

ZONING ORDINANCE NO.

2015-01

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 8296 North Michigan Road, Fairland. 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 Moral 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 A2 - Agricultural (approximately 6.875 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 “A1,” Conservation Agricultural, to “A2” Agricultural:

The following parcel of land and real estate located in Moral Township, Shelby County, Indiana and particularly described herein being formerly zoned and shown on the Moral Township Zoning District Map and lying in an “A1” Agricultural district is hereby rezoned to “A2” Agricultural:

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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

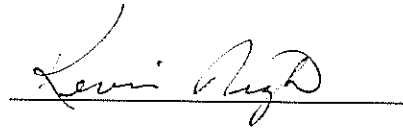
*New description for the 6.875 acres split from a 30.97 acre tract owned by Isaac J. Larrison, recorded in Instrument #2011004805. To be rezoned to "A2".

Part of the North Half of the Southwest Quarter of Section 19, Township 14 North, Range 6 East of the Second Principal Meridian, Moral Township, Shelby County, Indiana, more particularly described as follows:
Commencing at the Northeast corner of said Southwest Quarter, said point being a Shelby County Monument; thence South 00 degrees 10 minutes 04 seconds East (assumed bearing per the Instrument #2011004805), along the East line of the said North half quarter section a distance of 931.66 feet to a Powell capped rebar, said point being the point of beginning of the tract herein described; thence continuing South 00 degrees 10 minutes 04 seconds East along the said line a distance of 399.66 feet to the Southeast corner of the said North half quarter section; thence South 89 degrees 07 minutes 27 seconds West, along the South line of the said half quarter section a distance of 813.34 feet to a point in the centerline of Frontage or Michigan Road; thence North 50 degrees 03 minutes 47 seconds West, along the said centerline a distance of 40.00 feet to a mag nail with a Powell washer; thence North 00 degrees 10 minutes 33 seconds East a distance of 105.80 feet to a Powell capped rebar; thence North 45 degrees 31 minutes 17 seconds East a distance of 388.18 feet to a Powell capped rebar; thence North 89 degrees 07 minutes 27 seconds East, parallel to the South line of the said half quarter section a distance of 565.52 feet to the point of beginning, containing 6.875 acres more or less.

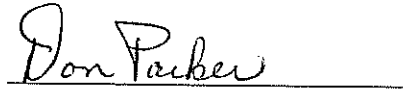
New description for the 24.096 acres remainder of the 30.97 acre tract owned by Isaac J. Larrison, recorded in Instrument #2011004805. To retain the "A1" zoning.

Part of the Northwest Quarter and the North Half of the Southwest Quarter of Section 19, Township 14 North, Range 6 East of the Second Principal Meridian, Moral Township, Shelby County, Indiana, more particularly described as follows:
Commencing at the Northeast corner of said Northwest Quarter; thence South 00 degrees 09 minutes 17 seconds West (bearing from Deed Book 305, Pages 562-564) along the East line of said Northwest Quarter 1694.21 feet to the Point of Beginning; thence continuing South 00 degrees 09 minutes 17 seconds West along said East line 945.50 feet to the Southeast corner of said Northwest Quarter, said point also being the Northeast corner of aforesaid North Half of the Southwest Quarter; thence South 00 degrees 10 minutes 04 seconds East along the East line of said half-quarter 931.66 feet to a Powell capped rebar; thence South 89 degrees 07 minutes 27 seconds West, parallel to the South line of the said half quarter section a distance of 565.52 feet to a Powell capped rebar; thence South 45 degrees 31 minutes 17 seconds West a distance of 388.18 feet to a Powell capped rebar; thence South 00 degrees 10 minutes 33 seconds West a distance of 105.80 feet to a point in the centerline of Frontage or Michigan Road said point being a mag nail with a Powell washer; thence North 50 degrees 03 minutes 47 seconds West, along the said centerline a distance of 107.40 feet to the Southwest corner of the 30.97 acre tract described in Instrument #2011004805; thence North 45 degrees 31 minutes 17 seconds East 446.09 feet; thence North 00 degrees 10 minutes 33 seconds East 1008.71 feet; thence North 89 degrees 23 minutes 04 seconds East parallel to the North line of aforesaid Northwest Quarter 100.00 feet; thence North 00 degrees 10 minutes 33 seconds East 871.28 feet; thence North 89 degrees 23 minutes 04 seconds East parallel to the last said North line 495.80 feet to the Point of Beginning, containing 24.096 acres, more or less.

ADOPTED this 26th day of January, 2015 by a vote of 3 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Kevin Nigh, President

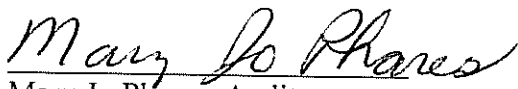


Don Parker, Member



Chris Ross, Member

ATTEST:



Mary Jo Phares, Auditor
Shelby County, Indiana