

ORDINANCE NO. 8-17-2023-14

AN ORDINANCE TO AMEND ORDINANCE NO. PC 2016-03 KNOWN AS THE ELKHART COUNTY ZONING ORDINANCE BY REZONING THE AREA OF REAL ESTATE HEREINAFTER DESCRIBED FROM R-1 TO R-3.

WHEREAS, Swank & White LLC, represented by Abonmarche Consultants, submitted an application to rezone real estate hereinafter described from R-1 to R-3 and after proper legal notice a public hearing was held as provided by Law, and the Plan Commission did find that all elements of the Law have been met and did on July 13, 2023, forward a zone change from R-1 to R-3 to the Town Council of Bristol, Indiana, with no recommendation.

**BE IT THEREFORE ORDAINED BY THE TOWN COUNCIL OF
BRISTOL, INDIANA, THAT:**

Legal Description

See Attachment "A"

BE rezoned from R-1 to R-3 effective immediately, and the zone maps dated November 18, 2014, and made a part of Section 4.1.2 of the Elkhart County Zoning Ordinance as amended be hereby ordered amended and changed to reflect the said rezoning of said real estate.

**ADOPTED BY THE TOWN COUNCIL OF BRISTOL, INDIANA,
THIS 17TH DAY OF AUGUST 2023.**

By
Jeff Beachy

By
Cathy Burke

By
Andrew Medford

By
Doug DeSmith

By
Gregg Tuholski

Attest: _____
Cathy Antonelli, Clerk-Treasurer

Prepared and affirmed by Daniel Dean, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by laws. Daniel Dean, 4230 Elkhart Rd., Goshen, IN 46526.

Attachment A

A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 6 EAST, IN WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, AND ASSUMING THE WEST LINE OF SAID QUARTER SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH, THENCE DUE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION, 2,228.5 FEET TO A SPIKE NAIL MARKING THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION WITH THE CENTER LINE ELKHART-BRISTOL ROAD (COMMONLY KNOWN AS STATE ROAD NUMBER 120) TO THE PLACE OF BEGINNING OF THE DESCRIPTION; THENCE NORTH 61 DEGREES 40 MINUTES EAST ALONG A CHORD SEGMENT OF SAID CURVE, 312.38 FEET TO THE POINT OF TANGENT; THENCE NORTH 60 DEGREES 17 MINUTES EAST ALONG THE CENTER LINE OF THE ROAD 148.34 FEET; THENCE NORTH 24 DEGREES 18 MINUTES WEST 450 FEET; THENCE SOUTH 60 DEGREES 17 MINUTES WEST 148.34 FEET; THENCE NORTH 24 DEGREES 18 MINUTES WEST 670.00 FEET TO THE WATER'S EDGE OF THE ST. JOSEPH RIVER; THENCE DOWNSTREAM AND MEANDERING ALONG THE WATER'S EDGE SOUTH 08 DEGREES 46 MINUTES WEST 1027.17 FEET; THENCE SOUTH 34 DEGREES 11 MINUTES EAST 125.00 FEET BEING A MEANDER LINE POINT FOR SAID RIVER; THENCE SOUTH 34 DEGREES 11 MINUTES EAST 165.08 FEET TO THE CENTERLINE OF SAID ROAD; THENCE ALONG A CHORD SEGMENT OF SAID CURVE NORTH 64 DEGREES 22 MINUTES EAST 199.05 FEET TO THE PLACE OF BEGINNING.