



DEPARTMENT OF DEVELOPMENT SERVICES

FILING READINESS DETERMINATION (FRED)

Project Name:

ISAAC NEW HOME

Project Address/Location:

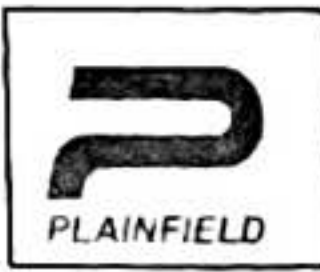
0 KLONDIKE Rd Plainfield IN 46168

Annexation	Yes	No
Is Annexation required?	<input type="radio"/>	<input type="radio"/>
Has a petition been filed?	<input type="radio"/>	<input type="radio"/>

Zoning Classification	
Current	Commercial/Industrial
Requested	Residential

Proposed Development					
Distribution (square feet)		Commercial (square feet)		Residential (units)	
Distribution		General Retail		Single/Two Family	1
Flex Space		Professional Office		Townhome	
Other		Restaurant		Multifamily	
		Automotive		Senior	
Other (square feet)		Medical		IHCDA/Affordable	
		Other		Other	

Representation (those authorized to speak on behalf of the potential development—leave blank if not authorized)			
Type	Name	Phone	E-mail
Landowner	Isaac Awale Royal Transportation	317-33-5460	awalelimo@yahoo.com
Developer			
Realtor			
Attorney			
Engineer			
Architect			
Other	Ann Burkett	317-600-5303	annb.royallimo@yahoo.com



COMMON FORMS

PROJECT CONTACT LISTING

APPLICANT

Name:

Street Address:

City/Town:

State, ZIP:

Phone Number:

E-Mail:

OWNER

Name:

Street Address:

City/Town:

State, ZIP:

Phone Number:

E-Mail:

ENGINEER

Name:

Street Address:

City/Town:

State, ZIP:

Phone Number:

E-Mail:

ARCHITECT

Name:

Street Address:

City/Town:

State, ZIP:

Phone Number:

E-Mail:

ATTORNEY

Name:

Street Address:

City/Town:

State, ZIP:

Phone Number:

E-Mail:

OTHER

Name:

Street Address:

City/Town:

State, ZIP:

Phone Number:

E-Mail:

Of the persons above, is there a designated contact person?

Applicant

Engineer

Attorney

Owner

Architect

Other

PROJECT NARRATIVE

RE: Isaaq New Home

I, Isaaq Awale and my family am asking that the 5 acres known as 0 Klondike Rd Plainfield IN 46168 be rezoned to residential to allow for a single-family home to be built on that property. I own Royal Transportation which currently owns 2938, 2940 and 2942 Ronald Reagan Pkwy, Indianapolis, IN which consists of about 12 acres of land from Ronald Reagan Pkwy to Klondike Rd on the southern tip of the property. I purchased this property under my business name in 2017 and have since then become a very vital part of Plainfield business employing almost 41 employees in this area. I have expanded this business and would like now to move my home to be closer to my business. I recently was inconvenienced with new development across from my home on Bradford Road and am now seeking to sell that property and relocate to my property in Plainfield. It only makes sense that rather than purchase land elsewhere I would want to make use of the beautiful land I already own. I would continue to maintain the integrity of the wildlife and nature that is on this land. I enjoy the many trees and wildlife that inhabit this small area while also being able to grow and maintain my business.

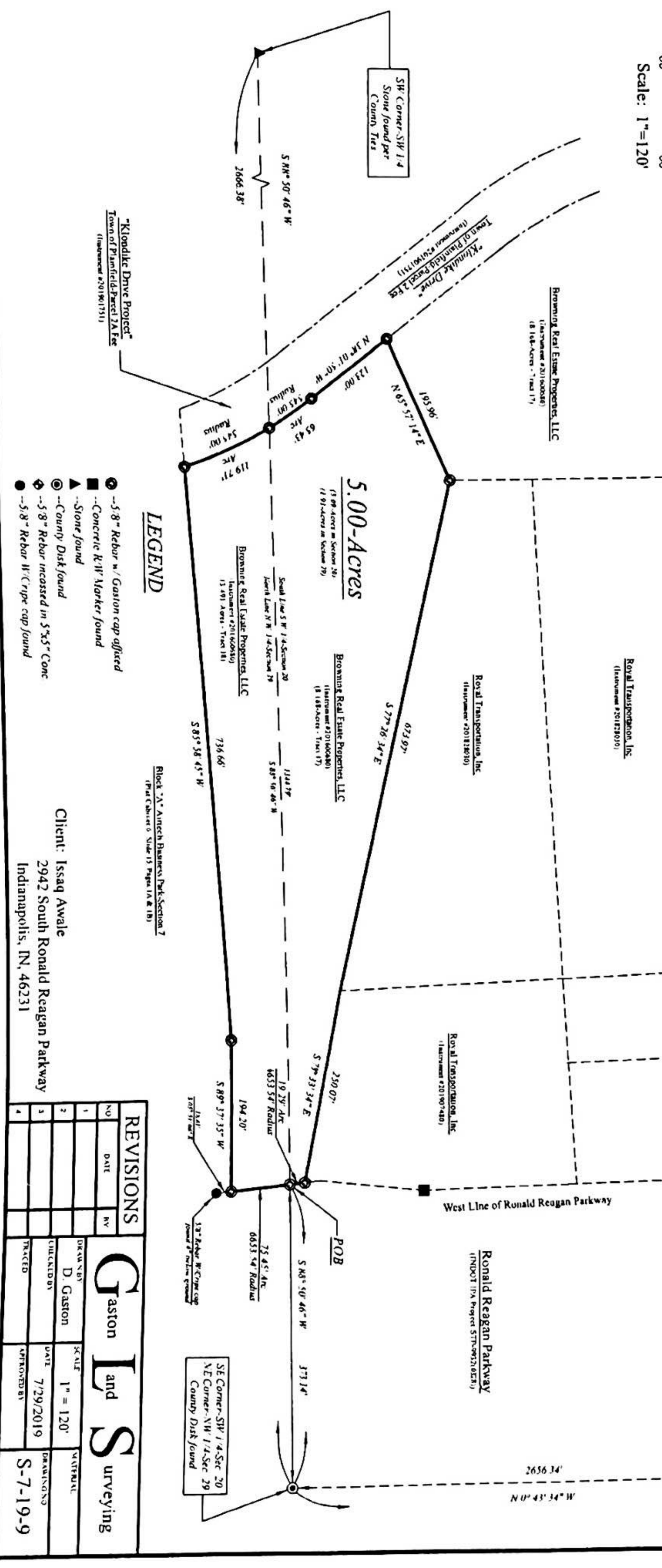
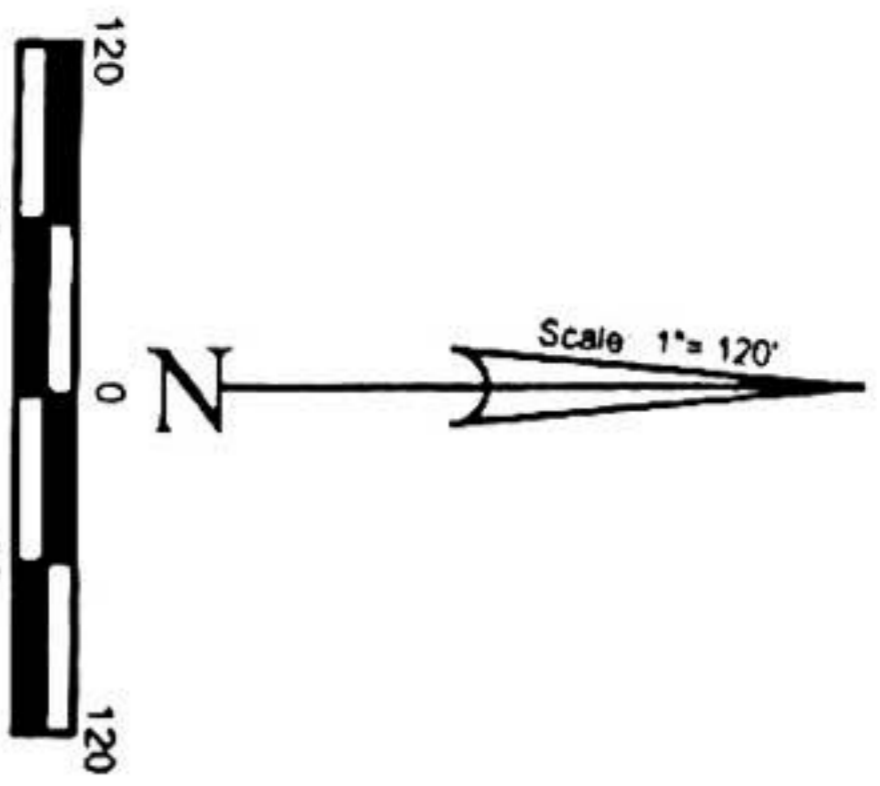
Sincerely

Isaaq Awale

Plat of Survey

Sections 20 & 29-Township 15 North-Range 2 East

(Town of Plainfield)



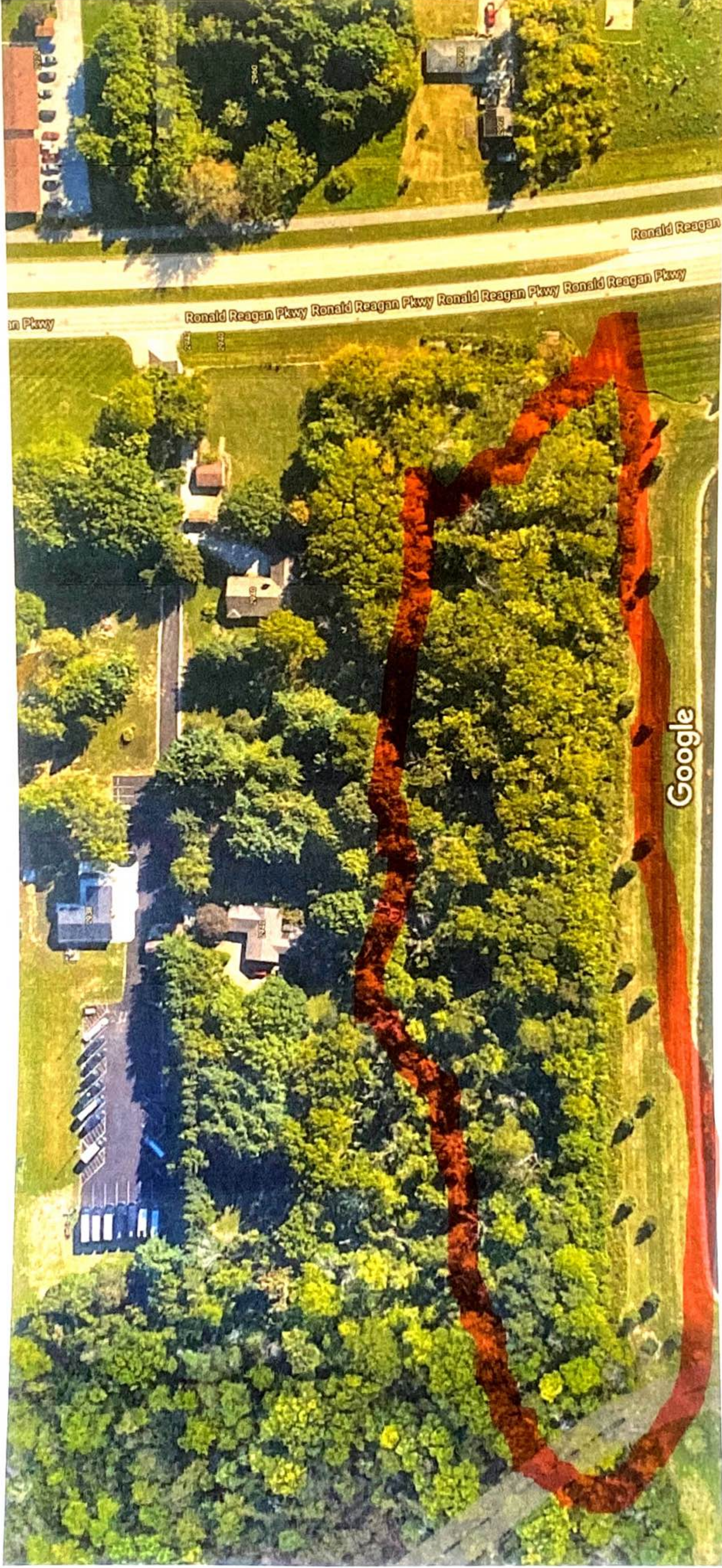
- LEGEND**
- --5/8" Rebar w/ Gaston cap affixed
 - --Concrete R-1/4" Marker found
 - ▲ --Stone found
 - --County Disk found
 - ◇ --5/8" Rebar incased in 5"x5" Conc
 - --5/8" Rebar W/Cripe cap found

Client: Issaq Awale
 2942 South Ronald Reagan Parkway
 Indianapolis, IN, 46231

REVISIONS		Gaston and S		urveying	
NO	DATE	BY	DATE	APPROVED BY	DATE
1					
2					
3					
4					

Gaston and S
urveying

D. Gaston
 7/29/2019
 S-7-19-9



Imagery ©2021 IndianaMap Framework Data, Maxar Technologies, USDA Farm Service Agency, Map data ©2021 50 ft

Legal Description

The following represents a legal description of an original boundary survey located in the South half of the Southwest quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana and the North half of the Northwest quarter of Section 29, Township 15 North, Range 2 East of the Second Principle Meridian, Guilford Township, Hendricks County, Indiana. Said tract is a 5.00 acre split from an existing 8.168-acre parent parcel as conveyed to Browning Real Estate Properties, LLC as described as Tract 17 in Instrument #201600680 and a 3.491-acre parent parcel as conveyed to Browning Real Estate Properties, LLC as described as Tract 18 in Instrument #201600680 both in the Office of the Recorder of Hendricks County, Indiana. Said 5.00-acre tract of land being more particularly bound and described as follows, to-Wit:

Assuming the North line of the Northwest quarter of Section 29 as being South 88 degrees 50 minutes 46 seconds West and all other bearings being relative thereto. Also, all monuments set are 5/8" re-bar with "Gaston" cap set unless otherwise noted:

Commencing at a Hendricks County Surveyor Disk found marking the Northeast corner of the Northwest quarter of Section 29, Township 15 North, Range 2 East of the Second Principal Meridian, Guilford Township, Hendricks County, Indiana; thence running on and along the North line of the Northwest quarter of Section 29 bearing South 88 degrees 50 minutes 46 seconds West 373.14 feet to a monument set marking the intersection with the West Right-of-Way line for the Ronald Reagan Parkway as per plans prepared by the Indiana Department of Transportation project IPA Project STP-9932(0328) and **THE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION:**

Then running South on and along the West Right-of-Way for the above-referenced Ronald Reagan Parkway on a curve to the left having a radius of 6653.52 feet, an arc length of 75.45 feet, a central angle of 00 degrees 56 minutes 25 seconds, a chord bearing of South 05 degrees 56 minutes 25 seconds East and a chord distance of 75.45 feet to a monument set marking the intersection with the South line of a 3.491-acre parent parcel as conveyed to Browning Real Estate Properties, LLC as described as Tract 18 in Instrument #201600680 and running on and along said South line for the next Two (2) courses:

- 1) Thence South 89 degrees 37 minutes 35 seconds West 194.20 feet to a monument set;
- 2) Thence South 85 degrees 58 minutes 45 seconds West 736.66 feet to a monument set marking the Southeast corner of a 0.198-acre tract of land conveyed to the Town of Plainfield for the Klondike Road project and shown as Parcel 2A Fee as described in Instrument #201901751 in the Office of the Recorder of Hendricks County, Indiana; thence running North on and along the East line of the Town of Plainfield on a curve to the left having a radius of 545.00 feet, an arc length of 119.71 feet, a central angle of 12 degrees 35 minutes 06 seconds, a chord bearing of North 24 degrees 51 minutes 32 seconds and a chord length of 119.47 feet West to a monument set marking the intersection with the South line of the Southwest quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, said point also being the Southeast corner of a 0.950-acre tract of land conveyed to the Town of Plainfield for the Klondike Road project and shown as Parcel 2 Fee as described in Instrument #201901751; thence running North on and along the East line of the Town of Plainfield on a curve to the left having a radius of 545.00 feet, an arc length of 65.43 feet, a central angle of 06 degrees 52 minutes 43 seconds, a chord bearing of North 34 degrees 35 minutes 27 seconds West and a chord length of 65.39 feet to a monument set; thence continuing to run on and along the East line of the Town of Plainfield bearing North 38 degrees 01 minutes 50 seconds West 123.00 feet to a monument set; thence North 65 degrees 57 minutes 14 seconds East 195.96 feet to a monument set marking the Southwest corner of a 2.87-acre tract of land conveyed to Royal Transportation, Inc. as described in Instrument #201828030; thence running on and along the South line of Royal Transportation, Inc. bearing South 77 degrees 26 minutes 34 seconds East 673.97 feet to the Southeast corner thereof and the Southwest corner of a 2.316-acre tract of land conveyed to Royal Transportation, Inc. as described in Instrument #201907480; thence running on and along the South line of Royal Transportation, Inc. bearing South 79 degrees 33 minutes 34 seconds East 249.83 feet to a monument set marking the intersection with the West line of the above-referenced Ronald Reagan Parkway; thence running South on and along said West Right-of-Way on a curve to the left having a radius of 6653.52 feet, an arc length of 19.29 feet, a central angle of 00 degrees 09 minutes 58 seconds, a chord bearing of South 05 degrees 31 minutes 57 seconds East and a chord distance of 19.29 feet to **THE POINT OF BEGINNING.**

The above described tract of land contains 5.00-Acres, more or less, subject to all easements and rights-of-way of record.