

**ZONING ORDINANCE NO.** 2014-18

**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 8464 W Range Road, 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 Sugar Creek 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 a designation R1 – Single-Family Residential (approximately .782 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 sub-section:

**Land rezoned from “A1,” Agricultural Conservation, to “R1”, Single-Family**

**Residential :**

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Provisions.** All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

## LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 35, Township 13 North, Range 5 East, Shelby County, Indiana; described as follows:

Commencing at the railroad spike (over a stone) that marks the Southwest corner of the above described Southeast quarter of Section 35; thence with the South line of the quarter North 88 degrees 50 minutes 03 seconds East 155.01 feet to a mag nail over a railroad spike that marks the Southwest corner of a 106.060 acre tract recorded at Deed Record 327 Pages 877 - 879 in the Office of Recorder of Shelby County, Indiana; and the true point of beginning of the herein described tract;

Thence with a West line of said 106.060 acre tract North 00 degrees 19 minutes 29 seconds West 232.85 feet to a 4 inch steel post; thence with a North line of said 106.060 acre tract South 88 degrees 55 minutes 45 seconds East 147.30 feet to a 5/8 inch rebar at a corner of said 106.060 acre tract; thence South 00 degrees 44 minutes 56 seconds East 227.09 feet to a mag nail on the South line of the quarter and the South line of said 106.060 acre tract; thence with said quarter line South 88 degrees 50 minutes 03 seconds West 148.95 feet to the point of beginning, containing 0.782 acres more or less and subject to the right of way of the Range Road on the South line of the tract and also subject to any other existing right of ways, easements or restrictions.

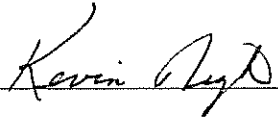
Bearings used in this description are based on State Plane Coordinates for the State of Indiana.

I hereby certify that I have prepared the above description and accompanying plat from actual field surveys completed by myself on July 17, 2014.

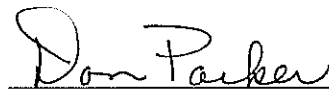
For: Mike Hester

W. Taylor Sumerford, Jr.  
Licensed Land Surveyor  
#11242 Indiana

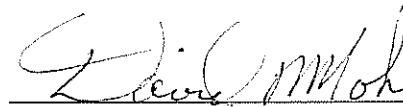
ADOPTED this 10<sup>th</sup> day of October, 2014 by a vote of 3 ayes and  
0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Kevin Nigh, President



Don Parker, Member



David Mohr, Member

ATTEST:



Amy Glackman, Auditor  
Shelby County, Indiana