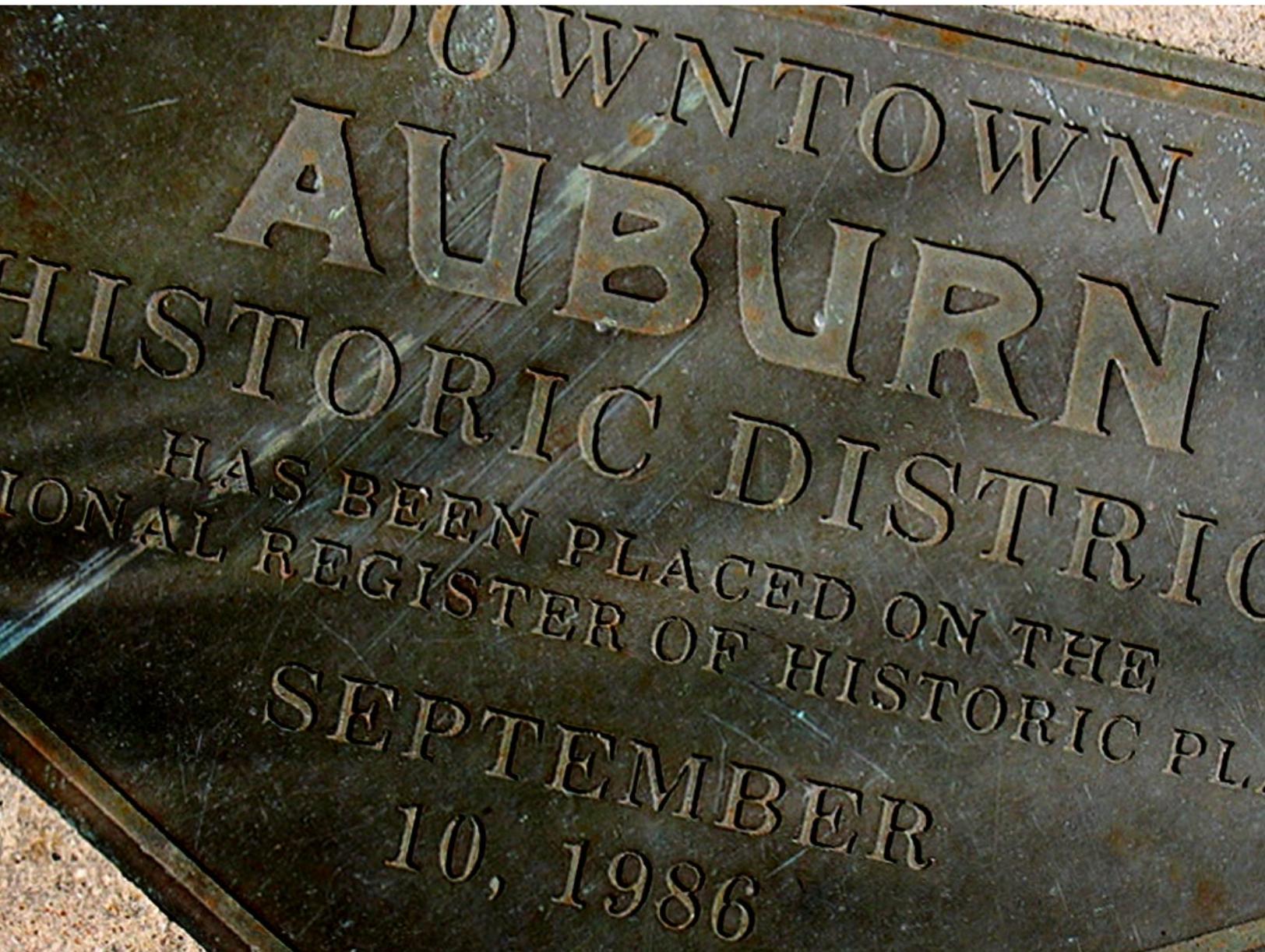




**Code of Ordinances**  
CITY OF AUBURN





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**Special Ordinances –**  
Zoning Map Changes

TABLE  
**XI**

**AUBURN**



ORD. NO.	DATE PASSED	DESCRIPTION
2007-01	01.16.2007	Real Estate designated C-2 General Commercial District – Part of the Northeast quarter of Section 36, Township 34 North, Range 12 East of the Second Principal Meridian, Keyser Township in DeKalb County, Indiana
2007-02	01.16.2007	Real Estate designated R-3 Multi-Family Residential District – Part of the Northeast quarter of Section 36, Township 34 North, Range 12 East of the Second Principal Meridian, Keyser Township in DeKalb County, Indiana.
2007-03	01.16.2007	Real Estate designated C-2P General Commercial Planned Unit Development District – Part of the Northeast quarter of Section 36, Township 34 North, Range 12 East of the Second Principal Meridian, Keyser Township in DeKalb County, Indiana.
2009-06	05.19.2009	<p>Real Estate designated C-1</p> <p>Neighborhood Commercial District – Donald and Mable Beber’s Property: Lots numbered Two (2), Three (3), Four (4); and Five (5), in block Numbered Seven (7) in Forest park Addition to the Town, now City of Auburn, DeKalb County, Indiana. Part of lot number six (6) in block number seven (7) in Forest Park Addition to the town, now City of Auburn, DeKalb County, Indiana and more particularly described as follows: beginning at an iron rod at the Northwest corner of lot number 5 in block number 7 in Forest Park Addition to the town, now City of Auburn; thence South 00 degrees 00 minutes East (assumed bearing and basis of all bearings to follow in this description) 83.37 feet, parallel with the West line of the Southeast Quarter of Section 31, Township 34 North, Range 13 East, to an iron rod: thence Southeasterly and Easterly 79.75 feet along a curve tangent to the last described course, concave to the Northeast and having a radius of 39.67 feet and a long chord bearing and distance of South 57 degrees 35 minutes 30 seconds East 66.98 feet to an iron rod at the Southwest corner of said lot number 5; thence North 25 degrees 22 minutes West 132.00 feet (not tangent to the last described course) on and along the West line of said lot number 5 to the point of beginning, containing 0.074 acres and subject to all legal rights-of-ways and easements.</p> <p><u>Sandra Strobel’s Property</u>: Lots Numbered nine (9), Ten (10) and Eleven (11) in Block Numbered Seven (7) in Forest Park Addition to the City of Auburn, as per plat thereof, recorded in Plat book 3 page 7 in the office of the Recorder of DeKalb County, Indiana. Subject to all restrictions, easements, limitations and covenants of record.</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p><u>Auburn Company of Jehovah’s Witnesses, Inc.:</u> Lots Numbered Seven (7) and Eight (8) in Block Numbered Seven (7) in Forest Park Addition to the City of Auburn, DeKalb County, Indiana.</p> <p><u>City of Auburn Property:</u></p> <p>This includes the alley bounded by the south property line of Lot Numbered Seven (7) in Block Number Seven (7) in Forest Park Addition and bounded by the north property lines of Lots Numbered One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) in Block Numbered Seven (7) in Forest Park Addition and bounded on the east by Lakeshore Drive right-of-way and the west by Grandstaff Drive right-of-way.</p>
2009-22	12.15.2009	<p>Zoning Map of the City of Auburn shall be amended to change the zoning within the Extra Territorial Jurisdiction (ETJ) of the City of Auburn Plan Commission from the 2007 DeKalb County zoning classifications to the City of Auburn zoning classifications and to reflect the type of land uses shown in the 2005 Future Land Use Map of the City of Auburn Comprehensive Plan, and to reflect the request from the owners of land located to the southwest edge referred to as the Kruse Museum Area, Auction Park and adjacent properties to be designated as a Planned Unit Development (PUD) Commercial area identified as C-2P General Commercial District/Planned Unit Development.</p>
2010-07	06.15.2010	<p>The Zoning Map of the City of Auburn shall be amended to change the zoning from R-3P Multi-Family Residential Planned Unit Development (PUD) District to C-2 General Commercial District for the following described real estate located in DeKalb County, Indiana, to-wit:</p> <p>Lot Number 8, 4.781 acres, East Side Plaza Section I, Plat Book 9, Page 101, located to the east of Smith Farms Manor Retirement Community, and east along Wesley Road (commonly known as County Road 40A).</p>
2010-19	12.21.2010	<p>The Zoning Map of the City of Auburn shall be amended to change the zoning from I-1 Light Industrial/Heavy Commercial District to I-2 Heavy Industrial District the following described real estate located in DeKalb County, Indiana, to-wit:</p> <p>BOUNDARY DESCRIPTION FOR area proposed for rezoning from I-1 Light Industrial/Heavy Commercial District to I-2 Heavy Industrial District. A part of the East Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-one (31), Township Thirty-four (34) North, Range</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Thirteen (13) East, Union Civil Township, DeKalb County, Indiana and being more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter (1/4) of said Section 31; thence Northerly on and along the East line of said Southwest Quarter (1/4) to the intersection of said East line with the Easterly extension of the South line of Lot Numbered Thirty-seven (37) in Spangler's Original Plat of Auburn Junction as recorded in Plat Book 3 at page 82 in the Office of the Recorder of DeKalb County, Indiana, said point being the true point of beginning of this description; thence Westerly on and along said South line of Lot Numbered 37, the Easterly extension of said South line, and the Westerly extension of said South line to the Westerly right-of-way line William Street as platted in said Spangler's Original Plat; thence Northerly on and along said Westerly right-of-way line of William Street to the Southerly right-of-way line of Auburn Avenue (now known as Ensley Avenue) as platted in said Spangler's Original Plat; thence Easterly on and along said Southerly right-of-way line of Auburn Avenue and the Easterly extension of said line to aforesaid East line of the Southwest Quarter (1/4); thence Southerly on and along said East line of the Southwest Quarter (1/4) to the point of beginning. Said above described tract containing; all of Lots Numbered Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40), Forty-five (45), Forty-six (46) and Forty-seven (47) as platted in said Spangler's Original Plat; all of William Street adjacent to Lots Numbered Thirty-seven (37), Thirty-eight (38), Thirty-nine (39) and Forty (40) as platted in said Spangler's Original Plat; all of East Street (now known as Grandstaff Drive) adjacent to Lots Numbered Forty-five (45), Forty-six (46) and Forty-seven (47) as platted in said Spangler's Original Plat; all of the 16.5 foot alley way adjacent to Lots Numbered Thirty-eight (38), Thirty-nine (39), Forty-six (46) and Forty-seven (47) as platted in said Spangler's Original Plat; and a portion of the abandoned railroad right-of-way of the Detroit, Eel River and Illinois Railroad adjacent to Lots Numbered Thirty-seven (37) and Forty-seven (47) in said Spangler's Original Plat.</p>
2011-03	03.15.2011	<p>The Zoning Map of the City of Auburn shall be amended to change the zoning from R-1 Single-Family Rural/Low Density Residential District to C-1 Neighborhood Commercial District for the following described real estate located in DeKalb County, Indiana, to-wit:</p> <p>BOUNDARY DESCRIPTION FOR area proposed for rezoning from R-1, Single-Family Rural/Low Density Residential District to C-1 Neighborhood Commercial District. Part of the Northwest Quarter (1/4) of Section Thirty-four(34), township Thirty-four(34) North, Range Thirteen(13) East, Union Civil township, DeKalb County, Indiana and more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter (1/4) of said Section 34 and point</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>being marked by a Harrison monument; thence South 00 degrees 59 minutes 22 seconds East (bearing based upon state plane coordinates for the Harrison monuments at the Northwest corner and the Southwest corner of the Northwest Quarter (1/4) of said Section 34, 892.14 feet on and along the west line of said Northwest Quarter (1/4) to the southwest corner of a 2.000 acre tract of real estate described to the Municipal City of Auburn in Warranty Deed dated December 31, 1996 as received in the DeKalb County, Indiana Recorder's Office in Deed Record 216 at page 301, said point being marked by a railroad spike and being the true point of beginning of this description; thence North 89 degrees 00 minutes 38 seconds East, 295.16 feet on and along the south line of said The Municipal City of Auburn tract to the southeast corner of said The Municipal City of Auburn tract, said point being marked by a 5/8 inch rebar with cap marked "KLINE S0366"; thence south 00 degrees 59 minutes 22 seconds East, 295.16 feet to a 5/8 inch rebar with cap marked "KLINE LS80040366"; thence South 89 degrees 00 minutes 38 seconds West, 295.16 feet to the west line of said Northwest Quarter (1/4), said point being marked by a railroad spike; thence North 00 degrees 59 minutes 22 seconds West, 295.16 feet on and along the west line of said Northwest Quarter (1/4) to the point of beginning, containing 2.000 acres total (0.136 acre right of way and 1.864 net acres).</p>
2012-10	09.04.2012	<p><b>Section 1</b></p> <p>Area 1 to be vacated: The City of Auburn, Indiana hereby vacates that portion of Eleventh Street that lies east of Union Street south of lots 254, 279, and 300, north of lots 255, 278, and 301, and west of lots 7 and 1 in the Original Town now the City of Auburn, Indiana. Said section of right-of-way being approximately 66 feet wide and 278 feet long.</p> <p><b>Section 2</b></p> <p>Area 2 to be vacated: The City of Auburn, Indiana hereby vacates that portion of Twelfth Street that lies east of Union Street south of lots 256, 278, and 301, north of lots 257, 277, and 302, and west of Parcel #18-06-32-207-008 currently owned by the City of Auburn, Indiana. Said section of right-of-way being approximately 66 feet wide and 278 feet long.</p> <p><b>Section 3</b></p> <p>Area 3 to be vacated: The City of Auburn hereby vacates that portion of Thirteenth Street that lies east of Union Street south of lots 258, 277, and 302 and north of lots 259, 276 (lot 276 being owned by the Bar None Saddle Club, Inc.), and 303 (lot 303 being owned by the Bar</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>None Saddle Club, Inc.), and west of Parcel #18-06-32-207-008 currently owned by the City of Auburn, Indiana. Said section of right-of-way being approximately 66 feet wide and 278 feet long.</p> <p><b>Section 4</b></p> <p>Area 4 to be vacated: The City of Auburn hereby vacates that portion of Fifteenth Street that lies east of Union Street south of lots 262, 275, and 304, north of lots 263, 274, and 305 and west of Parcel #18-06-32-251-003 currently owned by the DeKalb County Fair Association, Inc. Said section of right-of-way being approximately 66 feet wide and 278 feet long.</p> <p><b>Section 5</b></p> <p>Area 5 to be vacated: The City of Auburn hereby vacates that portion of Sixteenth Street that lies east of Union Street south of lots 264, 274, and 305, north of the Parcel #18-06-32-197-001 owned by Evergreen Cemetery, and west of Parcels #18-06-32-251-003 owned by the DeKalb County Fair Association, Inc. and Parcel #18-06-32-251-002 owned by the DeKalb County Fair Association, Inc. Said section of right-of-way being approximately 66 feet wide and 278 feet long; in the Original Town now the City of Auburn, Indiana, recorded at the office of the DeKalb County Recorder.</p> <p><b>Section 6</b></p> <p>That all rights-of-way, streets, parcels, and real estate referenced herein are hereby vacated in favor of the adjoining landowners of record located in the City of Auburn, County of DeKalb, and State of Indiana. Each adjacent landowner shall receive one-half (1/2) of the vacated rights-of-way adjacent to the adjoining landowner described in Sections 1, 2, 3, 4 and 5 above.</p>
2012-13	10.16.2012	<p>The Zoning Map of the City of Auburn shall be amended to change the zoning from R-3 Multi-Family Residential District to I-1 Light Industrial/Heavy Commercial District the following described real estate located in DeKalb County, Indiana, to-wit:</p> <p>BOUNDARY DESCRIPTION FOR R-3 Multi-Family Residential District to I-1 Light Industrial/Heavy Commercial DISTRICT ZONING. A part of the Southeast Quarter (1/4) of Section 31, Township 34 North, Range 13 East, Union Civil Township, DeKalb County, Indiana and being more particularly described as follows:</p> <p>Beginning at the Northwest corner of Lot Numbered Six (6) in Block Numbered One (1) of Aubrey L. Kuhlman Addition to the town, now</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>City, of Auburn, Indiana; thence Easterly, along the north line of said Lot 6 and the easterly extension of said line to the intersection with the East line of the Southeast Quarter (1/4) of said Section 31; thence Southerly, along said East line of the Southeast Quarter (1/4) to the intersection with the easterly extended north line of Lot Numbered One (1) in Block Numbered Two (2) of said Aubrey L. Kuhlman Addition; thence Westerly, along the north line of Lots Numbered One (1) and Twelve (12) in said Block Numbered Two (2) of Aubrey L. Kuhlman Addition and the westerly extension of said line to the intersection with the centerline of Phillip Street; thence Northerly, along said centerline of Phillip Street to the intersection with the westerly extended north line of Lot Numbered Eleven (11) in Block Numbered One (1) of said Aubrey L. Kuhlman Addition; thence Easterly, along the north line of said Lot 11 and the easterly extension of said line to the Northwest corner of Lot Numbered Ten (10) in said Block Numbered One (1) of Aubrey L. Kuhlman Addition; thence Northerly, along the west line of Lots Numbered Nine (9), Eight (8), Seven (7) and Six (6) in said Block Numbered One (1) of Aubrey L. Kuhlman Addition to the point of beginning.</p>
2012-17	11.06.2012	<p>The following described real estate located in DeKalb County, Indiana, to-wit:</p> <p>BOUNDARY DESCRIPTION: Part of the Northeast and Southeast Quarters of Section 19, and part of the Northwest Quarter of Section 20, all in Township 34 North, Range 13 East, Union Civil Township, DeKalb County, Indiana, and more particularly described as follows:</p> <p>Commencing at the Southeast Corner of the Northeast Quarter of said Section 19; thence Northerly along the East line of said Northeast Quarter a distance of 213.75 feet to the Northeast corner of a 1.442 acre tract of real estate as described in Quit Claim Deed dated January 6, 2003 and recorded in Document No. 20300225 in the Office of the Recorder of DeKalb County, Indiana; thence Westerly along the North line of said 1.442 acre tract of real estate to the Westerly right-of- way line of County Road 27 and the true point of beginning of this description; thence continuing Westerly along the North line of said 1.442 acre tract and also along the North line of a 0.973 acre tract of real estate as described in Quit Claim Deed dated January 6, 2003 and recorded in Document No. 20300230 in the Office of the Recorder of DeKalb County, Indiana, to the Northwest corner of said 0.973 acre tract of real estate; thence Southerly along the West line of said 0.973 acre tract of real estate and the southerly extension of said West line to the Southerly right-of-way line of County Road 38; thence Westerly along said Southerly right-of-way line of County Road 38 to the intersection with the Easterly right-of-</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>way line of Interstate Highway 69; thence Northeasterly along said Easterly right-of-way line of Interstate Highway 69 to the Northwest corner of a 70.399 acre tract of real estate as described in Corporate Warranty Deed dated June 16, 2004 and recorded in Document No. 20405428 in the Office of the Recorder of DeKalb County, Indiana; thence Easterly along the North line of said 70.399 acre tract of real estate and the easterly extension of said North line to the Easterly right-of-way line of County Road 27; thence Southerly along said Easterly right-of-way line of County Road 27 to the intersection with the North line of a 2.000 acre tract of real estate as described in Warranty Deed dated August 22, 2001 and recorded in Deed Record 232 at page 282 in the Office of the Recorder of DeKalb County, Indiana; thence Easterly along the North line of said 2.000 acre tract of real estate to the Northeast corner thereof; thence Southerly along the East line of said 2.000 acre tract of real estate to the Northerly property line of Sunnyvale Subdivision, Plat 1, as recorded in Plat Book 4 at page 149 in the Office of the Recorder of DeKalb County, Indiana; thence Westerly along said Northerly property line of Sunnyvale Subdivision, Plat 1, and the westerly extension of said Northerly line to the intersection with the Westerly right-of-way line of County Road 27; thence Southerly along said Westerly right-of-way line of County Road 27 to the point of beginning.</p> <p>Said annexation territory containing altogether 73 acres more or less, and more particularly as shown on the map on file in the Department of Building, Planning and Development, 210 South Cedar Street, Second Floor, Auburn, Indiana 46706.</p> <p>Is hereby annexed to the City of Auburn.</p>
2013-08	08.20.2013	<p>The Zoning Map of the City of Auburn shall be amended to change the zoning from R-1</p> <p>Single-Family Rural/Low-Density Residential District to R-2 Single-Family Residential</p> <p>District the following described real estate located in DeKalb County, Indiana, to-wit:</p> <p>GENERAL DESCRIPTIONS FOR R-1 Single-Family Rural/Low-Density Residential District to R-2 Single-Family District DISTRICT ZONING.</p> <p><b>AREA 1</b></p> <p>All of that real estate contained within the record boundary for the Plat of Norland Park, a subdivision to the City of Auburn, DeKalb County,</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Indiana, as recorded in Plat Book 4 at page 95 in the Office of the Recorder of DeKalb County, Indiana. TOGETHER WITH the following described real estate, to-wit:</p> <p>Part of the Northwest Quarter (1/4) of Section 20, Township 34 North, Range 13 East, Union Township, DeKalb County, Indiana and more particularly described as follows:</p> <p>Commencing at the Southeast corner of the Northwest Quarter (1/4) of said Section 20; thence South 89 degrees 25 minutes 10 seconds West, a distance of 260.00 feet along the South line of said Northwest Quarter (1/4) to the Point of Beginning; thence North 01 degrees 30 minutes 00 seconds East, a distance of 170.00 feet; thence South 89 degrees 25 minutes 10 seconds West, a distance of 218.00 feet to the Southeast corner of Common Area For Detention to the Plat of Auburn Hills Section I, a subdivision to the City of Auburn, DeKalb County, Indiana, as recorded in Plat Book 8 at page 120 in the Office of the Recorder of DeKalb County, Indiana; thence South 89 degrees 25 minutes 10 seconds West, a distance of 218.00 feet along the South line of said Common Area For Detention; thence South 01 degrees 30 minutes 00 seconds West along the East line of said Common Area For Detention to the North right-of-way line of Betz Road; thence South 89 degrees 25 minutes 10 seconds West, a distance of 218.00 feet along said North right-of-way line to the West line of said Common Area For Detention; thence North 01 degrees 30 minutes 00 seconds East along the West line of said Common Area For Detention to the South line of Lot Numbered 3 in said Plat of Auburn Hills Section I; thence South 89 degrees 25 minutes 10 seconds West, a distance of 271.24 feet along the South line of Lots Numbered 3, 2 and 1 in said Plat of Auburn Hills Section I to the East right-of-way line of Southgate Boulevard; thence South 01 degrees 30 minutes 00 seconds West along said East right-of-way line of Southgate Boulevard to the North right-of-way line of Betz Road; thence South 89 degrees 25 minutes 10 seconds West along said North right-of-way line to the West right-of-way line of aforesaid Southgate Boulevard; thence South along said West right-of-way line of Southgate Boulevard to aforesaid South line of the Northwest Quarter (1/4); thence East along said South line of the Northwest Quarter (1/4) to the Point of Beginning.</p> <p>AND</p> <p><b>AREA 2</b></p> <p>All of that real estate contained within the record boundary for the Amended Plat of Greenhurst Glens, a subdivision to the City of</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Auburn, DeKalb County, Indiana, as recorded in Plat Book 6 at page 170 in the Office of the Recorder of DeKalb County, Indiana.</p> <p>AND</p> <p><b>AREA 3</b></p> <p>All of that real estate contained within the record boundary for the following subdivisions to the City of Auburn, DeKalb County, Indiana, as recorded in the Office of the Recorder of DeKalb County, Indiana:</p> <p>Plat of The Village of Duesenberg Section I per Plat Book 5 at page 278; Plat of The Village of Duesenberg Section II per Plat Book 6 at page 6;</p> <p>Plat of The Village of Duesenberg Section IV per Plat Book 6 at page 141; Plat of Country Manor Addition per Plat Book 5 at page 162; Plat of Hawthorne Addition per Plat Book 5 at page 130; Plat of Foxcroft Addition per Plat Book 5 at page 75; Plat of Greenbriar Addition per Plat Book 4 at page 179; Plat of Greenbriar Addition Second Plat per Plat Book 4 at page 174; Plat of Town and Country-Southwood Addition per Plat Book 4 at page 174; Plat of Southwood Extended Addition per Plat Book 4 at Page 178; Plat of Cedar Valley Addition per Plat Book 5 at page 94.</p> <p>AND</p> <p><b>AREA 4</b></p> <p>All of that real estate contained within the record boundary for the following subdivisions to the City of Auburn, DeKalb County, Indiana, as recorded in the Office of the Recorder of DeKalb County, Indiana:</p> <p>Plat of Indian Village Second Addition per Plat Book 5 at page 69; Plat of Indian Village Third Addition per Plat Book 5 at page 108; Plat of Indian Village Fourth Addition per Plat Book 5 at page 221.</p> <p>AND</p> <p><b>AREA 5</b></p> <p>All of that real estate contained within the record boundary for the following subdivisions to the City of Auburn, DeKalb County, Indiana, as recorded in the Office of the Recorder of DeKalb County, Indiana:</p> <p>J.W. Walter Addition Plat 1 per Plat Book 4 at page 132; J.W. Walter Addition Plat 2 per Plat Book 4 at page 144; J.W. Walter Second Addition Plat 1 per Plat Book 4 at page 159; J.W. Walter Second Addition Plat 2 per Plat Book 4 at page 170;</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Valley Park Addition Section E per Plat Book 5 at page 112; Valley Park Addition Section F per Plat Book 5 at page 60; Valley Park Addition Section G per Plat Book 5 at page 62; Valley Park Addition Section H per Plat Book 5 at page 114; Valley Park Addition Section N per Plat Book 5 at page 248.</p> <p>AND</p> <p><b>AREA 6</b></p> <p>All of that real estate contained within the record boundary for the following subdivisions to the City of Auburn, DeKalb County, Indiana, as recorded in the Office of the Recorder of DeKalb County, Indiana:</p> <p>Hunter’s Glen Section I per Plat Book 8 at page 96; Hunter’s Glen Section II per Plat Book 9 at page 98; Hunter’s Glen Section IV per Document No. 20301974; Hunter’s Glen Section V per Document No. 20509923.</p> <p>AND</p> <p><b>AREA 7</b></p> <p>All of that real estate contained within the record boundary for the Plat of Ditmar’s Addition, a subdivision to the City of Auburn, DeKalb County, Indiana, as recorded in Plat Book 3 at page 97 in the Office of the Recorder of DeKalb County, Indiana.</p> <p>EXCEPTING THEREFROM that real estate contained within said Plat of Ditmar’s Addition, described as follows:</p> <p>Lot Number Thirty-six (36), Lot Number Eight (8) and all of that portion of the right-of-way for Auburn Drive lying north of and adjacent to the North line of said Lot 8.</p>
2013-09	08.20.2013	<p>That portion of an unimproved alleyway that lies east of Hazel Street and lots 19, 20, and 21, and west of Dallas Street and lots 12, 13 and 14 and south of Twentieth Street in the W. O. Kuhlman’s Addition to the City of Auburn, Indiana, that section of right of way being approximately 16 feet wide and 198 feet long, recorded at the office of the DeKalb County Recorder. See Exhibit “A”, consisting of two (2) pages, which is attached hereto and made a part hereof further setting forth the area being vacated.</p> <p><b>Section 2</b></p> <p>The Municipal City of Auburn shall retain an easement across the vacated right of way of that portion of an unimproved alleyway that</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>lies east of Hazel Street and lots 19, 20, and 21, and west of Dallas Street and lots 12, 13 and 14 and south of Twentieth Street in the W. O. Kuhlman’s Addition to the City of Auburn, Indiana, that section of right of way being approximately 16 feet wide and 198 feet long for the purpose of providing, maintaining, and expanding utilities in the future. The Municipal City of Auburn shall have the right to maintain, expand, and repair utilities within said right-of-way.</p>
2014-04	03.18.2014	<p>The Zoning Map of the City of Auburn shall be amended to change the zoning from R-2 Single-Family Residential District to C-2 General Commercial District the following described real estate located in DeKalb County,</p> <p>Indiana, to-wit:</p> <p>GENERAL DESCRIPTIONS FOR R-2 Single-Family Residential District to C-2 General Commercial District DISTRICT ZONING.</p> <p><b>AREA 1</b></p> <p>1751 Wesley Road</p> <p>Legal Description: Commencing at a Harrison Monument marking the Southwest corner of the Southeast Quarter of Section 28, Township 34 North, Range 13 East, Union Civil Township, DeKalb County, Indiana; thence North 01 degree 29 minutes 38 seconds East (an assumed bearing and basis of all bearings herein described), along the West line of said Southeast Quarter, a distance of 670.20 feet to a 5/8 inch rebar marking the POINT OF BEGINNING.</p> <p>Thence South 89 degrees 59 minutes 09 seconds East and parallel with the South line of said Southeast Quarter, a distance of 325.0 feet; North 01 degrees 29 minutes 38 seconds East and parallel with the West line of said Southeast Quarter, a distance of 554.70 feet to a Railroad Spike on the Centerline of County Road 40A; thence south 67 degrees 37 minutes 14 seconds West, along the Centerline of said County Road 40A, a distance of 355.29 feet to a Railroad Spike on the West line of said Southeast Quarter; thence South 01 degrees 29 minutes 38 seconds West along said West line, a distance of 419.30 feet, to the POINT OF BEGINNING containing 3.63 acres more or less.</p> <p>AND</p> <p><b>AREA 2</b></p> <p>1700 East Seventh Street</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Legal Description: A tract of land located in the Southeast Quarter of Section 28, T34N, R13E, in DeKalb County, the State of Indiana, more fully described as follows:</p> <p>COMMENCING at a Harrison Marker situated in the Southwest corner of said Southeast Quarter; Thence North 87 Degrees 49 Minutes 26 Seconds East (Indiana State Plane Coordinate System East Zone – GPS Grid Basis of Bearings), a distance of 325.00 feet along the South line of said Southeast Quarter to a Marker Spike with tag (FIRM 0042) in the Southwest corner of the tract of land described in the conveyance to DeKalb County, Indiana in DeKalb County Deed Record 203, page 494; Thence North 0 Degrees 42 Minutes 10 Seconds West, a distance of 670.20 feet along the West line of said DeKalb County tract to a Rebar stake with cap (FIRM 0042) in the Northwest corner thereof; Thence South 87 Degrees 49 Minutes 26 Seconds West, a distance of 325.00 feet along the South line of the tract of land described in the conveyance to Auburn Investments, LLC in DeKalb County Deed Record 218, page 249 to a Rebar stake with cap (Russell) in the Southwest corner thereof; Thence South 0 Degrees 42 Minutes 10 Seconds West, a distance of 670.20 feet along the West line of said Southeast Quarter to the PLACE OF COMMENCING, said tract containing 5.00 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.</p> <p>The foregoing description was taken from a survey prepared by DA Brown Engineering Consultants on August 3, 2012 as Job Number 1206-03-00 1 and more accurately describes the real estate conveyed to Grantor in that certain Deed dated March 26, 1973 and recorded March 30, 1973 in the Office of the Recorder of DeKalb County, Indiana at Deed Record 154, Page 301, which historical legal description is as follows:</p> <p>The following described real estate situate in DeKalb County, State of Indiana, to-wit:</p> <p>Beginning at the South-west corner of the South-east Quarter of Section 28, Township 34 North, Range 13 East and from thence as follows, East on section line 325.0 feet, thence North parallel with quarter section line 670.2 feet, thence West parallel with section line 325.0 feet to quarter section line, thence South on quarter section line 670.2 feet to the place of beginning.</p> <p>Enclosing an area containing 5.0 acres.</p> <p>AND</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p><b>AREA 3</b></p> <p>1313 East Seventh Street</p> <p>Legal Description: Part of the East Half (1/2) of the West Half (1/2) of Section Thirty-Three (33), Township Thirty-Four (34) North, Range Thirteen (13) East, Union Civil Township, DeKalb County, Indiana and more particularly described as follows:</p> <p>Beginning at a point on the North line of Section 33, said point being a railroad spike found North 89 degrees 12 minutes 55 seconds East (assumed bearing and basis of all bearings to follow), 130.00 feet from the Northwest corner of the East Half (1/2} of the West Half (1/2) of said Section 33; thence North 89 degrees 12 minutes 55 seconds East, 200.80 fee on and along said North line of Section 33 to a railroad spike set; thence South 00 degrees 13 minutes 27 seconds West, 677.26 feet to an iron rod set on the North right-of-way line of the former Pennsylvania Railroad; thence South 64 degrees 11minutes 47 seconds West,331.11feet on and along said North right-of-way line of former Pennsylvania Railroad to an iron rod set on the east right-of-way line of Duesenberg Road; thence North 00 degrees 00 minutes 19 seconds East, 645.28 feet on and along said East right-of-way line of Duesenberg Road to an iron pipe found; thence North 89 degrees 13 minutes 15 seconds East, 100.01 feet to an iron pipe found; thence North 00 degrees 01minutes 48 seconds West,171.99 feet to the point of beginning. The above described tract of land is one and the same as that conveyed by Health Care Centers, Inc.to Somerset Corp.in Corporate Special (limited) Warranty Deed dated January 2. 1980 and recorded in DeKalb County, Indiana Recorder’s Office at Deed Record 171, page 508.</p> <p>EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:</p> <p>A part of the East half of the West Half of Section 33, Township 34 North, Range 13 East, DeKalb County, Indiana, and being all that part of Deed Record 209 page 224, lying within the right of way lines depicted on the Route Survey Plat of Indiana Department of Transportation Project ST-J091 I recorded as Instrument #97-8988, in the Office of the Recorder of DeKalb County, Indiana, and particularly described as follows: Commencing at the northwest corner of the East half of the West half of said section; thence North 89 degrees 44 minutes 57 seconds East 39.625 meters (130.00 feet) along the north line of said section to the west line of the owners’ land; thence South 0 degrees 39 minutes 06 seconds East 9.144 meters (25.00 feet) along said west line to the south boundary of S. R. 8 and the point of beginning of this description: thence North 89 degrees 44 minutes 47</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>seconds East 6 i.20 meters (200.80 feet) along the boundary of said S.R. 8 to the east line of the owners' land; thence South 0 degrees 39 minutes 06 seconds West 1.524 meters {5.00 feet) along said east line; thence south 89 degrees 44 minutes 47 seconds West 61.204 meters (200.80 feet) to the west line of the owners' land; thence North 0 degrees 39 minutes 06 seconds East 1.524 meters (5.00 feet) along said west line to the point of beginning and containing 0.0093 hectares (0.023 acres).</p>
2015-08	10.05.2015	<p>That undeveloped portion of Dallas Street that lies south of the Fifteenth Street road right-of-way, west of lots 70 and 71, east of lots 96 and 97, within the Fluke's Third Addition to the Town now City of Auburn, Indiana, and north of J.C. Memorial Park, that section of right of way being approximately 66 feet wide and approximately 104 feet long, and more particularly described as follows:</p> <p>Beginning at the Northeast corner of Lot Numbered Ninety-six (96) in said Fluke's Third Addition and running thence easterly to the Northwest corner of Lot Numbered Seventy-one (71) in said Fluke's Third Addition; thence southerly along the west line of Lots Numbered Seventy-one (71) and Seventy (70) in said Fluke's Third Addition to the Southwest corner of said Lot Numbered Seventy (70); thence westerly to the Southeast corner of Lot Numbered Ninety-seven (97) in said Fluke's Third Addition; thence northerly along the east line of said Lots Numbered Ninety-seven (97) and Ninety-six (96) to the point of beginning; and The vacation of that undeveloped portion of an alleyway that lies south of the Fifteenth Street road right-of-way, west of lots 68 and 69, east of lots 70 and 71 within the Fluke's Third Addition to the Town now City of Auburn, Indiana, and north of J. C. Memorial Park, that section of right-of-way being approximately 16 feet wide and approximately 105 feet long, and more particularly described as follows:</p> <p>Beginning at the Northeast corner of Lot Numbered Seventy-one (71) in said Fluke's Third Addition and running thence easterly to the Northwest corner of Lot Numbered Sixty-eight (68) in said Fluke's Third Addition; thence southerly along the west line of Lots Numbered Sixty-eight (68) and Sixty-nine (69) in said Fluke's Third Addition to the Southwest corner of said Lot Numbered Sixty-nine (69); thence westerly to the Southeast corner of Lot Numbered Seventy (70) in said Fluke's Third Addition; thence northerly along the east line of said Lots Numbered Seventy (70) and Seventy-one (71) to the point of beginning.</p>



ORD. NO.	DATE PASSED	DESCRIPTION
2016-01	02.02.2016	<p>GENERAL DESCRIPTION FOR R-2 Single-Family Urban Residential District to R-3 Multi-Family Residential DISTRICT ZONING. Southwest Corner of Betz Road and Main Street</p> <p>Legal Description: A part of the Southeast Quarter (1/4) of Section Twenty (20), Township Thirty-four (34) North, Range Thirteen (13) East, Second Principal Meridian, Union Civil Township, DeKalb County, Indiana and being more particularly described per survey by Michael C. Kline Associates, Inc., Job No. 07148, certified December 18,2007, as follows:</p> <p>Beginning at Harrison monument marking the Northwest corner of the Southeast Quarter (1/4) of said Section 20; thence South 67°50'15" East, 583.60 feet on and along the centerline of Betz Road to a MAG nail marking the intersection of said centerline with the centerline of existing road pavement for County Road 427; thence Southwesterly on and along said centerline of existing road pavement for County Road 427 being curve concave to the southeast and non-tangent to last described line, having an arc length of 1237.59 feet, a radius of 7649.76 feet and subtended by a chord bearing and distance of South 23°49'56" West, 1236.24 feet to a MAG nail marking the intersection of said centerline with the easterly extension of the South line of Lot 1, Block No. 1 in Norland Park, an addition to the City of Auburn, DeKalb County, Indiana, according to the plat thereof recorded in Plat Book 4 at page 95 in the Office of the Recorder of DeKalb County, Indiana; thence North 73°35'19" West, 76.41 feet on and along said easterly extension of the South line of Lot 1 to a 5/8 inch rebar with cap marked "KLINE ASSOC. INC. #0043" on the West line the South Half (1/2) of said Southeast Quarter (1/4); thence North 01°29'53", 1.79 feet on and along said West line of the South Half (1/2) of the Southeast Quarter (1/4) to a 12x14 inch stone marking the Northwest corner of said South Half (1/2) of the Southeast Quarter (1/4); thence North 01°23'34" East, 1328.00 feet on and along the West line of the North Half (1/2) of said Southeast Quarter (1/4) to the point of beginning, containing 8.931 acres.</p> <p>EXCEPTING THEREFORM, the following described real estate, to-wit:</p> <p>A part of the Southeast Quarter of Section 20, Township 34 North, Range 13 East, in DeKalb County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B" (as contained in the Warranty Deed from Betz Nursing Home, Inc., to City of Auburn, Indiana, dated May 17, 2010, recorded July 15, 2010 as Document #201003508) described as follows:</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Beginning at the Northwest corner of said quarter section, said corner being the Northwest corner of the grantor's land; thence South 70 degrees 19 minutes 51 seconds East 538.70 feet along the Northern line of said grantor's land to the Northwestern boundary of Main Street (County Road 427); thence South 25 degrees 29 minutes 21 seconds West 137.47 feet along the Northwestern boundary of said Main Street (County Road 427); thence Southwesterly 178.23 feet along an arc to the left and having a radius of 7704.44 feet and subtended by a long chord having a bearing of South 24 degrees 49 minutes 35 seconds West and a length of 178.23 feet along said Northwestern boundary to point "337" designated on said plat; thence North 66 degrees 28 minutes 07 seconds West 35.25 feet to a point "336" designated on said plat; thence North 23 degrees 36 minutes 23 seconds East 20.21 feet to point "335" designated on said plat; thence South 66 degrees 19 minutes 07 seconds East 32.00 feet to point "249" designated on said plat; thence North 19 degrees 58 minutes 51 seconds East 248.97 feet to point "248" designated on said plat; thence North 70 degrees 19 minutes 51 seconds West 75.00 feet to point "247" designated on said plat; thence North 64 degrees 37 minutes 13 seconds West 50.25 feet to point "246" designated on said plat; thence North 70 degrees 19 minutes 51 seconds West 282.66 feet to point "242" designated on said plat; thence North 77 degrees 03 minutes 15 seconds West 82.37 feet to the West line of said grantor's land; thence North 1 degree 03 minutes 12 seconds West 53.08 feet to the point of beginning and containing 0.607 acres more or less.</p>
2016-06	07.19.2016	<p>The zoning of the parcel at 424 West Ninth Street, Auburn Indiana and the adjacent parcel to the west shall be changed from the R-3 District (Multi-Family Residential) to the C-2 (General Commercial) District. More specifically, these parcels are legally described as Lot numbered thirty-nine (39) in Fluke's Third Addition to the town, now City of Auburn, DeKalb County, Indiana; and Lot numbered thirty-eight (38) in</p> <p>Fluke's Third Addition to the town, now City of Auburn, DeKalb County, Indiana</p>
2017-05	05.15.2017	<p>The zoning of the tract of land located in the Southwest Quarter and in the Northwest Quarter of Section 7, T33N, R13E, in DeKalb County, the State of Indiana shall be changed to the C-2 (General Commercial) District.</p>



ORD. NO.	DATE PASSED	DESCRIPTION
2017-06	06.20.2017	<p>The zoning of the tracts of land bound by County Road 11A, the Garrett City Drain, and Cedar Creek shall be changed to MUP (Mixed Use Planned Unit Development) District.</p> <p>Legal Description: A tract of land located in the Southeast Quarter, in the Southwest Quarter, and in the Northwest Quarter of Section 7, and in the Northwest Quarter of Section 18, all in T33N, R13E, in DeKalb County, the State of Indiana, more fully described as follows:</p> <p>COMMENCING at a Marker Spike with tag (FIRM 0042) situated in the Northwest corner of said Southwest Quarter; Thence South 00 Degrees 34 Minutes 27 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 306.60 feet along the West line of said Southwest Quarter to a Harrison Marker situated in the Northeast corner of the Southeast Quarter of Section 12, T33N, R12E; Thence South 00 Degrees 33 Minutes 04 Seconds East, a distance of 2372.17 feet along the West line of said Southwest Quarter to an Iron Rod situated in the Southwest corner of said Southwest Quarter, the TRUE POINT OF BEGINNING; Thence North 89 Degrees 05 Minutes 01 Seconds East, a distance of 48.15 feet along the South line of said Southwest Quarter to a Rebar stake with cap (FIRM 0042); Thence North 00 Degrees 56 Minutes 35 Seconds West, for a distance of 866.21 feet along the East right-of-way line of County Road 427 to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent circular arc; Thence Northerly, a distance of 2216.63 feet along said East right-of-way line (being a circular arc that is concave Easterly, having a radius measuring 2814.79 feet, having a central angle measuring 45 Degrees 07 Minutes 12 Seconds, and having a long chord bearing North 21 Degrees 37 Minutes 02 Seconds East and measuring 2159.80 feet) to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent line; Thence North 44 Degrees 10 Minutes 38 Seconds East, for a distance of 962.31 feet along said East right-of-way line to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent circular arc; Thence Northeasterly, a distance of 87.33 feet along said East right-of-way line (being a circular arc that is concave Northwesterly, having a radius measuring 2914.79 feet, having a central angle measuring 01 Degrees 43 Minutes 00 Seconds, and having a long chord bearing North 43 Degrees 19 Minutes 08 Seconds East and measuring 87.33 feet) a Rebar stake with cap (FIRM 0042) in the beginning of a nontangent line; Thence South 46 Degrees 36 Minutes 10 Seconds East, a distance of 313.73 feet along the South line of the Replat of Lot #2 of the Gravel Pit Addition Section II as recorded in DeKalb County Document No. 20602729 to a Rebar stake with cap (FIRM 0042); Thence North 89 Degrees 17 Minutes 50 Seconds East, a distance of 376.61 feet along the South line of said Replat of Lot #2 to a Rebar stake with cap (FIRM 0042);</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Thence North 89 Degrees 17 Minutes 50 Seconds East, a distance of 3.89 feet along the South line of said Replat of Lot #2 to a Rebar stake with cap (FIRM 0042) in the Southeast corner thereof; Thence North 01 Degrees 18 Minutes 00 Seconds West, a distance of 231.81 feet along the East line of said Replat of Lot #2 to a Rebar stake with cap (FIRM 0042); Thence North 01 Degrees 18 Minutes 00 Seconds West, a distance of 168.21 feet along the East line of said Replat of Lot #2 to a Rebar stake with cap (FIRM 0042) in the Northeast corner thereof; Thence North 89 Degrees 17 Minutes 50 Seconds East, a distance of 396.81 feet along the South line of The Re-Plat of the Gravel Pit Addition as recorded in DeKalb County Plat Book 10, page 193 to a Rebar stake with cap (Russell) in the Southeast corner thereof; Thence North 01 Degrees 10 Minutes 09 Seconds West, a distance of 314.85 feet along the East line of said Re-Plat to a Rebar stake with cap (FIRM 0042); Thence North 49 Degrees 59 Minutes 39 Seconds West, a distance of 250.71 feet along the East line of said Re-Plat to a Rebar stake with cap (FIRM 0042); Thence South 85 Degrees 35 Minutes 24 Seconds West, a distance of 211.90 feet along the North line of said Re-Plat to a Rebar stake with cap (FIRM 0042); Thence North 01 Degrees 10 Minutes 07 Seconds West, a distance of 238.08 feet along a line parallel with and Sixteen and one half (16.50) feet West of the East line of said Northwest Quarter; Thence North 28 Degrees 25 Minutes 38 Seconds East, a distance of 33.41 feet along the East right-of-way line of County Road 427 to a Rebar stake with cap (FIRM 0042) in the East line of said Northwest Quarter; Thence North 28 Degrees 25 Minutes 38 Seconds East, a distance of 172.45 feet along the East right-of-way line of County Road 427 to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent circular arc; Thence Northerly, a distance of 77.70 feet along said East right-of-way line (being a circular arc that is concave Easterly, having a radius measuring 8544.37 feet, having a central angle measuring 0 Degrees 31 Minutes 16 Seconds, and having a long chord bearing North 28 Degrees 41 Minutes 16 Seconds East and measuring 77.70 feet) to the beginning of a nontangent line; Thence meandering the centerline of the Garrett City Drain (also being the South line of Ash-brook Acres as recorded in DeKalb County Plat Book 5, page 17) along the following courses and distances:</p> <p>North 81 Degrees 41 Minutes 03 Seconds East for 21.92 feet, North 88 Degrees 18 Minutes 45 Seconds East for 41.76 feet, South 89 Degrees 27 Minutes 21 Seconds East for 53.95 feet, South 87 Degrees 40 Minutes 19 Seconds East for 52.17 feet, South 86 Degrees 12 Minutes 44 Seconds East for 53.24 feet, North 86 Degrees 59 Minutes 34 Seconds East for 51.84 feet, South 89 Degrees 26 Minutes 06 Seconds East for 66.60 feet, South 83 Degrees 27 Minutes 34 Seconds East for 43.02 feet, South 88</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Degrees 29 Minutes 07 Seconds East for 53.03 feet, North 86            Degrees 46 Minutes 04 Seconds East for 38.54 feet, South 78            Degrees 41 Minutes 27 Seconds East for 53.94 feet, South 85            Degrees 59 Minutes 06 Seconds East for 43.07 feet, North 85            Degrees 04 Minutes 25 Seconds East for 53.37 feet, South 89            Degrees 36 Minutes 41 Seconds East for 50.21 feet, South 82            Degrees 37 Minutes 56 Seconds East for 45.33 feet, North 87            Degrees 53 Minutes 32 Seconds East for 95.35 feet, South 88            Degrees 46 Minutes 24 Seconds East for 88.10 feet, South 81            Degrees 10 Minutes 22 Seconds East for 66.63 feet, North 88            Degrees 54 Minutes 12 Seconds East for 80.40 feet, South 87            Degrees 46 Minutes 13 Seconds East for 116.04 feet, and South 87            Degrees 46 Minutes 13 Seconds East for 2.20 feet;</p> <p>Thence South 83 Degrees 03 Minutes 20 Seconds West, a distance of 118.10 feet along the North line of the tract of land described in the conveyance to Robert Seifert in DeKalb County Document No. 201200434 to a Rebar stake with cap (FIRM 0042); Thence South 17 Degrees 33 Minutes 27 Seconds West, a distance of 281.88 feet along the West line of said Seifert tract to a Rebar stake with cap (Russell); Thence South 59 Degrees 05 Minutes 30 Seconds East, a distance of 631.00 feet along the South line of said Seifert tract to a Rebar stake with cap (FIRM 0042); Thence South 16 Degrees 40 Minutes 09 Seconds East, a distance of 400.00 feet along the West line of the tract of land described in the conveyance to Gene and Miriam Wilson in DeKalb County Deed Record 191, page 168 to a Rebar stake with cap (FIRM 0042); Thence South 24 Degrees 55 Minutes 08 Seconds East, a distance of 72.90 feet along the West line of said Wilson tract to a Rebar stake with cap (FIRM 0042) in the Southwest corner thereof; Thence South 21 Degrees 29 Minutes 08 Seconds West, a distance of 207.31 feet along the West line of the tract of land described in the conveyance to Marvin Bok in DeKalb County Deed Record 191, page 229 to the centerline of Cedar Creek; Thence meandering the centerline of Cedar Creek along the following courses and distances:</p> <p>South 02 Degrees 25 Minutes 08 Seconds East for 80.78 feet, South 21 Degrees 22 Minutes 14 Seconds West for 57.76 feet, South 51 Degrees 08 Minutes 20 Seconds West for 48.34 feet, South 40 Degrees 28 Minutes 29 Seconds West for 43.94 feet, South 24 Degrees 40 Minutes 55 Seconds West for 69.44 feet, South 31 Degrees 30 Minutes 32 Seconds West for 60.41 feet, South 31 Degrees 19 Minutes 02 Seconds West for 48.76 feet, South 26 Degrees 20 Minutes 14 Seconds West for 59.20 feet, South 20 Degrees 33 Minutes 08 Seconds West for 44.70 feet, South 07 Degrees 36 Minutes 04 Seconds West for 53.55 feet, South 04 Degrees 09 Minutes 56 Seconds East for 38.60 feet, South 08</p>



# Special Ordinances – Zoning Map Changes

ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Degrees 09 Minutes 16 Seconds East for 48.62 feet, South 10 Degrees 49 Minutes 55 Seconds West for 49.15 feet, South 22 Degrees 51 Minutes 03 Seconds West for 58.55 feet, South 45 Degrees 38 Minutes 43 Seconds West for 56.94 feet, South 36 Degrees 02 Minutes 16 Seconds West for 66.82 feet, South 10 Degrees 13 Minutes 18 Seconds West for 64.79 feet, South 01 Degrees 34 Minutes 11 Seconds East for 47.55 feet, South 11 Degrees 00 Minutes 14 Seconds East for 50.61 feet, South 01 Degrees 16 Minutes 27 Seconds West for 51.11 feet, South 32 Degrees 55 Minutes 26 Seconds West for 49.60 feet, South 30 Degrees 30 Minutes 24 Seconds West for 52.03 feet, South 19 Degrees 36 Minutes 01 Seconds West for 75.60 feet, South 08 Degrees 27 Minutes 06 Seconds West for 83.27 feet, South 19 Degrees 33 Minutes 07 Seconds West for 43.13 feet, South 28 Degrees 10 Minutes 34 Seconds West for 52.80 feet, South 37 Degrees 43 Minutes 37 Seconds West for 107.37 feet, South 35 Degrees 43 Minutes 49 Seconds West for 57.42 feet, South 08 Degrees 23 Minutes 29 Seconds West for 81.16 feet, South 09 Degrees 54 Minutes 07 Seconds East for 58.03 feet, South 22 Degrees 16 Minutes 04 Seconds East for 64.34 feet, South 05 Degrees 42 Minutes 59 Seconds West for 104.50 feet, South 01 Degrees 49 Minutes 13 Seconds West for 131.43 feet (to a point in the North line of the tract of land described in the conveyance to Graber Enterprise, Inc. in DeKalb County Deed Record 201, page 84 – see also Document No. 20703140), South 05 Degrees 13 Minutes 58 Seconds West for 85.66 feet, South 16 Degrees 55 Minutes 07 Seconds West for 81.99 feet, South 39 Degrees 17 Minutes 46 Seconds West for 76.94 feet, South 28 Degrees 12 Minutes 22 Seconds West for 44.37 feet, South 02 Degrees 07 Minutes 38 Seconds West for 71.36 feet, South 28 Degrees 32 Minutes 07 Seconds East for 79.23 feet, South 09 Degrees 10 Minutes 12 Seconds East for 61.51 feet, South 05 Degrees 16 Minutes 01 Seconds West for 74.75 feet, South 22 Degrees 09 Minutes 43 Seconds West for 90.94 feet, South 11 Degrees 09 Minutes 46 Seconds West for 230.53 feet, South 09 Degrees 22 Minutes 13 Seconds West for 173.96 feet, South 06 Degrees 49 Minutes 44 Seconds West for 70.92 feet, South 06 Degrees 49 Minutes 44 Seconds West for 15.65 feet, South 20 Degrees 30 Minutes 50 Seconds West for 54.50 feet, South 36 Degrees 28 Minutes 26 Seconds West for 67.95 feet, South 64 Degrees 17 Minutes 19 Seconds West for 87.60 feet, South 49 Degrees 57 Minutes 26 Seconds West for 87.42 feet, South 44 Degrees 20 Minutes 21 Seconds West for 98.61 feet, South 43 Degrees 50 Minutes 03 Seconds West for 108.76 feet, South 43 Degrees 50 Minutes 03 Seconds West for 23.66 feet, and South 56 Degrees 18 Minutes 37 Seconds West for 144.95 feet;</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Thence South 88 Degrees 14 Minutes 17 Seconds West, a distance of 390.59 feet along the South line of said Southeast Quarter to an Iron Rod in a concrete post situated in the Southwest corner thereof; Thence South 00 Degrees 57 Minutes 10 Seconds East, a distance of 186.81 feet along the East line of the Northwest Quarter of said Section 18 to the centerline of Cedar Creek; Thence meandering the centerline of Cedar Creek along the following courses and distances:</p> <p>South 59 Degrees 05 Minutes 23 Seconds West for 121.23 feet, South 66 Degrees 30 Minutes 11 Seconds West for 135.64 feet, South 65 Degrees 18 Minutes 20 Seconds West for 94.91 feet, South 66 Degrees 03 Minutes 20 Seconds West for 74.11 feet, South 70 Degrees 26 Minutes 19 Seconds West for 71.50 feet, South 69 Degrees 34 Minutes 58 Seconds West for 93.70 feet, South 77 Degrees 12 Minutes 22 Seconds West for 116.54 feet, South 78 Degrees 23 Minutes 53 Seconds West for 128.32 feet, South 84 Degrees 59 Minutes 28 Seconds West for 98.52 feet, South 88 Degrees 56 Minutes 24 Seconds West for 93.00 feet, South 85 Degrees 22 Minutes 06 Seconds West for 127.83 feet, South 87 Degrees 55 Minutes 09 Seconds West for 94.76 feet, North 78 Degrees 25 Minutes 02 Seconds West for 68.55 feet, North 81 Degrees 20 Minutes 02 Seconds West for 102.76 feet, South 79 Degrees 09 Minutes 47 Seconds West for 49.31 feet, South 41 Degrees 54 Minutes 06 Seconds West for 37.48 feet, South 67 Degrees 29 Minutes 48 Seconds West for 42.73 feet, South 60 Degrees 11 Minutes 07 Seconds West for 75.46 feet, South 53 Degrees 48 Minutes 48 Seconds West for 66.81 feet, North 81 Degrees 40 Minutes 52 Seconds West for 39.90 feet, South 85 Degrees 36 Minutes 18 Seconds West for 62.77 feet, North 86 Degrees 43 Minutes 56 Seconds West for 67.51 feet, South 77 Degrees 06 Minutes 11 Seconds West for 47.41 feet, South 45 Degrees 01 Minutes 26 Seconds West for 36.75 feet, South 34 Degrees 06 Minutes 40 Seconds West for 115.04 feet, South 37 Degrees 51 Minutes 15 Seconds West for 141.16 feet, South 42 Degrees 17 Minutes 52 Seconds West for 122.80 feet, South 48 Degrees 18 Minutes 10 Seconds West for 163.80 feet, and South 68 Degrees 00 Minutes 25 Seconds West for 54.27 feet to a Brass plaque (S0337);</p> <p>Thence North 00 Degrees 53 Minutes 32 Seconds West, a distance of 761.64 feet along the West line of the Northwest Quarter of said Section 18 to an Iron Rod situated in the Southeast corner of the Southeast Quarter of Section 12, T33N, R12E; Thence North 00 Degrees 33 Minutes 04 Seconds West, a distance of 267.47 feet along the West line of said Northwest Quarter to the POINT OF BEGINNING, said tract containing 301.788 Acres, more or less, and</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		being subject to all public road rights-of-way and to all easements of record.
2017-08	07.18.2017	<p>The Zoning Map of the City of Auburn shall be amended in the following manner: Smiles for Life Family Dentistry at 1210 East Seventh Street and owned by Heffelfinger Properties LLC shall be changed to the C-1 Neighborhood Commercial District The zoning change shall also apply to associated rights-of-way to the centerline of the street.</p> <p>The legal description as follows: Lots numbered One hundred three (103), One Hundred four (104), One hundred five (105) and One hundred six (106) in Highland Addition to the City of Auburn, DeKalb County, Indiana, as per plat thereof, recorded in Plat Book 3 page 2 in the office of the Recorder of DeKalb County, Indiana. Also: A tract of land in the West half of the Southwest Quarter of Section Twenty-eight (28), Township Thirty-four (34) North, Range Thirteen (13) East, described as follows: Starting at the Northeast corner of Lot #113 Highland Addition to the city of Auburn, Indiana, from thence as follows: East on the North line of said Lot #113 extended East 102 feet; thence South 298.2 feet; thence West 101 feet 10 inches to the East line of Lot #105 in Highland Addition to the City of Auburn (this line is not the South line of Lot #105 extended East), thence North 296.35 feet to the place of beginning, enclosing a tract containing .7 acre. Excepting therefrom the following described real estate more particularly described as follows:</p> <p>Beginning at the Southeast corner of said Lot 113; thence North on the East line of said Lot 113, On hundred twenty (120) feet; thence East One hundred two (102) feet; thence south on the extended East line of Lot 116 One Hundred eighty (180) feet to the extended South Line of Naomi Street; thence West on the extended South line of said Naomi Street One hundred two (102) feet; thence North Sixty (60) feet to the point of beginning Also: commencing at the Southwest corner of the above described tract and running thence South along the East line of lots numbered 105 and 106 in Highland Addition to the City of Auburn to the North line of Seventh Street; thence East along the North line of Seventh Street, Eight and one-half (8 ½) feet; thence North parallel with the east line of said Lots 15 and 106 to the South line of the above described tract; thence West 8 ½ feet to the place of beginning.</p>
2017-20	12/19/2017	The 28.5-acre property at 3453 County Road 427, Waterloo and owned by Tharp, Gilbert, Inlow, Davis, Price, etc. shall officially be incorporated to the City of Auburn’s Extra-Territorial Jurisdiction and shall be changed to the R-2 District (Single-family Urban Residential).



ORD. NO.	DATE PASSED	DESCRIPTION
		The zoning change shall also apply to associated rights-of-way, to the centerline of the street.
2018-02	02/20/2018	<p>The zoning map of the City of Auburn shall be amended in the following manner: The 1.3-acre property at 3210 County Road 34 and owned by Jeff Bassett shall officially be incorporated to the City of Auburn’s Extra-Territorial Jurisdiction and shall be changed to the A-1 District (Agricultural / Rural Residential). The zoning change shall also apply to associated rights-of-way, to the centerline of the street. The legal description as follows:</p> <p>Part of the Southwest Quarter (1/4) of Section Sixteen (16), Township Thirty-four (34) North, Range Thirteen (13) East, Second Principal Meridian, Grant Civil Township, DeKalb county, Indiana and more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter (1/4) of said Section 16, said point being marked by a Harrison monument; thence South 00 degrees 48 minutes 24 seconds West (assumed bearing and basis of all bearings in this description), 251.42 feet on and along the West line of the Southwest Quarter (1/4) of said Section 16 to a 5/8 inch rebar with cap marked “KLINE LS80040366”; thence North 89 degrees 46 minutes 32 seconds East, 249.21 feet to a 5/8 inch rebar with cap marked “KLINE LS80040366”; thence North 00 degrees 05 minutes 49 seconds East, 251.58 feet to the North line of said Southwest Quarter (1/4), said point being marked by a Mag nail; thence South 89 degrees 43 minutes 47 seconds West, 246.09 feet on and along the North line of said Southwest Quarter (1/4) to the point of beginning, containing 1.430 gross acres (0.113 acres right-of-way and 1.317 net acres), more or less. Subject to any and all restrictions, conditions, limitations, zoning ordinances, easements visible or of record, rights-of-ways and highways of record.</p>
2018-13	6/19/2018	<p>The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>The .187-acre parcel located north of 708 West Seventh Street, Auburn and owned by 24ommunity Financial Corporation (Community State Bank) shall officially be changed to the C-2 District (General Commercial). The legal description is as follows: A part of the Southeast Quarter of Section 30, Township 34 North, Range 13 East, Union Civil Township, Auburn, DeKalb County, Indiana, described as follows:</p> <p>Beginning at a #5 rebar with cap marked “Kline” found at the Northeast corner of the land described in Doc. #20706418 in the Office of the Recorder of DeKalb County, Indiana; thence South 88</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>degrees 46 minutes 46 seconds West (bearing per Doc. #20706418) along the North line of said land described in Doc. #20706418 and Doc. #20804697 in the Office of the Recorder of DeKalb County, Indiana, 203.54 feet to a #5 rebar with cap marked “Anderson” found at the Northwest corner of the land described in Doc. #20804697 in the Office of the Recorder of DeKalb County, Indiana; thence North 01 degree 37 minutes 00 seconds West, 40.00 feet to a #5 rebar with cap marked “Sadlon” set; thence North 88 degrees 46 minutes 46 seconds East, 203.54 feet to a #5 rebar with cap marked “Sadlon” set on the West right of way line of Haffner Drive; thence South 01 degree 37 minutes 00 seconds East, 40.00 feet to the Point of Beginning, containing 0.187 Acres more or less.</p> <p>The above described real estate is subject to all legal rights-of-way, subject to all Regulated Drain Easements for any Regulated Drains or Tiles being on or within 75 feet of the above described parcel, subject to all other easements, restrictions and rights affecting the above-described parcel.</p>
2018-24	02/05/2019	<p>This ordinance repeals Chapter 150 Zoning Ordinance, including Section 150.700 Flood Hazard Areas; Chapter 152 Subdivision Control Ordinance; and Chapter 156 Manufactured Housing and replaces these sections with a new Chapter 150: Unified Development Ordinance. The Unified Development Ordinance is a modernization of the existing Zoning Ordinance and Subdivision Control Ordinance both in format and content. Chapter 150 – The Unified Development Ordinance includes the following Articles:</p> <p>Article 1: Ordinance Foundation – Includes the basic provisions of the ordinance including authority, purpose, interpretation, transition rules, establishment of zoning districts and overlay districts, incorporation of Official Zoning Map, powers and duties, and certification and adoption language.</p> <p>Article 2: Zoning Districts – Includes intent, permitted uses, special exception uses, and basic zoning standards for each of the City’s 18 Zoning Districts. Also references more detailed development standards in Article 5: Development Standards.</p> <p>Article 3: Overlay Districts – Includes intent, effect on uses, and effect on zoning standards for three Overlay Districts: a Wellhead Protection Overlay District, a Corridors and Gateways Overlay District, and an Airport Compatibility Overlay District.</p>



ORD. NO.	DATE PASSED	DESCRIPTION
		<p>Article 4: Planned Development Districts – Includes intent, regulations, prerequisites, and provisions for the creation of planned unit developments.</p> <p>Article 5: Development Standards – Includes more detailed development standards applicable to Zoning Districts identified in Article 2: Zoning Districts. Detailed standards are divided into 36 categories including accessory structures, architectural, fences, height, landscaping, lighting, parking, signs, telecommunication facilities, etc.</p> <p>Article 6: Subdivision Types – Includes intent, prerequisites, and basic subdivision standards for new residential, commercial, and industrial subdivisions of land. References more detailed subdivision design standards in Article 7: Design Standards.</p> <p>Article 7: Design Standards – Includes more detailed design standards applicable to subdivisions, planned developments, and development plans. Detailed design standards are divided into 20 categories including dedication of public improvements, easements, erosion control, open space, pedestrian network, storm water, street and access, street lighting, surety, utility, etc.</p> <p>Article 8: Nonconformances – Includes provisions for nonconforming structures, nonconforming lots, and nonconforming uses.</p> <p>Article 9: Processes – Includes detailed processes and submission requirements for zoning permits and approvals.</p> <p>Article 10: Enforcement and Penalties – Includes enforcement provisions. Full text is included in this notice.</p> <p>Article 11: Definitions – Defines words used in a special sense in the Unified Development Ordinance</p> <p>Appendix A: Land Use Matrix – Includes a table of all uses and Zoning Districts, identifying which districts each use is permitted or permitted as a special exception.</p> <p>Appendix B: Flood Hazard Areas – Includes the language of the Flood Hazard Area Ordinance as required by the Indiana Department of Natural Resources and adopted by the City of Auburn earlier in 2018.</p> <p>Appendix C: Amendment Tracking – Includes a table for tracking future amendments to the Unified Development Ordinance.</p>



# Special Ordinances – Zoning Map Changes

ORD. NO.	DATE PASSED	DESCRIPTION
		This ordinance also repeals and replaces the City of Auburn Official Zoning Map that incorporates the newly defined zoning districts in the Unified Development Ordinance.
2019-05	3/19/2019	<p>The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>The western 8.045-acres of land located at 3326 Sate Road 8, Auburn and owned by Mahesh and Dimpal Chaudhari shall officially be changed to the R-3 District (Multi-Family Residential) under the Zoning Ordinance, or the M2 District (High Density Multiple-Family Residential) under the Unified Development Ordinance. The legal description is attached hereto as Exhibit A, and the tract of land is illustrated in Exhibit B, also attached hereto. The zoning change shall also apply to associated rights-of-way, to the centerline of the street.</p>
2019-08	6/18/2019	<p>The Zoning Map of the City of Auburn shall be amended in the following manner: The northern 10.727-acres of land located at 2144 State Road 8, Auburn and owned by DeKalb Properties LLC shall officially be changed to IS (Institutional). The zoning change shall also apply to associated rights-of-way, to the centerline of the street. The legal description is as follows:</p> <p>A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 12 EAST, KEYSER TOWNSHIP, DEKALB COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST 45.01 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE SOUTH LINE OF INSTRUMENT NUMBER 201006588 AS RECORDED IN THE OFFICE OF THE DEKALB COUNTY RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS WEST 60.93 FEET ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 201006588; THENCE SOUTH 84 DEGREES 25 MINUTES 25 SECONDS WEST 150.75 FEET ALONG SAID SOUTH LINE; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS WEST 43.45 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF THE SECONDARY PLAT OF AMERILODGE PLACE RECORDED AS INSTRUMENT NUMBER 201800790 IN THE OFFICE OF SAID RECORDER AND BEING THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 50 MINUTES 02 SECONDS WEST 222.80 FEET ALONG THE WEST LINE OF SAID AMERILODGE PLACE PLAT; THENCE SOUTH 02 DEGREES 39 MINUTES 52 SECONDS WEST 222.82 FEET ALONG SAID WEST LINE; THENCE SOUTH 13</p>



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		<p>DEGREES 55 MINUTES 07 SECONDS WEST 437.01 FEET ALONG SAID WEST LINE AND EXTENSION THEREOF; THENCE NORTH 89 DEGREES 51 MINUTES 09 SECONDS WEST 286.40 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 51 SECONDS EAST 131.05 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 09 SECONDS WEST 302.94 FEET TO THE WEST LINE OF DEKALB PROPERTIES LLC; THENCE NORTH 01 DEGREE 31 MINUTES 49 SECONDS WEST 498.36 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 51 MINUTES 09 SECONDS EAST 370.83 FEET ALONG A NORTH LINE OF SAID DEKALB PROPERTIES LLC; THENCE NORTH 01 DEGREE 30 MINUTES 56 SECONDS WEST 256.31 FEET ALONG A WEST LINE OF SAID DEKALB PROPERTIES LLC TO THE SOUTH LINE OF SAID INSTRUMENT NUMBER 201006588; THENCE SOUTH 86 DEGREES 20 MINUTES 40 SECONDS EAST 266.52 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 51 MINUTES 57 SECONDS EAST 106.54 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 10.727 ACRES MORE OR LESS.</p>
2019-11	8/20/2019	<p>The Zoning Map of the City of Auburn shall be amended as follows:</p> <p>The zoning of the tracts of land platted as Amended Primary Plat for the South Remainder of Summerset Ridge shall be changed to PD-R2 and PD-M1 for the following described real estate Part of the Southwest Quarter, Northwest Quarter, Northeast Quarter and Southeast Quarter of Section 4, Township 33 North, Range 13 East of the Second Principal Meridian, Jackson Township in DeKalb County, Indiana, and being more particularly described as follows:</p> <p>Commencing a Harrison Marker marking the Northeast corner of said Southwest Quarter; thence South 01 degrees 45 minutes 36 seconds East (Indiana East SPC, 1983), a distance of 101.88 feet (deed) along the East line of the Southwest Quarter to a 5/8” steel rebar with a “Kline” identification cap found at the Northeast corner of an existing 0.929 acre tract described in Document Number 201702587 in the Office of the Recorder of DeKalb County, Indiana; said point also being the POINT OF BEGINNING of the herein described tract; thence North 69 degrees 24 minutes 55 seconds West, a distance of 203.41 feet (deed) along the North line of said 0.929 acre tract to a 5/8” steel rebar with a “Kline” identification cap found at the Northwest corner of said 0.929 acre tract; thence South 34 degrees 09 minutes 50 seconds West, a distance of 97.61 feet along the Northwesterly line of said 0.929 acre tract to a railroad spike on the centerline of County Road 46 A; said point being on a non-tangent curve, concave to the Northeast, having a radius of 1150.00 feet; thence Northwesterly along said curve and said centerline a distance of</p>



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		<p>118.94 feet, having a central angle of 05 degrees 55 minutes 34 seconds and a chord of 118.89 feet bearing North 37 degrees 39 minutes 43 seconds West to a railroad spike; thence North 55 degrees 51 minutes 04 seconds East, a distance of 50.00 feet to the most Southerly corner of Lot Number 93 in the Villas of Coventry Subdivision recorded in Document Number 20607559 in the Office of the Recorder of DeKalb County, Indiana; thence North 45 degrees 18 minutes 55 seconds East, a distance of 158.17 feet (plat) along the Southeasterly line of said Lot Number 93 to a 5/8" steel rebar with a "Kline" identification cap on the Southwesterly right-of-way line of Chandler Way; said point being on a non-tangent curve, concave to the Northeast, having a radius of 330.00 feet; thence Southeasterly along said curve and said right-of-way a distance of 32.25 feet (plat), having a central angle of 05 degrees 35 minutes 59 seconds and a chord of 32.24 feet bearing South 47 degrees 29 minutes 04 seconds East; thence North 39 degrees 42 minutes 56 seconds East, a distance of 189.46 feet (plat) along the Easterly line of said Villas of Coventry Subdivision to a 5/8" steel rebar with a "Kline" identification cap on the South line of Lot Number 71 in said Villas of Coventry; thence South 77 degrees 54 minutes 21 seconds East, a distance of 49.38 feet (plat) along said South line; thence North 88 degrees 54 minutes 57 seconds East, a distance of 520.14 feet along said South line and also along the South line of Lot Number 70 and the Park Area as depicted on said Villas of Coventry Subdivision and its Easterly extension thereof to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 01 degrees 05 minutes 03 seconds East, a distance of 212.35 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 88 degrees 54 minutes 57 seconds West, a distance of 6.63 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 01 degrees 05 minutes 03 seconds East, a distance of 120.00 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 23 degrees 42 minutes 58 seconds West, a distance of 33.05 feet to a 5/8" steel rebar at the Northwest corner of Lot Number 2 in the Souder Farms Subdivision, No. 6 as recorded in Plat Book 7, Page 26 in the Office of the Recorder of DeKalb County, Indiana; thence South 15 degrees 04 minutes 04 seconds West, a distance of 394.26 feet along the West line of said Lot Number 2 to the centerline of County Road 46 A; thence North 78 degrees 01 minutes 03 seconds West, a distance of 118.84 feet along said centerline to a tangent curve, concave to the Northeast, having a radius of 800.00 feet; thence Northwesterly along said curve and said centerline a distance of 340.79 feet, having a central angle of 24 degrees 24 minutes 26 seconds and a chord of 338.22 feet bearing North 65 degrees 48 minutes 49 seconds West to the point of tangency; thence North 53 degrees 36 minutes 36 seconds West, a distance of 1.35</p>



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		feet along said centerline to the West line of said Southeast Quarter; thence North 01 degrees 45 minutes 36 seconds West, a distance of 236.65 feet along said West line to the Point of Beginning. Containing 9.395 Acres, more or less. Subject to easements of record.
2019-16	10/15/2019	The Zoning Map of the City of Auburn shall be amended in the following manner: The 5-acres of land located at 1607 and 1687 W. Auburn Drive, Auburn, and owned by Gregory H. Rice shall officially be changed to C2 (General Commercial). Land Description: Part of the Northwest Quarter of Section One (1), Township Thirty-Three (33) North, Range Twelve (12) East, described as follows, to-wit: Commencing at the Northeast corner of the Northwest Quarter of said Section One (1) Township Thirty-Three (33) North, Range Twelve (12) East and from thence as follows: Easterly 79.4 feet along North line of said Section; thence South 253.7 feet; thence West 75 feet; thence South 84 degrees 05 minutes West 86.5 feet; thence North 41.9 feet to the centerline of County Road #48 the true point of beginning; thence South 76 degrees 00 minutes West along the centerline of County #48, 220.0 feet; thence on a curve to the right on the centerline of County Road #48, 413.7 feet; thence South 341.7 feet; thence East 663.9 feet to the right-of-way of I-69; thence North 2 degrees 13 minutes West on said right-of-way line of I-69 200.5 feet; thence North 16 degrees 28 minutes West on I-69 right-of-way line 104.4 feet; thence North 70.6 feet to the place of beginning. Enclosing an area containing 5 acres. The zoning shall also apply to the associated rights-of-way, to the centerline of the street.
2020-09	08/18/2020	The Zoning Map of the City of Auburn shall be amended in the following manner: All of Bridgewater, Section VI, except Lot 263, shall officially be changed to R2 (Medium Density Single Family Residential). The rezoning includes 29 lots and Block Areas A, B, and C. The zoning shall also apply to the associated rights-of-way, to the centerline of the street. Lot 263 shall remain R1 (Low Density Single Family Residential).
2020-10	09/01/2020	The City of Auburn, Indiana hereby vacates certain right-of-way more particularly described as follows: The northern twenty-three feet of the West Eighth Street right-of-way located south of the west one-half of Lot 145 contained within the Secondary Plat of the Western Addition, an addition to the City of Auburn, DeKalb County, Indiana, according to the plat thereof recorded in Plat Book 3 at page 146 in the Office of the Recorder of DeKalb County, Indiana. Said portion of right-of-way is 23 feet by



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		<p>70.125 feet more commonly known as 323 W. Seventh Street. Said portion of right-of-way is unimproved with regard to pavement and driving surface, is already maintained by adjacent property owner, and serves no connection to the east or west. The Municipal City of Auburn shall retain a permanent utility, drainage, and access easement over the entire vacated right-of-way for the purpose of utility use, installation, repair, and/or maintenance; for the purpose of surface drainage; and for the purpose of access to and over the vacated area.</p> <p>The entire vacated right-of-way shall be conveyed to the owner of the west one-half of the Lot 145 in the Western Addition.</p>
2020-21	01/19/2021	<p>The City of Auburn, Indiana hereby vacates a portion of the platted East First Street right-of-way.</p> <p>The right-of-way to be vacated includes a section of right-of-way that is 5.8-feet for a distance of 22.8 feet adjacent to Lot 83 in the Original Plat, more commonly known as 610 N. Main Street where an existing structure encroaches into this right-of-way. The section of right-of-way was platted as part of the Original Plat to the City of Auburn, laid out in 1836 and recorded in 1897.</p> <p>The City of Auburn shall retain a permanent utility, drainage, and access easement over the vacated right-of-way for the purpose of utility use, installation, repair, and/or maintenance of utilities; for drainage; and for the purpose of access to and over the vacated area in accordance with Indiana Code §36-7-3-16.</p> <p>The entire vacated right-of-way shall be conveyed to the owner of Lot 83, except the east 61 feet thereof, in the Original Plat of Auburn, DeKalb County, Indiana, more commonly known as 610 N Main Street.</p>
2021-06	05/04/2021	<p>The City of Auburn hereby vacates a certain right-of-way more particularly described as follows:</p> <p>The northern twenty-two and one-half feet of the West Eighth Street right-of-way located south of the east one-half of Lot 145 contained within the Secondary Plat of the Western Addition, an addition to the City of Auburn, DeKalb County, Indiana, according to the plat thereof recorded in Plat Book 3 at page 146 in the Office of the Recorder of DeKalb County, Indiana. Said portion of right-of-way is 22.5 feet by 70 feet.</p> <p>Said portion of right-of-way is unimproved with regard to pavement and driving surface, is already maintained by adjacent property</p>



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		<p>owner, and serves no connection to the east or west; and The Municipal City of Auburn shall retain a permanent utility, drainage, and access easement over the entire vacated right-of-way for the purpose of utility use, installation, repair, and/or maintenance; for the purpose of surface drainage; and for the purpose of access to and over the vacated area.</p> <p>The entire vacated right-of-way shall be conveyed to the owner of the east one-half of the Lot 145 in the Western Addition commonly known as 317 W Seventh Street.</p>
2021-07	06/15/2021	<p>The City of Auburn hereby vacates a certain right-of-way more particularly described as follows:</p> <p>A portion of the Cleveland Street public right of way within the classic manor addition as recorded in plat book 5, pages 194 and 195 within the office of the recorder of Dekalb county, Indiana, more particularly described as follows: (this real estate description has been prepared based upon an alta/nsps land title survey performed by Foresight Consulting, LLC as Commission No. 202903 dated January 6th, 2021, certified by Todd R Bauer, Indiana registered professional surveyor number 29800007)</p> <p>Beginning at the northeastern most corner of classic manor addition as recorded in plat book 5, pages 194 and 195 within the office of the recorder of Dekalb county, Indiana, said northeastern most corner being the point of intersection of the east right of way line of Cleveland Street and the south right of way line of a 12 foot platted alley and marked by a 1" pinched pipe found 0.2' north of actual;</p> <p>Thence south 01 degrees 13 minutes 08 seconds east on and along the east right of way line of Cleveland Street a distance of 99.44 feet to a point of curvature of a curve to the left having a radius of 170.00 feet;</p> <p>Thence southeasterly continuing along the easterly right of way line of Cleveland Street following said curve to the left and arc distance of 28.74 feet, being subtended by a chord bearing south 06 degrees 03 minutes 34 seconds east a chord distance of 28.70 feet, to a point of tangency;</p> <p>Thence south 10 degrees 54 minutes 07 seconds east on and along the easterly right of way line of Cleveland Street a distance of 168.18 feet to a point of curvature of a curve to the right having a radius of 230.00 feet;</p>



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		<p>Thence southwesterly continuing on and along the easterly right of way line of Cleveland Street following said curve to the right an arc distance of 296.89 feet, being subtended by a chord bearing south 26 degrees 04 minutes 39 seconds west a chord distance of 276.70 feet to a point of tangency;</p> <p>Thence south 63 degrees 03 minutes 27 seconds west on and along the southeasterly right of way line of Cleveland Street a distance of 63.44 feet;</p> <p>Thence north 26 degrees 56 minutes 33 seconds west a distance of 30.00 feet to the point of intersection of the center line of the platted Cleveland Street right of way and the southerly extension of the east line of lot number four, all as represented on the plat of classic manor addition as recorded in plat book 5, pages 194 and 195 within the office of the recorder of DeKalb county, Indiana;</p> <p>Thence north 18 degrees 07 minutes 54 seconds west along the southerly extension of the easterly line of lot number four within classic manor addition a distance of 30.36 feet to the southeastern corner of said lot number four, said southeastern corner of lot number four being on the northwesterly right of way line of Cleveland Street;</p> <p>Thence north 63 degrees 03 minutes 27 seconds east on and along the northwesterly right of way line of Cleveland Street a distance of 58.79 feet to a point of curvature of a curve to the left having a radius of 170.00 feet;</p> <p>Thence northerly continuing on and along the westerly right of way line of Cleveland Street following said curve to the left an arc distance of 219.44 feet, being subtended by a chord bearing north 26 degrees 04 minutes 39 seconds east a chord distance of 204.52 feet to a point of tangency;</p> <p>Thence north 10 degrees 54 minutes 07 seconds west on and along the westerly right of way line of Cleveland Street a distance of 168.18 feet to a point of curvature of a curve to the right having a radius of 230.00 feet;</p> <p>Thence northerly continuing on and along the westerly right of way line of Cleveland Street following said curve to the right an arc distance of 38.88 feet, being subtended by a chord bearing north 06 degrees 03 minute 34 seconds west a chord distance of 38.83 feet to a point of tangency;</p> <p>Thence north 01 degrees 13 minutes 00 seconds west on and along the westerly right of way line of Cleveland Street a distance of 98.99 feet to the north boundary line of classic manor addition as recorded</p>



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		<p>in plat book 5, pages 194 and 195 within the office of the recorder of DeKalb county, Indiana, said north line being coincident with the south right of way line of a platted 12 foot alley;</p> <p>Thence north 88 degrees 21 minutes 08 seconds east on and along the north line of classic manor addition a distance of 60.00 feet to the point of beginning, containing 0.856 acres (37,298.5 square feet) of land, more or less.</p> <p>The remaining Cleveland Street right-of-way platted in the Classic Manor Addition shall remain as originally platted in 1979 until the adjacent property is developed, at which time the street and any associated infrastructure shall be installed in a manner consistent with the City's specifications if access is desired or the right-of-way shall be vacated.</p> <p>The City of Auburn shall maintain access to existing infrastructure within the right-of-way proposed to be vacated via newly established public utility easements or newly dedicated rights-of-way.</p>
2021-11	08/17/2021	<p>The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>The 2.66-acre parcel located at 1304 Center Street, Auburn and owned by Debra L. Hursh, Trustee of the Debra L. Hursh Revocable Trust Agreement U/T/D June 13, 2000 shall officially be changed to the IS (Institutional) District. The zoning change shall also apply to associated rights-of-way, to the centerline of the street.</p> <p>Commencing at an iron bar 815.05 feet South of the Northeast corner of the West one-half of the Southeast Quarter of Section 32, Township 34 North, Range 13 East, in Union Township; thence South 248.75 feet to a stone; thence West 484.44 feet to a stone in the highway; thence North nine degrees and 52 minutes East 262.35 feet to an iron bar in the highway; thence East 445.75 feet to the place of beginning, containing 2.666 acres, more or less, in DeKalb County, Indiana.</p> <p>Subject to all easements, rights of way, rights, duties, obligations, covenants, conditions, restrictions, limitations, and agreements of record; all legal highways and public rights-of-way, all matters which would be disclosed by an accurate survey or inspection of said real estate and the provisions of all applicable zoning laws.</p>



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2021-16	10/19/2021	<p>The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>The 1.6-acre parcel located at 259 Center Street, Auburn and owned by Larry K. Steffen and Shannon E. Steffen shall officially be changed to the R2 (Medium Density Single-Family Residential). The tract of land is illustrated in Exhibit B, attached hereto. The zoning change shall also apply to associated rights-of-way, to the centerline of the street.</p>
2022-10	08/15/2022	<p>The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>That lots 92-117, 119-125, and 127-145 of the Bridgewater North Section II subdivision plat be rezoned to R2 (Medium Density Single-Family Residential) District</p>
2022-12	10/18/2022	<p>The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>That lot #118 and lot #126 of the Bridgewater North Section II subdivision plat be rezoned to R2 (Medium Density Single-Family Residential) District.</p>
2022-18	11/15/2022	<p>The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>That lots numbered eighty-nine (89) and Ninety (90) in Highland Addition be rezoned to C1 (Neighborhood Commercial District). The property is located at 100/102 N. Clark Street.</p>
2023-03	05/02/2023	<p>An Ordinance adopting a Planned Development (PD) Ordinance for the Fieldstone Subdivision and amending the Zoning Map for the City of Auburn, Indiana by reclassifying the zoning of the 11.909 acre property on the north side of County Road 36A, west of Indiana Avenue from AG (Agricultural District) to PD (Planned Development District).</p> <p>Whereas, Ordinance No. 2018-24, as amended, adopted an Official Zoning Map for the City of Auburn, Indiana; and</p> <p>Whereas, Indiana Code section §36-7-4-600 et. seq provides for amendments to the zoning map of a municipality by ordinance of the municipality; and</p>



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		<p>Whereas, Indiana Code section §36-7-4-1500 et. Seq provides for the adoption of Planned Development (PD) ordinances and districts; and</p> <p>Whereas, the City of Auburn Plan Commission at its March 14, 2023 and April 11, 2023 meeting held a legally advertised Public Hearing in regard to a request for a Planned Development (PD) Ordinance for the Fieldstone subdivision and to amend the Zoning Map of the City of Auburn, Indiana; and</p> <p>Whereas, the City of Auburn Plan Commission, on March 14, 2023 and on April 11, 2023, heard input from the public and ultimately forwarded a favorable recommendation to the Auburn Common Council, with 10 votes in favor of the favorable recommendation and 0 votes against the favorable recommendation concerning the adoption of the Planned Development (PD) Ordinance and the rezoning of said real estate.</p> <p>Now therefore, be it ordained by the common council of the City of Auburn, Indiana that:</p> <p>The Planned Development (PD) Ordinance for Fieldstone subdivision, attached hereto as Exhibit A shall be adopted; and The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>That the 11.909 acres of land, known as the Fieldstone Subdivision, as illustrated in Exhibit B and legally described in Exhibit C, be reclassified from the AG (Agricultural District) to the PD (Planned Development District).</p> <p>Be it further ordained that this Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other actions required by law.</p> <p>Exhibit A</p> <p>CITY OF AUBURN, INDIANA</p> <p>FIELDSTONE SUBDIVISION PLANNED DEVELOPMENT DISTRICT ORDINANCE</p> <p>ARTICLE I – Declaration</p> <p>The official Zoning Map of the City of Auburn, Indiana, is hereby amended as follows:</p> <p>The 11.909-acre tract of land, located on the north side of County Road 36A, west of Indiana Avenue, as illustrated in Exhibit B and</p>



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		<p>legally described in Exhibit C, shall be designated as PD (Planned Development District).</p> <p><b>ARTICLE II – Purpose and Intent</b></p> <p>The purpose and Intent of this Planned Development District is to establish a mixed-use residential neighborhood with private streets, common areas, and a stormwater detention basin. The district will have development standards and design standards to provide a unique residential neighborhood that is cohesive in design with abundant open spaces.</p> <p><b>ARTICLE III – Uses</b></p> <p>Residential uses allowed include two-family dwelling units (duplexes) and multi-family dwelling units (townhomes). Accessory uses allowed under the Fieldstone Covenants and Restrictions are permitted.</p> <p><b>ARTICLE IV – Development Standards</b></p> <p>The bulk and dimensional standards for the Fieldstone PD District are as follows:</p> <table border="1" data-bbox="613 1115 1377 1522"> <thead> <tr> <th colspan="3">FIELDSTONE PLANNED DEVELOPMENT DISTRICT STANDARDS</th> </tr> <tr> <th></th> <th>Duplex Standards</th> <th>Townhome Standards</th> </tr> </thead> <tbody> <tr> <td>Minimum Lot Area</td> <td>.10 acres (4,356 square feet)</td> <td>none</td> </tr> <tr> <td>Minimum Lot Width</td> <td>45 feet</td> <td>none</td> </tr> <tr> <td colspan="3"><b>Setbacks</b></td> </tr> <tr> <td>Front</td> <td>20 feet</td> <td>20 feet</td> </tr> <tr> <td>Rear</td> <td>20 feet</td> <td>15 feet</td> </tr> <tr> <td>Side</td> <td>0 feet on shared property line; 5 feet elsewhere</td> <td>5 feet</td> </tr> <tr> <td>Maximum Building Height</td> <td>30 feet</td> <td>35 feet</td> </tr> <tr> <td>Minimum Dwelling Unit Size</td> <td>1,000 square feet per side; 2,000 square foot total</td> <td>700 square feet per floor</td> </tr> <tr> <td>Minimum Accessory Building Setback</td> <td>5 feet</td> <td>none</td> </tr> <tr> <td>Parking Requirement</td> <td>2 spaces per dwelling unit</td> <td>Garage and driveway space for each unit</td> </tr> <tr> <td>Minimum Building Separation</td> <td>none</td> <td>10 feet</td> </tr> </tbody> </table> <p>Except as otherwise set forth above, the development standards set forth in the Unified Development Ordinance for the TR (Traditional Residential District) shall apply to the Fieldstone Planned Development.</p> <p><b>ARTICLE V – Design Standards</b></p> <p>The design standards for the Fieldstone PD District are as follows:</p> <p>As illustrated in the Fieldstone Establishment Plan (Primary Plat) attached as Exhibit D.</p>	FIELDSTONE PLANNED DEVELOPMENT DISTRICT STANDARDS				Duplex Standards	Townhome Standards	Minimum Lot Area	.10 acres (4,356 square feet)	none	Minimum Lot Width	45 feet	none	<b>Setbacks</b>			Front	20 feet	20 feet	Rear	20 feet	15 feet	Side	0 feet on shared property line; 5 feet elsewhere	5 feet	Maximum Building Height	30 feet	35 feet	Minimum Dwelling Unit Size	1,000 square feet per side; 2,000 square foot total	700 square feet per floor	Minimum Accessory Building Setback	5 feet	none	Parking Requirement	2 spaces per dwelling unit	Garage and driveway space for each unit	Minimum Building Separation	none	10 feet
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		<p>As described in the Fieldstone Dedication and Declaration of Protective Restrictions, Covenants, Limitations, Easements, and Approvals.</p> <p>ARTICLE VI – Amendments</p> <p>The procedure for amending the Fieldstone Planned Development District shall be as set forth in Section 9.06G of the Auburn Unified Development Ordinance.</p> <p>EXHIBIT B</p> <p>Fieldstone Location Map</p>  <p>Exhibit C</p> <p>Fieldstone Legal Description</p> <p>Part of the Southwest Quarter, Northeast Quarter, Section 30, Township 34 North, Range 13 East, Second Principal Meridian,</p>

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		<p>DeKalb County, Indiana and also being a part of the Minnie A. Provines Irrevocable Trust, Janice E. Haskins, Trustee (record 227, page 144, Office of the DeKalb County Recorder), more particularly described as follows:</p> <p>Beginning at the intersection of the north line of the Southwest Quarter, Northeast Quarter, of said Section 30 with the center line of County Road 36A (a highway running from Auburn to Corunna); thence South 89 degrees 55 minutes 30 seconds East (the west line of the Northeast Quarter of said section 30 is assumed to bear North 00 degrees 17 minutes 50 seconds East) along the north line of the Southwest Quarter, northeast Quarter of said section 30, a distance of 936.80 feet to the northeast corner of the Southwest Quarter, Northeast Quarter of said section 30, said corner being marked by a 5/8-inch rebar with identification cap, set this survey; thence South 00 degrees 11 minutes 30 seconds West along the east line of the Southwest Quarter, Northeast Quarter of said section 30, a distance of 1107.50 feet to a rail road spike, set this survey, on the center line of County Road 36A; thence North 39 degrees 59 minutes 45 seconds West along the center line of County Road 36A a distance of 1147.25 feet to the point of beginning, containing 11.909 acres.</p> <p>Exhibit D Fieldstone Establishment Plan</p> <p>The image shows a 'Primary Plat for Fieldstone' for a 26-lot multi-family subdivision. The plan includes 15 townhouse units arranged in a U-shape around a central area. It features a legend with color-coded zones, a project summary table with columns for 'ITEM', 'DESCRIPTION', and 'STATUS', and various regulatory stamps including 'Professional Engineer' and 'City of Auburn'. A 'National Flood Hazard Layer FIR/MSHA' map is also included in the bottom left corner.</p>



ORD. NO.	DATE PASSED	DESCRIPTION
2023-04	05/02/2023	<p>The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>That the 62.813 acres of land legally described in as</p> <p>Part of the Northwest Quarter of Section 36, Township 34 North, Range 12 East of the Second Principal Meridian, Keyser Township in DeKalb County, Indiana, and being more particularly described as follows:</p> <p>Commencing at a Harrison Marker marking the Northwest corner of said Northwest Quarter; thence South 01 degrees 06 minutes 50 seconds East (Indiana Geospatial Coordinate System – DeKalb County bearing and basis of bearings to follow), a distance of 931.95 feet along the West line of said Northwest Quarter and within the right-of-way of County Road 19 to a Dura Nail with a “Miller Firm #0095” identification ring; thence North 88 degrees 57 minutes 30 seconds East, a distance of 495.00 feet to the POINT OF BEGINNING of the herein described tract; thence North 88 degrees 57 minutes 30 seconds East, a distance of 1153.83 feet to a point on the East line of said existing tract described in Document Number 202104990, said point being referenced by a 5/8” steel rebar 0.28 feet East; thence South 01 degrees 05 minutes 10 seconds East, a distance of 70 feet (Plat) along said East line to a 5/8” steel rebar with a “Miller Firm #0095” identification cap on the South right-of-way line of Lenora Lane as shown in Astral of Auburn as recorded in Document Number 202000858 in the Office of said Recorder; thence North 88 degrees 57 minutes 17 seconds East, a distance of 576.00 feet along said South right-of-way line to the center of the Peckhart Legal Open Drain; thence South 14 degrees 19 minutes 08 seconds West, a distance of 215.00 feet along said centerline; thence South 22 degrees 17 minutes 29 seconds West, a distance of 55.00 feet along said centerline; thence South 09 degrees 50 minutes 41 seconds West, a distance of 125.00 feet along said centerline; thence South 15 degrees 21 minutes 53 seconds West a distance of 315.00 feet along said centerline; thence South 10 degrees 59 minutes 33 seconds West, a distance of 100.00 feet along said centerline; thence South 04 degrees 50 minutes 00 seconds West, a distance of 150.00 feet along said centerline; thence South 00 degrees, 59 minutes 07 seconds West, a distance of 300.00 feet along said centerline; thence South 03 degrees 49 minutes 27 seconds East, a distance of 211.50 feet along said centerline; thence South 14 degrees 53 minute 31 seconds East, a distance of 290.00 feet along said centerline to the South line of said Northwest Quarter; thence North 89 degrees 34 minutes 52 seconds West, a distance of 1569.75 feet along said South line to a 5/8” steel rebar with a “Trico” identification cap on the West line of said existing tract described in Document Number</p>



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		<p>202104990, thence North 01 degrees 06 minutes 50 seconds West, a distance of 1682.35 feet along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap; thence North 01 degrees 06 minutes 50 seconds West, a distance of 70.00 feet along said West line to the Point of beginning, be reclassified from the I1 (Light Industrial/High-Tech District) to the R3 (High Density Single-Family Residential District).</p>
2023-05	06/06/2023	<p>That the 10.128 acres of land, known as the Seven 15 Development described as:</p> <p>Part of the fractional Northwest Quarter of Section 31 Township 34 North, Range 13 East, Union Township, DeKalb County, Indiana, and being the remaining land of that parcel of land described in Document 02-8836 in the Office of the Recorder of DeKalb County, more particularly described as follows:</p> <p>BEGINNING at a 5/8" rebar with "KLINE" cap found marking the northeast corner of Lot 2 in Auburn Towne Center Section II, recorded in Plat Record 9, page 165 in the Office of the Recorder of DeKalb County, and lying on the south line of Lot 1 in Bravokilo Subdivision, recorded in Plat Record 8, page 73 in said Recorder's Office; thence on the south line of Lot 1 in Bravokilo Subdivision, the following three (3) courses: North 88 degrees 42 minutes 27 seconds East 343.74 feet to a 5/8" rebar found; thence North 01 degree 18 minutes 12 seconds West 30.66 feet to a 5/8" rebar found; thence North 88 degrees 50 minutes 58 seconds East 160.83 feet to a 5/8" rebar with "K.K.L. 890027" cap found marking the southeast corner of said Lot 1; thence North 00 degrees 58 minutes 02 seconds West on the east line of said Lot 1, a distance of 123.24 feet to a 5/8" rebar found marking the southwest corner of a parcel of land described in Document 201401165 in said Recorder's Office; thence North 88 degrees 35 minutes 00 seconds East on the south line of said parcel of land, a distance of 150.39 feet to a 5/8" rebar with "D.K. WOLF" cap found marking the southeast corner of said parcel of land; thence North 01 degree 14 minutes 17 seconds West on the east line of said parcel of land, a distance of 249.05 feet to a 5/8" rebar found on the south right-of-way line of W. Seventh Street (State Road 8) and marking the northeast corner of said parcel of land described in Document 201401165; thence North 88 degrees 10 minutes 21 seconds East on said south right-of-way line, a distance of 60.08 feet to a 1/2" rebar found marking the northwest corner of a parcel of land described in Document 20701517 in said Recorder's Office; thence South 01 degree 13 minutes 53 seconds East on the west line of said parcel of land, a distance of 315.22 feet to a 5/8" rebar found marking the southwest corner of said parcel of land;</p>



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		<p>thence North 88 degrees 32 minutes 35 seconds East on the south line of said parcel of land, a distance of 158.74 feet to a 5/8" rebar found marking the southeast corner of said parcel of land and the west line of a parcel of land described in Document 201804648 in said Recorder's Office; thence South 01 degree 46 minutes 01 second East on said west line, a distance of 613.80 feet to a 5/8" rebar found marking the northeast corner of Lot 1 in Fifteenth Street Addition, recorded in Plat Record-9, page 140 in said Recorder's Office; thence South 88 degrees 34 minutes 00 seconds West on the north line of said Lot 1, a distance of 395.43 feet to a 5/8" rebar found on the northerly right-of-way line of W. Fifteenth Street; thence on said northerly right-of-way line, on a non-tangent curve to the left, having a radius of 340.00 feet, a length of 165.84 feet and a chord of 164.20 feet bearing North 77 degrees 20 minutes 01 second West; thence South 88 degrees 41 minutes 36 seconds West on said northerly right-of-way line, a distance of 127.11 feet to a 5/8" rebar with "KLINE" cap found marking the southeast corner of Lot 1 in W&amp;S Subdivision, recorded in Plat Record 11, page 23 in said Recorder's Office; thence North 01 degree 00 minutes 53 seconds West on the east line of said Lot 1, a distance of 350.19 feet to a 5/8" rebar with "KLINE" cap found marking the northeast corner of said Lot 1; thence South 88 degrees 38 minutes 42 seconds West on the north line of said Lot 1, a distance of 199.97 feet to a 5/8" rebar with "KLINE" cap found marking the northwest corner of said Lot 1, lying on the east line of aforesaid Lot 2 in Auburn Towne Center Section II; thence North 01 degree 00 minutes 00 seconds West on said east line, a distance of 136.54 feet to the point of beginning, containing 10.128 acres, more or less be reclassified from the C2 (General Commercial District) to the PD (Planned Development District).</p>
2023-08	06/20/2023	<p>Section 1</p> <p>The right-of-way to be vacated is illustrated in Exhibit A, consisting of one (1) page, which is attached hereto and made a part hereof further setting forth the area being vacated.</p> <p>Section 2</p> <p>A utility and drainage easement shall be retained over the full length and width of the vacated right-of-way area for the installation, repair, and/or maintenance of utilities and drainage systems.</p> <p>Section 3</p>



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		<p>The remaining 16' north-south alley right-of-way platted in the Widney's Addition to the City of Auburn, Indiana, shall remain as originally platted in 1923.</p> <p>Section 4</p> <p>Once this document is executed and recorded, the entire vacated right-of-way shall be conveyed to Laura L. Vose as the owner of the adjacent Lot 18 in Widney's Addition, as per the agreement attached as Exhibit B, between Laura L. Vose and Chloe N. James (aka Chloe Vetter), owner of the adjacent Lot 1 in Widney's Addition, who has consented to the vacation of the 16' north-south alley right-of-way and consented to all of the vacated land area being conveyed to Laura L. Vose.</p>
2023-13	08/15/2023	<p>The Zoning Map of the City of Auburn shall be amended in the following manner:</p> <p>That the 1.61 acres of land described as Lot numbered Four (4) in The Amended Replat of Lot 2 of the Replat of Lots 2, 3 &amp; 4 in Grandstaff Place Section II, an addition to the City of Auburn, Indiana, according to the plat thereof, recorded August 27, 2021 as Document #202106320 in the office of the Recorder of DeKalb County, Indiana be reclassified from the I1 (Light Industrial/ High-Tech District) to the IS (Institutional District).</p>