

ZONING ORDINANCE NO.

2015-13

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 8520 N 850 W, Fairland, 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 IS-Institutional to I1-Light Industrial (approximately 25.73+/- 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 “IS,” Institutional, to “I1” Light Industrial:


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 Moral Township Zoning District Map and lying in an “IS” Institutional zoning district is hereby rezoned to “I1” Light Industrial:

See attached legal description of subject rezone tract.

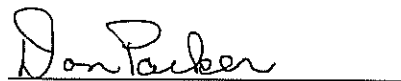
Section 3: Effective Date. This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 30 day of March, 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:

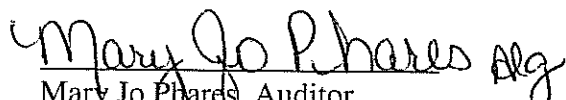

Mary Jo Phares, Auditor
Shelby County, Indiana

Exhibit A

A part of the Northeast Quarter of Section 23, Township 14 North, Range 5 East, Shelby County, Indiana; described as follows:

Commencing at the Southwest corner of the above described Northeast quarter of Section 23; thence with the West line of the quarter North 00 degrees 00 minutes 00 seconds East 696.00 feet; thence parallel with the South line of the quarter North 89 degrees 32 minutes 29 seconds East 776.00 feet to the true point of beginning of the tract herein described;

Thence parallel with the South line of the quarter North 89 degrees 32 minutes 29 seconds East 220.00 feet; thence parallel with the West line of the quarter South 00 degrees 00 minutes 00 seconds East 360.00 feet; thence parallel with the South line of the quarter South 89 degrees 32 minutes 29 seconds West 220.00 feet; thence parallel with the West line of the quarter North 00 degrees 00 minutes 00 seconds East 360.00 feet to the point of beginning, containing 1.818 acres more or less and subject to any existing right of ways, easements or restrictions.

Course data used in this description assumes the West line of the quarter to run North.

2009004410 PER REP \$26.00
07/23/2009 11:27:31A 6 PGS
Mary Jo Phares
SHELBY County Recorder IN
Recorded as Presented

ENTER FOR TAXATION

JUL 23 2009

Amy H. Jackson
SHELBY COUNTY AUDITOR

CO-PERSONAL REPRESENTATIVES' DEED

Teena L. Spear and Alison J. Conway, as Co-Personal Representatives of the Estate of Rosalie L. Lowes, Deceased, which estate is pending in Shelby County Circuit Court under Cause Number 73C01-0801-EU-5, by virtue of their power and authority granted to personal representatives under the Indiana Code proceeding under Unsupervised Administration, and hereby distributes to:

TEENA L. SPEAR and ALISON J. CONWAY, Individually

of the County of Rush, State of Indiana, the following described real estate in Shelby County, State of Indiana, more particularly described as follows, to-wit:

A part of the Northeast Quarter of Section 23, Township 14 North, Range 5 East, Shelby County, Indiana; described as follows:

Beginning at the 5/8 inch rebar that marks the Southwest corner of the above described Northeast quarter of Section 23, said Southwest corner being the Southwest corner of a 10.002 acre tract as recorded at Deed Record 310 Page 586 in the Office of Recorder of Shelby County, Indiana; thence with the West line of the quarter North 00 degrees 32 minutes 17 seconds West 696.00 feet (North 00 degrees 00 minutes 00 seconds East 696.00 feet Deed Record 310 Page 586) to a railroad spike at the Northwest corner of said 10.002 acre tract; thence parallel with the South line of the quarter being the North line and extended North line of the 10.002 acre tract North 88 degrees 59 minutes 44 seconds East (North 89 degrees 32 minutes 29 seconds East Deed Record 310 Page 586) 776.00 feet to a 5/8 inch rebar found at the Northwest corner of a 1.818 acre tract as recorded at Instrument #9910638 in the Office of Recorder of Shelby County, Indiana; thence parallel with the West line of the quarter South 00 degrees 32 minutes

SALE DISCLOSURE
APPROVED
SHELBY COUNTY ASSESSOR

17 seconds East 360.00 feet (North 00 degrees 00 minutes 00 seconds East 360.00 feet Instrument #9910638) to a 5/8 inch rebar found at the Southwest corner of the 1.818 acre tract; thence parallel with the South line of the quarter North 88 degrees 59 minutes 44 seconds East 220.00 feet (South 89 degrees 32 minutes 29 seconds West 220.00 feet Instrument #9910638) to a 5/8 inch rebar found at the Southeast corner of the 1.818 acre tract; thence parallel with the West line of the quarter North 00 degrees 32 minutes 17 seconds West 360.00 feet (South 00 degrees 00 minutes 00 seconds East 360.00 feet Instrument #9910638) to a 5/8 inch rebar found at the Northeast corner of the 1.818 acre tract; thence parallel with the South line of the quarter North 88 degrees 59 minutes 44 seconds East 469.86 feet to a 5/8 inch rebar placed; thence parallel with the West line of the quarter South 00 degrees 32 minutes 17 seconds East 696.00 feet to a 5/8 inch rebar placed on the South line of the quarter; thence with said South line being the extended South line and South line of the aforementioned 10.002 acre tract South 88 degrees 69 minutes 44 seconds West 1465.86 feet to the point of beginning, containing 21.603 acres more or less and subject to the right of way of County Road 850 West on the West line of the tract and also subject to any other existing right of ways, easements or restrictions.

For purposes of the Access Easement described below, the above legal description shall constitute the "Grantee Tract."

AND, IN ADDITION,

A perpetual and non-exclusive access easement appurtenant to the Grantee Tract, for the benefit of the Grantee Tract, Grantee (as the owner of the Grantee Tract) and Grantee's grantees, successors and assigns, and its invitees, agents and contractors, which access easement shall be on, over and across the Access Easement Area (the "Access Easement") described as follows: