

ORDINANCE NO. 2~ 1980

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 VIOLATIONS THEREOF AND FOR THE REPEAL THEREOF.

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

SECTION 1

ALL OF ORDINANCE NO. 4 1977 OF THE TOWN OF CLOVERDALE TO CONTINUE IN EFFECT AND SUCH ORDINANCE SHALL BE AMENDED BY THE ADDITION OF AN AREA OUTSIDE 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 UNDER THE FOLLOWING DESCRIBED AREA OUTSIDE THE CORPORATE LIMITS OF THE TOWN OF CLOVERDALE AND WITHIN TWO MILES THEREOF.

SECTION 2

THAT SAID AREA SHALL BE ZONED AS AGRICULTURAL DISTRICT WHICH AREA IS THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF PUTNAM, STATE OF INDIANA, TO-WIT:

Situate in the State of Indiana, County of Putnam and being a part of Warren, Jefferson and Cloverdale Townships.

Beginning at the Northwest corner of Section 27, Township 13 North, Range 4 West; thence East 6621.1 feet with the North line of Section 27 and 26 to the Southwest corner of the Southeast quarter of the Southwest quarter of Section 23, Township and Range aforesaid; thence North 1328.6 feet to the Northwest corner of said Southeast quarter quarter; thence East 389.73 feet with the North line of said Southeast quarter quarter; thence North 2079.0 feet; thence East 1150.0 feet more or less to the East right-of-way line of the Louisville-Nashville Railroad (formerly Monon Railroad); thence with the East right-of-way line of said railroad Northwesterly 600 feet more or less to the South line of the North half of the Northwest quarter of said Section 23; thence East to the Southeast corner of the North half of the North-east quarter of said Section 23; thence North 1297.7 feet to a

point 16.5 feet South of the Northeast corner of said Section 23; thence North 70 degrees East to the centerline of U. S. Highway 231; thence Southeasterly with said centerline to the intersection of the centerline of Putnam County Road 700S (Jim Street Road) with the centerline of the aforesaid U. S. Highway 231; thence with the centerline of said county road North 59 degrees East 178.2 feet; thence North 36 degrees East 1057.98 feet to the North line of Section 24, Township and Range aforesaid; thence East 3913.5 feet with said North line to the Northeast corner of said Section 24; thence South 227.7 feet to the Northwest corner of Section 19, Township 13 North Range 3 West; thence East 3123.6 feet to the Northwest corner of the East half of the Northeast quarter of the Northeast half of said Section 19; thence South 1316.0 feet to the Southwest corner of said East half quarter 1316.0 feet to the Southwest corner of said East half quarter East half quarter; thence South 1319.7 feet to the Northwest corner of the Southwest quarter of Section 20, Township and Range aforesaid; thence East 742.5 feet; thence South 2640 feet to the South line of the last mentioned Southwest quarter; thence Easterly 2650 feet more or less with the South line of said Section 20 to the point where said South line leaves the centerline of County Road 800 S; thence with the centerline of said county road South 64 degrees East 680 feet more or less to the West line of the East half of the Northeast quarter of Section 29, Township and Range aforesaid; thence South on said West line to a point 393.29 feet North of the Southwest corner of said East half quarter; the said point being on the South right-of-way of Interstate Highway 70; thence Northeasterly with the South right-of-way line of said Interstate Highway 70 to the East line of the aforesaid Section 29; thence South with the East line of said Section 29 and the East line of Section 32, Township and Range aforesaid to the Southeast corner of said Section 33; thence East with the North line of Section 4, Township 12 North, Range 3 West to the Northeast corner of the West half of said Section 4; thence South 5441.7 feet to the Southeast corner of said West half; thence continuing South 3181.20 feet with the East line of the West half of Section 9, Township 12 North, Range 3 West; thence West 2061.51 feet to the center of the Louisville and Nashville Railroad; thence Northwesterly 1067.88 feet with the centerline of said railroad to the West line of the aforesaid Section 9; thence South 2803.7 feet to the Southwest corner of said Section 9; thence continuing South 1332.5 feet to the Southeast corner of the North half of the North half of Section 17, Township 12 North, Range 3 West; thence West 4010.2 feet to the Northeast corner of the Southwest quarter of the Northeast quarter of Section 17; thence South 1323.3 feet to the Southwest corner of said Southwest quarter quarter; thence West 66 feet; thence South 1320 feet to a point 66 feet West of the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 17; thence West 3924.5 feet to the Southwest corner of the North half of the Southeast quarter of Section 18, Township 12 North, Range 3 West thence

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North 1314.7 feet to the center of said Section 18; thence West 1266.5 feet to the West 1/2 mile point of said Section 18; thence South 78.5 feet to the East 1/2 mile point of Section 13, Township 12 North, Range 4 West; thence West 3837.7 feet with the East West half section line of Section 13; thence North 2640 feet to the North line of said Section 13; thence West with the South line of Section 12 and Section 11, Township 12 North, Range 4 West to the Southwest corner of said Section 11; thence North 2581.9 feet to the East 1/2 mile point of Section 10; thence West 5422.6 feet to the West 1/2 mile point of Section 10; thence Northerly 5280 feet more or less with the meanders of the center-line of Putnam County Road 00E to the East 1/2 mile point of Section 4, Township 12 North, Range 4 West; thence West 2831.4 feet to the center of said Section 4; thence North 10513.4 feet to the center of Section 28, Township 13 North, Range 4 West; thence East 2630.1 feet to the East line of said Section 28; thence North 2646.6 feet to the point of beginning.

SECTION 3.0

"AG" AGRICULTURAL DISTRICT

The "AG" District is established to include substantive areas where little or no urbanization has occurred or is likely to occur in the near future.

SECTION 3.1

USES PERMITTED

The following uses shall be permitted in the "AG" District, plus such other uses as the Board may deem to be similar in nature.

Advertising structures
Commercial greenhouse
Dwelling, farm
Dwelling, single family
Farm, general
Farm equipment, sales and service
Farm worker seasonal housing, tenant
Police station or fire station
Public park or recreational facilities
Railroad right-of-way and necessary uses
Roadside produce sales stand
School, public, private or parochial
Signs

SECTION 4

This Ordinance shall be in full force and effect from and after its passage and approval by the Chairman of the Town Board of the Town of Cloverdale, Indiana, and by law provided.

Passed and adopted by the Town Board of the Town of Cloverdale, Indiana, this 27 day of *May*, 1980.

Glenn K. Kopy

Glenn K. Kopy Chairman
Town of Cloverdale
Putnam County, Indiana

Attest:

Anna Mae Crawley

Anna Mae Crawley, Clerk-Treasurer
Town of Cloverdale, Indiana

#28380

RECEIVED FOR RECORD
21 day July 19 80
and recorded in record number 6053
page 605 at
9:49 o'clock A M

Elizabeth G. A. Wolf

PUTNAM COUNTY RECORDER