

**ZONING ORDINANCE NO.**

2012-31

**ZONING ORDINANCE AMENDMENT**

THIS IS AN ORDINANCE for the purpose of amending and changing the zoning ordinances of the County of Shelby as it relates to a certain tract of property known as 2592 E 600 South, Shelbyville, 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 Shelby 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 R1, Single Family Residential (approximately 1.248 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 “A2, Agricultural,” to “R1, Single-Family Residential”:**

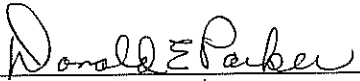
The following parcel of land and real estate located in Shelby Township, Shelby County, Indiana and particularly described herein being formerly zoned and shown on the Shelby Township Zoning District Map and lying in an “A2” district is hereby rezoned to “R1, Single-Family Residential :

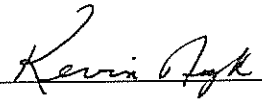
**See attached legal description of subject rezone tract.**

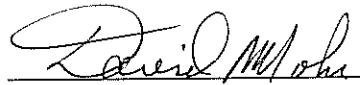
**Section 3: Effective Date.** This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

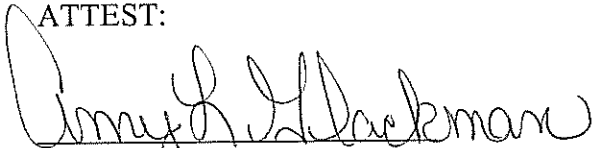
**Section 4: Repealable Provisions.** All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 26<sup>th</sup> day of December, 2012, by a vote of 3 ayes and  
0 nays of members of the Board of Commissioners of Shelby County, Indiana.

  
\_\_\_\_\_  
Donald Parker  
Tony Newton, President

  
\_\_\_\_\_  
Kevin Nigh, Member

  
\_\_\_\_\_  
David Mohr, Member

ATTEST:  
  
\_\_\_\_\_  
Amy Glackman, Auditor  
Shelby County, Indiana

ENTER FOR TAXATION

DEC 04 2012

*Amy J. Blackman*  
SHELBY COUNTY AUDITOR

2012009836 WD \$18.00  
12/04/2012 01:31:12P 2 PGS  
Mary Jo Phares  
SHELBY County Recorder IN  
Recorded as Presented  
[Barcode]

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH, THAT Gayle Weaver, an Undivided one-half (1/2) Interest and Gayle L. Weaver, an Undivided one-half (1/2) Interest of Shelby County in the State of Indiana CONVEYS AND WARRANTS to Fanland, LLC of Shelby County, in the State of Indiana, for and in consideration of One Dollar and other considerations the receipt of which is hereby acknowledged, the following Real Estate in Shelby County, in the State of Indiana, to wit:**

A part of the Southwest Quarter of the Southeast Quarter of Section 34, Township 12 North, Range 7 East, Shelby County, Indiana; described as follows:

Commencing at the Southwest corner of the above described Southwest Quarter of the Southeast Quarter of Section 34; thence with the South line of the quarter-quarter South 88 degrees 56 minutes 14 seconds East 453.21 feet to the true Point of Beginning of the tract herein described;

Thence with a fence line North 07 degrees 08 minutes 06 seconds West 466.55 feet; thence with a fence line South 89 degrees 16 minutes 00 seconds East 936.09 feet to the East line of the quarter-quarter; thence with said East line South 00 degrees 05 minutes 31 seconds West 292.24 feet to a point measured North 175.00 feet from the Southeast corner of the quarter-quarter; thence parallel with the South line of the quarter-quarter North 88 degrees 56 minutes 14 seconds West 249.00 feet; thence parallel with the East line of the quarter-quarter South 00 degrees 05 minutes 31 seconds West 175.00 feet to the South line of the quarter-quarter; thence with said South line North 88 degrees 56 minutes 14 seconds West 628.46 feet to the Point of Beginning, containing 8.671 acres, more or less and subject to the right-of-way of the public road on the South line of the tract and also subject to any other existing right of ways, easements or restrictions.

Course data used in this description assumes the West line of the Southeast Quarter of Section 34 to have a bearing of North 00 degrees 11 minutes 02 seconds East.

As a part of the consideration herefor, Grantees assume and agree to pay taxes for \* due and payable in \* and all subsequent taxes.

Send tax statements *Grantee: 2414 E. State Rd. 44  
Shelbyville, IN 46176*

Parcel Number: 73-11-34-400-007.000-016

IN WITNESS WHEREOF, Grantor has executed this deed on 27th day of November, 2012.

*Gayle Weaver*  
\_\_\_\_\_  
Gayle Weaver

*Gayle L. Weaver*  
\_\_\_\_\_  
Gayle L. Weaver

SALE DISCLOSURE  
APPROVED  
SHELBY COUNTY ASSESSOR