

ORDINANCE NO. 2025-0421 ^A

**An Ordinance Amending the Warren County
Zone Map**

WHEREAS, the Warren County Area Plan Commission has provided a FAVORABLE recommendation on the Petition for Zone Map Change submitted by Liridon Don Mustafi, requesting that the Residential Two (R-2) zoning designation at the following described property be changed to Agricultural One (A-1), to permit the applicant to construct four commercial storage units, which tract is more fully described as follows:

Land situated In the County of Warren, State of Indiana, is described as follows:

Commencing at the previously referenced northwest corner of said Marry Chatterlie's Reserve and running thence South forty-one degrees thirty-seven minutes zero seconds (41°37'00") East (astronomic bearing/basis of bearings) with the North line of said Reserve for a distance of two thousand seven hundred thirty-five and ninety-four hundredths (2735.94) feet to point of intersection of said North line and the Southeasterly right-of-way of the Norfolk and Western Railroad; thence with said Southeasterly right-of-way along a curve to the left having a radius of one thousand eight hundred thirty-seven (1837.00) feet and an arc length of two hundred twenty-four and eighty-six hundredths (224.86) feet, being subtended by a chord of South seventy-two degrees fifty minutes forty-one seconds (72°50'41") West for a distance of two hundred twenty-four and seventy-two hundredths (224.72) feet to a five-eighths (5/8) inch by twenty-four (24) inch capped rebar stamped Deckard Srvy. Firm #44 (hereinafter referred to as Deckard rebar) and the point of beginning of this description; thence continuing with said railroad right-of-way along a curve to the left having a radius of one thousand eight hundred thirty-seven (1837.00) feet and an arc length of two hundred ninety-four and sixty-five hundredths (294.65) feet, being subtended by a chord of South sixty-four degrees forty-four minutes thirty-three seconds (64°44'33") West for a distance of two hundred ninety-four and thirty-seven hundredths (294.37) feet to a Deckard rebar; thence leaving said right-of-way and running South forty-two degrees fifty-seven minutes zero seconds (42°57'00") East for a distance of eight hundred fifty-six and forty-three hundredths (856.43) feet to a railroad spike in the center line of River Road; thence North forty degrees twenty-two minutes twenty-eight seconds (40°22'28") East with said Center line for a distance of one hundred twenty-four and two hundredths (124.02) feet to a railroad spike; thence leaving said center line and running North forty-nine degrees thirty-seven minutes thirty-two seconds (49°37'32") West

for a distance of twenty-six and thirty-one hundredths (26.31) feet to a concrete right-of-way marker on the Northerly right-of-way of River Road; thence North thirty-four degrees five minutes six seconds (34°05'06") East with said right-of-way for a distance of one hundred fifty-seven and eight hundredths (157.08) feet to a Deckard rebar on the Southerly line of a three and seventeen hundredths (3.17) acre tract described in Deed Record 126 page 358, dated 7/6/98 in the records of the Warren County Recorder's Office thence North forty degrees twenty-seven minutes zero seconds (40°27'00") West with said Southerly line for a distance of one hundred sixty-six and twenty-four hundredths (166.24) feet to a point witnessed by a Deckard rebar three and forty-six hundredths (3.46) feet South and thirty-eight hundredths (.38) feet West; thence continuing with said Southerly line North forty-two degrees fifty-seven minutes zero seconds (42°57'00") West for a distance of five-hundred twenty-five and nine hundredths (525.09) feet to the place of beginning, containing five and three thousandths (5.003) acres, more or less.

Parcel Numbers: 86-11-06-100-007.001-015
86-12-01-100-019.001-015

WHEREAS, the Warren County Commissioners desire to grant said Petition;

NOW, THEREFORE BE IT ORDAINED by the Warren County Commissioners that the Zone Map for Warren County is changed as follows:

The zoning designation for the following described real estate is changed from the Residential Two (R-2) zoning designation at the following described property be changed to Agricultural One (A-1), to permit the applicant to construct four commercial storage units, which tract is more fully described as follows:

Land situated In the County of Warren, State of Indiana, is described as follows:

Commencing at the previously referenced northwest corner of said Marry Chatterlie's Reserve and running thence South forty-one degrees thirty-seven minutes zero seconds (41°37'00") East (astronomic bearing/basis of bearings) with the North line of said Reserve for a distance of two thousand seven hundred thirty-five and ninety-four hundredths (2735.94) feet to point of intersection of said North line and the Southeasterly right-of-way of the Norfolk and Western Railroad; thence with said Southeasterly right-of-way along a curve to the left having a radius of one thousand eight hundred thirty-seven (1837.00) feet and an arc length of two hundred twenty-four and eighty-six hundredths (224.86) feet, being subtended by a chord of South seventy-two degrees fifty minutes forty-one seconds (72°50'41") West for a

distance of two hundred twenty-four and seventy-two hundredths (224.72) feet to a five-eighths (5/8) inch by twenty-four (24) inch capped rebar stamped Deckard Srvy. Firm #44 (hereinafter referred to as Deckard rebar) and the point of beginning of this description; thence continuing with said railroad right-of-way along a curve to the left having a radius of one thousand eight hundred thirty-seven (1837.00) feet and an arc length of two hundred ninety-four and sixty-five hundredths (294.65) feet, being subtended by a chord of South sixty-four degrees forty-four minutes thirty-three seconds (64°44'33") West for a distance of two hundred ninety-four and thirty-seven hundredths (294.37) feet to a Deckard rebar; thence leaving said right-of-way and running South forty-two degrees fifty-seven minutes zero seconds (42°57'00") East for a distance of eight hundred fifty-six and forty-three hundredths (856.43) feet to a railroad spike in the center line of River Road; thence North forty degrees twenty-two minutes twenty-eight seconds (40°22'28") East with said Center line for a distance of one hundred twenty-four and two hundredths (124.02) feet to a railroad spike; thence leaving said center line and running North forty-nine degrees thirty-seven minutes thirty-two seconds (49°37'32") West for a distance of twenty-six and thirty-one hundredths (26.31) feet to a concrete right-of-way marker on the Northerly right-of-way of River Road; thence North thirty-four degrees five minutes six seconds (34°05'06") East with said right-of-way for a distance of one hundred fifty-seven and eight hundredths (157.08) feet to a Deckard rebar on the Southerly line of a three and seventeen hundredths (3.17) acre tract described in Deed Record 126 page 358, dated 7/6/98 in the records of the Warren County Recorder's Office thence North forty degrees twenty-seven minutes zero seconds (40°27'00") West with said Southerly line for a distance of one hundred sixty-six and twenty-four hundredths (166.24) feet to a point witnessed by a Deckard rebar three and forty-six hundredths (3.46) feet South and thirty-eight hundredths (.38) feet West; thence continuing with said Southerly line North forty-two degrees fifty-seven minutes zero seconds (42°57'00") West for a distance of five-hundred twenty-five and nine hundredths (525.09) feet to the place of beginning, containing five and three thousandths (5.003) acres, more or less.

Parcel Numbers: 86-11-06-100-007.001-015
 86-12-01-100-019.001-015


This Ordinance shall be in full force and effect from and after its adoption by the Warren County Commissioners, and publication as required by law.

This Ordinance was passed and adopted by the Commissioners on April 21, 2025.


WARREN COUNTY COMMISSIONERS



John Comer




Clay Andrews



Craig Greenwood

ATTEST:



Robin Weston-Hubner, Warren County Auditor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Ingrid J. Barce

This Instrument Prepared by:
Ingrid J. Barce, Attorney #35673-53
BARCE & REDLIN, P.C.
103 N. Jackson Ave., P.O. Box 252
Fowler, IN 47944