

ORDINANCE NO. 2023 - 25

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 8800 S 600 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 RE (Residential Estate) to R1 (Single-Family Residential) (3 acres). A petition was filed by Richard & Shelisa Ham on July 26, 2022 under Case No. RZ 22-16, 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 "RE," Residential Estate, to "R1" Single-Family Residential:

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 "RE" Residential Estate District is hereby rezoned to "R1" Single-Family Residential.

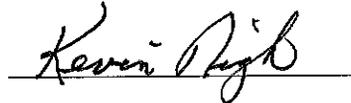
Section 3: Effective Date. This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 7th day of August, 2023 by a vote of 3 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Don Parker, President

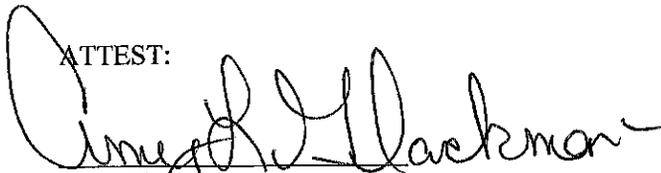


Kevin Nigh, Member



Jason Abel, Member

ATTEST:



Amy Glackman
Shelby County, Indiana

EXHIBIT A

LEGAL DESCRIPTION LOT 1

Part of the west half of the southwest quarter of Section Seventeen (17), Township Eleven (11) North, Range Six (6) East, Jackson Township, Shelby County, Indiana, being the south half of a 3.00 acre tract as described in Deed Book 301 Page 289, recorded February 7, 1989 in the Office of the Shelby County Recorder, also being part of survey Job #11N6E17-22-071 by Scott T. Sumerford, RLS#29800017, certified July 25, 2023 and being more particularly described as follows:

Commencing at the southwest corner of the southwest quarter of said section 17-11-6, said point being marked by a railroad spike over a stone; thence along the west line of said southwest quarter, North 00°00'00" East (basis of bearings assumed) 993.04 feet to the southwest corner of said 3.00 acre tract, said point marked by a magnail and washer stamped "S. Sumerford 9800017" and being the point of beginning of the herein described tract;

Thence continuing along west line of said southwest quarter, North 00°00'00" East 142.10 feet to a magnail and washer stamped "S. Sumerford 9800017"; thence parallel with the south line of said 3.00 acre tract, North 88°26'48" East 460.00 feet to a capped rebar stamped "S. Sumerford 29800017" on the east line of said 3.00 acre tract; thence along said east line, South 00°00'00" East 142.10 feet to the southeast corner of said tract; thence along the south line of said tract, South 88°26'48" West 460.00 feet to the point of beginning, containing 1.500 acres.

Subject to all easements, restrictions and right-of-ways of record.

LEGAL DESCRIPTION LOT 2

Part of the west half of the southwest quarter of Section Seventeen (17), Township Eleven (11) North, Range Six (6) East, Jackson Township, Shelby County, Indiana, being the north half of a 3.00 acre tract as described in Deed Book 301 Page 289, recorded February 7, 1989 in the Office of the Shelby County Recorder, also being part of survey Job #11N6E17-22-071 by Scott T. Sumerford, RLS#29800017, certified July 25, 2023 and being more particularly described as follows:

Commencing at the southwest corner of the southwest quarter of said section 17-11-6, said point being marked by a railroad spike over a stone; thence along the west line of said southwest quarter, North 00°00'00" East (basis of bearings assumed) 993.04 feet to the southwest corner of said 3.00 acre tract, said point marked by a magnail and washer stamped "S. Sumerford 9800017"; thence continuing along the west line of said southwest quarter, North 00°00'00" East 142.10 feet to a magnail and washer stamped "S. Sumerford 9800017", said point being the point of beginning of the herein described tract;

Thence continuing along west line of said southwest quarter, North 00°00'00" East 142.10 feet to the northwest corner of said 3.00 acre tract, said point being marked by a magnail and washer stamped "S. Sumerford 9800017"; thence along the north line of said 3.00 acre tract, North 88°26'48" East 460.00 feet to the northeast corner of said tract; thence along the east line of said 3.00 acre tract, South 00°00'00" East 142.10 feet to a capped rebar stamped "S. Sumerford 29800017"; thence parallel with the north line of said tract, South 88°26'48" West 460.00 feet to the point of beginning, containing 1.500 acres.

Subject to all easements, restrictions and right-of-ways of record

