

ORDINANCE NO. 21-03-16-001

AN ORDINANCE AMENDING, AND TO AMEND
THE ZONING ORDINANCE 75-1 MISC REC 53 PG 130 JACKETS 20-A & 20-B
OF KOSCIUSKO COUNTY, INDIANA

BE IT ORDAINED BY THE BOARD OF COMMISISONERS OF KOSCIUSKO COUNTY

INDIANA:

ARTICLE 1.

2021030935 ORDN \$0.00
03/16/2021 12:56:50P 5 PGS
Joetta Mitchell
Kosciusko County Recorder IN
Recorded as Presented


Section 1. That the Kosciusko County Zoning Ordinance heretofore passed and adopted by the Board of Commissioners of Kosciusko County, Indiana, and recorded under Miscellaneous Record 53, Page 130 as Ordinance 75-2, be and same is hereby amended in the particulars hereinafter set forth.

Section 2. That certain tract of land situate in Kosciusko County, Indiana, now lying without the corporate limits of any City or Town and under the jurisdiction of the Kosciusko County Area Plan Commission, as a part of the Comprehensive Plan for Kosciusko County, Indiana; to-wit:

“SEE ATTACHED FOR LEGAL DESCRIPTION”

be, and the same is hereby, removed from classification as Agricultural and subject real estate shall be reclassified and rezoned as Agricultural II within the limitations, definitions and description of the Kosciusko County Zoning Ordinance.

Section 3. That the Ordinance Administrator, pursuant to said Zoning Ordinance be, and he is hereby authorized to issue Location Improvement Permits and Certificates of Occupancy with reference to the construction and improvements upon said described real estate so long as applications therefore comply with the Kosciusko County Zoning Ordinance and upon compliance with all applicable rules and regulations of the State of Indiana and local authorities, as the same may be applicable to the construction of streets, parking facilities, storm sewers, drains, sidewalks and sewer and water facilities.

ARTICLE 2.

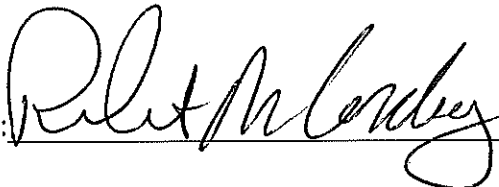
Section 1. This ordinance shall be in full force and effect from and after its passage.

Passed and adopted at a regular and duly constituted meeting of the Board of Commissioners of

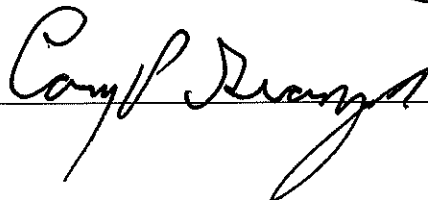
Kosciusko County, Indiana, on 16th day of March, 2021

BOARD OF COMMISSIONERS
KOSCIUSKO COUNTY, INDIANA

Robert Conley:



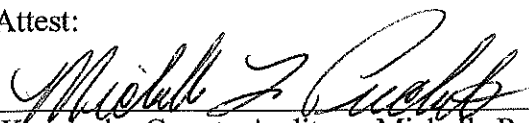
Cary Groninger



Brad Jackson:

Approved via video conference

Attest:



Kosciusko County Auditor – Michelle Puckett

This Ordinance is in relation to Plan Commission
Case # 21002Z – Robert Swanson

I affirm, under the penalties for perjury,
that I have taken reasonable care to redact
each Social Security number in this
document, unless required by law.

Tennance

The legal description for Parcel No. 013-719014-78 is as follows:

The West half of the Northwest Quarter of Section 4, Township 32 North, Range 5 East, EXCEPTING THEREFROM the right-of-way of the Pittsburg, Ft. Wayne and Chicago Railroad and U.S. Highway 30, which runs in a Northwesterly and Southeasterly direction over and across the same.

Also EXCEPTING the following 9 tracts:

(1) A tract of land located in the Northwest Quarter of Section 4, Township 32 North, Range 5 East, 2nd P.M., Harrison Township, Kosciusko County, Indiana, further described as follows: Beginning at a 5/8 inch iron pin marking the intersection of the centerline of County Road 600 West and the North right-of-way of Old U.S. Highway 30; thence North 00 degrees 55 minutes 00 seconds East 581.54 feet (581.47 record) along said centerline to a PK nail marking the Southwest corner of a tract of land described in Kosciusko County Recorder's Office Document #96051040; thence South 89 degrees 23 minutes 59 seconds East 231.83 feet along the South line of said tract to a 5/8 inch iron rebar; thence South 01 degree 23 minutes 35 seconds East 661.59 feet to a 3/8 inch iron pin in concrete on the North right-of-way of Old U.S. Highway 30, said pin marking the Southwest corner of a tract of land described in Kosciusko County Recorder's Office Document #2011060486; thence North 72 degrees 14 minutes 40 seconds West 270.07 feet (North 71 degrees 45 minutes West 270.24 feet record) along said North right-of-way to the point of beginning and containing 3.485 acres more or less.

(2) A tract of land located in the West half of the Northwest Quarter of Section 4, Township 32 North, Range 5 East, Kosciusko County, Indiana and better described as follows: Beginning at an iron pipe at the intersection of the East line of the West half of the Northwest Quarter of Section 4, Township 32 North, Range 5 East and the North right-of-way line of Old U.S. Road 30; thence North 70 degrees 35 minutes West, 240 feet along the North right-of-way line of said Old U.S. Road 30 to an iron pipe; thence North 435.6 feet to an iron pipe; thence North 70 degrees 35 minutes West, 110 feet to an iron pipe; thence North 224.5 feet to a point; thence South 70 degrees 35 minutes East 350 feet to an iron pipe in a now or formerly existing fence line on said East line of the West half of the Northwest Quarter of Section 4; thence South along said East line of the West half of the Northwest Quarter of Section 4 and now or formerly existing fence line, 660.1 feet to the place of beginning.

(3) A tract of land located in the West half of the Northwest Quarter of Section 4, Township 32 North, Range 5 East, Kosciusko County, Indiana and better described as follows: Beginning 240 feet North 70 degrees 35 minutes West of the intersection of the East line of the West half of the Northwest Quarter of Section 4, Township 32 North, Range 5 East and the

North right-of-way of Old U.S. Road 30; thence North 70 degrees 35 minutes West, 110 feet, along said right-of-way of Old U.S. Road 30, to an iron pipe; thence North 435.6 feet to an iron pipe; thence South 70 degrees 35 minutes East, 110 feet to an iron pipe; thence South 435.6 feet to the place of beginning.

(4) A tract of land located in the Northwest Quarter of Section 4, Township 32 North, Range 5 East, Kosciusko County, Indiana, containing 5.00 acres, more or less, more particularly described as follows:

Commencing at a 1 inch iron pipe at the intersection of the East line of the West half of the Northwest Quarter of said Section 4 and the North right-of-way line of Old U.S. Highway 30; thence North 70 degrees 35 minutes 00 seconds West (recorded bearing) along said North right-of-way line, 349.52 feet (350.0 feet recorded) to a 1 inch iron bar and the point of beginning; thence continuing along said North right-of-way line North 70 degrees 35 minutes 00 seconds West, 350.50 feet (350.0 feet recorded); thence North 00 degrees 04 minutes 34 seconds East, 659.80 feet (North 00 degrees 00 minutes 00 seconds East, 660.1 feet recorded) to a 5/8 inch iron bar; thence South 70 degrees 37 minutes 29 seconds East, 349.99 feet (South 70 degrees 35 minutes East, 350.00 feet recorded) to a wood post; thence South 00 degrees 02 minutes 29 seconds West, 660.21 feet (South 00 degrees 00 minutes 00 seconds West, 660.1 feet recorded) to the point of beginning.

(5) A tract of land located in the Northwest Quarter of Section 4, Township 32 North, Range 5 East, 2nd P.M., Harrison Township, Kosciusko County, Indiana, more particularly described as follows:

Commencing at the point where the centerline of County Road 600 West intersects with the North right-of-way of Old U.S. Route 30; thence North 00 degrees 55 minutes 00 seconds East, 200.00 feet to the point of beginning; thence North 89 degrees 05 minutes 00 seconds West, 443.93 feet to a point on the West line of said Northwest Quarter; thence North 01 degree 15 minutes 34 seconds West on and along said West line, 1705.35 feet to a point; thence North 88 degrees 39 minutes 43 seconds East, 558.77 feet to the centerline of said County Road; thence Southwesterly along said centerline and a curve to the left, 118.52 feet, said curve having a radius of 132.30 feet and subtended by a chord of 114.60 feet on a bearing of South 26 degrees 35 minutes 34 seconds West to a point in the centerline of said County Road; thence along said centerline South 00 degrees 55 minutes 00 seconds West, 1622.82 feet to the point of beginning.

(6) A tract of land located in the Northwest Quarter of Section 4, Township 32 North, Range 5 East, Harrison Township, Kosciusko County, Indiana, containing 0.33 acre, more or less, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 88 degrees 39 minutes 43 seconds West, along the North line of said Quarter, 731.71 feet to the point of beginning; thence Southwesterly, along the centerline of County Road 600 West and along a curve to the left, 69.12 feet, said curve having a radius of 132.30 feet and subtended by a chord 68.33 feet bearing South 67 degrees 12 minutes 59 seconds West; thence South 89 degrees 39 minutes 43 seconds West, 558.77 feet to the West line of said Northwest Quarter; thence North 01 degree 15 minutes 34 seconds West, along said West line, 25.00 feet to the Northwest corner of said Quarter; thence North 88 degrees 39 minutes 43 seconds East, along the North line of said Quarter, 622.33 feet to the point of beginning.

(7) A tract of land located in the West half of the Northwest Quarter of Section 4, Township 32 North, Range 5 East, 2nd P.M., Harrison Township, Kosciusko County, Indiana, containing 6.25 acres, more or less, more particularly described as follows:

Commencing at an iron pipe at the intersection of the centerline of County Road 600 West and the North right-of-way line of Old U.S. Highway 30; thence North 00 degrees 55 minutes 00 seconds East, (recorded bearing), along the centerline of said County Road 600 West, 581.47 feet to a P.K. nail and the point of beginning; thence continuing along said road centerline, North 00 degrees 55 minutes 00 seconds East, 233.28 feet to a P.K. nail; thence South 89 degrees 59

minutes 46 seconds East, 881.79 feet to a 5/8 inch iron bar on the East line of the West half of the Northwest Quarter of said Section 4; thence South 00 degrees 58 minutes 21 seconds East, along said East line, 435.31 feet to an iron pipe; thence North 71 degrees 58 minutes 46 seconds West, 695.05 feet (North 70 degrees 35 minutes West, 700.00 feet recorded), to an iron bar; thence North 89 degrees 23 minutes 59 seconds West, 231.83 feet to the point of beginning.

(8) A tract of land located in the Northwest Quarter of Section 4, Township 32 North, Range 5 East, Harrison Township, Kosciusko County, Indiana, containing 22.73 acres, more or less, more particularly described as follows:

Beginning at a P.K. nail at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 4, said point being located on the centerline of County Road 200 North; thence South 00 degrees 58 minutes 21 seconds East, 1169.60 feet to a 5/8 inch iron; thence North 88 degrees 59 minutes 46 seconds West, 881.79 feet to a P.K. nail located on the centerline of County Road 600 West; thence North 00 degrees 55 minutes 00 seconds East, along said centerline, 1008.07 feet; thence Northeasterly, along said centerline and along a curve to the right, 201.26 feet, said curve having a radius of 131.42 feet and subtended by a chord 182.16 feet bearing North 44 degrees 47 minutes 21 seconds East; thence North 88 degrees 39 minutes 43 seconds East, along the centerline of County Road 200 North, 717.53 feet to the point of beginning.

(9) All that land in the West half of the Northwest Quarter of Section 4, Township 32 North, Range 5 East, Kosciusko County, Indiana, lying South of the Conrail Railroad.