

**ORDINANCE NO. 2016-02  
TOWN OF NASHVILLE INDIANA**

This ordinance amends the zoning maps of the Town of Nashville, Indiana.

**WHEREAS**, Bruce and Pam Gould for Monica Jean Kafoure have petitioned the Town of Nashville, Indiana ("Town") for the rezoning of certain lands owned by her in Brown County commonly known as 147 E. Main Street and 169 E. Main Street, Nashville, IN 47448;

**WHEREAS**, said petition has been assigned Petition Number 15-RZ-04 by the Brown County Area Plan Commission;

**WHEREAS**, the Brown County Area Plan Commission conducted a public hearing on the proposed rezoning and certified its recommendation thereon to the Town;

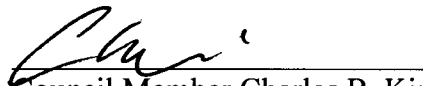
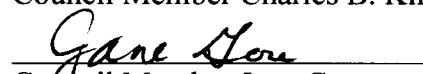
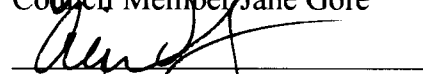
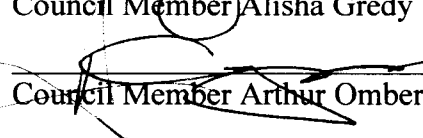
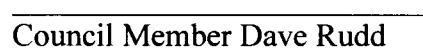
**WHEREAS**, the Council of the Town find that the approval of the proposed rezoning would promote the purposes of the Comprehensive Plan and the Town of Nashville Zoning Ordinance and have given due consideration to, *inter alia*, the Comprehensive Plan, the current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Town as follows:

Section 1. Petition Number 15-RZ-04 is hereby APPROVED. The property subject to that Petition more particularly described in "Exhibit A" and "Exhibit B" affixed hereto is hereby rezoned to General Business Use (B2) Zoning under the Town of Nashville Zoning Ordinance.

Section 2. Should any portion of this Ordinance be declared or determined illegal, unenforceable or invalid by a court of competent jurisdiction, then such illegal, unenforceable, or invalid provision(s) shall be severed from the remaining legal, valid and enforceable portions hereof, which shall continue to be in full force and effect.

**PASSED AND ADOPTED** by the Nashville Town Council this 21st day of JANUARY 2016.

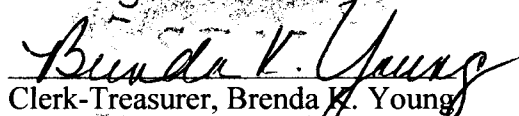
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Council Member Charles B. King			
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Council Member Jane Gore			
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Council Member Alisha Gredy			
	<input checked="" type="radio"/> yea	nay	abstain
Council Member Arthur Omberg			
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Council Member Dave Rudd			

**FILED**

JAN 2 2016

ASSESSOR  
BROWN CC

ATTEST

  
Clerk-Treasurer, Brenda K. Young



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01/22/2016 09:57:23A 3 PGS  
Sandy Cain  
Brown County Recorder IN  
Recorded as Presented



## ORDINANCE NO. 2016-02

## EXHIBIT A

A part of the Northwest quarter of the Northwest quarter of Section 19, Township 9 North, Range 3 East, more particularly described as follows:

Beginning at an iron stake, which point is South 69 degrees East of the Northeast corner of Lot No. 8 in the Original Plat of the Town of Nashville, Brown County, Indiana; running thence South 69 degrees East 106-1/2 feet; thence North 06 degrees East 190 feet to the South edge of the sidewalk; thence Westerly along the sidewalk 73-1/2 feet, which point is the West edge of the wall of a small stream; thence South 17 degrees West 175 feet to the point of beginning.

ALSO, a part of the Northwest quarter of the Northwest quarter of Section 19, Township 9 North, Range 3 East, described as follows:

Beginning at the Northeast corner of Lot No. 14 in the Original Plat of the Town of Nashville, Brown County, Indiana; running thence East 247 feet; thence North 280 feet to a point, which point is the place of beginning of the real estate being described; thence North 60 feet to the line dividing the Poor Farm from the Dennis Calvin real estate; thence North 69 degrees West 123 feet; thence South 18-1/2 degrees West 60 feet; thence South 69 degrees East 141.8 feet to the place of beginning;

ALL MORE ACCURATELY DESCRIBED BY SURVEY CERTIFIED OCTOBER 1, 1985 BY ROBERT ALLEN, REGISTERED LAND SURVEYOR NO. S0078, AS FOLLOWS:

A part of the Northwest quarter of Section 19, Township 9 North, Range 3 East, in the Town of Nashville, described as follows: Beginning North 66 degrees 17 minutes West 222.6 feet from the Northwest corner of the Fire Station Lot, described by deed as being 537.5 feet Southeast of the Northeast corner of Lot No. 5 in the Town of Nashville, Indiana; thence South 07 degrees 56 minutes West 179.9 feet; thence South 66 degrees 25 minutes East 11.3 feet; thence South 04 degrees 40 minutes West 60 feet; thence North 68 degrees 28 minutes West 141.8 feet; thence North 20 degrees 55 minutes East 235.6 feet; thence South 66 degrees 13 minutes East 73.5 feet to the beginning, containing 0.56 acre, more or less.

(Photo copy of the Plat of Survey attached hereto and made a part hereof)

Subject to the right of way of Old State Road No. 46 and Main Street, and any utility easements, roads, or rights of way, existing or of record, affecting said real estate.

## ORDINANCE NO. 2016-02

## EXHIBIT B

Part of the Northwest quarter of Section 19, Township 9 North, Range 3 East, in the Town of Nashville, Brown County, Indiana, described as follows:

Commencing at a railroad spike found marking the Northeast corner of Lot Number Five (5) in the Original Plat of the Town of Nashville, Brown County, Indiana recorded in Miscellaneous Record No. 3, page 502 in the office of the Recorder of Brown County, Indiana;

thence South 66 degrees 33 minutes 30 seconds East (bearing from Allen, R.L.S. #80078) 536.50 feet (Southeast 537.5 feet deed) to a mag nail found marking the Northwest corner of the Fire Station Lot, said mag nail marking the most Easterly corner of a tract described to Deckard in Instrument Number 2001-2901 in the office of the Recorder of Brown County, Indiana;

thence North 66 degrees 17 minutes 00 seconds East 80.00 feet to a mag nail found marking the most Northerly corner of Deckard and the beginning;

thence South 10 degrees 14 minutes 07 seconds West 178.00 feet to a capped rebar found marking the most Southerly corner of Deckard; thence North 66 degrees 17 minutes 00 seconds West with the Southerly line of a tract described to Truemper in Deed Record Number 94, page 571 in the office of the Recorder of Brown County, Indiana 110.94 feet to a railroad spike set in a tree root marking the most Westerly corner of Truemper;

thence North 07 degrees 56 minutes 00 seconds East 179.88 feet to an iron rod found marking the most Northerly corner of Truemper; thence South 66 degrees 17 minutes 00 seconds East with the Northerly line of Truemper 161.33 feet to the beginning, containing 0.626 acres, more or less.

(Plat and legal description certified November 7, 2003 by Steven W. Archer, Registered Land Surveyor No. 8700094)

Subject to a ten (10) foot wide easement for an existing water line described in Instrument Number 2001-2901 in the office of the Recorder of Brown County, Indiana.

Subject to all easements, roads or rights of way, existing or of record, affecting said real estate.