

Kolish

ORDINANCE NO. 2021-004

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF STARKE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R-2 and LB TO Ag

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF STARKE, INDIANA:

Section 1: The Unified Zoning Ordinance of Starke County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in California Township, Starke County, Indiana

See attached Exhibit A

Section 2: The above-described real estate should be and the same is hereby rezoned from R-2 and LB to Ag.

Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted and passed) (Denied) by the Board of Commissioners of Starke County, Indiana, this 1 day of February, 2021.

VOTE:

<u>yes</u>	<u>[Signature]</u>	President
<u>YES</u>	<u>[Signature]</u>	Vice President
<u>YES</u>	<u>[Signature]</u>	Member

ATTEST:

[Signature]
Rachel Oesterreich, Auditor

Exhibit A

Parcel No.: 75-10-23-100-007.000-002 (R-2)

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 32 NORTH, RANGE 2 WEST, CALIFORNIA TOWNSHIP, STARKE COUNTY, INDIANA THAT LIES SOUTHWESTERLY OF STATE ROAD 35, DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 01 DEGREE 03'51" EAST (ASSUMED BEARING PER STATE PLANE COORDINATES), ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 350.00 FEET TO A COTTON PICKER SPINDLE AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 01 DEGREE 03'51" EAST, ON SAID WEST LINE, 535.06 FEET; THENCE CONTINUING NORTH 01 DEGREE 03'51" EAST, ON SAID WEST LINE, 151.10 FEET TO A 5/8" CAPPED REBAR; THENCE CONTINUING NORTH 01 DEGREE 03'51" EAST, ON SAID WEST LINE, 287.61 FEET TO A CAPPED IRON AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 88 DEGREES 56'19" EAST, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 164.11 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 35 AND THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 400 EAST; THENCE SOUTH 38 DEGREES 37'44" WEST, ON SAID WEST RIGHT OF WAY LINE, 46.67 FEET; THENCE SOUTH 39 DEGREES 27'47" WEST 109.68 FEET; THENCE SOUTH 27 DEGREES 57'09" WEST 96.77 FEET TO A HIGHWAY RIGHT OF WAY MONUMENT; THENCE SOUTH 17 DEGREES 56'21" WEST, ALL ON SAID WEST RIGHT OF WAY LINE, 81.89 FEET TO SAID 5/8" CAPPED REBAR ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 01 DEGREE 03'51" WEST, ON SAID WEST LINE, 151.10 FEET; THENCE SOUTH 88 DEGREE 56'09" EAST 25.00 FEET, TO THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 400 EAST; THENCE NORTH 18 DEGREES 06'20" EAST, ON SAID EAST RIGHT OF WAY LINE, 197.74 FEET; THENCE NORTH 41 DEGREES 46'45" EAST 180.10 FEET; THENCE NORTH 78 DEGREES 24'13" EAST, ALL ON SAID EAST RIGHT OF WAY LINE, 130.74 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 35; THENCE SOUTHEASTERLY, ON SAID SOUTHWEST RIGHT OF WAY LINE, ALONG A 2361.83 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARING SOUTH 46 DEGREES 58'37" EAST 1168.37 FEET), AN ARC LENGTH OF 1180.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61 DEGREES 17'50" EAST, ON SAID SOUTHWEST RIGHT OF WAY LINE, 248.56 FEET TO A 5/8" CAPPED REBAR ON THE NORTH LINE OF THE SOUTH 350 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 88 DEGREES 38'47" WEST, ON SAID NORTH LINE, 1417.07 FEET TO THE POINT OF BEGINNING. CONTAINING 15.29 ACRES, MORE OR LESS.

Parcel No.: 75-10-23-300-011.000-002 (R-2)

A part of the SW¼ of Section 23, Township 32 North, Range 2 West, California Township, Starke County, Indiana, described as: Commencing at a railroad bolt marking the northeast corner of the SW¼ of said Section 23; thence due south (assumed bearing) on the east line of the SW¼ of said Section 23, a distance of 411.05 feet to a cotton picker spindle at the point of beginning of this description; thence continuing due south, on said east line, 252.12 feet to a cotton picker spindle on the north line of a tract of land deeded to Richard D. and Bernadette Dingman in Deed Record 2002 - 454055 in the office of the Recorder of Starke County, Indiana; thence north 88°25'51" west on said north line, 396.34 feet to a 5/8" capped rebar; thence due south 279.40 feet to a 5/8" capped rebar; thence due west 1561.32 feet to a 5/8" capped rebar; thence due south 162.21 feet to a 5/8" capped rebar; thence due east 1362.51 feet to a 5/8" capped rebar; thence due south 200.00 feet to a 5/8" capped rebar; thence due east 595.00 feet to a 5/8" capped rebar on the east line of the SW¼ of said Section 23; thence due south on said east line, 237.91 feet to a 5/8" capped rebar; thence north 88°30'56" west 1585.85 feet to a 5/8" capped rebar; thence south 03°44'22" west 273.96 feet to a 5/8" capped rebar; thence south 80°06'25" west 200.72 feet to a 5/8" capped rebar; thence south 02°24'01" west 782.69 feet to a 5/8" capped rebar on the south line of the SW¼ of said Section 23; thence north 88°51'34" west on said south line, 827.37 feet to the southwest corner of the SW¼ of said Section 23; thence north 00°33'55" east on the west line of the SW¼ of said Section 23, a distance of 2619.34 feet to the northwest corner of the SW¼ of said Section 23; thence south 88°48'10" east on the north line of the SW¼ of said Section 23, a distance of 1990.79 feet to the south right of way line of State Road 35; thence south 61°27'02" east on said south right of way line, 598.49 feet; thence south 35°33'26" east on said south right of way line, 170.24 feet; thence due east 20.00 feet to the point of beginning, containing 100.03 acres, more or less. Subject to the public roadways.

Parcel No.: 75-10-35-200-009.000-002 (LB & Ag)

Parcel No.: 75-10-35-200-013.000-002 (already zoned Ag)

ALSO, The East half of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter lying South of the right of way of the Chicago and Erie Railroad Right of Way, in Section 35, Township 32 North, Range 2 West of the 2nd P.M., Starke County, Indiana, EXCEPT a tract beginning at the South^{East} corner of the Northeast Quarter of said Section 35; thence North 500 feet; thence West 1001.88 feet (see Deed 91, Page 531 and Deed 91, page 148); thence South 500 feet; thence East to the place of beginning. ALSO EXCEPT commencing at the Southeast corner of the Northeast Quarter (the East line of said Quarter being the Assumed Reference Bearing of North 00 degrees 00 minutes 00 seconds East, 2,633.70 feet); thence North 00 degrees 00 minutes 00 seconds East, 500 feet on and along said East line to the point of beginning; thence South 89 degrees 42 minutes 45 seconds West; 319.97 feet; thence North 00 degrees 24 minutes 37 seconds West, 353.67 feet; thence South 90 degrees 00 minutes 00 seconds East, 322.50 feet to a point on said East line; thence South 00 degrees 00 minutes 00 seconds West, 352.06 feet on and along said East line to the point of beginning. ALSO EXCEPT commencing at the Southeast corner of said Northeast Quarter (the East line of said Quarter being the Assumed Reference Bearing of North 00 degrees 00 minutes 00 seconds East, 2,633.70 feet); thence North 00 degrees 00 minutes 00 seconds East 852.06 feet on and along said East line to the point of beginning; thence North 90 degrees 00 minutes 00 seconds West, 322.50 feet; thence North 00 degrees 24 minutes 37 seconds West, 320.00 feet; thence North 90 degrees 00 minutes 00 seconds West; 92.00 feet; thence North 03 degrees 04 minutes 04 seconds West, 373.91 feet; thence South 72 degrees 53 minutes 59 seconds East 457.00 feet to a point on said East line of said Quarter; thence South 00 degrees 00 minutes 00 seconds West, 558.99 feet on and along said East line to the point of beginning.