

FILED

MAY 13 2025

CITY CLERK

**From:** [Vince Little](#)  
**To:** [Holmberg, Sydney](#); [Bayler, Jared](#); [Edwards, Michelle](#)  
**Subject:** EXTERNAL -Spec Ordinance No 18-2025  
**Date:** Tuesday, May 13, 2025 8:22:54 AM  
**Attachments:** [Ordinance 18-2025 VCL plot 5-13-25.pdf](#)

**\*\*External Email. - Think Before You Click\*\***  
--Help Desk

Sydney, Jared, Michelle,

Please find attached a very basic/rough (worksheet) plat of the description of the property that is requesting to be rezoned.

The total number of acres being requested is 41.0 acres (see the breakdown in pencil along the margins of the legal description).

Simply speaking, the request encompasses 99% of the property of J & L Land Works LLC owns between Edgewood Grove to Ohio, and Brown Ave to Fruitridge. The only part not included is the small 0.82-acre (PN 308-001) in the Southwest corner.

There are being many claims that only the Eastern part of the property is being requested for rezoning, however, the facts are in the details.

The details of which is where my profession as a licensed Land Surveyor resides in providing society accurate information, so that wise decisions can be made, and that the Statute of Frauds can be respected, by things like this being in writing, not just spoken.

Michelle, can you please forward this to The City Council?

I spoke in detail about this to Mr. Nation before the Council meeting last Thursday (May 8th).

If you have any questions please contact me.

Sincerely

Vince Little

812-236-2599 (please leave a message)

I use my cell phone as a hot spot when surveying therefore, a lot of calls are not answered.

I will call you back.

1  
NW cor SW-Q 24-12-9

N  
1"=200'

825.15' S 00°28'38"E  
BROWN AVE

Point of Beginning  
DESC 'C'

EDGEWOOD GROVE

N 88°26'21"W

EAST LINE  
OF DESC 'C'

FURFIDGE

28  
SW Edge Grove POB  
(B) PN 308-03  
DEMING PARK  
COMMERCIAL LOT 1  
IS WITHIN DESC 'C'

PN 308-02

554.29' S 00°28'38"E

155' N 88°26'21"E

TOTAL AC  
C-B 37.13 AC  
A 0.39 AC  
D 3.48 AC  
41.0 AC

(C) 37.13 AC

PN 330-10

Desc 'B'  
is within  
Desc 'C'

S 88°50'21"E 108.00'  
S 88°26'21"W 108.00'  
S 88°26'21"E 108.00'  
S 88°26'21"W 108.00'  
S 88°26'21"E 108.00'  
S 88°26'21"W 108.00'  
S 88°26'21"E 108.00'  
S 88°26'21"W 108.00'

20 13  
247.32'  
51.59' 43'  
205.47'

19 14  
N 88°47'08"E 232.00'

15  
N 88°47'08"E 232.00'

18 17 16  
S 88°47'08"W 148.00'

42 41 40  
N 88°47'08"E 232.00'

43 45 46  
N 88°47'08"E 232.00'

44 47 48  
N 88°47'08"E 232.00'

49 50  
S 88°50'21"E 108.00'

51 52  
S 88°50'21"E 108.00'

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S 88°50'21"E 108.00'

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PN 332-04

3.48 AC

PN 330-10

2065.47'

OHIO

Ohio Blvd

W L McKin Blvd

FILED

MAY 07 2025

SPECIAL ORDINANCE NO. 18, 2025

CITY CLERK

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDIANED BY THE COMMON COUNCIL of the City of Terre Haute, Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the "Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps, be, and the same is hereby amended to include as follows:

That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Beginning at a point Five Hundred Seven (507) feet North of the center line of Ohio Boulevard as the same is now located and established, and Forty (40) feet West of the center line of Fruitridge Avenue, as the same is located and established by the center line of a brick pavement now constructed on said Fruitridge Avenue, and running thence North along a line parallel with the said center line of Fruitridge Avenue One Hundred Three (103) feet, being to the South property line of a proposed Street Sixty (60) feet in width to be designated and known as Warren Street; thence West along a line parallel with the center line of Ohio Boulevard and being the South property line of the proposed Warren Street, One Hundred Sixty-three (163) feet; thence South parallel with the center line of Fruitridge Avenue, One Hundred Three (103) feet; thence East One Hundred Sixty-three (163) feet to the place of beginning, being Lot Numbered Four (4) in an unrecorded plat of Deming Park Subdivision.

ALSO all of Lots 13 through 20 in Deming Park Subdivision, Section One, as per plat thereof, recorded in Plat Book 16, Page 36, Lot 1 A in Deming Park Subdivision/Lot 1 A Commercial Lot, recorded in Plat Book 27, Page 65, both plats being recorded in the Office of the Recorder of Vigo County, Indiana and a part of the Southwest Quarter of Section 24, Township 12 North, Range 9 West, in Vigo County, Indiana, being described as follows: Commencing at the northwest corner of said Southwest Quarter; thence South 00 degrees 01 minutes 58 seconds East along the west line thereof a distance of 825.15 feet to the southwest corner of Edgewood Grove, as per plat thereof recorded in Plat Book 10, Page 45, in said Recorder's Office, and the Point of Beginning; thence continuing South 00 degrees 01 minutes 58 seconds East along said line a distance of 554.29 feet to the northwest corner of a tract of land described in Deed Book 318, Page 462; thence North 89 degrees 47 minutes 08 seconds East along the north line of said tract a distance of 155.00 feet; thence South 00 degrees 01 minutes 58 seconds East parallel with the west line and along the east line of said tract a distance of 230.00 feet to the north line of Ohio Boulevard; thence North 89 degrees 47 minutes 08 seconds East along said line a distance of 2065.47 feet to the west line of McKinley Boulevard in said Deming Park Subdivision, Section One; thence North 00 degrees 36 minutes 09 seconds East a distance of 488.36 feet along said west line a distance of 488.36 feet to a point on tangent curve to the left having a radius of 25.00 feet, said curve being subtended by a chord bearing North 47 degrees 16 minutes 07 seconds West; thence northwesterly along said curve an arc distance of 41.78 feet to the south line of Hudson Street, said point being on a curve to the left having a radius of 2272.74 feet, being subtended by a chord bearing South 84 degrees 11 minutes 29 seconds West a distance of

Now Recorded

486.30 ft

Hudson Street

Warren St.

Road in to Edgewood

A

B & C  
37.13 ACB  
IS WITHIN C

C



INCORRECT

Desc 'C'  
E 2.91'

259.79 feet; thence westerly along said curve and south line an arc distance of 259.93 feet; thence South 81 degrees 20 minutes 40 seconds West continuing along said south line a distance of 63.16 feet to the west line of said plat, the following 3 courses being along said west line; (1) thence North 00 degrees 36 minutes 09 seconds East a distance of 29.62 feet; (2) thence North 89 degrees 45 minutes 11 seconds East a distance of 18.56 feet; (3) thence North 00 degrees 36 minutes 09 seconds East a distance of 30.45 feet to the north line of Hudson Street; thence North 80 degrees 45 minutes 11 seconds East along said north line a distance of 34.32 feet to a point on a tangent curve to the right having a radius of 2246.93 feet, subtended by a chord bearing North 83 degrees 54 minutes 23 seconds East a distance of 247.20 feet; thence easterly along said curve and north line a distance of 247.32 feet to a point on curve to the left having a radius of 25.92 feet, being subtended by a chord bearing North 42 degrees 47 minutes 57 seconds East a distance of 36.17 feet; thence easterly and northerly along said curve an arc distance of 40.04 feet to a point on the westerly line of McKinley Boulevard, being on a curve to the left having a radius of 300.00 feet, being subtended by a chord bearing North 36 degrees 55 minutes 04 seconds West a distance of 171.95 feet; thence northwesterly along said curve an arc distance of 174.40 feet to the south line of said Edgewood Grove; thence North 88 degrees 55 minutes 21 seconds West along said line a distance of 2098.19 feet to the Point of Beginning, containing 37.251 acres, more or less.

ALSO, all of Lots 5 through 12 in Deming Park Subdivision, Section One, as per plat thereof, recorded in Plat Book 16, Page 36, in Vigo County, Indiana, containing 3.48 acres, more or less

Commonly known as 501 and 601 S. Fruitridge Avenue, Terre Haute, IN 47803

PARCEL# 84-06-24-330-010.000-002

PARCEL# 84-06-24-332-004.000-002 Lot 4

be and the same is, hereby established as R-3 Multifamily, together with all rights and privileges that may inure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise.

SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as by law provided.

TOTAL AC: 41.011 Rezoned Desc.