

**ZONING ORDINANCE NO.**

2017-02

**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 Shelby County Parcel #73-10-02-300-001.000-001. 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 Hendricks 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 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 “RE”**

**Residential Estate:**

The following parcel of land and real estate located in Hendricks Township, Shelby County, Indiana and particularly described herein being formerly zoned and shown on the Hendricks Township Zoning District Map and lying in an “A1” 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Provisions.** All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

# Subdivision of the Duckworth Farms

A part of the Southwest Quarter of Section 2, Township 12 North, Range 6 East, Shelby County, Indiana

**Duckworth Farms LLC, described in DR Bk 325, Pg 141.**

NE cor. NW ¼, 2-12-6  
Calculated location

Duckworth Farms LLC,  
Bk 325, Pg 141.  
25.42 acre per deed  
-3.000 split per this survey  
22.42 acre remainder

Parent description of 25.42 acre tract of land owned by  
Duckworth Farms LLC, described in DR Bk 325, Pg 141.

Also, beginning 3 chains and 84 links west of the southeast corner of the northeast quarter of section 3 in township 12 north and range 6 east and running; thence north 9 chains and 50 links to the middle of the old bed of big blue river; thence in a northerly direction along the middle of said old bed of said river to a stone on the east line of said tract; thence South 9 chains and 50 links to a stone 5 chains north of the southeast corner of said tract; thence east 4 chains and 45 links; thence south 5 chains to the north line of the southwest quarter of section 2 of said township and range; thence south 21 chains and 10 links to the middle of the Shelbyville and Marietta Turnpike road; thence in a southwesterly course along the middle of said Road 9 chains and 30 links to a north and south line parallel with the east line of said section 3 and 3 chains and 84 links west there from; thence north 23 chains and 18 links to the place of beginning containing 25.42 acres more or less.

New description of a 3.000 acre split from the Lands owned by  
Duckworth Farms LLC, described in DR Bk 325, Pg 141.

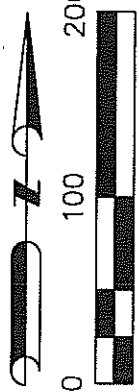
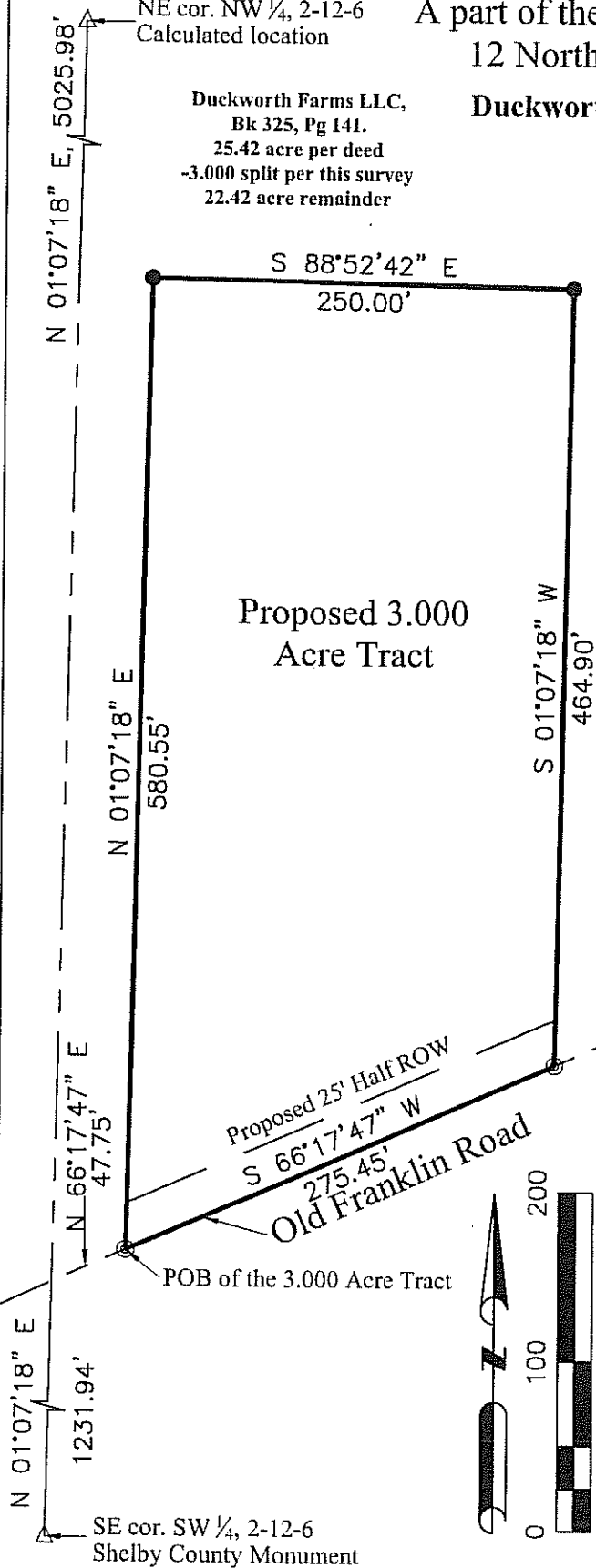
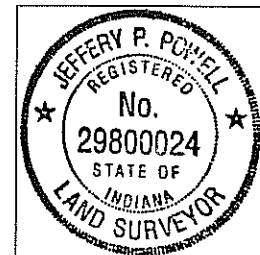
A part of the Southwest Quarter of Section 2, Township 12 North, Range 6 East, Shelby County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the said Southwest quarter section, said point being a Shelby County Monument, thence North 01 degrees 07 minutes 18 seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the West line of the said quarter section a distance of 1231.94 feet to a point in the approximate centerline of Old Franklin Road; thence North 66 degrees 17 minutes 47 seconds East along the said centerline a distance of 47.75 feet to a mag nail with a Powell washer; thence North 01 degrees 07 minutes 18 seconds East parallel to the West line of the said quarter section a distance of 580.55 feet to a Powell capped rebar; thence South 88 degrees 52 minutes 42 seconds East a distance of 250.00 feet to a Powell capped rebar; thence South 01 degrees 07 minutes 18 seconds West parallel to the West line of the said quarter section a distance of 464.90 feet mag nail with Powell washer set in the said centerline; thence South 66 degrees 17 minutes 47 seconds West along the said centerline a distance of 275.45 feet to the point of beginning containing 3.000 acres more or less and being subject to any and all easements, right of ways and restrictions.

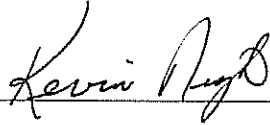
I hereby certify that this Plat is true and accurate to the best of my knowledge as surveyed by me.

*Jeffery P. Powell*

Jeffery P. Powell  
Registered Land Surveyor  
No. 29800024  
Certified: January 9-2017



ADOPTED this 30<sup>th</sup> day of January, 2017 by a vote of 2 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Kevin Nigh, President


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Don Parker, Member



Chris Ross, Member

ATTEST:

  
Mary Jo Phares, Auditor  
Shelby County, Indiana