

ORDINANCE NO. 2024 -03

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 north of and adjoining 10903 S 400 W, Edinburgh, Jackson 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 Jackson 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) (2 acres). A petition was filed by Travis Nobbe on January 24, 2024, under Case No. RZ 24-01, 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 "A2," Agricultural, to "RE" Residential Estate:

The parcel of land and real estate located in Jackson 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 Jackson Township Zoning District Map as lying in an "A2" 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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 18th day of March 2024 by a vote of 3 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Don Parker, President

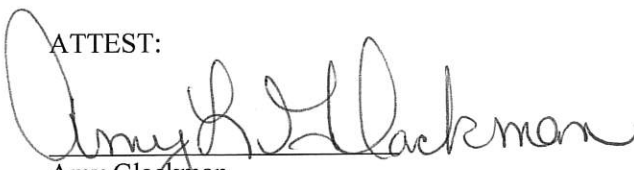


Kevin Nigh, Member



Jason Abel, Member

ATTEST:



Amy Glackman
Shelby County, Indiana

EXHIBIT A

Description of Lot 1 being a 2.000 Acres tract being split per this survey from the lands owned by Gene A. & Freda M. Burton recorded in Deed Record Book 261, Page 53.

Part of the Southeast Quarter of Section 28 Township, 11 North, Range 6 East of the second Principal Meridian, Jackson Township, Shelby County, Indiana, being created from a survey (Job # 56-2023) by Jeffery Powell and being more particularly described as follows:

Commencing at the Southwest corner of the said quarter section, said point being an iron pin set in concrete and being per the Shelby County ties, thence North 89 degrees 16 minutes 22 seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the South line of the said quarter section a distance of 1614.75 feet to a point of intersection with the projected centerline of County Road 425 West, said point being South 89 degrees 16 minutes 22 seconds West a distance of 1019.81 feet from the Southeast corner of the said quarter section as calculated per the Shelby county ties (previously described as being 1023 feet per Deed Record Book 261, Page 53); thence North 04 degrees 29 minutes 19 seconds East along the said centerline a distance of 426.96 feet to a mag nail with a Powell washer, said point being the point of beginning of the tract herein described; thence South 89 degrees 16 minutes 22 seconds West parallel to the South line of the said quarter section a distance of 314.16 feet to a Powell capped rebar; thence North 00 degrees 25 minutes 27 seconds East a distance of 269.15 feet to a Powell capped rebar set on the assumed North line of a 10 acre tract recorded in Deed Record Book 261, Page 53; thence North 89 degrees 16 minutes 22 seconds East parallel to the South line of the said quarter section and being along the assumed North line of the said 10 acre tract a distance of 333.31 feet to a mag nail with a Powell washer set in the centerline of County Road 400 West, marking the assumed Northeast corner of the said 10 acre tract; thence South 04 degrees 29 minutes 19 seconds West along the said centerline a distance of 270.21 feet to the point of beginning, containing 2.000 acres more or less and being subject to any and all easements, right of ways and restrictions.

EXHIBIT B

