

**TOWN OF CLOVERDALE
ORDINANCE 2000-4**

**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 6, 2000, after timely notice of the hearing was given by publication in the Banner Graphic, Greencastle, Indiana, on February 14, 2000; 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 that such area be rezoned from business(B2) to multi unit residential (R2); and

WHEREAS, the Town Council has considered the 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 business (B2) to multi unit residential (R2):

The following represents a legal description of a tract of land located in the Northwest quarter of the Northeast quarter of Section 36, Township 13 North, Range 4 West of the Second Principal Meridian, Putnam County, Indiana and being cut out of an 8.32 acre parcel conveyed to Benjamin J. & Orville H. Barth as recorded in Deed Book 153, Page 271 in the Office of the Recorder. Said tract being more particularly bound and described as follows, to-wit:

Being a part of the Northwest quarter of the Northeast quarter of Section 36, Township 13 North, Range 4 West of the Second Principal Meridian, Putnam County, Indiana and commencing at a railroad spike found marking the Northeast corner of the Northwest quarter of the Northeast quarter of Section 36; thence running along the East line of said quarter - quarter section, as marked by an existing fence line, and bearing South 00 degrees 26 minutes 14 seconds East (Assumed bearing) for a distance of 861.04 feet to the POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION;

thence continuing to run along the East line of said quarter - quarter section line bearing South 00 degrees 26 minutes 14 seconds East 445.22 feet to a wood post found marking the Southeast corner of the Northwest quarter of the Northeast quarter of Section 36; thence running along the South line of said quarter - quarter section line bearing South 89 degrees 13 minutes 49 seconds West 325.84 feet to the intersection with the East Right-of-Way of State Road #49 (U.S. #231); thence running along a curve to the right having a central angle of 01 degrees 06 minutes 15 seconds, a radius of 2759.79 feet, and an arc length of 53.18 feet to the Southwest corner of a tract of land for "Quad E Enterprises" as described in Deed Book 213, Page 258 in the Office of the Recorder of Putnam County, Indiana; running along the South line of "Quad E Enterprises" bearing South 89 degrees 58 minutes 18 seconds East 37.98 feet to the Southeast corner thereof and running along the East line of "Quad E Enterprises" for the next two (2) courses:

- 1) thence North 00 degrees 11 minutes 23 seconds West 313.36 feet;
- 2) thence North 05 degrees 27 minutes 55 seconds West 201.34 feet to the Northeast corner thereof; thence running along the North line of "Quad E Enterprises" bearing South 88 degrees 43 minutes 50 seconds West 175.00 feet to the intersection with East Right-of-Way of State Road #49 (U.S. #231); thence running along said East Right-of-Way bearing North 00 degrees 22 minutes 58 seconds West 67.71 feet; thence North 88 degrees 55 minutes 15 seconds East 315.66 feet; thence South 00 degrees 26 minutes 14 seconds East 187.10 feet; thence North 88 degrees 55 minutes 15 seconds East 185.00 feet to the POINT OF BEGINNING.

The above described tract of land contains 4.06 acres, more or less, subject to all Easements and Rights-of-Way of record.

This Ordinance shall have full force and effect upon passage of the Cloverdale Town Council.

The Clerk-Treasurer of the Town of Cloverdale is directed to publish this ordinance by inserting a copy of this 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 and by noting the zoning amendments on the Zoning Map.

PASSED AND ADOPTED BY THE town Council of the Town of Cloverdale, Indiana, this 11th day of April, 2000.

Brice Jones
Brice Jones, President

David Moore
David Moore, Member

Steve Walters
Steve Walters, Member

ATTEST:
Patti Truax
Patti Truax, Clerk-Treasurer

Terry Puffer
Terry Puffer, Vice-President

John Davis
John Davis, Member

Synopsis

This ordinance amends the Cloverdale Zoning Map of the Town of Cloverdale to rezoned the aforementioned real estate from General Business 2 to Multi-family (R2) dwelling residential.