

ZONING ORDINANCE NO.

2015-24

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 10763 S 250 W, Flat Rock. 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 Washington 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 RE – Residential Estate (approximately 1.90 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 “RE” Residential Estate:

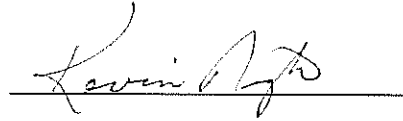
The following parcel of land and real estate located in Washington Township, Shelby County, Indiana and particularly described herein being formerly zoned and shown on the Washington Township Zoning District Map and lying in an “A2” Agricultural district is hereby rezoned to “RE” Residential Estate:

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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 10th day of July, 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

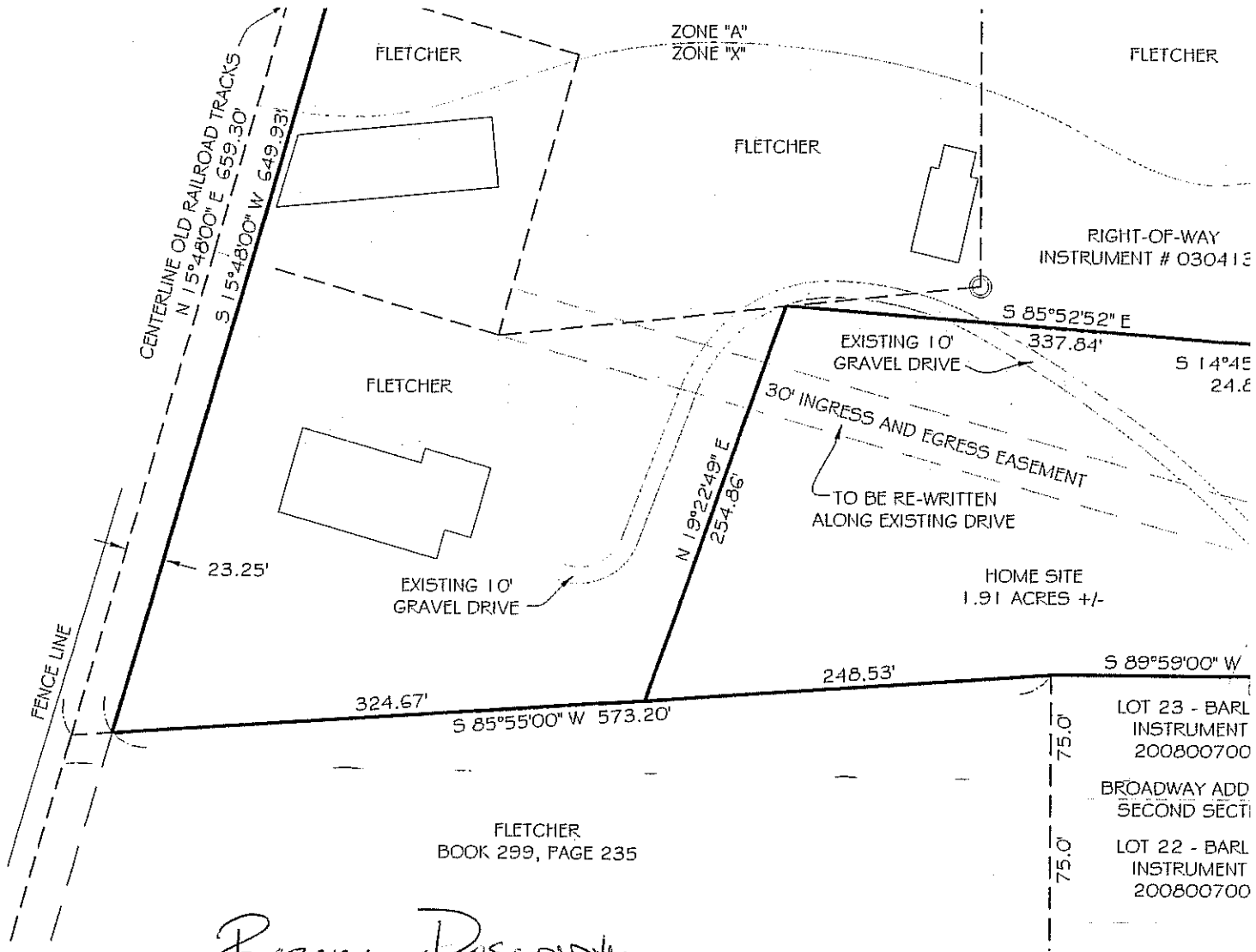


Chris Ross, Member

ATTEST:



Mary Jo Phares, Auditor
Shelby County, Indiana



Rezone Description

SOUTHEAST CORNER
SOUTHWEST CORNER
526-T

PROPOSED TRACT DESCRIPTION: (OUT OF BOOK 296, PAGES 756 & 757 AND BOOK 315, PAGES 279 & 280)

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, SHELBY COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (DEED BEARING), ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION, 924.20 FEET MEASURED (910.00 FEET DEED, 917.54 FEET PLAT); THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST 20.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF THE PLAT OF BROADWAY ADDITION, SECOND ADDITION AND THE WEST RIGHT-OF-WAY OF COUNTY ROAD 250 WEST; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, CONTINUING ON AND ALONG THE NORTH LINE OF SAID BROADWAY ADDITION, 180.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 85 DEGREES 55 MINUTES 00 SECONDS WEST 248.53 FEET; THENCE NORTH 19 DEGREES 22 MINUTES 49 SECONDS EAST 254.86 FEET; THENCE SOUTH 35 DEGREES 52 MINUTES 52 SECONDS EAST 337.84 FEET TO A POINT ON THE WEST LINE OF A RIGHT-OF-WAY TAKING FOR COUNTY ROAD 250 SOUTH AND RECORDED AS INSTRUMENT # 0304133; THENCE SOUTH 14 DEGREES 50 MINUTES 45 SECONDS EAST, ON AND ALONG SAID RIGHT-OF-WAY, 24.82 FEET TO A POINT ON THE 20.00 FOOT HALF RIGHT-OF-WAY LINE OF SAID COUNTY ROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ON AND ALONG LAST SAID RIGHT-OF-WAY LINE, 174.41 FEET TO THE POINT OF BEGINNING CONTAINING 1.91 ACRES, MORE OR LESS, SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

FLOOD HAZARD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP. THIS TRACT LIES IN FLOOD ZONE "X" AS SAID AND PLOTS BY SCALE FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR SHELBY COUNTY, INDIANA, MAP NUMBER 180235, PANEL NUMBER 0255 C, DATED NOVEMBER 5, 2014.