

ZONING ORDINANCE NO.

2015-23

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 1600 N 600 W, Fountaintown, IN. 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 16.5 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 Noble Township Zoning District Map and lying in an “A1” Agricultural district is hereby rezoned to “A2” Agricultural:

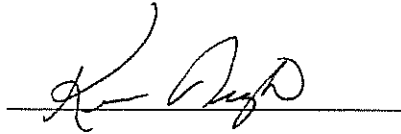
See attached legal description of subject rezone tract.

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.

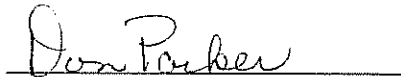
Section 4: Repealable Provisions. All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 29 day of June, 2015 by a vote of 3 ayes and 0

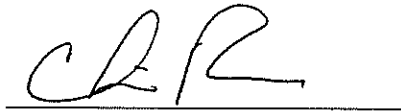
nays of members of the Board of Commissioners of Shelby County, Indiana.



Kevin Nigh, President

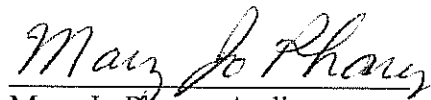


Don Parker, Member



Chris Ross, Member

ATTEST:



Mary Jo Phares, Auditor
Shelby County, Indiana

Record Description (Parent Tract)

Record Number 201304736

Tract 1, being a portion of the southeast quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana, described as follows:

Tract 2, being a portion of the southeast quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana, described as follows:

Also a portion of the southeast quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana, described as follows:

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Also a portion of the southeast quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana, described as follows:

Survey Report

The purpose of this project is to prepare a Plat of the lands of Robert E. and Lona Seidner (hereinafter "the Owners") in Shelby County, Indiana, consisting of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana.

This survey was prepared without the benefit of a title commitment. The lines located for this survey were based on the best of record. There may be unrecorded rights involved with the subject parcel. Further title research, court proceedings, investigation, or negotiation with the Owner or other interested parties may be required to make the determination of whether any such issues.

Boundaries for this survey were determined by a total station traverse. The traverse was run in accordance with Indiana Administrative Code Title 853, Article 1, Rule 12 the following:

Relative Precision Accuracy for measurements of this survey is for that of a Rural Survey of first class of 1:25,000 for 200 points per mile.

Reference Monuments:
A Stone was found 10' below grade at the Southeast corner of the Northeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana. A Railroad Spike was found 0.5' below grade at the Southeast corner of the Northeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana.

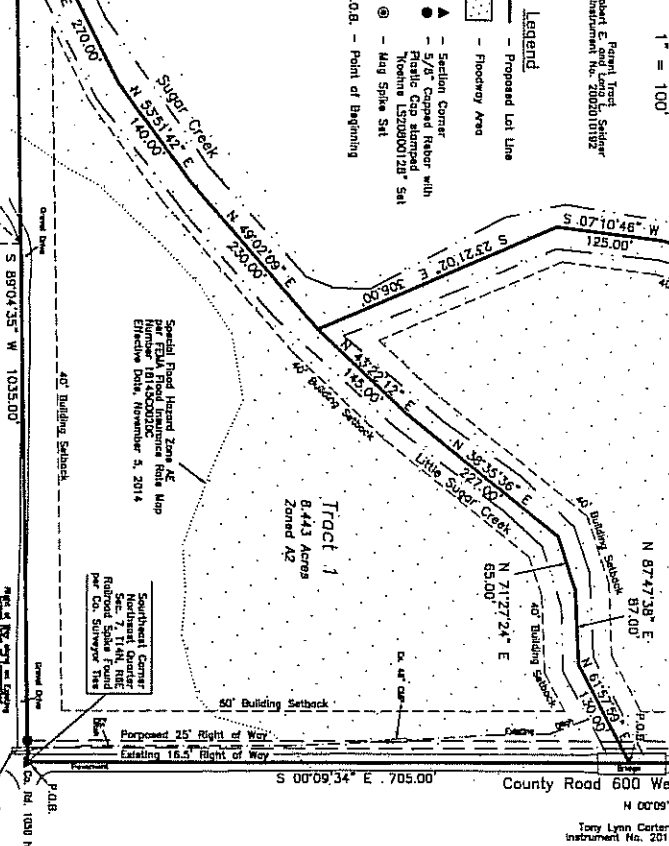
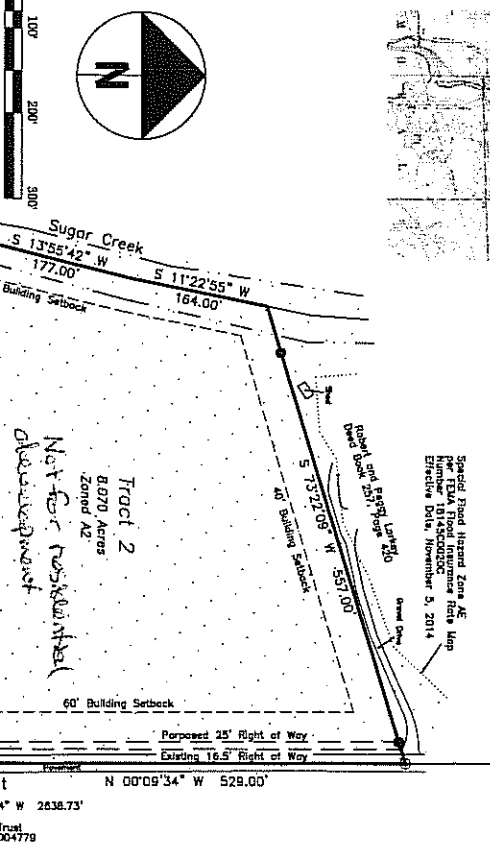
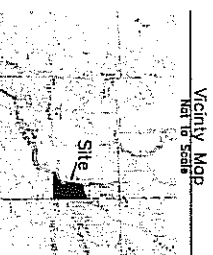
There were no conflicts by written title with the subject parcel and adjacent. The south neighbor (Robert E. and Lona Seidner, Instrument No. 200010192) has a "Right of way over the right of way burden the subject parcel."

Lines of Occupation:
Along the east side were the improvements for County Road 600 West, as shown herein, including the building set-backs. The improvements are located on the east side of the line. This side crosses onto the subject parcel at approximately 100' north of the Southeast corner of the Northeast Quarter. Along the north side a field was 72' north of the line and a gravel drive varies from 8.0' to 4.0' north of the line.

Surveyor's Certificate:
I, hereby certify on this day of August, 2015 that this survey was prepared in accordance with the provisions of the Indiana Surveying Code, Title 853, Article 1, Rule 12, I affirm, under penalty of perjury that I know their respective uses to reflect each Social Security Number in this document unless otherwise indicated.

Plat of the Southeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana, described as follows:
Being that, in the southeast corner of the Northeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana, approximately 1/4 acre, more or less, a 5/8' iron capped rebar was found. The rebar is 5/8' in diameter and is 177.00' long. The rebar is located at the intersection of the line of the Northeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana, and the line of the Southeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana. The rebar is located at the intersection of the line of the Northeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana, and the line of the Southeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana. The rebar is located at the intersection of the line of the Northeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana, and the line of the Southeast Quarter of Section 7, Township 14 North, Range 6 East in Shelby County, Indiana.

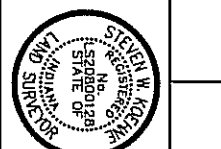
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Revisions	Description

Range Line
Surveying
67 E. Walnut Street
Pointeblaine, IN 46130
Phone: 317-623-7000

Seidner Minor Subdivision Plat
Owners:
Robert and Lona Seidner
6780 W. 700 S.
Jamestown, IN 46147



Sheet 1 of 1
Project No.: 2015-006
Prepared By: SWK
Scale: 1" = 100'
Certified: - 2015
Date(s) of Fieldwork: May/June 2015
Shelby County
Surveyor's Seal
Surveyor's License No. 18145
Surveyor's Name: Steven W. Korman