

ORDINANCE NO. 88-2
1988

AN ORDINANCE TO AMEND THE LA PORTE COUNTY ZONING
ORDINANCE OF LA PORTE COUNTY, INDIANA, BY
AMENDING THE ZONE MAP FOR COOLSPRING TOWNSHIP SO AS
TO RECLASSIFY AND REZONE CERTAIN REAL ESTATE FROM
RESIDENTIAL R-2 USE DISTRICT TO RESIDENTIAL R-3 DISTRICT
AND TO GENERAL BUSINESS USE DISTRICT

WHEREAS, the following described real estate located in La Porte County, Indiana, is presently zoned and classified as "Residential R-2" under the La Porte County Zoning Ordinance of La Porte County, Indiana:

A tract of land situated in the Southeast Quarter of the Southwest Quarter and the West Half of the Southeast Quarter of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana, more particularly described as follows: Commencing at the South Quarter corner of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana; thence South 89 degrees 58 minutes West along the South line of said Section 10 a distance of 333.27 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 40.00 feet to the place of beginning for the following description; thence continue North 00 degrees 10 minutes 30 seconds East a distance of 1,277.36 feet; thence North 89 degrees 51 minutes 32 seconds East a distance of 329.05 feet to a point on the North-South centerline of said Section 10; thence North 00 degrees 00 minutes 33 seconds West along said North-South centerline a distance of 1,317.98 feet to the center of Section 10; thence North 89 degrees 54 minutes 30 seconds East along the East-West centerline of Section 10 a distance of 1,321.04 feet; thence South 00 degrees 00 minutes 27 seconds East along the East line of the West Half of the Southeast Quarter of Section 10 a distance of 1,395.29 feet to a point on the Northwesterly right-of-way line of Interstate 94; thence South 40 degrees 18 minutes 10 seconds West along said Northwesterly right-of-way line a distance of 110.65 feet; thence South 58 degrees 44 minutes 16 seconds West along said Northwesterly right-of-way line a distance of 158.11 feet; thence South 27 degrees 10 minutes 08 seconds West along said Northwesterly right-of-way line a distance of 154.03 feet; thence South 40 degrees 18 minutes 10 seconds West along said Northwesterly right-of-way line a distance of 1,216.24 feet; thence North 88 degrees 16 minutes 57 seconds West a distance of 123.12 feet; thence North 81 degrees 16 minutes 23 seconds West a distance of 213.80 feet; thence South 81 degrees 49 minutes 36 seconds West a distance of 56.01 feet; thence South 89 degrees 58 minutes West a distance of 200.37 feet to the place of beginning.

EXCEPT, A tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana, more particularly described as follows: Commencing at the South Quarter corner of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana; thence South 89 degrees 58 minutes West along the South line of said Section 10 a distance of 333.27 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 40.00 feet to the place of beginning for the following description; thence continue North 00 degrees 10 minutes 30 seconds East a distance of 325.00 feet; thence North 89 degrees 58 minutes East a distance of 380.37 feet; thence South 36 degrees 24 minutes 25 seconds West a distance of 304.54 feet; thence South 00 degrees 10 minutes 30 seconds West a distance of 80.00 feet to a point on the Northerly right-of-way line of County Road 400 North; thence South 89 degrees 58 minutes West a distance of 200.37 feet to the place of beginning.

ALSO EXCEPT, A tract of land situated in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana, more particularly described as follows: Commencing at the South Quarter corner of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana; thence South 89 degrees 58 minutes West

along the South line of said Section 10 a distance of 333.27 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 40.00 feet; thence North 89 degrees 58 minutes East a distance of 200.37 feet; thence North 81 degrees 49 minutes 36 seconds East a distance of 56.01 feet; thence South 81 degrees 16 minutes 23 seconds East a distance of 4.63 feet to the place of beginning for the following description; thence North 00 degrees 10 minutes 30 seconds East a distance of 52.72 feet; thence North 36 degrees 24 minutes 25 seconds East a distance of 305.00 feet; thence South 53 degrees 35 minutes 35 seconds East a distance of 329.91 feet; thence South 40 degrees 18 minutes 10 seconds West a distance of 180.70 feet; thence North 88 degrees 16 minutes 57 seconds West a distance of 123.12 feet; thence North 81 degrees 16 minutes 23 seconds West a distance of 209.17 feet to the place of beginning.

ALSO EXCEPT, A tract of land situated in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana, containing 7.626 acres, more or less, more particularly described as follows: Commencing at the South Quarter corner of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana; thence South 89 degrees 58 minutes West along the South line of said Section 10 a distance of 333.27 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 365.00 feet to the place of beginning for the following description; thence continue North 00 degrees 10 minutes 30 seconds East a distance of 952.36 feet; thence North 89 degrees 51 minutes 32 seconds East a distance of 329.05 feet; thence South 00 degrees 00 minutes 33 seconds East a distance of 792.08 feet; thence North 89 degrees 58 minutes East a distance of 166.99 feet; thence South 36 degrees 24 minutes 25 seconds West a distance of 200.00 feet; thence South 89 degrees 58 minutes West a distance of 380.37 feet to the place of beginning; Containing 7.626 acres, more or less.

The above described tract is entitled to an easement for purposes of ingress and egress over the following described tract: Commencing at the South Quarter corner of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana; thence South 89 degrees 58 minutes West along the South line of said Section 10 a distance of 333.27 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 40.00 feet; thence North 89 degrees 58 minutes East a distance of 200.37 feet to the place of beginning for the following description; thence North 00 degrees 10 minutes 30 seconds East a distance of 80.00 feet; thence North 36 degrees 24 minutes 25 seconds East a distance of 504.54 feet; thence South 53 degrees 35 minutes 35 seconds East a distance of 60.00 feet; thence South 36 degrees 24 minutes 25 seconds West a distance of 484.91 feet; thence South 00 degrees 10 minutes 30 seconds West a distance of 52.72 feet; thence North 81 degrees 16 minutes 23 seconds West a distance of 4.63 feet; thence South 81 degrees 49 minutes 36 seconds West a distance of 56.01 feet to the place of beginning. Subject to utility and drainage easement along the Westerly 20.00 feet of the above parcel for a length of 325.00 feet.

Which real estate may generally be described as substantially all of the West Half of the Southeast Quarter of Section 10, Township 37 North, Range 4 West that lies north of I-94 in Coolspring Township, located generally on the north side of County Road 400 North and I-94, one-half mile east of County Road 900 West, and containing 62.3 acres, more or less; and,

WHEREAS, the County Plan Commission of La Porte County, Indiana, has held a properly advertised public hearing to consider a proposed zone map change of the above described real estate, as set forth in a petition filed by the owners thereof; and,

WHEREAS, at this hearing the La Porte County Plan Commission considered those matters required to be considered by I.C. 36-7-4-603; and,

WHEREAS, it was the recommendation of the La Porte County Plan Commission that the zone map for Coolspring Township should be changed to reflect that a portion of the above described real estate be reclassified as a "General Business" use district, and the remainder be reclassified as a "Residential R-3" use district; and,

WHEREAS, this Ordinance would be an amendment to the La Porte County Zoning Ordinance by amending the La Porte County Zone Maps and more specifically the Master Zone Map for Coolspring Township of La Porte County, Indiana.

NOW, THEREFORE,

Section 1. Be it, and it is hereby ordained by the Board of County Commissioners of La Porte County, Indiana, that the following described real estate situate in Coolspring Township, La Porte County, State of Indiana, to-wit:

A tract of land situated in the Southwest Quarter of the Southeast Quarter of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana, more particularly described as follows: Commencing at the South Quarter corner of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana; thence South 89 degrees 58 minutes West along the South line of said Section 10 a distance of 333.27 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 40.00 feet; thence North 89 degrees 58 minutes East a distance of 200.37 feet; thence North 81 degrees 49 minutes 36 seconds East a distance of 56.01 feet; thence South 81 degrees 16 minutes 23 seconds East a distance of 213.80 feet; thence South 88 degrees 16 minutes 57 seconds East a distance of 123.12 feet; thence North 40 degrees 18 minutes 10 seconds East a distance of 180.70 feet to the place of beginning for the following described parcel of real estate: thence North 53 degrees 35 minutes 35 seconds West a distance of 329.91 feet; thence North 40 degrees 18 minutes 10 seconds East a distance of 1,900.00 feet, more or less, to the East line of the West Half of the Southeast Quarter of Section 10; thence South 00 degrees 00 minutes 27 seconds East along the East line of the West Half of the Southeast Quarter of Section 10 a distance of 550.00 feet, more or less, to a point on the Northwesterly right-of-way line of Interstate 94; thence South 40 degrees 18 minutes 10 seconds West along said Northwesterly right-of-way line a distance of 110.65 feet; thence South 58 degrees 44 minutes 16 seconds West along said Northwesterly right-of-way line a distance of 158.11 feet; thence South 27 degrees 10 minutes 08 seconds West along said Northwesterly right-of-way line a distance of 154.03 feet; thence South 40 degrees 18 minutes 10 seconds West along said Northwesterly right-of-way line a distance of 1,035.54 feet, to the place of beginning; Containing 13.86 acres, more or less,

be and hereby is rezoned and now classified as "General Business," and the Zone Maps of La Porte County, and more specifically the Zone Map for Coolspring Township, are hereby amended to reflect that the above described real estate is "General Business," subject to all regulations, restrictions and classifications applicable thereto as set out in the La Porte County Zoning Ordinance.

Section 2. Be it, and it is hereby ordained by the Board of County Commissioners of La Porte County, Indiana, that the following described real estate, to-wit:

A tract of land situated in the Southeast Quarter of the Southwest Quarter and the West Half of the Southeast Quarter of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana, more particularly described as follows: Commencing at the South Quarter corner of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana; thence South 89 degrees 58 minutes West along the South line of said Section 10 a distance of 333.27 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 40.00 feet to the place of beginning for the following description; thence continue North 00 degrees 10 minutes 30 seconds East a distance of 1,277.36 feet; thence North 89 degrees 51 minutes 32 seconds East a distance of 329.05 feet to a point on the North-South centerline of said Section 10; thence North 00 degrees 00 minutes 33 seconds West along said North-South centerline a distance of 1,317.98 feet to the center of Section 10; thence North 89 degrees 54 minutes 30 seconds East along the East-West centerline of Section 10 a distance of 1,321.04 feet; thence South 00 degrees 00 minutes 27 seconds East along the East line of the West Half of the Southeast Quarter of Section 10 a distance of 1,395.29 feet to a point on the Northwesterly right-of-way line of Interstate 94; thence South 40 degrees 18 minutes 10 seconds West along said Northwesterly right-of-way line a distance of 110.65 feet; thence South 58 degrees 44 minutes 16 seconds West along said Northwesterly right-of-way line a distance of 158.11 feet; thence South 27 degrees 10 minutes 08 seconds West along said Northwesterly right-of-way line a distance of 154.03 feet; thence South 40 degrees 18 minutes 10 seconds West along said Northwesterly right-of-way line a distance of 1,216.24 feet; thence North 88 degrees 16 minutes 57 seconds West a distance of 123.12 feet; thence North 81 degrees 16 minutes 23 seconds West a distance of 213.80 feet; thence South 81 degrees 49 minutes 36 seconds West a distance of 56.01 feet; thence South 89 degrees 58 minutes West a distance of 200.37 feet to the place of beginning.

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ALSO EXCEPT, A tract of land situated in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana, containing 7.626 acres, more or less, more particularly described as follows: Commencing at the South Quarter corner of Section 10, Township 37 North, Range 4 West, La Porte County, Indiana; thence South 89 degrees 58 minutes West along the South line of said Section 10 a distance of 333.27 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 365.00 feet to the place of beginning for the following description; thence continue North 00 degrees 10 minutes 30 seconds East a distance of 952.36 feet; thence North 89 degrees 51 minutes 32 seconds East a distance of 329.05 feet; thence South 00 degrees 00 minutes 33 seconds East a distance of 792.08 feet; thence North 89 degrees 58 minutes East a distance of 166.99 feet; thence South 36 degrees 24 minutes 25 seconds West a distance of 200.00 feet; thence South 89 degrees 58 minutes West a distance of 380.37 feet to the place of beginning; Containing 7.626 acres, more or less.

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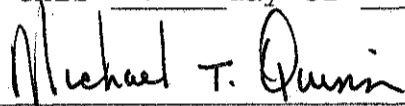
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be and hereby is rezoned and now classified as "Residential R-3" and the Zone Maps of La Porte County, and more specifically the Zone Map for Coolspring Township, are hereby amended to reflect that the above described real estate is "R-3" subject to all regulations, restrictions and classifications applicable thereto as set out in the La Porte County Zoning Ordinance.

Section 3. The passage of this Ordinance shall be considered as the adoption and approval of the proposal to amend the Zone Maps of La Porte County, Indiana, as contained in a petition filed with the La Porte County Plan Commission by the owners of all of the real estate described in Sections 1 and 2 above, according to the provisions of I.C. 36-7-4-608.

Section 4. This Ordinance shall be in full force and effect from and after its approval and passage by the Board of County Commissioners of La Porte County, Indiana, as required by law.

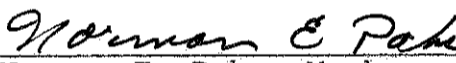
ADOPTED by the Board of County Commissioners of the County of La Porte, Indiana, this 1st day of FEBRUARY, 1988.



Michael T. Quinn, President

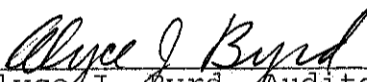


Kenneth W. Swanson, Member



Norman E. Pahs, Member

ATTEST:



Alyce J. Byrd, Auditor
La Porte County, Indiana

Please publish two (2) times in the Michigan City News-Dispatch and LaPorte Herald-Argus on Tuesday, February 9, 1988 and Tuesday, February 16, 1988.