

**ORDINANCE NO. 2021-02**

**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 Dorothy M. Helming Declaration of Trust and Kerstiens Development, Inc. requesting that certain lands within the jurisdictional area of the Town of Ferdinand, commonly known as 3.61 acres in a portion of Parcel 19-15-28-200-008.000-008 from (B-2) Commercial to (R-1) Residential, said real estate being more particularly described on the attached Exhibit A.

WHEREAS, the Advisory Plan Commission for the Town of Ferdinand held a public hearing on the 24th day of February, 2021 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 given a favorable recommendation to the Town Council that the herein described real estate should be rezoned from (B-2) Commercial to (R-1) Residential; 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.

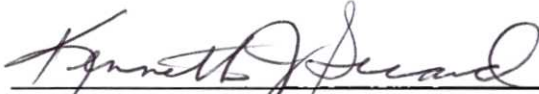
NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Ferdinand, as follows:

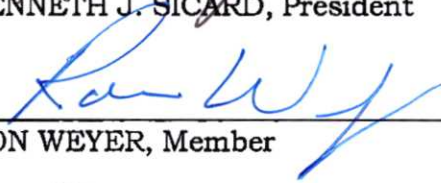
SECTION I: The real estate described on Exhibit A is hereby rezoned and reclassified from (B-2) Commercial to (R-1) Residential and the map entitled Zoning Town of Ferdinand, Indiana, which is a part of the Zoning Ordinance of the Town of Ferdinand, is hereby amended accordingly.


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 16 day of MARCH, 2021.

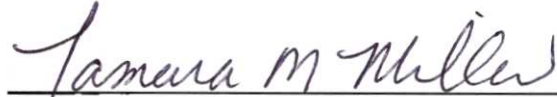
TOWN COUNCIL OF THE  
TOWN OF FERDINAND, INDIANA

  
KENNETH J. SICARD, President

  
RON WEYER, Member

  
DEBRA JOHNSON, Member

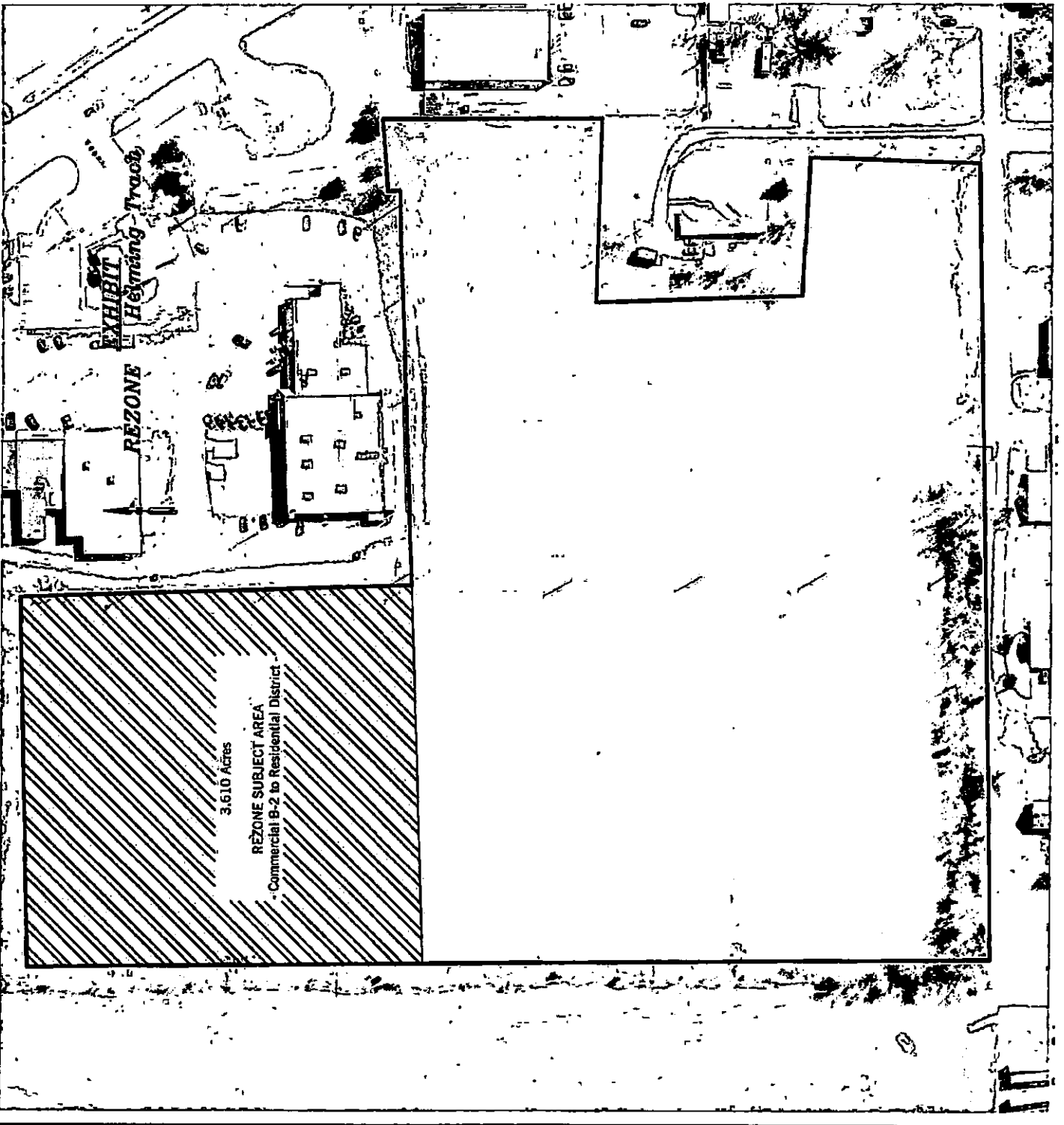
ATTEST:

  
TAMARA M. MILLER, Clerk-Treasurer

**REZONE – Northern Portion**

A part of the Northwest Quarter of the Northwest Quarter of Section Twenty-eight (28), Township Three (3) South, Range Four (4) West, Ferdinand Civil Township, Dubois County, Indiana, being more completely described as follows:

Commencing at an existing 5/8-inch iron rebar bearing a yellow plastic survey cap inscribed "K.R.B. 80880037" (hereafter referred to as "an existing capped K.R.B. iron rebar") at the southwest corner of the Northwest Quarter of the Northwest Quarter of Section Twenty-eight (28), Township Three (3) South, Range Four (4) West; thence North 89 degrees 01 minutes 39 seconds East a distance of 269.55 feet along the south line of said quarter-quarter section to an existing 1/2-inch iron pin at the southeast corner of the Best Chairs, Incorporated, tract as recorded at Deed Book 233, Page 182 of the Dubois County Recorder's Office; thence North 00 degrees 29 minutes 58 seconds West a distance of 589.09 feet along the east line of said Best Chairs, Incorporated tract to the point of beginning of the herein described tract; thence continuing North 00 degrees 29 minutes 58 seconds West a distance of 408.30 feet along the east line of said Best Chairs, Incorporated tract to an existing capped K.R.B. iron rebar at the southwest corner of the Access Storage Now, LLC tract, as recorded at Record Document 2008007040 of the Dubois County Recorder's Office; thence North 88 degrees 42 minutes 41 seconds East a distance of 382.52 feet along the south line of said Access Storage Now, LLC tract to an existing capped K.R.B. iron rebar at the southeast corner thereof; thence South 01 degrees 49 minutes 07 seconds East a distance of 404.08 feet along the west line of the Muller True Value Hardware, Inc. tract, as recorded at Deed Book 174, Page 33 of the Dubois County Recorder's Office, and the west line of the A-1 Realty, Inc. tract, as recorded at Record Document 2013007659 of the Dubois County Recorder's Office, to an existing 1 1/2-inch iron pipe at the southwest corner of said A-1 Realty, Inc. tract; thence South 88 degrees 05 minutes 53 seconds West a distance of 391.90 feet to the point of beginning of the herein described tract.  
Containing 3.610 acres.



REZONE

EXHIBIT Heiming Tracob

REZONE SUBJECT AREA  
Commercial B-2 to Residential District

3.610 Acres