

ZONING ORDINANCE NO. 15-03

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 5326 E Union Road, Shelbyville. 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 A2- Agricultural (approximately 21 acres) as well as A1-Conservation Agricultural to RE-Residential Estate (Approximately 3.00 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
and 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” 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

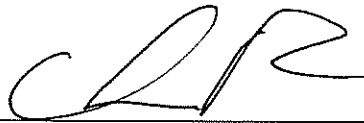
ADOPTED this 2nd day of February , 2015 by a vote of 3 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Kevin Nigh, President



Don Parker, Member



Chris Ross, Member

ATTEST:



Mary Jo Phares, Auditor
Shelby County, Indiana

Descriptions for the Doris Ruth Theobald rezone.

Description of the parent 21.00 acre tract owned by Doris Ruth Theobald, described in deed record book 204, page 353. The 18 acre remainder is to be rezoned to "A2".

Beginning at the center of the Section 18, Township 13 North, Range 8 East and running thence West 35 rods and 3 links, thence North 86 rods and 13 links to the center of Little Blue River, thence down the center of said river to the East line of the Northwest quarter of said section, thence South to the place of beginning.

Also beginning at the center of the Section 18, Township 13 North, Range 8 East and running thence West 35 rods and 3 links, thence South 107 rods to the center of old Rushville and Shelbyville State Road, thence East along the center of the said road to the East line of the Southwest quarter of said section, thence North to the place of beginning, containing in both tracts 22 acres more or less.

Except the following tract: Beginning at the Northwest corner of the tract above described; thence South 270 feet, thence East 127 feet; thence North 270 feet; thence West 127 feet to the place of beginning, containing about 1 acre, subject to highways.

New description for Tract #1 a 1.000 acre split from the lands owned by Doris Ruth Theobald, described in deed record book 204, page 353. To be rezoned to "RT". RE

A part of the Southwest quarter of Section 18 in Township 13 North, Range 8 East, Union Township, Shelby County, Indiana and being more particularly described as follows:

Commencing at a mag nail with a Powell washer set at the point of intersection of the East line of the said Southwest quarter and the center of Union Road (being previously described as the Shelbyville & Rushville State Road); thence South 80 degrees 16 minutes 05 seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates), along the center of the said road a distance of 101.15 feet to a mag nail with a Powell washer set at the point of beginning of the tract herein described; thence South 78 degrees 52 minutes 15 seconds West, along the center of the said road a distance of 167.58 feet to a mag nail with a Powell washer; thence North 01 degrees 03 minutes 57 seconds West, parallel to the East line of the said quarter section a distance of 278.64 feet to a Powell capped rebar; thence North 88 degrees 56 minutes 03 seconds East, perpendicular to the East line of the said quarter section a distance of 165.00 feet to a Powell capped rebar; thence South 01 degrees 03 minutes 57 seconds East, parallel to the East line of the said quarter section a distance of 249.36 feet to the point of beginning, containing 1.000 acres more or less more or less and being subject to the right of way of the Union Road, also subject to any and all easements, right of ways and restrictions.

New description for Tract #2 a 2.000 acre split from the lands owned by Doris Ruth Theobald, described in deed record book 204, page 353. To be rezoned to "RE".

A part of the Southwest quarter of Section 18 in Township 13 North, Range 8 East, Union Township, Shelby County, Indiana and being more particularly described as follows:

Beginning at a mag nail with a Powell washer set at the point of intersection of the East line of the said Southwest quarter and the center of Union Road (being previously described as the Shelbyville & Rushville State Road); thence South 80 degrees 16 minutes 05 seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates), along the center of the said road a distance of 101.15 feet to a mag nail with a Powell washer; thence North 01 degrees 03 minutes 57 seconds West, parallel to the East line of the said quarter section a distance of 249.36 feet to a Powell capped rebar; thence South 88 degrees 56 minutes 03 seconds West, perpendicular to the East line of the said quarter section a distance of 165.00 feet; thence North 01 degrees 03 minutes 57 seconds West, parallel to the East line of the said quarter section a distance of 237.54 feet; thence North 88 degrees 56 minutes 03 seconds East, perpendicular to the East line of the said quarter section a distance of 265.00 feet; thence South 01 degrees 03 minutes 57 seconds East, along the East line of the said quarter section a distance of 471.66 feet to the point of beginning, containing 2.000 acres more or less more or less and being subject to the right of way of the Union Road, also subject to any and all easements, right of ways and restrictions.