

ORDINANCE NO. 2026-09

**AN ORDINANCE OF THE TOWN OF FERDINAND, INDIANA, DESIGNATING AN AREA WITHIN THE TOWN AS AN ECONOMIC DEVELOPMENT TARGET AREA**

WHEREAS, the Town of Ferdinand Economic Development Commission has recommended that the Town Council designate the area depicted in Exhibit A hereto (the "Area") as an "economic development target area" pursuant to IC 6-1.1-12.1-7, as amended; and

WHEREAS, the Town Council has reviewed such recommendation and determined that such designation will further the economic development and redevelopment purposes of the Town of Ferdinand;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FERDINAND, INDIANA THAT:

Section 1. Findings. The Town Council hereby finds that the Area has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property in the Area. The Town Council further finds that the designation of the Area as an economic development target area will not cause the Town to exceed the fifteen percent (15%) limit on the geographic territory in the Town that may be so designated.

Section 2. Designation. The Town Council hereby designates the Area as an "economic development target area" for purposes of IC 6-1.1-12.1-7, as amended.

Section 3. Effective Date. This Ordinance shall be in full force and effect immediately upon adoption.

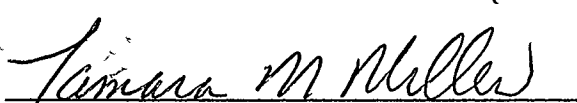
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PASSED AND ADOPTED by the Town Council of the Town of Ferdinand, Indiana, this 27th day of April, 2026.

TOWN COUNCIL OF THE TOWN OF  
FERDINAND, INDIANA

  
\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
Clerk-Treasurer



# EXHIBIT "A"

## Land Description

Part of the Southeast Quarter of Section 21, Township 3 South, Range 4 West in Dubois County, Indiana, being more particularly described as follows:

**BEGINNING** at the Southeast Corner of said Quarter Section; thence along the south line of the East Half of said Quarter Section, South 88 degrees 29 minutes 39 seconds West 1311.18 feet to the southwest corner of the East Half of said Southeast Quarter; thence along the west line of said East Half, North 00 degrees 38 minutes 36 seconds West 509.94 feet to a point 168 feet south of the Northwest Corner of the South Half of the Southeast Quarter of said Quarter Section; thence perpendicular to the East line of the West half of said Quarter Section South 89 degrees 21 minutes 24 seconds West 42.89 feet to the East line of Krampe's Addition to the Town of Ferdinand, Indiana, as per plat thereof, recorded in Plat Book 5, page 67 in the office of the Recorder of Dubois County, Indiana; thence along said Krampe's Addition, North 09 degrees 10 minutes 52 seconds East 170.23 feet to the North line of said South Half Quarter Section; thence South 88 degrees 15 minutes 52 seconds West 5.16 feet to a point 19 feet West of, as measured perpendicular to, the East line of the West Half of said Quarter Section; thence parallel with the East line thereof, North 00 degrees 38 minutes 36 seconds West 1141.80 feet to the extended north right of way line of State Road 264; thence along the extended North right of way line and North right of way line of State Road 264 the following 4 calls: North 78 degrees 46 minutes 49 seconds East 793.35 feet; thence North 72 degrees 17 minutes 50 seconds East 44.28 feet; thence North 78 degrees 46 minutes 49 seconds East 456.00 feet; thence North 75 degrees 55 minutes 04 seconds East 81.45 feet to the East line of the East Half of said Quarter Section; thence along the East line thereof, South 00 degrees 06 minutes 03 seconds East 2060.96 feet to the point of beginning, containing 59.39 acres more or less.

**EXHIBIT "A"**

Northeast Corner,  
W 1/2, SE 1/4,  
Section 21-3-4  
Found 5/8" rebar

Northeast Corner,  
Southeast 1/4,  
Section 21-3-4  
Found 21"x12" stone



**SCALE 1" = 300'**

Bearings based on Indiana  
State Plane Coordinates,  
Zone West, NAD83 (2011)

*Club Road*

N 75°55'04" E

81.45'

N 78°46'49" E

456.00'

N 72°17'50" E

44.28'

45' R/W

N 78°46'49" E

793.35'

40' R/W

45' R/W

SR 264

Right of way along SR 245 & along  
Vienna Drive & Club Road for 300' is  
shown per Right of way Grants in  
D.B. 48, page 145; D.B. 48, page  
202 & D.B.48, page 201

East Line, SE 1/4, Sec. 21-3-4

19-15-21-400-010.000-008  
19-15-21-400-009.000-008  
19-15-21-403-226.001-008  
Progressive Investment Company LLC  
PO Box 68  
Ferdinand, IN 47532  
Document 2021000434

**Area**  
59.39 Acres

S 0°06'03" E  
2060.96'

S 88°15'52" W  
5.16'

N 9°10'52" E  
170.23'

S 89°21'24" W  
42.89'

N 0°38'36" W  
509.94'

Southwest Corner, E 1/2,  
SE 1/4 of Section 21-3-4  
Found U-post

S 88°29'39" W  
1311.31'

**P.O.B.**  
Southeast Corner of  
Section 21-3-4  
Found 6"x10" stone

This drawing is not intended to be  
represented as a retracement or  
original boundary survey, a route  
survey, or a Surveyor Location Report.

**MORLEY**  
ARCHITECTS | ENGINEERS | SURVEYORS

4800 Rosebud Ln.  
Newburgh, IN 47830  
812.484.9585 Phone  
812.484.2514 Fax  
morleycorp.com

**Land Depiction**  
S.R. 264 & Venna Dr., Ferdinand, Indiana  
SE 1/4, Section 21- 3S. - 4W,

Designed By: E.L.O.	Job Number: 11766.4.001A
Drawn By: J.E.V.	Date: 2/19/2026
Filename: 11766 Depiction	