## ZONING ORDINANCE NO. 2014-11

### **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 310 West 450 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 A1-Conservation Agricultural to A2 - Agricultural (approximately 4.138 acres) and A1-Conservation Agricultural to RE-Residential Estate (approximately 5.862 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 "RE", Residential Estate:

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 "A1" Agricultural district is hereby rezoned to "A2" Agricultural and "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.

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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

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ALSO being subject to a 2% unde ingress, egress and utility exement along the Westely most line of the above described face at and being for the benefit of the 9-077 acre man described in 201 HBJ Hb.

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,25' Access & Utility Easement

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Proposed Septic
Fasement for the benefit of Tract 22 H
(3.5)

Per this Subdivision

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Tract #1

Zoned "RE" 2.064 acres

Tract of per this substitution:

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Existing Well

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 are represented on the

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25' wide in less, egress and trility casement along the Westerly most line and being for the benefit of the 9.977 acre tract described in 2013/05/186.

Surveyor Certification:

I the understand, because they certify that I am a Land Surveyor registered in compliance with the laws of the State of Indicate shall do bearly further certify that I have surveyed the read scate described in the caption where and that I have substituted the same life there text as shown on the hereon through pire. This plat correctly regress said survey and substituted the same life there is the added.

Registered Land Surveyor No. 29800024 Vinces, ny hamilihis \_3 day of \_March \_\_, 2014. ď

Others Certification:

1. Terry B. Count and Desart D. Counts, do hereby certify that we are the waters of the property captional and that as which owners we have caused the said above described property to be survey shown on the face on frawer plat, as our face and valuntary act and cleed. yed and subdivided as

Notes the parent 10 are tract was created per a survey by one for Carpetter, duted 1-13-11 and is recorded in the Shelby County Recorder's Office.

Owner, Terry B. & Desart D. Chems Sire Address: 110 West, 450 South, Shelbyville Bt., 46176 Client: Levlie Roxanne & Randy Suits, 317-364-9672

A part of the South half of the Northeast quarter of Section 30. Township 12 North, Range 7 East, in Shelby Township, Shelby County, Indiana

Preliminary and Final Plat Coons Simple Subdivision

Note: the Patests H3 acts tracts per this subdivision is council "A1". Traces 18.2 per this subdivision are proposed to be recouncil to "A2". Mate: the proposed Subdivision is not located in a Zone "A", but is located in a Zone "C" Flood plain per the current FRIM map 1801235-01500, dated 10-15-82.

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Plin Commission Approxed by the Shelby County Plan Commission in accordance with Subdivision Regulations Flan Commission Appeared: Dute Philip D. & Terma A. Weitz Instrument J2013003185 N B6\*46\*15" E, 456.03"

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> Lixisting feace line - along line
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> 25° Access & Unity Easement N 88'51'05" E AF HE Janet Fierson Inst. §2009002835

M .87.20.20 N while ingress, egress and utility exchange ubup the Northerly must line and being für the benefit of the 9,977 age tract described in 201,000,106.

10,000 acres per Deed & Survey Ferry B. & Desara D. Coons Instrument #2013003178 Tract #2
Per this Subdivision
2,074 acres
Zoned "RE" Proposed 25' Half ROW line
Assumed 16.5' Half ROW line 228.01 JOHN! N. 981 11 + POB Tract #2, 861,77 98.28 11 05.05,48, M' 1244'11.  $\prod$ TSR (0) Tract #3
Per this Subdivision 5.862 acres Zoned "A2" 190.02 | | 150 OF 28.5451 +POB 7toci #3, 671.75 3 .87.20.20 S Existing fence line - along line Scale | " = 5()"

Note: Hearings based on NAD 83, Indiana East, State plana Covadinates Lepend Sel X" Capped Retrar Set Mag Sail co Гонн Монителя Section Corner Powell Land Surveying LLC

Jeffery P. Powell, PLS

4624 North, 375 East, Shelbyy ille, IP4-617h

Office 765-763-6147, Fax 765-763-0122, Cell 317-684-6073 88"46"15" W. 671.75 O

Decumation or processing lines:

ADOPTED this 12 day of May, 2014 by a vote of _	3 ayes and O
nays of members of the Board of Commissioners of Shelby County, Indiana.	

Kevin Nigh, President

Don Parker, Member

David Mohr, Member

ATTEST:

Amy Glackman, Auditor Shelby County, Indiana