

TOWN OF CORYDON, INDIANA

ORDINANCE NUMBER 2021-01

An ordinance of the Town of Corydon, Indiana, amending the Town of Corydon Zoning Ordinance previously passed and as amended.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CORYDON, INDIANA, AS FOLLOWS, TO-WIT:

Upon application of 3 P's Properties, LLC, and the favorable recommendation of the Town of Corydon Planning Commission on February 1, 2021, the zoning of the following parcels of land located in the Town of Corydon, Harrison County, Indiana, is changed from R-1 to B-2.

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE:

Parcel Number 31-09-25-254-010.000-008, which covers 60 X 200 Inlot 6, which is a part of the below described real estate

BEING part of Brown Subdivision, being all of Lots #4 through #6 and part of Lot #20, all in the Northeast quarter of Section 25, Township 3 South, Range 3 East, in Harrison Township, Harrison County, Indiana, being depicted as Tract #1 on a survey by Paul Primavera & Associates, Inc., Job No. 02-8881, and more particularly described as follows: Beginning at an axle found marking the Southwest corner of Lot #20 of Brown Subdivision as recorded in the Office of the Recorder of Harrison County, Indiana; thence with the Western line of said lot North 20 degrees 00' 00" West 149.55 feet to a #5 reinforcing bar with a yellow plastic cap stamped Primavera Assoc. #0049, this type of monument hereinafter referred to as a capped reinforcing bar, thence leaving said West line and with the Southeastern line of Lot #9, North 55 degrees 21' 48" East 369.00 feet to a capped reinforcing bar; thence South 34 degrees 58' 35" East 116.78 feet to a capped reinforcing bar at the Southwest corner of Lot #7; thence with the South line of said lot North 56 degrees 17' 33" East 152.13 feet to a capped reinforcing bar on the West right-of-way of State Road #135; thence along said right of way South 35 degrees 04' 03" East 178.95 feet to a capped reinforcing bar on the South line of Lot #4; thence with said line South 57 degrees 42' 40" West 152.55 feet to a capped reinforcing bar at the Southwest corner of said Lot #4; thence South 57 degrees 10' 25" West 189.68 feet to a capped reinforcing bar on the South line of Brown Subdivision; thence with said South line South 88 degrees 11' 39" West 260.55 feet to the point of beginning, containing in Lot #4 0.206 acres, in Lot #5, 0.206 acres, in Lot #6 0.206 acres and in Lot #20, 2.272 acres, containing in all, 2.890 acres, more or less.

Subject to the right-of-way of State Road #135 and all easements, restrictions and rights of way of record.

Commonly known as 1551 Old Hwy 135N in Corydon, Indiana.

And

Parcel Number 31-09-25-254-005.000-008, which covers Brown Sub Div 70' X 200', which is a part of the below described real estate:

Being Lot number Seven (7) except the portion described in the Deed of William G. Hardin and Julia I. Hardin to the aforesaid Carleton C. Hardin and Opal Z. Hardin dated August 31, 1957, and recorded in Deed Record Y-5, Page 363; and Being Lot number Eight (8) and Lot number Nine (9) including the portion thereof conveyed by the aforesaid Carlton C. Hardin and Opal Z. Hardin to Elmer Conrad and Edna Conrad by Deed dated August 30, 1962, recorded in Deed Record B-6, Page 568, in the Harrison County, Indiana Recorder's Office, being the same property conveyed

by the aforesaid Elmer Conrad and Edna Conrad to Carroll Dean Lawton by Deed dated March 26, 1979, recorded in Deed Record T-7, page 220, in the Harrison County, Indiana Recorder's office, being the same property conveyed by the aforesaid Carroll Dean Lawton to Charles K. Denzinger by Deed dated April 28, 1989, recorded in Deed Record S-8, Page 386, in the Harrison County, Indiana Recorder's office, more particularly described as Part of Lot Nine in the Brown Subdivision Addition to the Town of Corydon, being that part of the said lot lying east of a line drawn across said lot and perpendicular to the South side thereof at a point three hundred sixty-nine (369) feet in an easterly direction along the south side of the said lot from the southwest corner thereof; subject to all legal highways; and

Also, an easement for ordinary vehicular access twenty (20) feet in width running diagonally across the corner of Plat twenty (20) leading from the said lot Eight (8) to the said lot Nine (9).

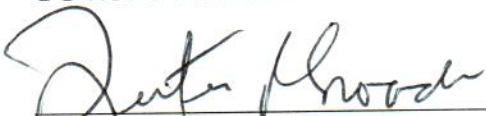
All of the foregoing being in the Brown Subdivision in the Town of Corydon.


Commonly known as 1601 Old Hwy 135N in Corydon, Indiana.


The Town of Corydon Plan Commission is hereby ordered to change the Zoning Maps of the Town of Corydon, accordingly.


SO ORDAINED by the Town Council of the Town of Corydon, Indiana this 2nd day of February, 2021.

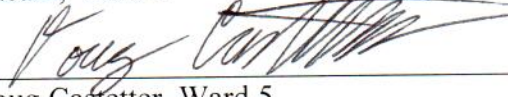
**TOWN OF CORYDON, INDIANA
TOWN COUNCIL**


Lester Rhoads, President


Paul Hamann, Vice President


Hope Schneider, Ward 1


Vacant, Ward 4


Doug Castetter, Ward 5

Attest:


Tregala M. King, Clerk-Treasurer