

**ORDINANCE NO. 2020 - 19**

**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 located at 785 N Knightstown Rd, Shelbyville, Addison Township. 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 Addison 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 RE (Residential Estate) (38 +/- acres). A petition was filed by William Rasner on September 22, 2020 under Case No. RZ 20-13, to amend the zoning map of Shelby County, Indiana to change the zoning of said real estate.

**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 "IS" Institutional, to "RE" Residential Estate:**

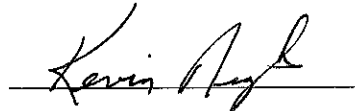
The parcel of land and real estate located in Addison Township, Shelby County, Indiana and particularly described by the attached legal description Exhibit "A" and shown on the

attached map, Exhibit "B", being formerly zoned and shown on the Addison Township Zoning District Map as lying in an "IS" Institutional District is hereby rezoned to "RE" Residential Estate.

**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 9<sup>th</sup> day of November 2020 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

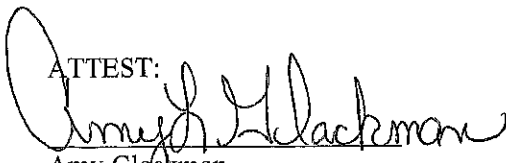
ATTEST:  
  
Amy Glackman  
Shelby County, Indiana



EXHIBIT A

A part of the southwest quarter of section 28, township 13 north, range 7 east, described more particularly as follows:

Beginning south 00 degrees 12 minutes west 660 feet from the northeast corner of the west half of the southwest quarter of section 28, thence south 00 degrees 12 minutes west 674.22 feet along a fence line; thence north 88 degrees 12 minutes east 724.02 feet along a fence line; thence south 01 degrees 18 minutes west 154.21 feet along a fence line; thence north 89 degrees 33 minutes west 84.00 feet along a fence line; thence south 02 degrees 36 minutes west 132.48 feet along a fence line; thence south 89 degrees 48 minutes east 103.20 feet along a fence line to a point in the center line of the Knightstown Road; thence south 22 degrees 18 minutes west 44.04 feet along said centerline to a point which is north 22 degrees 18 minutes east 1124.59 feet from the expansion joint at the north end of the floor slab of the Knightstown Road Bridge over I-74; thence north 86 degrees 48 minutes west 134.73 feet, thence north 55.00 feet, thence north 89 degrees 48 minutes west 758.08 feet along a fence line, the last 162.35 feet being parallel to a ravine; thence north 62 degrees 38 minutes west 346.25 feet along the center line of a ravine; thence north 5 degrees 50 minutes east 557.72 feet along a fence line; thence south 89 degrees 42 minutes west 415.00 feet, more or less, to the center line of Big Blue River; thence southwesterly along the meandering center line of Big Blue River subtended by a straight line bearing south 64 degrees 32 minutes west 562.20 feet; thence north 01 degree 15 minutes west 518.16 feet; thence south 42 degrees 42 minutes east 1351.02 feet to the point of beginning, containing 20.233 acres, more or less.

EXCEPT: Commencing at a point where the south line of said quarter section crosses the centerline of the Knightstown Road; thence North 22°-18'-00" East (assumed bearing) 1090.38 feet along the center line of said Knightstown Road to the point of beginning, said point being a road nail; thence South 89°-24'-40" West 153.14 feet to a steel fence post; thence North 00°-12'-25" West 49.83 feet to a steel fence post; thence South 88°-02'-40" East 200.49 feet to a road nail at the centerline of said Knightstown Road; thence South 22°-18' West along said centerline 44.44 feet to the point of beginning, containing 0.700 acres more or less, and subject to all existing legal highway rights-of-way and easements of record.

Also an easement 16 feet wide, 8 feet on either side of the center line of a ravine, which center line begins at a point south 00 degrees 12 minutes west 1386.69 feet from the northeast corner of the west half of the southwest quarter of said section 28; thence north the line bearing south 89 degrees 48 minutes west 162.35 feet; thence north the line bearing north 62 degrees 38 minutes west 346.25 feet. Said easement to be a right of way for the use of the owners of the tract herein described and the tract immediately south of this tract.

Subject to the right of way of the Knightstown Road,

ALSO: A part of the southwest quarter of section 28, Township 13 North, Range 7 East, Second Principal Meridian, and more particularly described as follows:

Beginning at a point 1656.1 feet south 00 degrees 12 minutes west from the northeast corner of the west half of the southwest quarter of said section 28, thence south 89 degrees 48 minutes east 75.00 feet to a steel fence post, thence south 00 degrees 12 minutes west 82.80 feet, thence north 89 degrees 10 minutes west 100.18 feet, thence north 72 degrees 47 minutes west 406.19 feet; thence south 17 degrees 13 minutes west 340.00 feet to the north-south right-of-way fence of Interstate Highway #74, thence north 57 degrees 49 minutes west 123.80 feet along said right-of-way fence, thence north 52 degrees 04 minutes west 826.88 feet west 188.47 feet, more or less, to the center of Big Blue River; thence northwesterly along the meandering center line of Big Blue River subtended by a straight line bearing north 64 degrees 32 minutes west 562.20 feet; thence north 89 degrees 42 minutes east 415.00 feet, more or less, from the center line of Big Blue River; thence south 89 degrees 48 minutes west 357.72 feet; thence south 62 degrees 38 minutes east 346.25 feet along the approximate center of a ravine, thence south 89 degrees 48 minutes east 162.35 feet to the point of beginning, containing 14.78 acres, more or less.

Commencing at a point on the west line of the east half of the southwest quarter of section 28, township 13 north, range 7 east, 1/3 rods south of the northwest corner of said tract, and running thence east 49 1/3 rods, thence south 19 2/3 rods, thence west 1/3 rods to said west line of said half quarter section and thence north 19 2/3 rods to the place of beginning containing 4 acres, more or less.

Also commencing at a point 79 2/3 rods south and 88 2/3 rods west of the northeast corner of the southwest quarter of section 28, township 13 north, range 7 east and running thence south 23 rods, thence in a northeasterly direction along the center of the Knightstown Road to a certain point directly east of the place of beginning, thence west to the place of beginning containing 1 acre more or less, except 39/100 of an acre off of the south end of said last described tract heretofore said by Peter Leskey to W. G. Murdoch.

Except from the above described real estate the following tracts: Commencing at a point 79 2/3 rods south and 718 feet east of the southwest corner of the east half of the southwest quarter of said section 28 and running thence south 144 feet and 8 inches, thence east 152 feet to the center of said Knightstown Road, thence northwesterly in the center of said road to a point 211 feet east of the place of beginning, and thence west 211 feet to the place of beginning.

Also except: Beginning at a point on the west line of the east half of the southwest quarter of section 28, township 13 north, range 7 east 79 2/3 rods south of the northwest corner thereof and running thence east 718 feet, thence south 154 feet and 8 inches, thence west 84 feet, thence south 133 feet, thence west 835 feet to the west line of said half quarter section, thence north 284.8 feet to the point of beginning, containing 3.21 acres, more or less, in all.

Subject to existing easements and rights of way.

**EXHIBIT B**

