

**TOWN OF CLOVERDALE  
ORDINANCE 2001-2**

**AN ORDINANCE AMENDING  
THE CLOVERDALE PLANNING AND ZONING ORDINANCE  
BY AMENDING THE ZONING MAP**

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

WHEREAS, the Cloverdale Plan Commission held a public hearing on April 5<sup>th</sup>, 2001, after timely notice of the hearing was given by publication in the Banner Graphic, Greencastle, Indiana, on March 20, 2001; and

WHEREAS, the Cloverdale Plan Commission has reported that it paid reasonable regard to the following factors enumerated in I.C. 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 condition and character of current structures and uses in each district;
3. The most desirable use for the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth; and

WHEREAS, the Cloverdale Plan Commission has recommended/made no recommendation, made an unfavorable recommendation] that such area be rezoned from A-1 to R-1; and

WHEREAS, the Town Council has considered [the recommendation/no recommendation] of the Cloverdale Plan Commission and has paid reasonable regard to the facts enumerated in I.C. 36-7-4-603 before acting on this ordinance: and

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

**NOW THEREFORE BE IT ORDAINED** by the Town Council of the Town of Cloverdale as follows:

**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 A-1 to R-1:



SCALE: 1" = 400'

CURTIS L. SINCLAIR  
D.R. 149, P. 565

EAST 1324.77

31

52.0 ACRES ±

NORTH 1600.00'

SOUTH 731.00'

EAST 168.00'

SOUTH 869.00'

Douglas S. Ehman  
&  
Leah R. Ehman

32

S.E. CORNER S.E. 1/4  
SEC. 31, T.13N., R.3W.

CLOVERDALE  
CEMETERY

NEW LIFE  
BAPTIST  
CHURCH

5.00 Acre  
TRACT

5.78 Acre  
TRACT

WEST 1492.77'

WEST 39.0'

COUNTY ROAD 1000 S.

3.0 ACRES  
LAVONNE AND JOHN  
WHITKINACK, JR.

CLOVERDALE  
SCHOOLS

CHURCH

6

N.E. CORNER N.E. 1/4  
SEC. 6, T.12N., R.3W.

5

This Ordinance shall be in full force and effect from and after its passage, approval, recording and publication as provided by law.

Passed and adopted by the Town Board of Cloverdale, County of Putnam, State of Indiana, on this 10th day of April, 2001.

  
\_\_\_\_\_  
President

\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

ATTEST:

  
\_\_\_\_\_  
Clerk-Treasurer  
Town of Cloverdale, Indiana

~~Party Watts~~  
Putnam County Recorder IN  
IN 2001002403 ORD  
04/16/2001 10:58:56 2 PGS  
Filing Fee: \$13.00

DESCRIPTION OF REAL ESTATE TO BE ZONED R-1

Situate in the State of Indiana, County of Putnam and being a part of the Southeast quarter of Section 31, Township 13 North, Range 3 West of the Second Principal Meridian more particularly described to-wit:

Beginning at a point 33 feet West of the Southeast corner of the Southeast quarter of Section 31, Township 13 North, Range 3 West; thence West 1492.77 feet with the South line of said Southeast quarter to the Southeast corner of a 5.00 acre tract; thence North 1600.00 feet with the East line of the 5.00 acre tract, the East line of a 5.78 acre tract and the Northerly extension thereof; thence East 1324.77 feet parallel with the South line of said Southeast quarter to an existing property line; thence with said property line South 731.0 feet; thence East 168.0 feet; thence South 869.0 feet on a line parallel with and 33 feet West of the East line of said Southeast quarter to the point of beginning containing 52.0 acres, more or less.

Subject to all rights-of-way and pertinent easements of record.

The above description was prepared from records on file in the Putnam County Courthouse and has not been surveyed by the undersigned.

Prepared this 14<sup>th</sup> day of March, 2001.

*C. David Helton*

C. David Helton, Reg. Land Surveyor #870007  
ASA Land Surveying

