

ZONING ORDINANCE NO.

2013-20

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 203 N Edgerton ST, Fairland, 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 Brandywine Township of the Shelby County Code and the zoning ordinances there under 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 A2-Agricultural, to a designation I1-Light Industrial (approximately 6.74 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 subsection:

Land rezoned from “A2- Agricultural” to “I1- Light Industrial”:

The following parcel of land and real estate located in Brandywine Township, Shelby County, Indiana and particularly described herein being formerly zoned and shown on the Brandywine Township Zoning District Map and lying in an “A2- Agricultural” district is hereby rezoned to “I1- Light Industrial”.

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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 8 day of July 2013, by a vote of 7 ayes and 0

nays of members of the Board of Commissioners of Shelby County, Indiana.

Kevin Nigh, President

Donald Parker

Donald Parker, Member

David Mohr

David Mohr, Member

ATTEST:

Amy G. Glackman

Amy Glackman, Auditor
Shelby County, Indiana

PACE ENGINEERING, INC.
JOB #11653-04
CLIENT: CHARLES REED

LEGAL DESCRIPTION

A part of the Southwest quarter of Section 9, Township 13 North, Range 6 East, Brandywine Township, Shelby County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said quarter marked by a found P.K. nail over a rebar; thence South 00 degrees 00 minutes 00 seconds West (an assumed bearing) along the East line of said quarter and in County Road 450 West (Edgerton Street, Town of Fairland) 1170.44 feet to a P.K. nail with washer; thence along the Northerly right-of-way line of the Old Conrail Railroad, said right-of-way line being on a curve to the left having a radius of 1,094.08 feet, a bearing and chord distance of South 82 degrees 23 minutes 34 seconds West, 120.17 feet; thence along said curve 120.23 feet to a capped 5/8 inch rebar on said right-of-way line, said rebar being the Point of Beginning; thence continuing along said curve and said right-of-way having a bearing and chord of South 67 degrees 11 minutes 34 seconds West, 456.89 feet; thence along said curve, 460.27 feet, to a found 5/8 inch rebar; thence North 00 degrees 00 minutes 00 seconds East, 1120.34 feet, to a found 5/8 inch rebar in the Southerly right-of-way line of the Conrail Railroad; thence along said right-of-way, the next three (3) calls; thence (1) South 48 degrees 45 minutes 23 seconds East, 396.73 feet, to a found 5/8 inch rebar; thence (2) South 37 degrees 49 minutes 50 seconds East, 101.38 feet, to a found 5/8 inch rebar; thence (3) South 48 degrees 45 minutes 23 seconds East, 60.86 feet, to a capped 5/8 inch rebar; thence South 41 degrees 43 minutes 11 seconds West, 238.47 feet, to a 5/8 inch capped rebar; thence South 05 degrees 07 minutes 40 seconds West, 57.34 feet, to a capped 5/8 inch rebar; thence South 41 degrees 06 minutes 10 seconds East, 240.61 feet, to a capped 5/8 inch rebar; thence South 10 minutes 38 minutes 47 seconds East, 165.72 feet, to the Beginning Point, containing 6.736 acres, more or less, subject to all existing legal rights-of-way and easements of record.

TOGETHER with a thirty (30) foot wide ingress-egress easement being fifteen (15) feet on both sides of the following centerline being more particularly described as follows:

A part of the Southwest quarter of Section 9, Township 13 North, Range 6 East, Brandywine Township, Shelby County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said quarter marked by a found P.K. nail over a rebar; thence South 00 degrees 00 minutes 00 seconds West (an assumed bearing) along the East line of said quarter and in County Road 450 West (Edgerton Street, Town of Fairland), 1107.44 feet to the Point of Beginning of this description; from said Point of Beginning, thence South 87 degrees 34 minutes 26 seconds West, 133.00 feet, to the Terminus of this easement with the side lines being lengthened or shortened to form a continuous line.