

ORDINANCE NO. 1788-2025

**AN ORDINANCE AMENDING THE ZONING MAP OF THE
CITY OF ANGOLA, INDIANA**

SUMMARY

This ordinance amends the Zoning Map of the City of Angola, Indiana by changing the zoning of a parcel of land to Low Intensity Industrial (I1) District. The property is located just south of US 20, on the east side of I-69, parcel number: 760628000048000012.

WHEREAS, Ordinance No. 1286-2008, as amended, adopted an Official Zoning Map for the City of Angola, Indiana; and

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

WHEREAS, the City of Angola Plan Commission on September 8, 2025, held a legally advertised Public Hearing; and

WHEREAS, the City of Angola Plan Commission, on September 8, 2025, heard input from the public and unanimously forwarded a *favorable recommendation* to the Angola Common Council of said real estate.

**NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE
CITY OF ANOGOLA, INDIANA:**

THAT, the Zoning Map of the City of Angola shall be amended in the following manner:

The parcels totaling approximately 1.61-acres located just south of US 20, on the east side of I-69 (Parcel ID 760628000048000012). The legal description is attached hereto as Exhibit A.

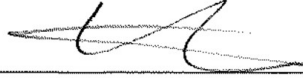
The aforementioned tract of land shall officially be changed to the Low Intensity Industrial (I1) District.

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.

BE IT FURTHER ORDAINED that the Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other action required by law.

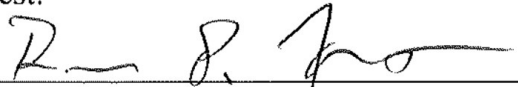
ORDINANCE NO. 1788-2025

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, this 20 day of October, 2025.

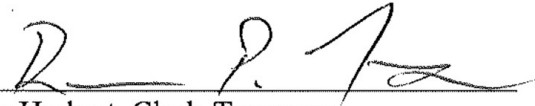


David B. Martin, Mayor

Attest:


Ryan Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of 8:00 a.m./p.m. this 20 day of October 2025.



Ryan Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this 20 day of October 2025.



David B. Martin, Mayor

ORDINANCE NO. 1788-2025

Exhibit A
Legal Description

A tract of land situated in the west half of the southwest quarter of Section 28, Township 37 North, Range 13 East, Pleasant Township, Steuben County, Indiana, bounded as follows:

Commencing at the northeast corner of the west half of the southwest quarter of said Section 28 and running thence south 90 degrees 00 minutes west 566.00 feet on the north line of said southwest quarter to the true point of beginning; thence south 00 degrees 00 minutes west 50.00 feet; thence south 46 degrees 44 minutes 34 seconds west 112.98 feet; thence south 12 degrees 14 minutes 30 seconds west 163.59 feet; thence south 30 degrees 27 minutes 30 seconds west 210.12 feet; thence south 34 degrees 50 minutes 50 seconds west 297.64 feet; thence south 32 degrees 19 minutes 01 seconds west 373.58 feet; thence south 16 degrees 51 minutes 55 seconds west 155.44 feet; thence north 73 degrees 08 minutes 05 seconds west 120.91 feet to the Interstate #69 limited access right of way line; thence north 18 degrees 39 minutes 07 seconds east 1108.36 feet on said right of way line; thence north 84 degrees 40 minutes east 235.80 feet on said right of way line; thence north 00 degrees 28 minutes west 70.00 feet to the north line of the Southwest quarter of said section 28; thence north 90 degrees 00 minutes east 165.41 feet back to the true point of beginning. Subject to legal highways.

Above description taken from survey by David L. Boone, R.L.S. No. S-0134, State of Indiana. Dated: March 12, 1981. D'W'G No. 3946-80A.

EXCEPTING THEREFROM: A part of the west half of the southwest quarter of Section 28, Township 37 North, Range 13 East, Pleasant Township, Steuben County Indiana, described as follows: Commencing at the northeast corner of the west half of the southwest quarter of said Section 28; thence South 90 degrees 00 minutes West (assumed bearing) 566.00 feet along the north line of said southwest quarter; thence South 00 degrees 00 minutes West 50.00 feet to a concrete right-of-way marker at the true point of beginning of this description; thence South 46 degrees 44 minutes 34 seconds West 112.98 feet to an iron rod; thence North 90 degrees 00 minutes West 40.62 feet to a P.K. nail in the centerline of County Road #300W; thence North 03 degrees 51 minutes 57 seconds East 77.60 feet along said centerline to a P.K. nail at the intersection of said centerline with the south right-of-way line of U.S. Highway #20; thence North 90 degrees 00 minutes East 117.67 feet along said south right-of-way line back to the true point of beginning. Subject to legal highways and easements of record. Containing 0.141 acres.

Above description of Exception taken from survey by Robert E. Rowland, R.L.S. No. 10617, State of Indiana, dated, 1/9/89. Drawing #89-002.

ALSO EXCEPTING THEREFROM: A 40.00 foot roadway situated in the west half of the Southwest quarter of Section 28, Township 37 North, Range 13 East, Pleasant Township, Steuben County Indiana, the center line of which is described as follows:

Commencing at the northeast corner of the west half of the southwest quarter of said section 28 and running thence south 90 degrees 00 minutes west 566.00 feet on the center section line; thence south 00 degrees 00 minutes west 50.00 feet to the south right of way line of U.S. Highway #20; thence south 90 degrees 00 minutes west 117.67 feet on said right of way line to the center line of said 40.00 foot roadway and being the true point of beginning; thence south 03 degrees 58 minutes 20 seconds west 59.56 feet on said center line; thence on a center line curve to the right 365.82 feet, said curve having a radius of 590.09 feet and a central angle of 35 degrees 31 minutes 10 seconds; thence south 39 degrees 29 minutes 30 seconds west 319.71 feet on said center line; thence on a center line curve to the left 530.16 feet, said curve having a radius of 1203.91 feet and a central angle of 36 degrees 45 minutes 30 seconds, and there ending, said roadway containing 1.17 acres.

ORDINANCE NO. 1788-2025

Excepting therefrom the following described real estate:

A part of the West half of the Southwest quarter of Section 28, Township 37 North, Range 13 East, Pleasant Township, Steuben County, Indiana described as follows:

Commencing at the Northeast corner of the West half of the Southwest quarter of said Section 28; thence South $90^{\circ}00'00''$ West (assumed bearing) 731.41 feet along the North line of the Southwest quarter of said Section 28; thence South $00^{\circ}28'00''$ East 70.00 feet to the Interstate #69 limited access right-of-way line; thence South $84^{\circ}40'00''$ West 235.00 feet along said right-of-way line; thence South $17^{\circ}55'33''$ West (recorded South $18^{\circ}39'07''$ West) 294.68 feet along said right-of-way line to a 5/8 inch rebar at the true point of beginning of this description; thence continuing South $17^{\circ}55'33''$ West 815.25 feet along said right-of-way line to an iron rod; thence South $73^{\circ}08'05''$ East 40.50 feet to a 5/8 inch rebar on the Westerly right-of-way line of a 40-foot county road; thence Northeasterly along said Westerly right-of-way line along a 1189.53 foot radius curve to the right 537.19 feet with a chord bearing of North $26^{\circ}09'13''$ East 532.50 feet to a 5/8 inch rebar; thence North $38^{\circ}40'41''$ East 308.86 feet along said Westerly right-of-way line to a 5/8 inch rebar; thence North $72^{\circ}26'06''$ West 226.15 feet back to the point of beginning, containing 2.085 acres, subject to legal highways and easements of record.

ORDINANCE NO. 1788-2025

Exhibit B

