

JUL 08 1999

ORDINANCE NO. 1997 - 12

Mary G. Watts  
PUTNAM COUNTY RECORDER

AN ORDINANCE AMENDING THE TOWN OF CLOVERDALE ZONING ORDINANCE BY AMENDING THE ZONING MAP

WHEREAS, Curt Sinclair, the owner of the property, has initiated and prepared this ordinance to amend the Town of Cloverdale Zoning Ordinance by amending the zoning map;

WHEREAS, the Town of Cloverdale has reported that it held a public hearing concerning this ordinance on November 18, 1997, after timely of the hearing was given by publication in the Banner-Graphic, Greencastle, Indiana on or before the 5<sup>th</sup> day of November, 1997;

WHEREAS, the Town of Cloverdale Planning 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 legislative body of Town of Cloverdale.

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 is adapted;
4. the conservation of property values throughout the jurisdiction; and
5. ~~responsible development and growth.~~

WHEREAS, the Town of Cloverdale Planning Commission has certified this ordinance to the legislative body with a (a recommendation by a majority vote in favor of adoption), (a unfavorable recommendation), or (no recommendation);

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

WHEREAS, the legislative body has determined that this ordinance should be adopted without amendment as certified by the Town of Cloverdale. Therefore,

BE IT ORDAINED AND ADOPTED BY THE LEGISLATIVE BODY OF THE COUNTY OF PUTNAM, 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 Agricultural district to Single Family Residential district R1:

That portion of the Northeast quarter of Section 12 - Township 12 North - Range 4 West of the second principal meridian, Putnam County, Indiana more particularly described as follows:

Considering the East-West centerline of said Section 12 as bearing North 89 degrees 36 minutes 57 seconds West with all bearings contained herein relative thereto.

Commencing at the East quarter corner of said Section 12; thence on and along said East-West centerline, North 89 degrees 36 minutes 57 seconds East 1330.00 feet to the Westerly right-of-way of State Highway 42, same being the **POINT OF BEGINNING**; thence continuing on and along said East-West centerline, North 89 degrees 36 minutes 57 seconds West 719.98 feet; thence parallel with the Westerly right-of-way of said State Highway 42, North 00 degrees 13 minutes 12 seconds East 654.23 feet to the Southwest corner of that certain parcel of land described in deed recorded in Book 215 Page 383 records of said county; thence on and along the Southerly line of said certain parcel, South 89 degrees 20 minutes 53 seconds East 720.00 feet to said Westerly right-of-way; thence on and along said Westerly right-of-way, South 00 degrees 13 minutes 12 seconds West 650.72 feet to the **POINT OF BEGINNING**.

The above described parcel contains 10.79 acres and is subject to all easements and right-of-ways of record.

THIS ORDINANCE TAKES EFFECT UPON PASSAGE.

The Clerk/Treasurer of the Town of Cloverdale is ordered to have this ordinance published by inserting a copy of the ordinance in the zoning ordinance of the Town of Cloverdale in applicable Code Book and Chapter.

DULY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CLOVERDALE OF THE COUNTY OF PUTNAM, INDIANA, on this the 18<sup>th</sup> day of November, 1997.

Maurice Mann  
Maurice Mann, (Acting) President

Ann McCammack  
Ann McCammack Vice President

Lonnie Brumfield  
Lonnie Brumfield Member

Dan Johnson  
Dan Johnson Member

ATTEST:

Patti Truax  
Patti Truax Clerk-Treasurer

*PREPARED BY: WILSON ENGINEERING & SURVEYING, INC.*

BOOK 115 PAGE 904