

**ZONING ORDINANCE NO.** 2015-26

**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 4635 E 625 S, Waldron. 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 Noble 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 RE – Residential Estate (approximately 2.098 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 “RE” Residential**

**Estate:**

The following parcel of land and real estate located in Noble Township, Shelby County, Indiana and particularly described herein being formerly zoned and shown on the Noble Township Zoning District Map and lying in an “A1” Agricultural district is hereby rezoned to “RE” Residential Estate:

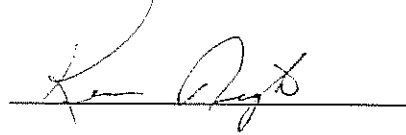
**See attached legal description of subject rezone tract.**

**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.

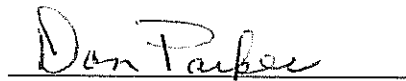
**Section 4: Repealable Provisions.** All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 6<sup>th</sup> 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

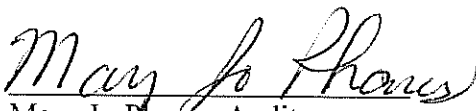


Don Parker, Member



Chris Ross, Member

ATTEST:



Mary Jo Phares, Auditor  
Shelby County, Indiana

House Tract (Roger Moore)

A part of the West half of the Northeast Quarter of Section 1, Township 11 North, Range 7 East, Shelby County, Indiana; described as follows:

Commencing at the railroad spike (over a stone) that marks the Northeast corner of the above described Section 1; thence with the North line of said Section 1, South 89 degrees 38 minutes 51 seconds West 1310.88 feet to the Northeast corner of the West half of the Northeast Quarter of said Section 1; thence with the East line of the half quarter South 00 degrees 20 minutes 41 seconds West 2460.24 feet to the 5/8 inch rebar that marks the Northeast corner of a certain 70.740 acre tract; thence with the boundary line of said 70.740 acre tract along the following four (4) calls, (1) South 41 degrees 13 minutes 04 seconds West 702.41 feet to a 5/8 inch rebar; thence (2) North 77 degrees 01 minute 16 seconds West 217.02 feet to a 5/8 inch rebar; thence (3) North 29 degrees 08 minutes 33 seconds West 256.21 feet to a 5/8 inch rebar; thence (4) North 00 degrees 19 minutes 36 seconds West 581.92 feet to a corner of said 70.740 acre tract and the true point of beginning of the herein described tract;

Thence with the North line of said 70.740 acre tract and North line extended North 88 degrees 29 minutes 07 seconds West 189.04 feet to a buried 5/8 inch rebar; thence North 00 degrees 14 minutes 34 seconds East 434.29 feet to a buried 5/8 inch rebar; thence South 89 degrees 50 minutes 44 seconds East 137.28 feet to a 5/8 inch rebar; thence North 50 degrees 43 minutes 16 seconds East 177.91 feet to a mag nail in the center of a public road; thence with the mean center of said road South 47 degrees 04 minutes 59 seconds East 64.00 feet to a mag nail; thence South 52 degrees 14 minutes 06 seconds West 173.34 feet to a 5/8 inch rebar; thence South 00 degrees 19 minutes 36 seconds East 401.82 feet to the point of beginning, containing 2.098 acres more or less and subject to the right of way of the public road 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 Eastern Zone of the State of Indiana.

I hereby certify that I have surveyed and prepared the above description from actual field surveys completed by myself on May 29, 2015. Furthermore this survey conforms with 865-IAC 1-12-19.

For: Roger Moore

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