

## AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF YORKTOWN, INDIANA

**Section 1.** Be it ordained by the Town Council of the Town of Yorktown, Indiana, that the Zoning Ordinance adopted by the Town of Yorktown, Indiana on the 18<sup>th</sup> day of November, 2024, be amended from R1 (Residential) to OC (Office Commercial) on the following described real estate in the Town of Yorktown, Indiana, to-wit:

Parcel ID: 18-10-21-451-003.000-014

10101 W. State Road 32, Yorktown

### LEGAL DESCRIPTION

#### Legal Description

A part of the west half of the southeast quarter of Section 21, Township 20 north, Range 9 east, in Mt. Pleasant Township, Delaware County, Indiana, described as follows: Beginning at a 5/8 inch rebar at the point of intersection of the east line of the west half of the southeast quarter of Section 21, Township 20 north, Range 9 east, with the southerly right-of-way line of State Highway #32 (being a 50 foot wide right of way) said rebar being south 1 degree 8 minutes 55 seconds east 498.85 feet (assumed bearing) from a 12 inch wood post at the northeast corner of said half- quarter section; thence south 1 degree 8 minutes 55 seconds east 855.38 feet to a 5/8 inch rebar; thence south 88 degrees 51 minutes 5 seconds west 272.50 feet; thence north 1 degree 8 minutes 55 seconds west 745.23 feet to a point on the southerly right-of-way line of State Highway #32; thence north 67 degrees 1 minute 57 seconds east 157.19 feet along said right-of-way line to the point of beginning of a curve said point being south 22 degrees 58 minutes 3 seconds east 1829.94 feet from the radius point of said curve; thence northeasterly 136.76 feet along said curve to the point of beginning said point being south 25 degrees 31 minutes 2 seconds east 1829.94 feet from said radius point, containing 5 acres, more or less, and subject to a 30 foot wide ingress and egress easement being 15 feet each side of the following described line:

Commencing at & 5/8 inch rebar on the east line of the west half of the southeast quarter of Section 21, Township 20 north, Range 9 east said rebar being south 1 degree 8 minutes 35 seconds east 1354.23 feet (assumed bearing) from a 12 inch wood post at the northeast corner of said half quarter section; thence south 88 degrees 51 minutes 5 seconds west 272.50 feet; thence north 1 degree 8 minutes 55 seconds west 32.41 feet to the point of beginning; thence north 44 degrees 44 minutes 33 seconds east 266.89 feet; thence north 70 degrees 33 minutes 24 seconds west 204.71 feet to the termination of said easement.

ALSO,

A part of the east half of the southeast quarter of Section 21, Township 20 north, Range 9 east in Mt. Pleasant Township, Delaware County, Indiana, described as follows: Beginning at a 5/8 inch rebar at the point of intersection of the west line of the east half of the southeast quarter of Section 21, Township 20 north, Range 9 east with the southerly right-of-way line of State Highway #32 (being a 50 foot wide right-of-way) said rebar being south 1 degree 8 minutes 55 seconds east 498.85 feet (assumed bearing) from a 12 inch wood post at the northwest corner of said half- quarter section said rebar being on a curve and being south 25 degrees 31 minutes 2 seconds east 1829.94 feet from the radius point of said curve; thence northeasterly 196.31 feet along said curved right-of-way line to a 5/8 inch rebar that is south 33 degrees 21 minutes 49 seconds east 1829.94 feet from said radius point; thence south 31 degrees 7 minutes 49 seconds east 138.04 feet to a 5/8 inch rebar; thence south 1 degree 8 minutes 55 seconds east 826.25 feet to a 5/8 inch rebar; thence south 88 degrees 51 minutes 5 seconds west 243.14 feet to a 5/8 inch rebar on the west line of said half quarter section; thence north 1 degree 8 minutes 55 seconds west 855.38 feet to the point of beginning, containing 5 acres, more or less, and subject to a 50 foot wide ingress and egress easement described as follows:

Commencing at a 5/8 inch rebar at the point of intersection of the west line of the east half of the southeast quarter of Section 21, Township 20 north, Range 9 east with the southerly right-of-way line of State Highway #32 (being a 50 foot wide right-of-way) said rebar being south 1 degree 8 minutes 55 seconds east 498.86 feet (assumed bearing) from a 12 inch wood post at the northwest corner of said half- quarter section, said rebar being on a curve and being south 25 degrees 31 minutes 2 seconds east 1829.94 feet from the radius point of said curve; thence northeasterly 146.31 feet along said curved right-of-way line to the point of beginning, said point being south 30 degrees 5 minutes 56 seconds east 1829.94 feet from said radius point; thence northeasterly 50 feet along said curve to a 5/8 inch rebar that is south 33 degrees 21 minutes 49 seconds east 1829.94 feet from said radius point; thence south 31 degrees 7 minutes 49 seconds east 138.04 feet to a 5/8 inch rebar; thence south 1 degree 8 minutes 55 seconds east 100.06 feet; thence north 31 degrees 7 minutes 49 seconds west 224.92, feet to the point of beginning.

**Section 2.** This ordinance shall be in full force and effect from and after its passage by the Town Council of the Town of Yorktown, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
President

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Vice-President

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

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Member

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Member

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Member

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Attest, Clerk Treasurer