

ZONING ORDINANCE NO.

2014-09

ZONING ORDINANCE AMENDMENT

THIS IS AN ORDINANCE for the purpose of amending and changing the zoning ordinance of the County of Shelby as it relates to a certain tract of property known as 5843 W 400 North, 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 Sugar Creek 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 A2 - Agricultural to a designation RE-Residential Estate (approximately 2.68 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 “A2,” Agricultural, to “RE”, Residential Estate :

The following parcel of land and real estate located in Sugar Creek Township, Shelby County, Indiana and particularly described herein being formerly zoned and shown on the Sugar Creek Township Zoning District Map and lying in an “A2” 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

LEGAL DESCRIPTION

House tract

A part of the West half of the Northwest Quarter and a part of the East half of the Northwest Quarter, both of Section 17, Township 13 North, Range 6 East, Shelby County, Indiana; described as follows:

Commencing at the pin set in concrete placed at the location of the stone that formerly marked the Northwest corner of the above described Northwest quarter of Section 17; thence with the North line of the quarter North 89 degrees 16 minutes 21 seconds East 959.06 feet to the Northwest corner of an 8 acre tract recorded at Deed Record 313 Page 761 in the Office of Recorder of Shelby County, Indiana, said Northwest corner of the 8 acre tract being located South 89 degrees 16 minutes 21 seconds West 396.00 feet (24 rods) from the Northeast corner of the West half of the Northwest quarter of Section 17; thence with the West line of said 8 acre tract South 00 degrees 44 minutes 11 seconds East 39.16 feet to the South right of way line of reconstructed County Road 400 North; thence with said right of way line South 89 degrees 36 minutes 03 seconds East 9.70 feet to a 5/8 inch rebar at the Northeast corner of a certain 0.153 acre tract; thence continue with said right of way line South 89 degrees 36 minutes 03 seconds East 63.15 feet to a 5/8 inch rebar; thence continue with said right of way line North 88 degrees 44 minutes 06 seconds East 136.33 feet to a 5/8 inch rebar and the true point of beginning of the tract herein described;

Thence continue with said right of way line North 88 degrees 44 minutes 06 seconds East 282.68 feet to a 5/8 inch rebar on the East line of a 1.094 acre tract recorded at Deed Record 316 Page 809 in the aforesaid Office of Recorder; thence with said East line South 00 degrees 02 minutes 30 seconds East 413.23 feet to a 5/8 inch rebar at a corner of said 1.094 acre tract; thence South 85 degrees 08 minutes 21 seconds West 73.52 feet to a 5/8 inch rebar at a corner of said 1.094 acre tract; thence South 88 degrees 44 minutes 06 seconds West 204.33 feet to a 5/8 inch rebar; thence parallel with the East line of the West half of said Northwest quarter North 00 degrees 44 minutes 11 seconds West 417.76 feet to the point of beginning, containing 2.683 acres more or less and subject to any existing right of ways, easements or restrictions.

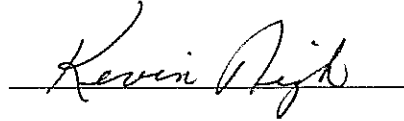
Bearings used in this description are based on State Plane Coordinates for the Eastern Zone of the State of Indiana.

I hereby certify that I have prepared the above description and accompanying plat from actual field surveys completed by myself on November 14, 2013. Furthermore this survey conforms with 865-IAC 1-12-13.

For: Ron Martin

W. Taylor Sumerford, Jr.
Licensed Land Surveyor
#11242 Indiana

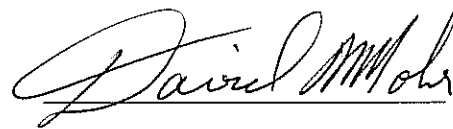
ADOPTED this 12 day of May, 2014 by a vote of 3 ayes and 0
nays of members of the Board of Commissioners of Shelby County, Indiana.



Kevin Nigh, President




Don Parker, Member



David Mohr, Member

ATTEST:



Amy Glackman, Auditor
Shelby County, Indiana