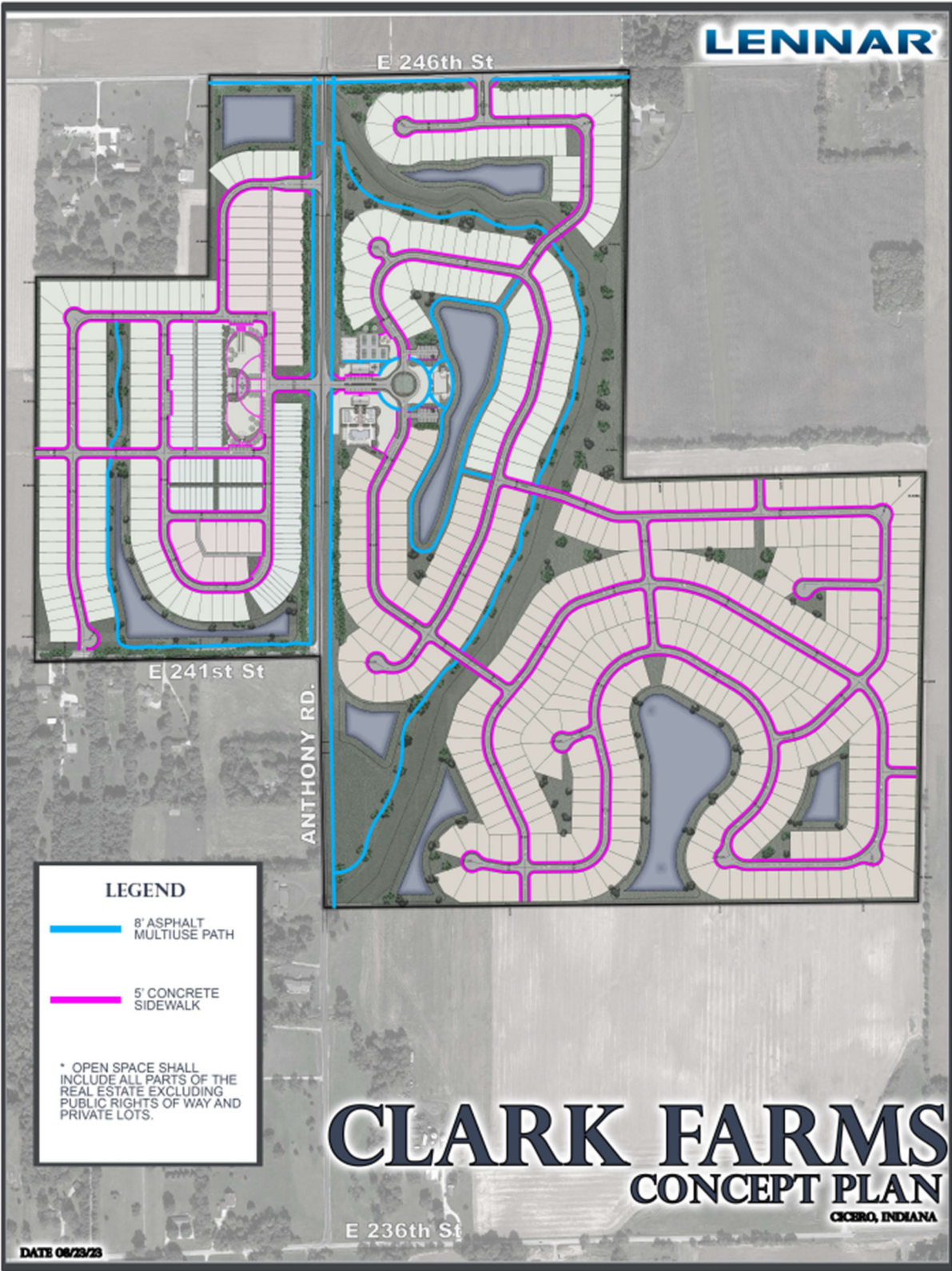




EXHIBIT D
TOWNHOME CHARACTER EXHIBIT

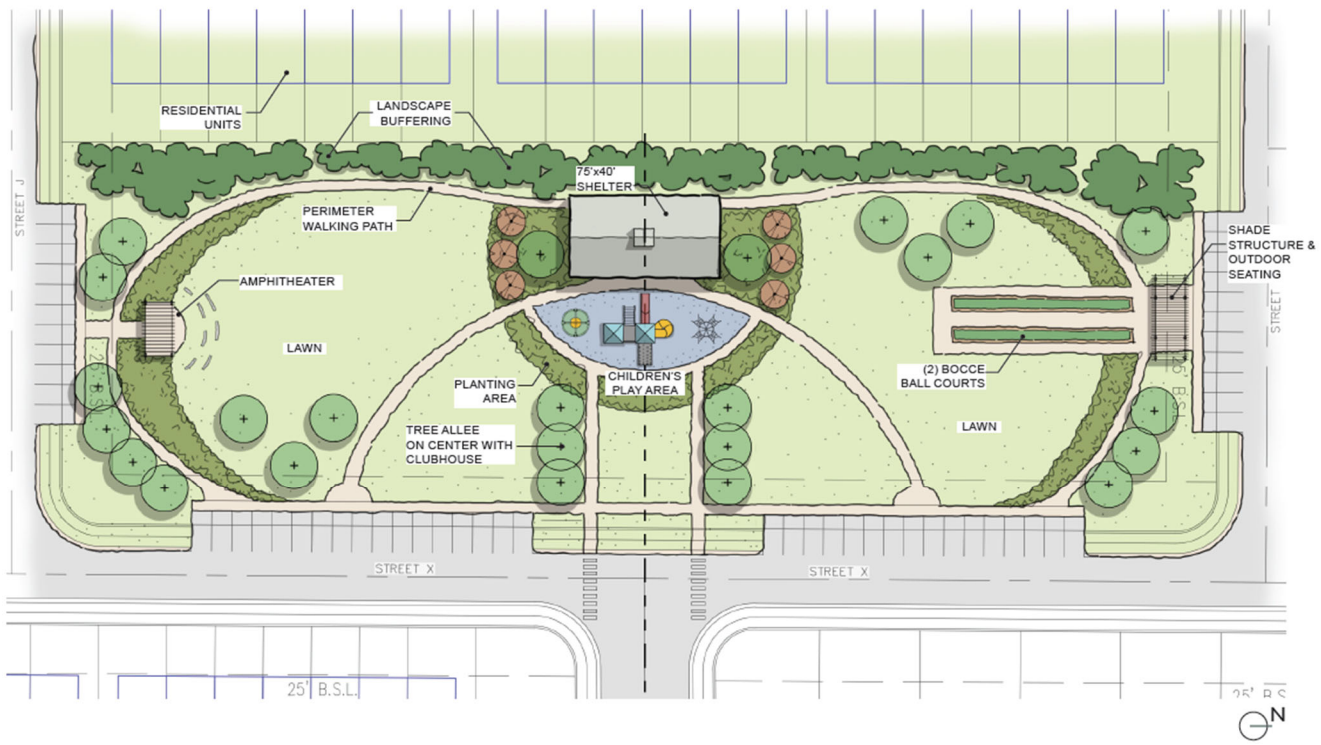


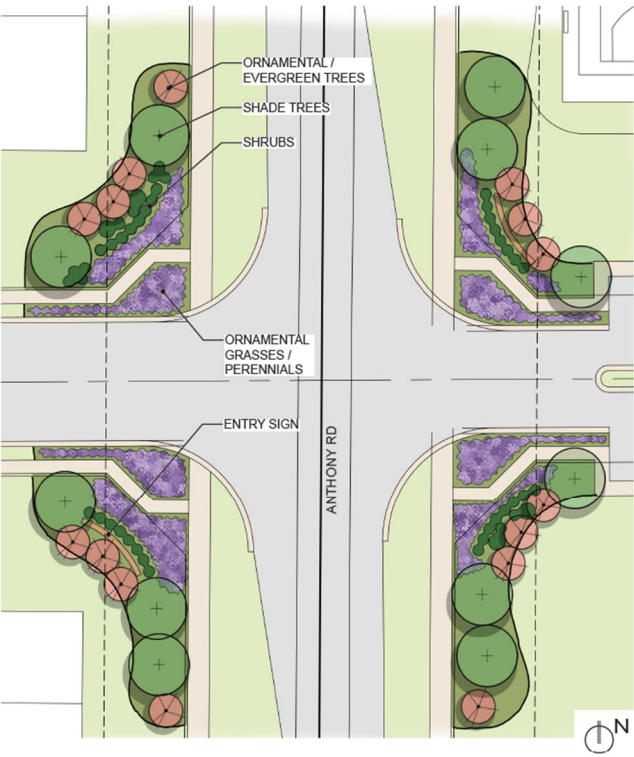
EXHIBIT E
AMENITY CHARACTER EXHIBIT
(see following page number 25 thru 29)











ORDINANCE NUMBER __-__

**AN ORDINANCE OF THE TOWN OF CICERO AND JACKSON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE**

This Ordinance amends the Zoning Ordinance of the Town of Cicero and Jackson Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Cicero pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the Town of Cicero, Indiana (the "Town") and the Township of Jackson, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Cicero/Jackson Township Advisory Plan Commission (the "Commission") considered a petition (**Petition No.** _____), requesting an amendment to the Zoning Ordinance and the Zoning Map for real estate more particularly described in **Exhibit A**, containing approximately 248.43 acres, attached hereto and depicted in **Exhibit B** attached hereto; (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No.** _____ to the Town Council of the Town of Cicero, Hamilton County, Indiana (the "Town Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2023;

WHEREAS, the Town Council is subject to the provisions of the Indiana Code §36- 7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Cicero, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

Section 1. The Official Zone Map is hereby amended to change the zoning of the parcel legally described in **Exhibit A** and depicted in **Exhibit B** from the AG – Agriculture District to the R4 – Residential District;

Section 2. That the Zoning map shall be updated concurrently to reflect the changes referred to in Section 1.

Section 3. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2023.

CICERO TOWN COUNCIL

Voting For

Voting Against

Abstain

ATTEST: _____

Rhonda Gray, Clerk Treasurer

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

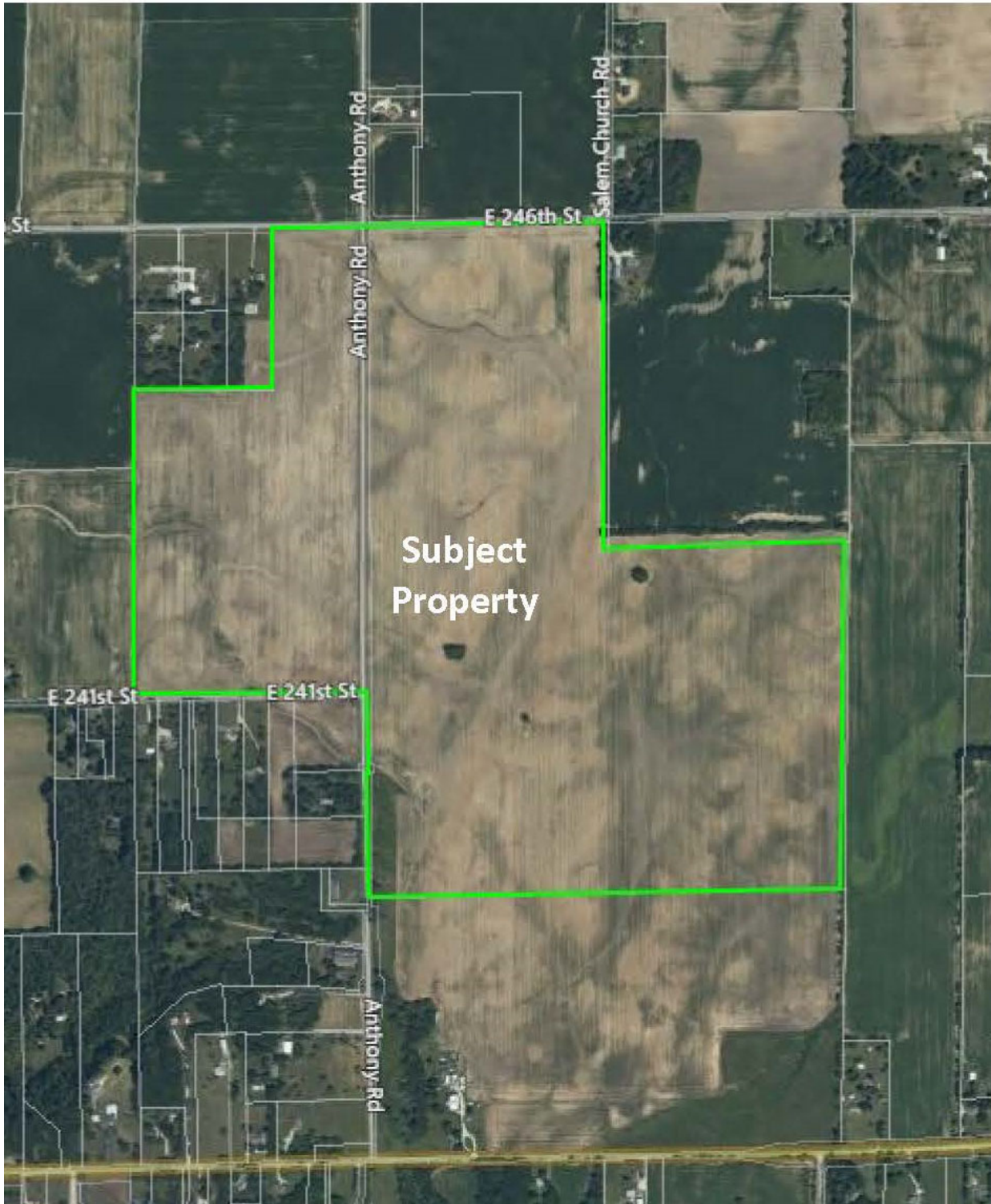
Clark Farms - R4 Rezone Ordinance | 083023

EXHIBIT A
REAL ESTATE

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32 AND PART OF THE NORTHEAST QUARTER OF SECTION 31 BOTH IN TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 88 DEGREES 54 MINUTES 59 SECONDS EAST (BASIS OF BEARINGS) 1395.85 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID WEST HALF SOUTH 00 DEGREES 40 MINUTES 51 SECONDS WEST 1881.53 FEET TO THE NORTH LINE OF THE LAND DESCRIBED IN DEED BOOK 308, PAGE 223 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 39 MINUTES 10 SECONDS EAST 1386.48 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 58 MINUTES 24 SECONDS WEST 787.19 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 SOUTH 00 DEGREES 58 MINUTES 24 SECONDS WEST 1191.57 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 03 SECONDS WEST 2724.02 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 59 MINUTES 38 SECONDS WEST 711.82 FEET TO THE SOUTHWEST CORNER OF THE LAND OF HAMILTON COUNTY COMMISSIONERS AS DESCRIBED IN INSTRUMENT NO. 2013016324 IN SAID RECORDER'S OFFICE; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE PERIMETER OF SAID INSTRUMENT NO. 2013016324; (1) NORTH 89 DEGREES 04 MINUTES 20 SECONDS EAST 39.30 FEET TO A REBAR WITH "MILLER" CAP; (2) NORTH 00 DEGREES 49 MINUTES 31 SECONDS WEST 50.00 FEET TO A REBAR WITH "MILLER" CAP; (3) SOUTH 89 DEGREES 04 MINUTES 20 SECONDS WEST 39.44 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 59 MINUTES 38 SECONDS WEST 394.02 FEET TO A HARRISON MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 SOUTH 88 DEGREES 51 MINUTES 51 SECONDS WEST 1313.78 FEET TO A HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID EAST HALF NORTH 00 DEGREES 13 MINUTES 40 SECONDS EAST 1774.04 FEET TO A POINT 923.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST HALF; THENCE PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89 DEGREES 50 MINUTES 53 SECONDS EAST 793.24 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID EAST HALF NORTH 00 DEGREES 13 MINUTES 40 SECONDS EAST 923.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 50 MINUTES 53 SECONDS EAST 527.75 FEET TO THE POINT OF BEGINNING, CONTAINING 248.43 ACRES, MORE OR LESS.

EXHIBIT B
REAL ESTATE



E 246th St

E 241st St

ANTHONY RD.

E 236th St

LEGEND

8' ASPHALT
MULTIUSE PATH

5' CONCRETE
SIDEWALK

* OPEN SPACE SHALL
INCLUDE ALL PARTS OF THE
REAL ESTATE EXCLUDING
PUBLIC RIGHTS OF WAY AND
PRIVATE LOTS.

CLARK FARMS
CONCEPT PLAN

CICERO, INDIANA