

ORDINANCE NO. 2022-04

**AN ORDINANCE REZONING CERTAIN LANDS WITHIN
THE JURISDICTION OF THE TOWN OF FERDINAND**

WHEREAS, a petition has been filed with the Advisory Plan Commission for the Town of Ferdinand by Progressive Investment Company, LLC requesting that certain lands within the jurisdictional area of the Town of Ferdinand, commonly known as and located East of Vienna Drive and 1300' South of SR 264; and East of Vienna Drive and SR 264; and West of Club Road and North of SR 264 in Ferdinand, Indiana, be rezoned from Residential and Agricultural to Single Family Residential; Residential and Agricultural to Multifamily residential; and Residential and Agricultural to Single Family residential, respectively, said real estate being in Dubois County, Indiana and more particularly described on Exhibit A-1, A-2 and A-3, which is made a part hereof.

WHEREAS, the Advisory Plan Commission for the Town of Ferdinand held a public hearing on the 26th day of January, 2022 at the hour of 7:00 p.m. pursuant to notice posted and published according to law; and

WHEREAS, the Advisory Plan Commission for the Town of Ferdinand has favorably recommended to the Town Council that the real estate described on Exhibits A-1, A-2 and A-3 should be rezoned from Agricultural to Multifamily Residential and Single Family Residential as indicated on the attached Exhibits; and

WHEREAS, the Town Council has given reasonable regard to the Comprehensive Plan, current conditions, the character of current structures, the character of current uses, the most desirable use which lands are adapted, conservation of property values, and responsible development and growth.

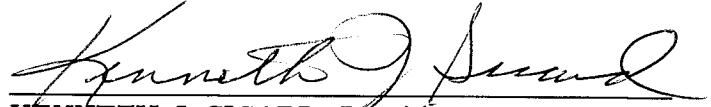
NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Ferdinand, as follows:


SECTION I: The real estate described on Exhibit A-1 is hereby rezoned and reclassified from Residential and Agricultural to Single Family Residential and the real described on Exhibit A-2 is hereby rezoned and reclassified from Residential and Agricultural to Multifamily Residential and the real estate described on Exhibit A-3 is hereby rezoned and reclassified from Residential and Agricultural to Single Family Residential and the map entitled Zoning Town of Ferdinand, Indiana which is a part of the Zoning Ordinance of the Town of Ferdinand, is hereby amended accordingly.


SECTION II: This Ordinance shall become effective and shall be in full force and effect from the date hereof.

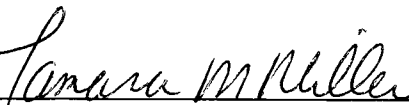
PASSED AND ADOPTED BY THE TOWN COUNCIL THE TOWN OF FERDINAND,
this 15 day of FEBRUARY, 2022.

TOWN COUNCIL OF THE
TOWN OF FERDINAND, INDIANA


KENNETH J. SICARD, President


RON WEYER, Member


DEBRA JOHNSON, Member

ATTEST: 
TAMARA M. MILLER, Clerk-Treasurer

Rezoning Description 1

Residential & Agriculture to Residential **(East of Vienna Drive & 1300' South of SR 264)**

Part of the East Half of the Southeast Quarter and part of the West Half of the Southeast Quarter of Section 21, Township 3 South, Range 4 West in Dubois County, Indiana, being more particularly described as follows:

Beginning at the Southeast Corner of the East Half of said Quarter Section; thence along the South line of said Half Quarter Section, South 88 degrees 29 minutes 39 seconds West 1311.31 feet to the Southwest corner of said half quarter section; thence along the West line of said half quarter section, North 00 degrees 38 minutes 36 seconds West 509.94 feet to a point 168 feet south of the Northeast Corner of the South Half of the Southeast Quarter of the Southeast Quarter of said Section; thence perpendicular to the East line of the West half of said Quarter Section South 89 degrees 21 minutes 24 seconds West 42.89 feet to the East line of Krampe's Addition to the Town of Ferdinand, Indiana, as per plat thereof, recorded in Plat Book 5, page 67 in the office of the Recorder of Dubois County, Indiana; thence along said Krampe's Addition, North 09 degrees 10 minutes 52 seconds East 170.23 feet to the North line of said Half Quarter Quarter Section; thence South 88 degrees 15 minutes 52 seconds West 5.16 feet to a point 19 feet West of, as measured perpendicular to, the East line of the West Half of said Quarter Section; thence parallel with the East line thereof, North 00 degrees 38 minutes 36 seconds West 399.03 feet; thence North 89 degrees 21 minutes 24 seconds East 307.77 feet; thence South 10 degrees 17 minutes 43 seconds East 55.35 feet; thence North 84 degrees 04 minutes 13 seconds East 1027.87 feet to the East line of the East Half of said Quarter Section; thence along the East line thereof, South 00 degrees 06 minutes 03 seconds East 1097.05 feet to the point of beginning, containing 32.34 acres more or less.

Being part of a tract of land conveyed to Progressive Investment Company LLC, recorded in Document Number 2021000434 in the office of the Recorder of Dubois County, Indiana.

Rezoning Description 2

Residential & Agriculture to Multiple Family

East of Vienna Drive at SR 264

Part of the East Half of the Southeast Quarter and part of the West Half of the Southeast Quarter of Section 21, Township 3 South, Range 4 West in Dubois County, Indiana, being more particularly described as follows:

Commencing at the Southeast Corner of the East Half of said Quarter Section; thence along the East line thereof, North 00 degrees 06 minutes 03 seconds West 1097.05 feet to the **POINT OF BEGINNING**; thence South 84 degrees 04 minutes 13 seconds West 1027.87 feet; thence North 10 degrees 17 minutes 43 seconds West 55.35 feet; thence South 89 degrees 21 minutes 24 seconds West 307.77 feet to a point 19 feet West of the East line of the West half of said Quarter Section; thence parallel with the East line thereof, North 00 degrees 38 minutes 36 seconds West 742.77 feet to the extended North right of way line of State Road 264; thence along the extended North right of way line and North right of way line of State Road 264, North 78 degrees 46 minutes 49 seconds East 378.06 feet to the centerline of a Natural Drain; thence along the centerline of a Natural drain the following 2 calls: North 47 degrees 54 minutes 58 seconds West 196.73 feet; thence North 39 degrees 35 minutes 19 seconds West 331.09 feet to the West line of the East Half of said Quarter Section; thence along the West line thereof North 00 degrees 38 minutes 36 seconds West 65.74 feet a point 297 feet South of, as measured perpendicular to, the North line of the East Half of said Quarter Section; thence parallel with the North line thereof, North 88 degrees 10 minutes 24 seconds East 893.52 feet to a point 440 feet West of, as measured perpendicular to, the East Line of the East Half of said Quarter Section; thence parallel with the East line thereof, South 00 degrees 06 minutes 03 seconds East 369.81 feet to the North right of way line of State Road 264; thence along said right of way the following 2 calls: North 78 degrees 46 minutes 49 seconds East 367.87 feet; thence North 75 degrees 55 minutes 04 seconds East 81.45 feet to the East line of the East Half of said Quarter Section; thence along the East line thereof, South 00 degrees 06 minutes 03 seconds East 963.91 feet to the point of beginning, containing 34.48 acres more or less.

Being part of a tract of land conveyed to Progressive Investment Company LLC, recorded in Document Number 2021000434 in the office of the Recorder of Dubois County, Indiana.

Rezoning Description 3

Residential & Agriculture to Residential

West of Club Road & North of SR 264

Part of the East Half of the West Half of the Southeast Quarter of Section 21, Township 3 South, Range 4 West in Dubois County, Indiana, being more particularly described as follows:

Commencing at the Northwest Corner of said Half Quarter Section; thence along the West line of a tract of land conveyed to Progressive Investment Company LLC, recorded in Document Number 2021000434 in the office of the Recorder of Dubois County, Indiana, South 03 degrees 08 minutes 36 seconds East 294.97 feet to the **POINT OF BEGINNING**; thence North 88 degrees 10 minutes 24 seconds East 657.56 feet to a point of the East line of said Half Half Quarter Section; thence along the East line thereof, South 00 degrees 38 minutes 36 seconds East 522.57 feet to the extended North right of way line of State Road 264; thence South 78 degrees 46 minutes 49 seconds West 19.33 feet; thence South 00 degrees 38 minutes 36 seconds East 48.04 feet to the physical centerline of State Road 264; thence along said centerline the following 2 calls: South 78 degrees 02 minutes 11 seconds West 351.44 feet; thence South 77 degrees 39 minutes 02 seconds West 269.55 feet to the Southwest Corner of said Progressive Investment Company, LLC tract; thence along the West line thereof, North 03 degrees 08 minutes 36 seconds West 684.91 feet to the point of beginning, containing 9.25 acres more or less.

Being part of a tract of land conveyed to Progressive Investment Company LLC, recorded in Document Number 2021000434 in the office of the Recorder of Dubois County, Indiana.