

ORDINANCE NO. 2 1982

AN ORDINANCE TO AMEND ORDINANCE NO. 4, 1977, BEING AN ORDINANCE ESTABLISHING A COMPREHENSIVE ZONING REGULATION AND CREATING A PLAN COMMISSION AND A BOARD OF ZONING APPEALS AMENDING ALL SUB-DIVISION ORDINANCES FOR THE TOWN OF CLOVERDALE, INDIANA, PROVIDING FOR THE ADMINISTRATION AND PENALTIES FOR VIOLATION THEREOF AND FOR THE REPEAL THEREOF.

AND

TO AMEND ORDINANCE NO. 2 1980 BEING AN ORDINANCE CONTINUING ORDINANCE NO. 4, 1977, AND AMENDING ORDINANCE NO. 2, 1980 ADDING AN AREA OUTSIDE OF THE CORPORATE LIMITS OF THE TOWN OF CLOVERDALE, PUTNAM COUNTY, INDIANA, AND WITHIN TWO MILES THEREOF BE INCLUDED IN THE JURISDICTION OF THE TOWN OF CLOVERDALE, PUTNAM COUNTY, INDIANA, AND ITS PLAN COMMISSION AND BOARD OF ZONING APPEALS, AND THE AREA DESCRIBED.

AND

TO AMEND ORDINANCE NO. 1981 BEING AN ORDINANCE CONTINUING ORDINANCE NO. 4, 1977, AND AMENDING ORDINANCE NO. 2, 1980 ADDING AN AREA OUTSIDE OF THE CORPORATE LIMITS OF THE TOWN OF CLOVERDALE, PUTNAM COUNTY, INDIANA, AND WITHIN TWO MILES THEREOF BE INCLUDED IN THE JURISDICTION OF THE TOWN OF CLOVERDALE, PUTNAM COUNTY, INDIANA, AND ITS PLAN COMMISSION AND BOARD OF ZONING APPEALS, AND THE AREA DESCRIBED.

BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF CLOVERDALE, INDIANA THAT ORDINANCE NO. 4, 1977 AND ORDINANCE NO. 2, 1980, AND ORDINANCE NO. 1981, AND ALL ORDINANCES AMENDATORY AND SUPPLEMENTAL THERETO, BE AMENDED TO READ, TO-WIT:

SECTION 1

THAT SAID AREA ZONED AS AGRICULTURAL DISTRICT OUTSIDE THE CORPORATE LIMITS OF THE TOWN OF CLOVERDALE AND WITHIN TWO MILES THEREOF, ONLY AS TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF PUTNAM, STATE OF INDIANA:

(SEE EXHIBIT A DESCRIPTION ATTACHED AND MADE A PART HEREOF AS IF WRITTEN HEREIN)
BE RE-ZONED AS I-2 INDUSTRIAL AND TO ESTABLISH USAGES:

SECTION 2

THAT SAID AREA, THE ABOVE DESCRIBED REAL ESTATE SHALL BE RE-ZONED AS I-2 INDUSTRIAL AND THE AREA SO RE-ZONED SHALL HAVE THE FOLLOWING USAGES:

LIMESTONE QUARRYING AND CRUSHING;
ASPHALT MIXING PLANT(S);
READY MIX CONCRETE PLANT(S);
STORAGE OF ROAD CONSTRUCTION MATERIAL.

THAT THE AREA OUTSIDE THE CORPORATE LIMITS OF THE TOWN OF CLOVERDALE, AND WITHIN TWO MILES THEREOF OTHER THAN THE ABOVE DESCRIBED AREA, REMAIN AS HERETOFORE ZONED, AND USAGES DESCRIBED IN ORDINANCE NO. 2-1980, SECTION 3.1.

SECTION 3

THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE AND APPROVAL BY THE TOWN BOARD OF THE TOWN OF CLOVERDALE, PUTNAM COUNTY, INDIANA, AND BY LAW PROVIDED.

PASSED AND ADOPTED BY THE TOWN BOARD OF THE TOWN OF CLOVERDALE, INDIANA, THIS 27 DAY OF April 1982.

Herman R. Cook
Chairman

Town Board of the Town of
Cloverdale, Indiana

Attest:

Anna Mae Chandler
Clerk-Treasurer
Town of Cloverdale, Indiana

"EXHIBIT A"

A tract of land located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 2, Township 12 North, Range 4 West, Cloverdale Township, Putnam County, Indiana, more particularly described as follows:

Beginning at a point on the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 2, Township 12 North, Range 4 West, three hundred fifty-one and twenty-nine hundredths (351.29) feet South of the Northernly corner of said quarter-quarter section; thence Southerly along the West line of said quarter-quarter section four hundred ninety-six (496) feet to a point; thence East five hundred twenty-one and ten hundredths (521.10) feet to a point; thence Northernly four hundred ninety-five and sixty-seven hundredths (495.67) feet to a point; thence Westerly five hundred four and ninety-three hundredths (504.93) feet to the place of beginning, hereinbefore described, and containing in said tract of land 5.84 acres, more or less.

ALSO:

Commencing at the southwest corner of the west half of the east half of the northeast quarter of section 2, township 12 north, range 4 west, and running thence due north on said line 57 rods to a stake; thence east 16 rods and 48/57 rods; thence south 57 rods; thence west 16 and 48/57 rods to the place of beginning. All in section 2, township 12 north, range 4 west, Putnam County, Indiana.

Also, part of sections 1 and 2, township 12 north, range 4 west, as follows: Commencing at a stone 16.56 1/2 chains south from the northwest corner of the east half of the northeast quarter of section 2, township and range aforesaid; thence east 36.89 chains (2431.98 feet measured) to a stone; thence south 27.69 chains (1813.68 feet measured) to a stone in the road; thence west 25.84 chains (1663.52 feet measured) with said road; thence north 4.00 chains (264.0 feet measured) to the south line of said half quarter; thence west 7.24 chains; thence north 14.37 chains; thence west to a stone on west line of said half quarter; thence north 10.20 chains to the place of beginning, except the following described graveyard site as follows: Commencing at the southwest corner of the northwest quarter of section 1; thence south 16 rods; thence east 3-1/3 rods; thence north 16 rods; thence west 3-1/3 rods to the place of beginning, containing 91.39 acres.

Also, part of the northeast quarter of the northeast quarter of section 2, township 12 north, range 4 west in Putnam County, Indiana, described as follows: Beginning at a point on the north line of said quarter quarter section that is 493.48 feet east of the northwest corner of said quarter quarter section; thence continuing east on said north line 412.00 feet to the northwest corner of a tract as heretofore deeded to Maurice Anderson and Edith Anderson, as recorded in Deed Book 123, page 108, thence south with the west line of said tract 1092.96 feet; thence west 933.10 feet to the west line of said northeast quarter of the northeast quarter; thence north 246.0 feet; thence east 521.10 feet; thence north 846.96 feet to the point of beginning.

ing 8.169 acres more or less.

ALSO,

A part of the Northeast Quarter and a part of the Northwest Quarter of Section 25, Township 13 North, Range 4 West, Putnam County, Indiana, described as follows:

Beginning 429.00 feet Northerly (along the west line of said Northeast Quarter Section) from the southwest corner of said Northeast Quarter Section; thence Southerly 13.46 feet along said west line; thence Northwesterly 454.08 feet along an arc to the left and having a radius of 11,372.16 feet and subtended by a long chord having a bearing of North 13 degrees 03 minutes 37 seconds West and a length of 454.05 feet; thence North 16 degrees 58 minutes 01 seconds West 477.84 feet; thence North 16 degrees 36 minutes 45 seconds West 516.53 feet; thence North 27 degrees 55 minutes 21 seconds West 101.98 feet; thence North 16 degrees 36 minutes 45 seconds West 300.00 feet; thence North 07 degrees 14 minutes 35 seconds West 202.70 feet; thence North 16 degrees 36 minutes 45 seconds West 100.00 feet; thence North 38 degrees 06 minutes 17 seconds West 149.15 feet; thence North 79 degrees 36 minutes 23 seconds West 203.39 feet to the southern boundary of Cradick Road; thence Easterly 337.45 feet along said southern boundary; thence Southeasterly 67.42 feet continuing along said southern boundary to the western boundary of SR 43; thence Southerly 2,265.81 feet along said western boundary to the south property line of the owners' land; thence Westerly 173.00 feet along said property line to the point of beginning and containing 5.536 acres, more or less.

ALSO,

Situated in the State of Indiana, County of Putnam, and being a part of the Southeast quarter of the Northwest quarter of Section 25, Township 13 North, Range 4 West of the second Principal Meridian more particularly described to-wit:

Beginning at the Southeast corner of the Northwest quarter of Section 25, Township 13 North, Range 4 West; thence South 89 degrees 30 minutes 00 seconds West 314.48 feet with the South line of said Northwest quarter; thence North 0 degrees 54 minutes 30 seconds East 415.54 feet; thence North 89 degrees 30 minutes 00 seconds East 314.48 feet to the East line of said Northwest quarter; thence South 0 degrees 54 minutes 30 seconds West 415.54 feet to the point of beginning, containing 3.000 acres more or less.

ALSO,

500 feet frontage on relocated State Road 43 and 300 feet depth, by parallel lines. Seller shall retain 24 feet north of the most northern point of the land which plat books show formerly owned by Elbert and Ines McCoy. The 500 feet frontage shall begin at this point and run north on the west side of relocated State Road 43 for 500 feet and shall have 300 feet depth. Part of Section 25, Township 13 North, Range 4 West, in Warren Township, Putnam County, Indiana.

ALSO,

Situated in the State of Indiana, County of Putnam and being a part of the Southeast quarter of the Northwest quarter of Section 25, Township 13 North, Range 4 West of the Second Principal Meridian more particularly described to-wit:

Beginning at an iron pin marking the Southwest corner of a 3.392

EXHIBIT "A"

The north half of the southwest quarter of Section 25, Section 13 North, Range 4 West of the second principal meridian.

ALSO, the northwest quarter of section 25, EXCEPTING 9.27 acres in the northeast corner of said northwest quarter of said section described as follows: Beginning at the northeast corner of said quarter section; thence south with the east line thereof 26 chains and 41 links; thence north 18 2/3 degrees west to the north line of said section; thence east 7 chains to the place of beginning.

ALSO, a part of the northeast quarter of Section 25, Township 13 North, Range 4 West, of the second principal meridian, described as follows: Beginning 26 rods north of the southwest corner of the northeast quarter of said Section 25; thence north on the west line of said quarter section 23 rods; thence east of south along the center of the Bloomington Road 26.04 rods; thence west 13 rods to the place of beginning.

ALSO, part of Section 26, Township 13 North, Range 4 West, of the second principal meridian, described as follows: Beginning at the northeast corner of said Section 26; running thence west on the north line of said section 1277 feet to a point on said line 30 feet east of the center of the Louisville, New Albany & Chicago Railway (commonly called the Monon Railroad); thence in a southeasterly direction with the meanderings of said Railroad and 30 feet from the center of the same to the north line of the south half of the southeast quarter of Section 26 to a point 1 chain and 41 1/2 links west of the northeast corner of said south half of the southeast quarter of said Section; thence east 1 chain and 41 1/2 links to the said northeast corner of said south half quarter section; thence north on the east line of said Section 60 chains to the place of beginning, containing 66 acres, more or less.

Containing in all 297 acres, more or less, in Warren Township, Putnam County, Indiana

EXCEPT THAT PROPERTY DESCRIBED AS FOLLOWS:

A part of the North Half of the Southwest Quarter of Section 25 and a part of the North Half of the Southeast Quarter of Section 26 all in Township 13 North, Range 4 West, Putnam County, Indiana, described as follows:

Beginning at the southeast corner of the North Half of the Southwest Quarter of said Section 25; thence Westerly 2,739.52 feet along the south line of the North Half of the Southwest Quarter of said Section 25 and the south line of the North Half of the Southeast Quarter of said Section 26 to the eastern boundary of the Monon Railroad; thence North 36 degrees 23 minutes 14 seconds West 23.69 feet along said eastern boundary; thence Northwesterly 74.65 feet along an arc to the right and having a radius of 2,834.79 feet and subtended by a long chord having a bearing of North 35 degrees 37 minutes 59 seconds West and a length of 74.64 feet continuing along said eastern boundary; thence South 89 degrees 16 minutes 15 seconds East 962.98 feet; thence North 87 degrees 03 minutes 03 seconds East 701.44 feet; thence North 87 degrees 52 minutes 04 seconds East 597.25 feet; thence North 80 degrees 53 minutes 08 seconds East 289.39 feet; thence North 68 degrees 25 minutes 06 seconds East 274.09 feet to the east line of the Southwest Quarter of said Section 25; thence Southerly 305.34 feet along said east line to the point of beginning and contain-

acre tract of land as deeded to Carol Grube Buck et al as described in Deed Record Book 142, page 402 and recorded in the Office of the Recorder of Putnam County, Indiana, said point of beginning being 436.88 feet North and 305.07 feet West of the Southeast corner of the Southeast quarter of the Northwest quarter of Section 25, Township 13 North, Range 4 West; thence South 89 degrees 30 minutes West 341.2 feet; thence North 13 degrees 20 minutes West 651.47 feet; thence North 88 degrees 27 minutes East 339.83 feet; thence South 13 degrees 20 minutes East 657.89 feet to the point of beginning containing 5.0 acres more or less.

