

AN ORDINANCE ANNEXING PROPERTY TO THE CITY OF VALPARAISO AND PROVIDING FOR THE ZONING THEREOF

WHEREAS, Natural Ovens and Bulk Transport has petitioned the Valparaiso City Plan Commission to have property annexed to the City of Valparaiso and that it be zoned R-1 and M-1 as a part of the annexation process; and

WHEREAS, the Valparaiso City Plan Commission and the Valparaiso Common Council are required to follow certain procedures with regard to annexations;

WHEREAS, the statutory procedures have been followed by both the Valparaiso City Plan Commission and the City of Valparaiso.

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 with the zoning classification of R-1 and M-1, 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 7-0 vote of all members present and voting this 26<sup>th</sup> day of February, 2000.

**FILED**

FEB 27 2001

  
David A. Butterfield, Mayor

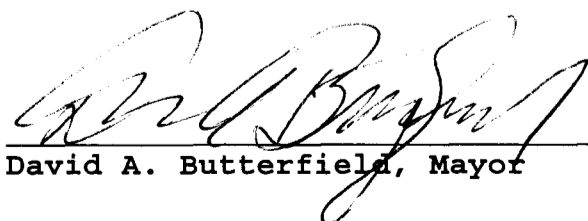
ATTEST:

  
Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 26<sup>th</sup> day of February, 2000, at 7:15 o'clock p.m.

  
Sharon Swihart, Clerk-Treasurer

This Ordinance approved and signed by me this 26<sup>th</sup> day of February, 2000, at 7:15 o'clock p.m.

  
David A. Butterfield, Mayor

2001-004780

STATE OF INDIANA  
PORTER COUNTY  
FILED FOR RECORD

02-27-2001 1:41 PM

JACQUELYN M. STERLING  
RECORDER

04-16

PARCEL PROPOSED TO BE ANNEXED  
(BULK TRANSPORT)  
October 25, 2000

Parcel B in Eastport Centre for Commerce and Industry, a recorded subdivision in the east half of the southwest quarter of Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, said Parcel B in Porter County, Indiana as shown on the plat file 23-A-6 in the Porter County Recorder's Office.

If the parcel described herein is annexed, the land east of Eastport Centre Drive shall be zoned R1 and the land west of said Eastport Centre Drive shall be zoned M1.

Prepared by:

David L. Pilz, P.E., L.S.  
City Engineer  
166 Lincolnway  
Valparaiso, IN 36383  
(219) 462-1161

DESCRIPTION OF PARCEL PROPOSED TO BE ANNEXED  
(NATURAL OVENS)  
October 25, 2000

A parcel of land in Section 20, Township 35 North, Range 5 West of the Second Principal Meridian, said parcel in Porter County, Indiana, and described as:

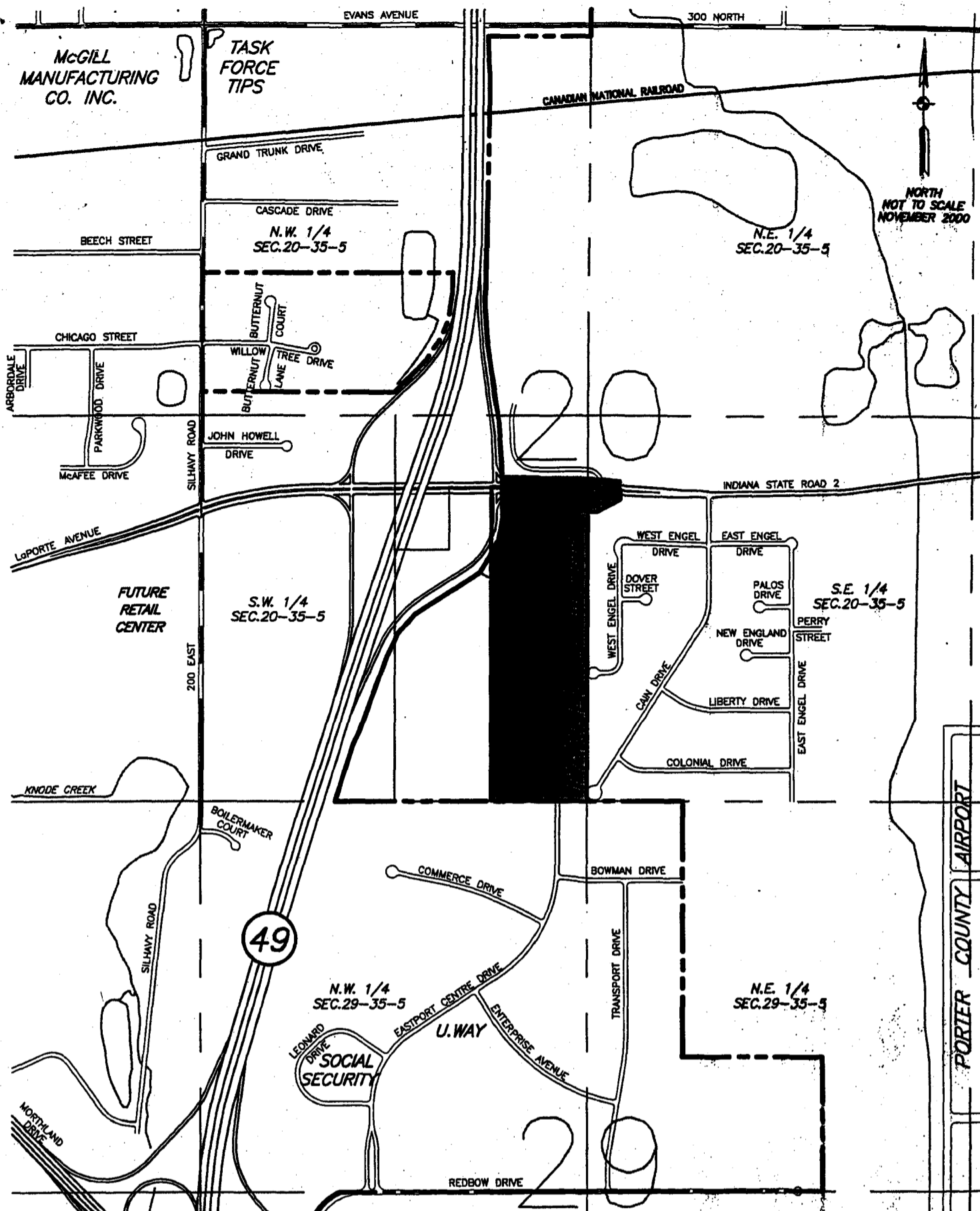
Commencing at the northwest corner of the west half (W ½) of the east half (E ½) of the southwest quarter (SW ¼) of said Section 20; thence S 00°02'40" E (bearings per following referenced INDOT description) along the west line of said W ½, E ½ 943.15 feet to the northwest corner of a tract of land acquired by the State of Indiana from Clarence Schneider and others, and described in a document recorded in Book 361, Page 555 in the Porter County Recorder's Office; thence along the perimeter of said State (from Schneider) tract the following 5 courses: N 89°52'08" E 370.98 feet; N 00°02'40" W 430.00 feet to the south right-of-way (ROW) of State Road 2; S 89°47'15" E along said south ROW 297.00 feet to the east line of said W ½, E ½; S 00°00'28" E along said east line 627.90 feet; N 62°11'36" W 92.73 feet to the POINT OF BEGINNING, said point also being on the easterly line(s) of the State Road 49 right-of-way and the east line(s) of a strip of land annexed into the City of Valparaiso per Ordinance 10, 2000, recorded as document number 2000-019984 in said Recorder's Office; thence reversing on the previous course S 62°11'36" E, 92.73 feet to said east line of said State (from Schneider) tract and the west line of a parcel of land owned by Jack B. Beach (Trust) as described in a Quit Claim Deed recorded in Book 482, Page 248 in said Recorder's Office; thence south along said west line to (1) the southwest corner of said Beach parcel, (2) the south line of said SW ¼, and (3) the north line of Eastport Centre for Commerce and Industry, a recorded subdivision per plat thereof in file 23-A-6 in said Recorder's Office; thence east along said south line SW ¼ and the south line of said Beach parcel to the southeast corner of said Beach parcel and the southwest corner of Parcel B in said Eastport Centre; thence north along the east line of said Beach parcel and the west line of said Parcel B to the southwest corner of a tract of land acquired by the State of Indiana from Walter and Larry Ailes pursuant to a Warranty Deed recorded in Book 361, Page 301 in said Recorder's Office; thence S 87°40'38" E (bearing per deed description) along the south line of said State (from Ailes) tract 278.09 feet to (1) the southeast corner of said State (from Ailes) tract, (2) the NE corner of said parcel B, and (3) the east line of said SW ¼; thence north or south as required, along said east line SW ¼ to the southwest corner of a tract of land acquired by the State of Indiana from Robert and Brenda Darrol per a Warranty Deed recorded in Book 359, Page 111 in said Recorder's Office, said tract being part of Lot 6 in Washington Highlands, Unit A, a recorded subdivision per plat thereof in file 15-A-1 in said Recorder's Office; thence easterly along the southern lines of said State (from Darrol) tract the following 2 courses: S 87°40'38" E, 63.54 feet; N 61°54'10" E, 179.07 feet to the north line of said Lot 6 and the south ROW of State Road 2; thence northerly at right angles with said south ROW, across said State Road 2 to the north ROW of said State Road 2; thence westerly along said north ROW to (1) the easterly ROW of said State Road 49 and (2) the existing corporate limits; thence southerly along said easterly right-of-way line(s) and the existing corporate limits to the point of beginning.

If annexed the parcel described will have a zoning of ~~M1~~

Notes:

- A) The description included with Ordinance 10, 2000, re: the annexation of the lands partially adjacent to the west, is not entirely clear in whether it includes the State of Indiana owned, S.R. 49 frontage roads. In order to ensure that no gaps result after the annexation of the lands described herein, this description was written to include the frontage road parcels.
- B) .The City of Valparaiso recognizes that the annexation of the lands described herein will create an island of unincorporated land with the parcels owned by Cain and Schneider.

Prepared by:  
David L. Pilz, P.E., L.S.  
City Engineer  
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NORTH  
NOT TO SCALE  
NOVEMBER 2000

--- EXISTING CITY LIMITS      ■ PARCEL A M-2      ■ PARCEL B R-1

# PROPOSED NATURAL OVENS ANNEXATION