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Betty McFarland
PUTNAM COUNTY RECORDER

ORDINANCE NO. 1994-9

AN ORDINANCE REZONING 3.55 ACRES FROM R-1 TO B-2
(INVEST PUTNAM, INC.)

WHEREAS, the Plan Commission of the Town of Cloverdale, has initiated and prepared this ordinance to amend the Cloverdale Planning and Zoning map;

WHEREAS, the Cloverdale Plan Commission has reported that it held a public hearing concerning this ordinance on March 3, 1994, after timely notice of the hearing was given by publication in the Banner-Graphic, Greencastle, IN on February 18 & 23, 1994;

WHEREAS, the Cloverdale Plan Commission has reported that it paid reasonable regard to the following factors enumerated in IC 36-7-4-603 in consideration of the ordinance and determination of a recommendation to be made to the Town Council:

1. The comprehensive plan;
2. current conditions and the character of current structures and uses in each district;
3. the most desirable use for which the land in each district ;
4. the conservation of property values throughout the jurisdiction; and
5. responsible growth and development.

WHEREAS, the Cloverdale Plan Commission has certified this ordinance to the Town council with (a recommendation by a majority vote in favor of adoption) ~~(an unfavorable recommendation)~~ ~~(no recommendation)~~;

WHEREAS, the Town Council has considered the recommendation of the Cloverdale Plan Commission and has paid reasonable regard to the factors enumerated in IC 36-7-4-603 before acting on this ordinance;

WHEREAS, the Town Council has determined that this ordinance should be adopted without amendment as certified by the Cloverdale Plan Commission; Therefore,

**BE IT ORDAINED AND ADOPTED BY THE COUNCIL OF THE TOWN
OF CLOVERDALE, INDIANA:**

SECTION 1. REZONING

That the Town of Cloverdale Zoning Map is hereby amended by changing the zoning classification for the following described real estate from R-1 Single Family Dwelling to B-2 General Business District:

Part of the Southeast quarter of Section 36, Township 13 North, Range 4 West, in the Town of Cloverdale, Indiana, more particularly described as follows:

Beginning at an iron pin on the South line of the Southeast quarter of Section 36, Township 13 North, Range 4 West, which point is North 89 degrees 56 minutes 23 seconds West (bearing of adjoining tract and basis of bearings in this description) 1884.85 feet from an iron pin at the Southeast corner of said Southeast quarter; thence North 0 degrees 03 minutes 37 seconds East 400.00 feet to an iron pin; thence South 89 degrees 56 minutes 23 seconds East 367.73 feet to an iron pin; thence South 5 degrees 20 minutes 00 seconds East 401.77 feet to an iron pin on the South line of said Southeast quarter; thence North 89 degrees 56 minutes 23 seconds West 405.49 feet with said South line to the point of beginning, containing 3.55 acres, more or less.

Subject to the right-of-way of the county road along the South boundary of the above described tract, and subject to all pertinent easements of record.

The Clerk-Treasurer of the Town of Cloverdale is ordered to have this ordinance published by inserting a copy of the ordinance in the official set(s) of the Town of Cloverdale Code maintained on file for public inspection in the office of the Clerk-Treasurer.

THIS ORDINANCE WAS PASSED AND ADOPTED this 19th day of June, 1994.

Martha Davis

Jane Peters

Stanley J. Todd

Maurice E. Moore

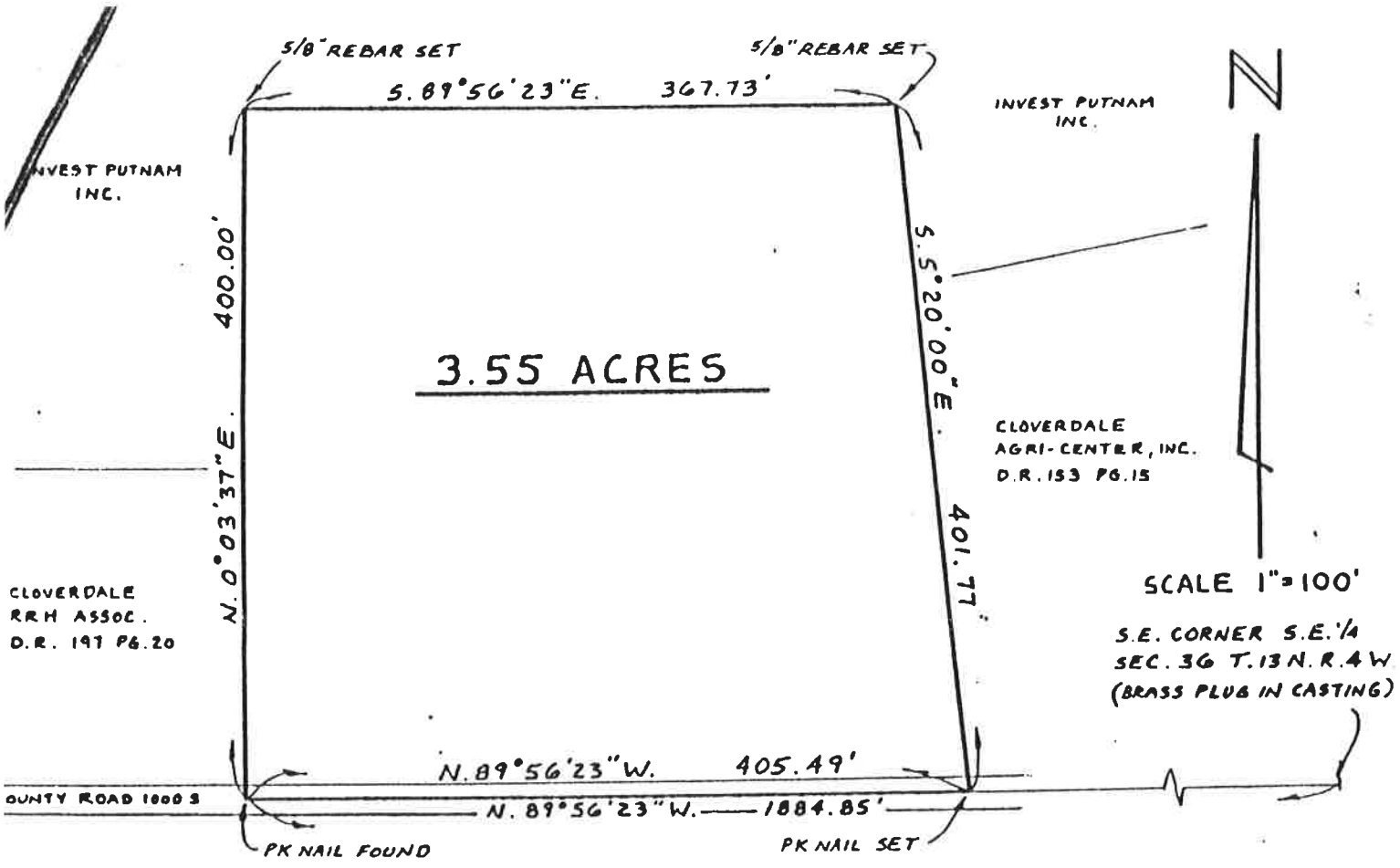
AFFEST:

Patti Truax

~~Ruby Barnett~~ Patti Truax
Clerk-Treasurer

SYNOPSIS

This ordinance amend the Cloverdale Zoning Map of the Town of Cloverdale Code to rezone 3.55 acres situate at from R-1 single family dwelling to B-2 General Business. (Petitioner : Invest Putnam, Inc. by Donald A. Gedert, President)



LAND DESCRIPTION

Part of the Southeast quarter of Section 36, Township 13 North, Range 4 West, in the Town of Cloverdale, Indiana, more particularly described as follows:

Beginning at an iron pin on the South line of the Southeast quarter of Section 36, Township 13 North, Range 4 West, which point is North 89 degrees 56 minutes 23 seconds West (bearing of adjoining tract and basis of bearings in this description) 1884.85 feet from an iron pin at the Southeast corner of said Southeast quarter; thence North 0 degrees 03 minutes 37 seconds East 400.00 feet to an iron pin; thence South 89 degrees 56 minutes 23 seconds East 367.73 feet to an iron pin; thence South 5 degrees 20 minutes 00 seconds East 401.77 feet to an iron pin on the South line of said Southeast quarter; thence North 89 degrees 56 minutes 23 seconds West 405.49 feet with said South line to the point of beginning, containing 3.55 acres, more or less.

Subject to the right-of-way of the county road along the South boundary of the above described tract, and subject to all pertinent easements of record.

Plat and description prepared from survey completed January 31, 1994 by:

David E. Penturf
 David E. Penturf
 Registered Land Surveyor S0566
 P.O. Box 64
 Putnamville, IN 46170
 94-018





February 9, 1994

Dear Property Owner:

RE: Rezone request from R-1 to Commercial
March 3rd, 1994

Your property is within 600' of the proposed change in zoning if approved by the Plan Commission and the Town of Cloverdale.

The property zoning change is from R-1 to Commercial as described in Paragraph 3.

The property is on the north side of the Berma Road between the Cloverdale Ag Center and Clover Park Apartments; containing 3.55 Acres.

The Cloverdale Plan Commission will meet on March 3, 1994 at 7 p.m. in the Town Board Room, down stairs next to the Post Office, Cloverdale.

The Cloverdale Town Board will meet on March 14, 1994 at 6:00' p.m. in the Town Board Room, down stairs next to the Post Office, Cloverdale.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donald A. Gedert".

Donald A. Gedert
President
Invest Putnam, Inc.

An Invest Putnam, Inc. Development
P. O. Box 406 • Cloverdale, Indiana 46120 • (317) 795-6600