

ORDINANCE NO. 18, 2000

2000-026686
10/26/2000

AN ORDINANCE ANNEXING APPROXIMATELY 156 ACRES LOCATED ON THE SOUTH SIDE OF MORTHLAND DRIVE BETWEEN MARSH STREET AND HORSEPRARIE; ON THE WEST SIDE OF HORSEPRARIE BETWEEN MORTHLAND DRIVE AND STATE ROUTE 2 BETWEEN HORSEPRARIE AND THORNAPPLE WAY

WHEREAS, an annexation petition was presented to the City of Valparaiso to annex into the City of Valparaiso approximately 156 acres with C-1 and C-3 zoning classification; and

WHEREAS, the Plan Commission duly advertised and held a public hearing on the proposed annexation and zoning; and

WHEREAS, the general public was given an opportunity to comment on the proposed annexation; and

WHEREAS, the Plan Commission voted to recommend approval of the annexation and zoning by a 7-0 vote.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso as follows:

- 1) The following described real estate is hereby annexed in the City of Valparaiso and given the zoning classification of C-1 and C-3 to wit:

SEE ATTACHED LEGAL DESCRIPTION

- 2) This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a 6-0 vote of all members present and voting this 23rd day of October, 2000.

OCT 26 2000

David A. Butterfield
David A. Butterfield, Mayor

2000-026686

ATTEST:

PORTER COUNTY

Sharon Swihart
Sharon Swihart, Clerk-Treasurer

STATE OF INDIANA
PORTER COUNTY
FILED FOR RECORD

10-26-2000 8:56 AM

JACQUELYN M. STERLING
RECORDER

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 23rd day of October, 2000, at 8:52 o'clock p.m.

Sharon Swihart
Sharon Swihart, Clerk-Treasurer

This Ordinance approved and signed by me this 23rd day of October 2000, at 8:52 o'clock p.m.

David A. Butterfield
David A. Butterfield, Mayor

EXHIBIT "A"

STATE ROAD 2 ANNEXATION

April 5, 2000

PARCEL NO. 1 - A parcel of land proposed to be annexed into the City of Valparaiso with a C-1, Neighborhood Commercial District, zoning.

A parcel of land in the south half of Section 26, Township 35 North, Range 6 West of the Second Principal Meridian, the parcel located in Porter County, Indiana and described as:

BEGINNING at the intersection of the east-west centerline of said Section 26 with the east line of "Olde Towne" (a subdivision recorded in Plat File 11-F-4 in the Porter County Recorder's Office), said point also being on the north-south centerline(s) of both the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of said Section 26; thence easterly along said east-west centerline to the northeast corner of the west $\frac{1}{2}$ of said SE $\frac{1}{4}$; thence southerly along the east line of said west $\frac{1}{2}$, SE $\frac{1}{4}$ to a point that is 100.00 feet northwesterly, as measured at right angles with the existing centerline of State Road No. 2; thence southeasterly at right angles with said centerline, 100.00 feet to said centerline; thence southeasterly along the prolongation of the previous course to the south right-of-way line of said State Road 2; thence southwesterly and westerly along said south right-of-way line(s) to the north-south centerline of said SW $\frac{1}{4}$; thence north along said north-south centerline, the east line of a parcel owned by Kenneth A. and Sharon A. Mortensen, the east line of "Heritage Valley Phase 6" (a subdivision recorded in Plat File 11-13-1F in the Porter County Recorder's Office), and the east line of said Olde Town to the point of beginning,

EXCEPTING THEREFROM:

A parcel of land located in the south $\frac{1}{2}$ of Section 26, Township 35 North, Range 6 West, Center Township, Porter County, Indiana, more particularly described as follows:

Commencing at a 1" iron pipe marking the west $\frac{1}{4}$ corner of said Section 26, said corner being on the north line of Lot 271 of Heritage Valley Phase 3 which is recorded in Plat File 11-B-1B in the Office of the Recorder of Porter County, Indiana; thence south $89^{\circ}53'48''$ east, along the east-west centerline of Section 26, a distance of 1324.62 feet to the "Point of Beginning" of said parcel of land herein described, said point being on the east line of Olde Towne which is recorded in Plat File 11-F-4 in the Office of the Recorder of Porter County, Indiana, and being north $00^{\circ}15'15''$ east, 40.48 feet of a $\frac{5}{8}$ " iron bar marking the Southeast corner of said recorded plat of Olde Towne (also being the northeast corner of Heritage Valley Phase 6 which is recorded in Plat File 11-B-1F); thence south $89^{\circ}53'48''$ east, along said east-west centerline, a distance of 731.19 feet; thence south $28^{\circ}16'48''$ east, a distance of 748.72 feet; thence along a curve, concave northeasterly, whose elements are: central angle of $08^{\circ}03'34''$, radius of 855.00 feet, arc length of 120.27 feet and a chord that bears south $32^{\circ}18'35''$ east, 120.17 feet; thence south $36^{\circ}20'22''$ east, a distance of 28.08 feet; thence south $54^{\circ}28'26''$ west a distance of 135.12 feet; thence south $36^{\circ}20'22''$ east, a distance of 342.87 feet; thence along a curve, concave westerly, whose elements are: central angle of $95^{\circ}42'06''$, radius of 350.00 feet, arc length of 584.61 feet and a chord that bears south $11^{\circ}30'41''$ west, 518.98 feet; thence south $58^{\circ}18'46''$ west, a distance of 24.81 feet; thence south $31^{\circ}41'14''$ east,

a distance of 107.47 feet; thence south $58^{\circ}18'46''$ west, a distance of 160.00 feet; thence north $31^{\circ}41'14''$ west, a distance of 107.46 feet; thence south $58^{\circ}18'46''$ west, a distance of 203.77 feet; thence along a curve, concave southeasterly, whose elements are: central angle of $14^{\circ}43'36''$, radius of 375.00 feet, arc length of 96.39 feet and a chord that bears south $50^{\circ}56'58''$ west, 96.12 feet; thence north $46^{\circ}24'50''$ west, a distance of 265.99 feet; thence along a curve, concave southwesterly, whose elements are: central angle of $08^{\circ}13'12''$, radius of 1000.00 feet, arc length of 143.47 feet and a chord that bears north $50^{\circ}31'26''$ west, 143.34 feet; thence north $54^{\circ}38'02''$ west, a distance of 213.73 feet; thence along a curve, concave northeasterly, whose elements are: central angle of $22^{\circ}38'47''$, radius of 150.00 feet, arc length of 59.29 feet and a chord that bears north $46^{\circ}03'14''$ west, 58.90 feet; thence south $55^{\circ}16'09''$ west, a distance of 125.00 feet; thence north $25^{\circ}59'13''$ west, a distance of 83.61; thence north $07^{\circ}56'57''$ west, a distance of 85.24 feet; thence north $00^{\circ}13'06''$ west, a distance of 1344.84 feet; thence south $90^{\circ}00'00''$ west, a distance of 75.00 feet to said $5/8''$ iron bar marking the said southeast corner of Olde Towne (also being the northeast corner of Heritage Valley Phase 6); thence north $00^{\circ}15'15''$ east, along the east line of Olde Town, a distance of 40.48 feet to the "Point of Beginning", the exception containing 39.977 acres, more or less.

Note that the exception described above is the parcel proposed for annexation and development as "Essex Park" and is the subject parcel proposed for annexation under a separate petition and ordinance.

PARCEL NO. 2 – A parcel of land proposed to be annexed into the City of Valparaiso with a C-3, General Commercial District, zoning.

A parcel of land in the north half of Section 26, Township 35 North, Range 5 West of the Second Principal Meridian, the parcel located in Porter County, Indiana, and described as:

BEGINNING at the southeast corner of Block 61 of "Council's Addition of 1883 to the City of Valparaiso" (as shown on the plat recorded in Miscellaneous Record "E", page 535, in the Porter County Recorder's Office); thence north along the east line of said Block 61 to the northeast corner of said Block 61; thence west along the north line of said Block 61 to the east line of Block 65 in said Council's Addition; thence north along said east line to the south right-of-way line of Ore Street; thence west along said south line to the southerly prolongation of the east line of Block 63 in said Council's Addition; thence north along said east line to the south right-of-way line of U.S. Highway 30 (Morthland Drive); thence easterly along said south right-of-way line to the center of Salt Creek and the westerly line of Block 47 in said Council's Addition; thence southwesterly along said Salt Creek and said westerly line of Block 47 to the east-west centerline of said Section 26 and the south line of Block 60 in said Council's Addition; thence west along said south line to the point of beginning.

PARCEL NO. 3 – A parcel of land proposed to be annexed into the City of Valparaiso with a C-3, General Commercial District, zoning.

A parcel of land in the east half of Section 26, Township 35 North, Range 5 West of the Second Principal Meridian, the parcel located in Porter County, Indiana, and described as:

BEGINNING at northwest corner of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 26; thence east along the north line of said east $\frac{1}{2}$ to a point 20 rods west of the centerline of Horseprairie Avenue; thence north and parallel with said centerline of Horseprairie Avenue 32 rods; thence east 20 rods to said centerline; thence north along said centerline to the southwest corner of a parcel annexed into the City of Valparaiso per Ordinance 15, 1997 (recorded in Book 162, Page 452 and re-recorded in Book 162, Page 476 in the Porter County Recorder's Office); thence east along the south line of said annexed parcel to the east right-of-way line of said Horseprairie Avenue; thence south along said east right-of-way line(s) to the northerly right-of-way line of State Road 2; thence south easterly across said State Road 2 to the intersection of the east right-of-way line of Smoke Road with the south right-of-way line(s) of said State Road 2; thence southwesterly along said south right-of-way line(s) of State Road 2 to the intersection with the southeasterly prolongation of the northeasterly line of a triangular parcel conveyed by Patricia Powers to the Porter County Juvenile Service Center Building Corporation (per a Warranty Deed recorded in Deed Record 428, Page 394 in the Porter County Recorder's Office); thence northwesterly along said prolongation and said northeasterly line to the west line of the east $\frac{1}{2}$ of said SE $\frac{1}{4}$; thence north along said west line to the point of beginning.

Prepared by:

*David L. Pilz, P.E., P.L.S.
City Engineer
166 Lincolnway
Valparaiso, IN 46383
219 462-1161*

EXHIBIT "A"

STATE ROAD 2 ANNEXATION

April 5, 2000

PARCEL NO. 1 - A parcel of land proposed to be annexed into the City of Valparaiso with a C-1, Neighborhood Commercial District, zoning.

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BEGINNING at the intersection of the east-west centerline of said Section 26 with the east line of "Olde Towne" (a subdivision recorded in Plat File 11-F-4 in the Porter County Recorder's Office), said point also being on the north-south centerline(s) of both the NW ¼ and the SW ¼ of said Section 26; thence easterly along said east-west centerline to the northeast corner of the west ½ of said SE ¼; thence southerly along the east line of said west ½, SE ¼ to a point that is 100.00 feet northwesterly, as measured at right angles with the existing centerline of State Road No. 2; thence southeasterly at right angles with said centerline, 100.00 feet to said centerline; thence southeasterly along the prolongation of the previous course to the south right-of-way line of said State Road 2; thence southwesterly and westerly along said south right-of-way line(s) to the north-south centerline of said SW ¼; thence north along said north-south centerline, the east line of a parcel owned by Kenneth A. and Sharon A. Mortensen, the east line of "Heritage Valley Phase 6" (a subdivision recorded in Plat File 11-13-1F in the Porter County Recorder's Office), and the east line of said Olde Town to the point of beginning.

EXCEPTING THEREFROM:

A parcel of land located in the south ½ of Section 26, Township 35 North, Range 6 West, Center Township, Porter County, Indiana, more particularly described as follows:

Commencing at a 1" iron pipe marking the west ¼ corner of said Section 26, said corner being on the north line of Lot 271 of Heritage Valley Phase 3 which is recorded in Plat File 11-B-1B in the Office of the Recorder of Porter County, Indiana; thence south 89°53'48" east, along the east-west centerline of Section 26, a distance of 1324.62 feet to the "Point of Beginning" of said parcel of land herein described, said point being on the east line of Olde Towne which is recorded in Plat File 11-F-4 in the Office of the Recorder of Porter County, Indiana, and being north 00°15'15" east, 40.48 feet of a 5/8" iron bar marking the Southeast corner of said recorded plat of Olde Towne (also being the northeast corner of Heritage Valley Phase 6 which is recorded in Plat File 11-B-1F); thence south 89°53'48" east, along said east-west centerline, a distance of 731.19 feet; thence south 28°16'48" east, a distance of 748.72 feet; thence along a curve, concave northeasterly, whose elements are: central angle of 08°03'34", radius of 855.00 feet, arc length of 120.27 feet and a chord that bears south 32°18'35" east, 120.17 feet; thence south 36°20'22" east, a distance of 28.08 feet; thence south 54°28'26" west a distance of 135.12 feet; thence south 36°20'22" east, a distance of 342.87 feet; thence along a curve, concave westerly, whose elements are: central angle of 95°42'06", radius of 350.00 feet, arc length of 584.61 feet and a chord that bears south 11°30'41" west, 518.98 feet; thence south 58°18'46" west, a distance of 24.81 feet; thence south 31°41'14" east,

PARCEL NO. 3 - A parcel of land proposed to be annexed into the City of Valparaiso with a C-3, General Commercial District, zoning.

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Prepared by:

David L. Pilz, P.E., P.L.S.
City Engineer
166 Lincolnway
Valparaiso, IN 46383
219 462-1161

State Route 2 Annexation – **property owners with city water and/or sanitary sewer**

Morthland Drive – Harley Davidson (Forzst brothers)

Robert Gont

Spring Valley Homeless Center

Horseprairie – 1250 – Valpo Tire (Jarvis)

1252 – Gaines

1254 – Linda Hanson

1360 – Jerry West

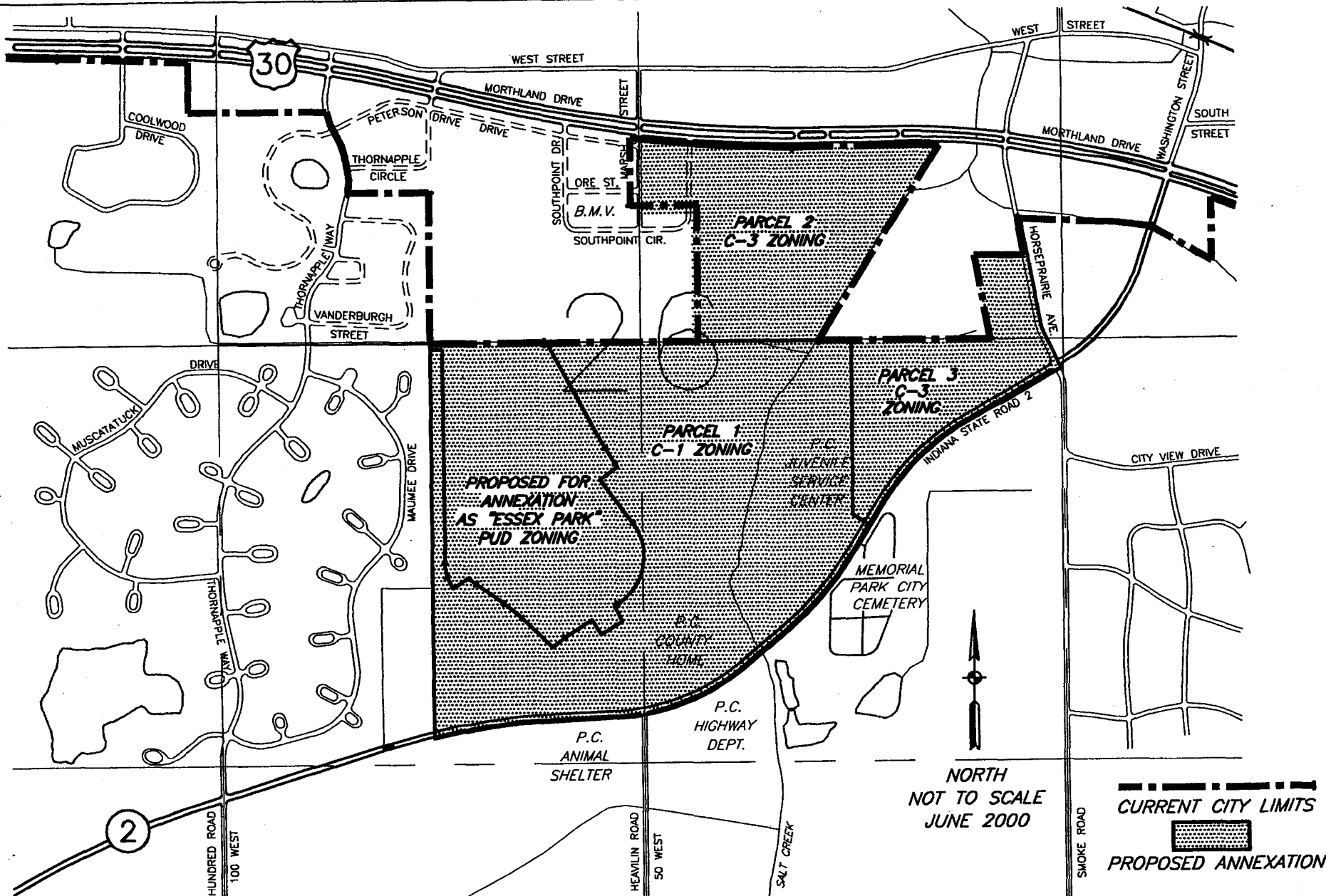
State Route 2 386 - Gerald O'Rourke

County Home building

County Juvenile Center

County highway building

County Animal Control Center



PROPOSED STATE ROAD 2 ANNEXATION