

TO BE PUBLISHED IN THE ELKHART TRUTH
ON OR BEFORE FRIDAY, JANUARY 14, 2021
AND POSTED IN THREE (3) PUBLIC PLACES IN THE CITY OF ELKHART, INDIANA:

Proposed Ordinance 22-O-01

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE COMMONLY KNOWN AS 25610 COUNTY ROAD 4, ELKHART COUNTY, INDIANA AND 52396 COUNTY ROAD 9, ELKHART COUNTY, INDIANA, AND DECLARING THE SAME TO BE A PART OF THE CITY OF ELKHART, INDIANA

NOTICE OF PUBLIC HEARING

The Elkhart City Council will hold a public hearing at 7:00 p.m. on February 7th, 2022, in the Council Chambers on the second floor of the Municipal Building, 229 South Second Street, Elkhart, Indiana, concerning an annexation request filed by LD Elkhart IN Landlord, LLC. The request is to annex certain real estate contiguous to the City of Elkhart, Indiana and commonly known as 25610 County Road 4 and 52396 County Road 9, Elkhart IN 46514, and declaring the same to be a part of the City of Elkhart, Indiana, being more particularly described as follows:

LOT 1A AND THE 50 FEET OF DEDICATED RIGHT-OF-WAY ALONG COUNTY ROAD 4 AS KNOWN AND DESIGNATED ON THE PLAT OF LAZYDAYS RV D.P.U.D. B-3, RECORDED IN PLAT BOOK 41 PAGE 27 AND DOCUMENT NUMBER 2021-23920, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA, ALSO BEING A PART OF THE WEST HALF (W 1/2) OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 5 EAST, SITUATE IN OSOLO TOWNSHIP, ELKHART COUNTY, STATE OF INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 5 EAST; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1648.73 FEET TO A REBAR WITH CAP (MBW) AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID LINE AND BEARING, A DISTANCE OF 993.06 FEET TO A STONE AT THE CENTER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 27 MINUTES 05 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 63.98 FEET TO A REBAR WITH CAP (JUSTICE 900004) SET ON THE NORTH RIGHT OF WAY OF THE INDIANA EAST-WEST TOLL ROAD; THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 05 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 317.72 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF THE INDIANA EAST-WEST TOLL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY, 755.04 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 34,227.48 FEET AND A LONG CHORD BEARING NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST 755.03 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 02 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 1912.40 TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 05 MINUTES 46 SECONDS WEST, ALONG SAID WEST LINE, 320.00 FEET TO A HARRISON MONUMENT AT THE WEST QUARTER

CORNER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 01 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 888.75 FEET TO A SURVEY MARK SPIKE AT THE SOUTHWEST CORNER OF LAND CONVEYED TO MARK AND NELL MCCREARY IN ELKHART COUNTY DEED RECORD 91-17594; THENCE NORTH 89 DEGREES 47 MINUTES 03 SECONDS EAST, WITH THE SOUTH LINE OF SAID LAND, 230.02 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS WEST, WITH THE EAST LINE OF SAID LAND, 100.00 FEET TO A REBAR WITH CAP AT THE NORTHEAST CORNER OF SAID LAND; THENCE NORTH 89 DEGREES 46 MINUTES 59 SECONDS EAST, WITH THE SOUTH LINE OF LANDS CONVEYED TO IRON GATE I, LLC IN ELKHART COUNTY DEED RECORD 2008-21017, SCHROCK INVESTMENTS, LLC IN ELKHART COUNTY DEED RECORD 2005-18868 AND ELKHART CAMPGROUND, INC. IN ELKHART COUNTY DEED RECORD 2015-23973, A DISTANCE OF 2429.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

The property has a County zoning classification of DPUD B-3, Detailed Planned Unit Development to the B-3 Standards and GPUD B-3, General Planned Unit Development to the B-3 Standards and the proposed zoning classification of the property in the City is GPUD, B-3 Standards and DPUD, B-3 Standards.

You may appear before the City Council to present your views on this matter at this public hearing.

A copy of the annexation Fiscal plan is on file and is available upon request in the City of Elkhart Department of Planning and Zoning, located in the Municipal Building, 229 South Second Street, Elkhart, Indiana.

PLEASE NOTE: This notice has been sent to all owners within the proposed annexation area. The list of owners was obtained by the petitioner from the Assessor's Office of Records. If you are aware of any property owners within the annexation area who has not received this notice, please notify the office of the City Clerk at 294-5471, Ext. 1053.

If you have any questions or need additional information, please contact Eric Trotter, City Planner, at 294-5471 x 1018.