N/C

8017392
Tx:4011726
2011R-008989
PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
10/27/2011 1:04 PM
REC FEE: 0.00
PAGES: 1

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2011-26
Plan Commission Ord.# PC-R-11-09
AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN REAL ESTATE IN WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the M-2 , as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of the Southeast Quarter of the Northeast Quarter of Section 35, Township 6 South, Range 9 West, lying in Ohio Township, Warrick County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter quarter section; thence along the south line thereof, North 89 degrees 50 minutes 22 seconds West 86.90 feet to the Point of Beginning; thence continuing, North 89 degrees 50 minutes 22 seconds West 241.36 feet; thence North 00 degrees 24 minutes 43 seconds East 875.79 feet to the south line of Newburgh Heights Subdivision; thence along said south line the following 3 calls, 1) South 89 degrees 35 minutes 17 seconds East 97.00 feet; 2) thence South 79 degrees 03 minutes 00 seconds East 50.86 feet; 3) thence South 89 degrees 35 minutes 17 seconds East 105.85 feet to a point on the west line of State Road 66; thence the remaining calls along said west line of State Road 66, South 00 degrees 10 minutes 45 seconds West 44.40 feet; thence North 89 degrees 49 minutes 15 seconds West 28.42 feet; thence South 00 degrees 10 minutes 45 seconds West 85.30 feet; thence South 89 degrees 49 minutes 15 seconds East 28.42 feet; thence South 00 degrees 10 minutes 45 seconds West 400.27 feet; thence South 12 degrees 28 minutes 57 seconds West 67.16 feet; thence South 00 degrees 10 minutes 45 seconds West 265.41 feet; thence South 09 degrees 11 minutes 09 seconds West 4.44 feet to the Point of Beginning containing 214,852 square feet (4.93 acres).

Subject to all easements and rights of ways of record.

Which real estate is now zoned and classified as part of the M-2 District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall and the same is hereby rezoned and reclassified from said M-2 District to said C-4 District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.

ATTEST:

LBDugan
County Auditor

10-24-11
Date Approved

Don Willi
President

Tim Mosby
Member

Mark Weisheit
Member
BOARD OF COMMISSIONERS OF
WARRICK COUNTY, INDIANA

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Bret A. Sermersheim
Signature

Bret A. Sermersheim
Printed Name

This document prepared by Bret A. Sermersheim of Morley and Associates, Inc.

XREF 1999R-011483

J:\8236\Surveying\Documents\8236 Rezone Ordinance.doc

RECEIPT NO. 017950

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC- R- 11-09

Petitioner:	Ubelhor Homes, Inc.	Address:	3922 Bell Road Newburgh IN 47630
Owner of Record:	Ubelhor Homes, Inc.	Address:	3922 Bell Road Newburgh IN 47630
Lessee: N/A		Address:	N/A

1. Petition is hereby made for the change of "Zoning Maps" of the County of Warrick, State of Indiana, under the authority vested in the Warrick County Area Plan Commission by Chapter 138, Article V, Section 51 and of the 1957 Act of the General Assembly, as amended, State of Indiana.

2. Premises affected are situated on the West side of Indiana State Rd. 66, a distance of 600 feet northwest of the corner formed by the intersection of State Road 66 and Sharon Road.

Legal Description:

Part of the Southeast Quarter of the Northeast Quarter of Section 35, Township 6 South, Range 9 West, lying in Ohio Township, Warrick County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter quarter section; thence along the south line thereof, North 89 degrees 50 minutes 22 seconds West 86.90 feet to the Point of Beginning; thence continuing, North 89 degrees 50 minutes 22 seconds West 241.36 feet; thence North 00 degrees 24 minutes 43 seconds East 875.79 feet to the south line of Newburgh Heights Subdivision; thence along said south line the following 3 calls, 1) South 89 degrees 35 minutes 17 seconds East 97.00 feet; 2) thence South 79 degrees 03 minutes 00 seconds East 50.86 feet; 3) thence South 89 degrees 35 minutes 17 seconds East 105.85 feet to a point on the west line of State Road 66; thence the remaining calls along said west line of State Road 66, South 00 degrees 10 minutes 45 seconds West 44.40 feet; thence North 89 degrees 49 minutes 15 seconds West 28.42 feet; thence South 00 degrees 10 minutes 45 seconds West 85.30 feet; thence South 89 degrees 49 minutes 15 seconds East 28.42 feet; thence South 00 degrees 10 minutes 45 seconds West 400.27 feet; thence South 12 degrees 28 minutes 57 seconds West 67.16 feet; thence South 00 degrees 10 minutes 45 seconds West 265.41 feet; thence South 09 degrees 11 minutes 09 seconds West 4.44 feet to the Point of Beginning containing 214,852 square feet (4.93 acres).

Subject to all easements and rights of ways of record.

3. Located in Zone District Designated as:

   County: M-2

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WARRICK COUNTY
AREA PLAN COMMISSION

4. Requested change to:

   County: C-4

5. Existing Land Use: Vacant-Former use was temporary concrete batch plant

   (a) Conforming
   (b) Pre-existing Non-Conforming
   (c) Conditional Use

6. Proposed Land Use: Storage & Outside storage Units

Certificate: - Owner hereby certifies
That he/she owns 50% or more of
the land above described.

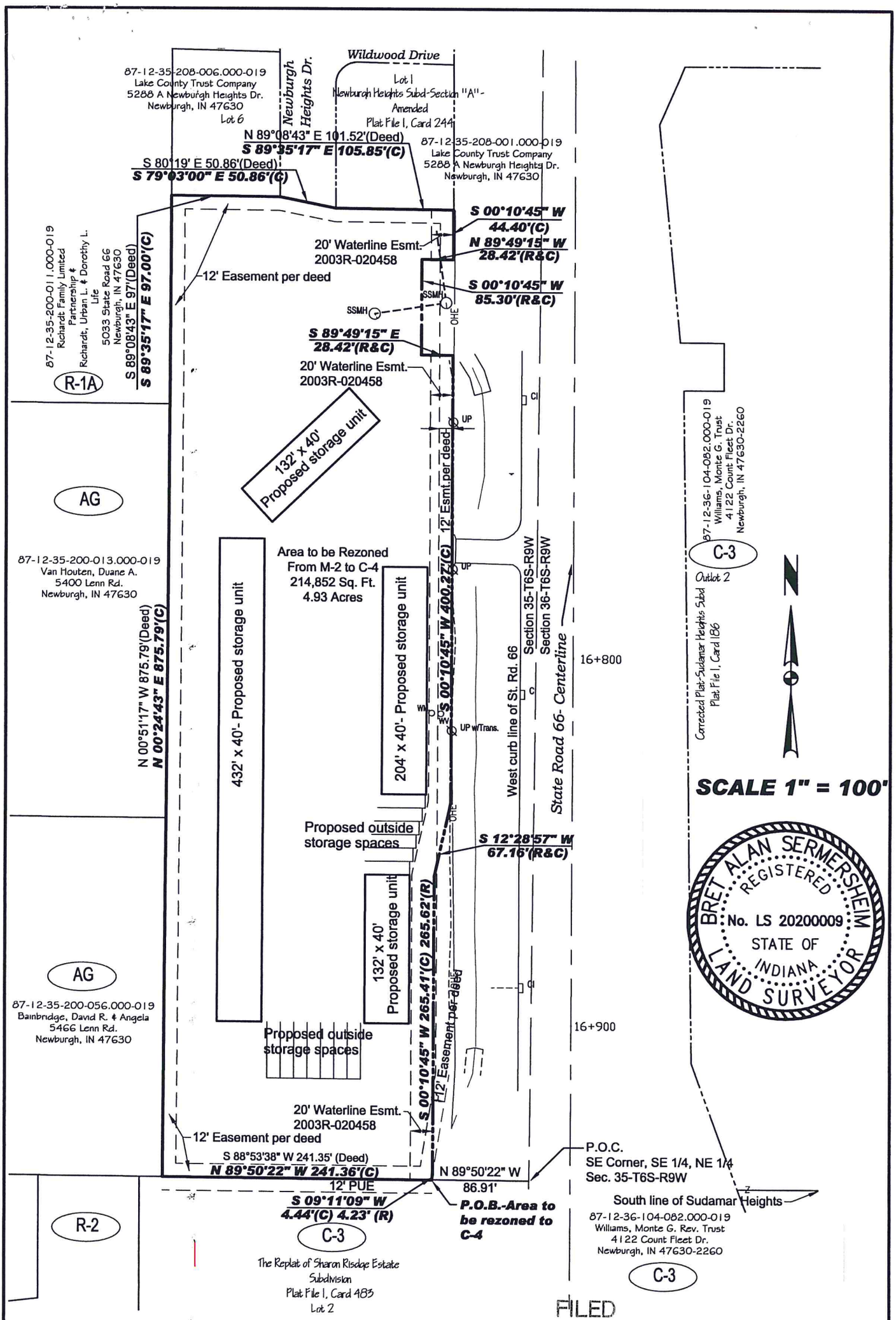
Date: 9-12-11

Daniel J Ubelhor
Petitioner- Ubelhor Homes, Inc.
By: Daniel J. Ubelhor

Daniel J Ubelhor
Owner- Ubelhor Homes, Inc.
By: Daniel J. Ubelhor

Dan

Represented By: Morley and Associates, Inc.
Phone: 812-464-9585



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SEP 12 2011

WARRICK COUNTY
AREA PLAN COMMISSION

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

Evansville, In (812) 464-9585
Henderson, Ky (270) 830-0300
Jasper, In (812) 634-9990

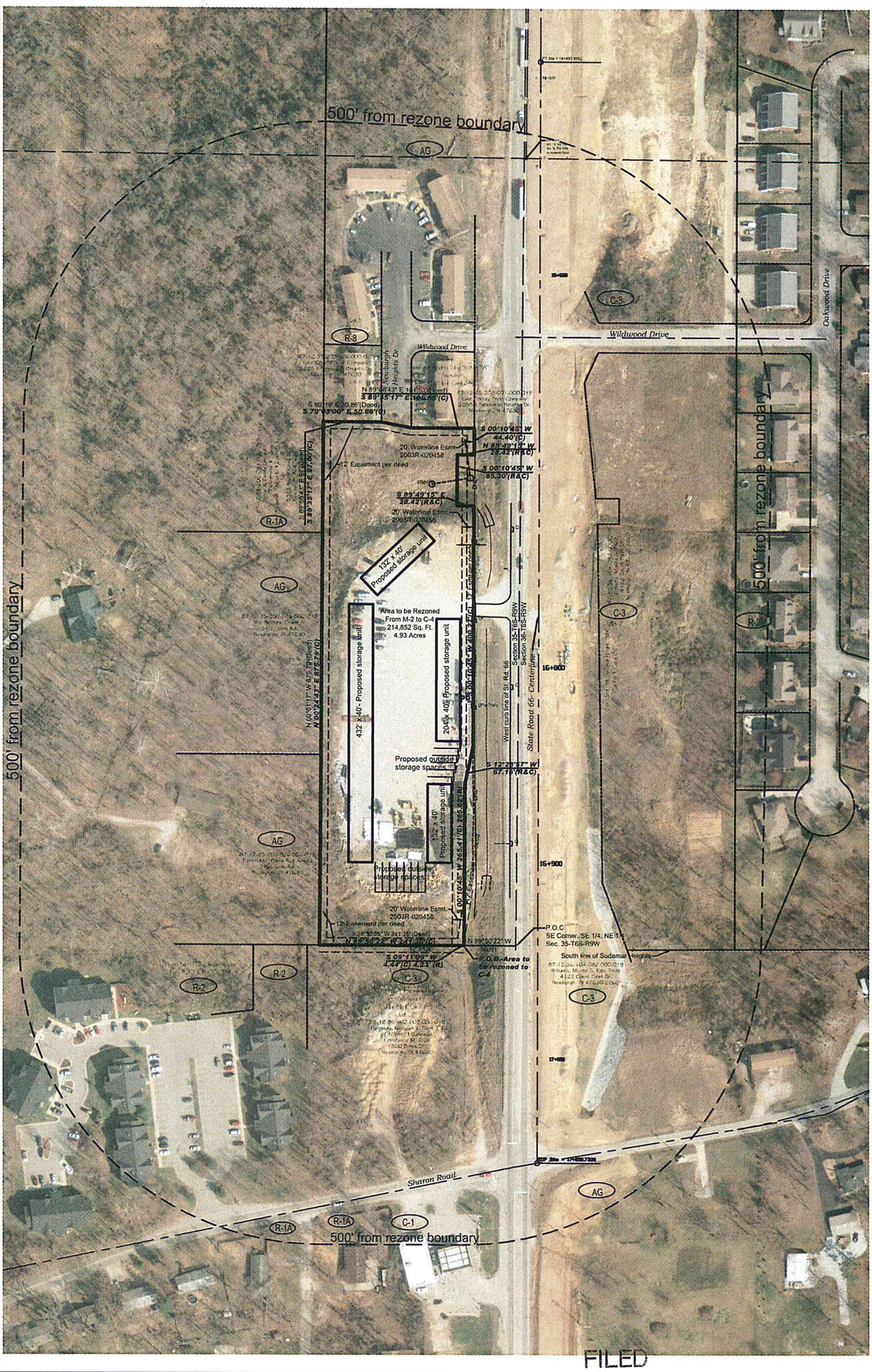
www.morleyandassociates.com

Rezoning Exhibit

SE 1/4, NE 1/4 Sec. 35-T6S-R9W

West side St. Rd. 66

Designed By:	Job Number: 8236.4.001A
Drawn By: BAS	Date: 9/8/2011
Filename: 8236 topo rock lot west of SR 66.dwg	



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SEP 12 2011

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SCALE 1" = 200'

N

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Existing Conditions-Rezoning Exhibit

SE 1/4, NE 1/4 Sec. 35-T6S-R9W

West side St. Rd. 66

Tab:	Job Number:
rezone-500'	8236.4.001A
Drawn By: BAS	Date: 9/8/2011
Filename: 8236 topo rock lot west of SR 66.dwg	