

ZONING ORDINANCE NO.

2012-27

ZONING ORDINANCE AMENDMENT

THIS IS AN ORDINANCE for the purpose of amending and changing the zoning ordinances of the County of Shelby as it relates to a certain tract of property known as 7999 E 100 North, Manilla, Indiana, specifically amending the Shelby County, Indiana Zoning Ordinance adopted by the Board of Commissioners of Shelby County, Indiana on September 18, 2008, which became effective on October 18, 2008, including and incorporating therein Township Zoning Maps dated September 18, 2008 as amended, showing the boundary lines of certain Zoning Districts thereon.

BE IT ORDAINED by the Board of Commissioners of Shelby County Indiana, as follows:

Section 1: Purpose. The purpose of this Ordinance shall be to amend the Zoning Map of Union Township of the Shelby County Code and the zoning ordinances thereunder as it relates to the real estate specifically described in Section 2 of this Ordinance to change the designation of said real estate from being zoned A1 (Conservation Agricultural) to a designation RE, Residential Estate (approximately 2.103 acres).

Section 2: Amendment. Shelby County, Indiana Zoning Ordinance adopted by the Board of Commissioners of Shelby County, Indiana on September 18, 2008, which became effective on October 18, 2008, including and incorporating therein Township Zoning Maps dated September 18, 2008, as amended, showing the boundary lines of certain Zoning Districts thereon, are hereby amended by adding the following sub-section:

Land rezoned from “A1,” Conservation Agricultural, to “RE,” Residential

Estate:

The following parcel of land and real estate located in Union Township, Shelby County, Indiana and particularly described herein being formerly zoned and shown on the Union Township Zoning District Map and lying in an “A1” Conservation Agricultural district is hereby rezoned to “RE” Residential Estate:

See attached legal description of subject rezone tract.

Section 3: Effective Date. This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

Section 4: Repealable Provisions. All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

NE Cor. NE $\frac{1}{4}$, 33-13-8

CR 100 North

S 89°54'23" E S 89°54'23" E

Plat for Margaret Titus to Rezone 2.103 Acres from "A1" to "RE"

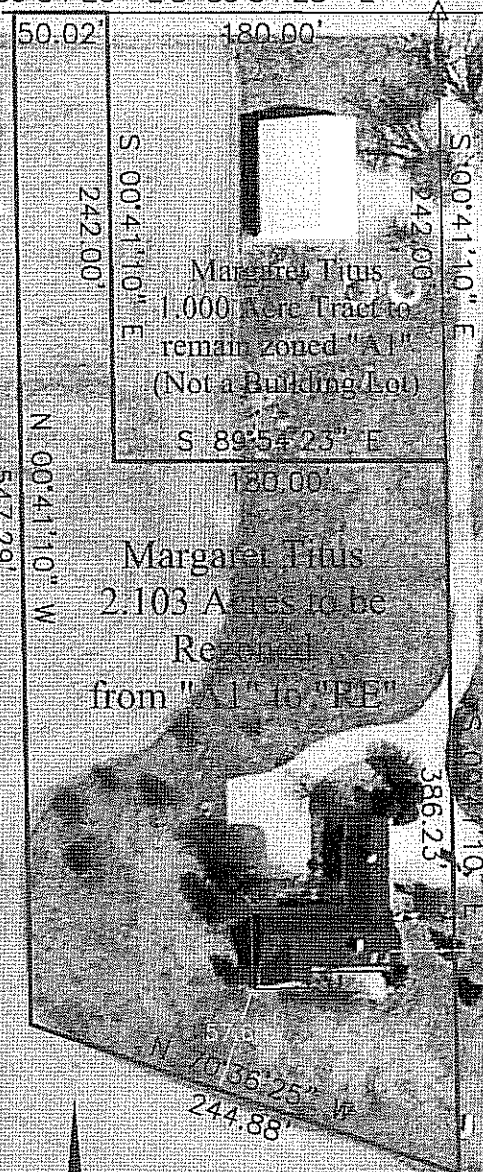
A part of the East half of the Northeast quarter of Section 33, Township 13 North, Range 8 East, Shelby County, Indiana

Description for the Proposed Rezoned of 2.103 acres from "A1" to "RE"

A part of the East half of the Northeast quarter of Section 33, Township 13 North, Range 8 East, Shelby County, Indiana, and being more particularly described as follows:

Beginning at the Northeast corner of the East half of the Northeast quarter of Section 33, Township 13 North, Range 8 East, thence South 00 degrees 41 minutes 10 seconds East, (Bearings based on NAD 83, Indiana East, State plane Coordinates), along the East line of the said quarter section a distance of 242.00 feet to a Powell capped rebar, said point being the Point of Beginning of the tract herein described; thence continuing South 00 degrees 41 minutes 10 seconds East, along the said line a distance of 386.23 feet to a Powell capped rebar; thence North 70 degrees 36 minutes 25 seconds West a distance of 244.88 feet to a Powell capped rebar; thence North 00 degrees 41 minutes 10 seconds West, parallel to the East line of the said quarter section a distance of 547.29 feet to a mag nail with a Powell washer set on the North line of the said quarter section; thence South 89 degrees 54 minutes 23 seconds East, along the said line a distance of 50.02 feet to a mag nail with a Powell washer; thence South 00 degrees 41 minutes 10 seconds East, parallel to the East line of the said quarter section a distance of 242.00 feet to a Powell capped rebar; thence South 89 degrees 54 minutes 23 seconds East parallel to the North line of the said quarter section a distance of 180.00 feet to the point of beginning, containing 2.103 acres more or less and being subject to the right of way of County Road 100 North along the North line, also subject to any and all easements, right of ways and restrictions

Note: the proposed rezone is being done in order to split the existing homestead from the farm and to provide for a future driveway that is contained within Shelby County. Also the remaining 1.000 acre tract in the Northeast corner is to remain as a part of the farm contained within Shelby & Rush County for financial purposes.



Margaret Titus
W $\frac{1}{2}$, NW $\frac{1}{4}$, 34-13-8
DR Bk 119, Pg 661
80 Acre Tract
Zoned "A1"
Rush County

Margaret Titus
E $\frac{1}{2}$, NE $\frac{1}{4}$, 33-13-8
DR Bk 307, Pg 470
79.286 Acre Tract to
remain zoned "A1"
(Not a Building Lot)

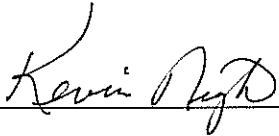


Scale 1" = 100'

Powell Land Surveying LLC
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Email: powellandsurveying@msn.com


Shelby County Line
Rush County Line

ADOPTED this 3rd day of December 2012, by a vote of 2 ayes and
0 nays of members of the Board of Commissioners of Shelby County, Indiana.



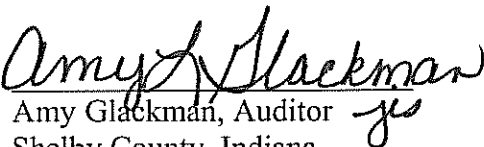
Kevin Nigh, Vice President

Donald Parker, Member



David Mohr, Member

ATTEST:


Amy Glackman, Auditor *yes*
Shelby County, Indiana