

ORDINANCE NO. 2020 -22

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 3239 S 25 E, Shelbyville, Shelby 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 Shelby 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) (5.704 acres). A petition was filed by Nick Hartman on October 14, 2020 under Case No. RZ 20-16, 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 "A1" Conservation Agricultural, to "RE" Residential Estate:


The parcel of land and real estate located in Shelby 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 Shelby Township Zoning District Map as lying in an "A1" Conservation Agricultural 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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 9th 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 17, Township 12 North, Range 7 East, Shelby Township, Shelby County, Indiana, and being contained within the lands described in Instrument 2015006933 and being created from a survey (Job # 99-2020) by Jeffrey Powell and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast quarter of the said Southwest quarter of Section 17, Township 12 North, Range 7 East; thence North 00 degrees 09 minutes 50 seconds West (bearings per this description are based on State Plane Coordinates NAD 83, Indiana East), along the East line of the said quarter-quarter section a distance of 264.00 feet to a Powell capped rebar marking the corner of a 26.882 acre tract described in Instrument 2015006933 and being the Northeast corner of a 4 acre tract described as an exception per Deed Record Book 324, Page 213, said point also being the point of beginning of the tract herein described; thence North 89 degrees 49 minutes 54 seconds West along the South line of the said 26.882 acre tract a distance of 280.00 feet to a Powell capped rebar; thence North 00 degrees 44 minutes 02 seconds East a distance of 654.13 feet to a Powell capped rebar; thence North 89 degrees 15 minutes 58 seconds West a distance of 1192.08 feet to a mag nail set in the centerline of County Road 25 East; thence North 09 degrees 53 minutes 37 seconds West along the said centerline a distance of 50.87 feet to a mag nail with a Powell washer marking the Northwest corner of the said 26.882 acre tract; thence South 89 degrees 15 minutes 58 seconds East along the North line of the said 26.882 acre tract a distance of 1458.21 feet to a Powell capped rebar marking the Northeast corner of the said 26.882 acre tract and being a point on the East line of the said quarter-quarter section; thence South 01 degrees 09 minutes 50 seconds East along the said line a distance of 701.75 feet to the point of beginning, containing 5.704 acres more or less and being subject to any and all easements, right of ways and restrictions.

EXHIBIT B



