

1997-9

NOV 03 1997

TOWN OF CLOVERDALE
ORDINANCE

Betty McFarland
PUTNAM COUNTY RECORDER

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 August 7, 1997 after timely notice of the hearing was given by publication in the Banner-Graphic, Greencastle, Indiana on July 22, July 29 and August 5, 1997; 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 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;
5. Responsible development and growth; and

WHEREAS, the Cloverdale Plan Commission has recommended that such area be rezoned from A-1 to B-2; and

WHEREAS, the Town Council has considered the recommendation of the Cloverdale Plan Commission and has paid reasonable regard to the factors 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 Board of the Town of Cloverdale as follows:

SECTION 1. REZONING

Address:

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 B-2:

Legal Description:

A part of the Northeast quarter of Section 25, Township 13 North, Range 4 West of the Second Principal Meridian in Putnam County, Indiana, more particularly described as follows, to-wit:

Commencing at an iron pin at the Northeast corner of said quarter section; thence South 00 degrees 00 minutes 00 seconds East (assumed bearing) 1203.62 feet (18 chains, deed) to a fence corner post; thence North 89 degrees 41 minutes 44 seconds West, 1750.00 feet to the **POINT OF BEGINNING** of this description; thence South 00 degrees 00 minutes 03 seconds West, 1473.76 feet to the South line of said quarter section; thence North 89 degrees 58 minutes 49 seconds West, 333.88 feet to the old State Road 43; thence North 33 degrees 00 minutes 24 seconds West, along said right-of-way, 253.19 feet; thence North 26 degrees 05 minutes 14 seconds West, along said right-of-way, 138.94 feet to the State Road 43 right-of-way per plans of Project F 273(9) SR-43-A dated 1963; thence North 11 degrees 24 minutes 32 seconds West, along said right-of-way, 589.14 feet; thence North 24 degrees 22 minutes 21 seconds West, along said right-of-way, 182.17 feet; thence North 15 degrees 52 minutes 44 seconds West, along said right-of-way, 184.14 feet; thence South 89 degrees 41 minutes 44 seconds East, 937.62 feet to the **POINT OF BEGINNING**. Containing 23.56 acres, more or less, and subject to all legal highways, rights-of-way and easements of record.

This description was prepared for zoning purposes only and is not intended to be a final boundary survey.

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

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

BOOK 110 PAGE 609

PASSED AND ADOPTED by the Town Board of the Town of Cloverdale, Indiana this 21 day of October, 1997.

Lonnie Brumfield
Lonnie Brumfield, Member

Ann McCammack
Ann McCammack, Member

Maurice Mann
Maurice Mann, Member

June Pickens, Member

Dan Johnson
Dan Johnson, Member

ATTEST:

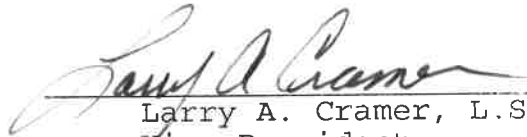
Patti Truax
Patti Truax, Clerk-Treasurer

SYNOPSIS

This ordinance rezones at Cloverdale, Indiana from to to be used for the purpose of

BOOK 110 PAGE 610


This instrument prepared by Lewis Engineering, Inc.


Larry A. Cramer, L.S.
Vice President

STATE OF INDIANA)
) SS:
COUNTY OF HENDRICKS)

Before me, a Notary Public, in and for said County and State personally appeared Larry A. Cramer, who acknowledges the above information is true and correct.

Witness my hand and notarial seal this 18th day of November, 1997.


Carla A. Callis

County of Residence: Hendricks

My Commission expires: 05-01-01