



DEPARTMENT OF DEVELOPMENT SERVICES

ZONE MAP CHANGE (REZONE/PLANNED UNIT DEVELOPMENT)

Project Name:

319 SOUTH CENTER STREET REZONE

Project Address/Location:

319 SOUTH CENTER STREET

Existing use of property:

4-Plex residential rental

Area (in acres):

.18

Current Zoning:

Single family

Requested Zoning:

Multi-family

School District

- Plainfield
- Avon
- Mill Creek

Is a Planned Unit Development being requested?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is zoning subject to annexation?

Description of Request (use additional pages if necessary)

Placement of 2 additional water meters so each unit has its own water meter.

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant:

Jeff Barnhart

Date: 12-28-2020

Printed Name & Title:

Jeff Barnhart

State of:

IN

County of:

Hendricks

SS:



Subscribed and sworn to before me this

28th day of

Dec.

2020

Notary Public Signature

Paige Young

Printed Name

Paige Young

Residing in

Hendricks

County

My Commission expires

10-7-2028

December 28, 2020

To: Department of Development Services

From: Jeffrey Barnhart

Topic: Information on 319 S. Center St. Plainfield, IN

The property at 319 S. Center Street was purchased on November 11, 2020 as a 4-plex from the Betty and J.D. Wilcox Living Trust. The property was rented as 3 one-bedroom apartments and 1 efficiency. There is asphalted off street parking for 7 vehicles as well as a 3-car detached garage. Each unit has an individual electric meter and gas meter. There is currently only one water meter coming into the property.

I am opening a door the previous owners closed off to do away with the efficiency. The property will function as a triplex with 2 one-bedroom apartments and 1 two-bedroom apartment. I plan to put in new windows, upgrade the heating systems in all units to high efficiency furnaces that include central air. I will be repairing/replacing and repainting the exterior of the home. My wife and I live in Plainfield. We strive to provide well maintained quality housing in Plainfield. We own property under our LLC names of JWB Properties and WJB Properties. We believe the addition of separate water meters upgrades this property as well as improving the quality of living for our tenants.

Included with this letter is a Zone Map Change, Warranty Deed and the Assessor information on this property. (Please note the recorder has yet to make the name change on this purchase.)

When Recorded Return To:
Quality Title Insurance
Recording Department
750 East Southport Rd.
Indianapolis, IN 46227
recording@qualitytitle.com

WARRANTY DEED

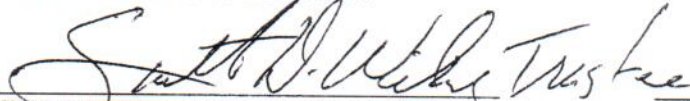
THIS INDENTURE WITNESSETH, this 11th day of November, 2020 that **THE BETTY J. D. WILCOX LIVING TRUST**, GRANTOR, *CONVEYS and WARRANTS* to **JWB PROPERTIES LLC** GRANTEE, for and in consideration of the sum of TEN and No/100 DOLLARS, (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate, situate, lying and being in HENDRICKS COUNTY, STATE OF INDIANA, to-wit:

LOT NUMBER FIVE (5) IN CARTER'S SOUTH ADDITION, AN ADDITION TO THE TOWN OF PLAINFIELD, INDIANA, AS PER PLAT THEREOF RECORDED MAY 30, 1865 IN PLAT BOOK 1, PAGE 29, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

MORE COMMONLY KNOWN AS: **319 SOUTH CENTER STREET, PLAINFIELD, IN 46168**
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND LIMITATION OF RECORD, IF ANY, AND TAXES ASSESSED NOV, 2019 DUE AND PAYABLE IN NOV, 2020 AND ALL SUBSEQUENT INSTALLMENTS AND YEARS THEREAFTER.

PARCEL # 32-10-34-248-005.000-012

IN WITNESS WHEREOF, GRANTOR HEREUNTO SETS GRANTOR HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



**THE BETTY J. D. WILCOX LIVING
TRUST by SCOTT D. WILCOX,
SUCCESSOR TRUSTEE**

