N/C

8007348
Tx:4004941
2011R-002248
PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
03/17/2011 10:00 AM
REC FEE: 0.00
PAGES: 1

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2011-07

PLAN COMMISSION DOCKET # PC-R-11-02

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 Parcel No. 2 in the Subdivision of Parcel No. 2 in the Amended Plat of Riverwind Minor Subdivision as recorded in Document Number 2008R-006494 in the office of the Recorder of Warrick County, Indiana and lying in the South Half of the Northwest Quarter of Section 20, Township 6 South, Range 8 West in Ohio Township, Warrick County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of said section 20; thence along the south line thereof, South 89 degrees 00 minutes 47 seconds East 750.00 feet to the southeast corner of Parcel 3 of said Riverwind Minor Sub, being the point of beginning; thence along the east line thereof, North 01 degrees 35 minutes 03 seconds East 670.01 feet to the south line of Vann Road, being the point of curvature of a non-tangent curve to the left having a delta angle of 09 degrees 50 minutes 31 seconds and a radius of 2068.05 feet from which the chord bears North 55 degrees 05 minutes 57 seconds East 354.80 feet; thence along the arc of said curve and south line of Vann Road, 355.24 feet; thence continue along said south line, North 50 degrees 10 minutes 42 seconds East 200.13 feet to the point of curvature of a curve to the right having a delta angle of 14 degrees 50 minutes 51 seconds and a radius of 565.50 feet from which the chord bears North 57 degrees 35 minutes 09 seconds East 146.13 feet; thence along the arc of said curve and south line of Vann Road, 146.54 feet; thence continue along said south line of Vann Road, South 01 degrees 09 minutes 12 seconds West 17.04 feet; thence continue along said south line South 89 degrees 00 minutes 00 seconds East 493.68 feet; thence South 00 degrees 26 minutes 43 seconds West 1072.32 feet; thence North 88 degrees 59 minutes 15 seconds West 506.50 feet; thence North 89 degrees 00 minutes 47 seconds West 565.18 feet to the point of beginning containing 23.62 acres (1,029,066 sq.ft.).

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 A 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:

LB Dugan
County Auditor

2-28-11
Date Approved

President

Member

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.

Chip Wood
Signature

Chip Wood
Printed Name

This document prepared by John (Chip) Wood, Morley and Associates, Inc.

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X REP DF 2 CARD 18453

RECEIPT NO. 17478

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC- R- 11-02

Petitioner: Maken Corporation, Danny Ubelhor, Pres. Address: 3922 Bell Road Newburgh IN 47630

Email Address: info@makencorp.com

Owner of Record: Maken Corporation, Danny Ubelhor, Pres. Address: 3922 Bell Road Newburgh IN 47630

Email Address: info@makencorp.com

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 South side of Vann Road (S 350), a distance of 0' South of the corner formed by the intersection of Vann Road (S 350) and Prospect Drive (S 325) Part of Parcel #2 in the Subdivision of Parcel 2 of Amended Riverwind Church Minor Sub. Ohio Twp

Legal Description: -

Part of Parcel No. 2 in the Subdivision of Parcel No. 2 in the Amended Plat of Riverwind Minor Subdivision as recorded in Document Number 2008R-006494 in the office of the Recorder of Warrick County, Indiana and lying in the South Half of the Northwest Quarter of Section 20, Township 6 South, Range 8 West in Ohio Township, Warrick County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of said section 20; thence along the south line thereof, South 89 degrees 00 minutes 47 seconds East 750.00 feet to the southeast corner of Parcel 3 of said Riverwind Minor Sub, being the point of beginning; thence along the east line thereof, North 01 degrees 35 minutes 03 seconds East 670.01 feet to the south line of Vann Road, being the point of curvature of a non-tangent curve to the left having a delta angle of 09 degrees 50 minutes 31 seconds and a radius of 2068.05 feet from which the chord bears North 55 degrees 05 minutes 57 seconds East 354.80 feet; thence along the arc of said curve and south line of Vann Road, 355.24 feet; thence continue along said south line, North 50 degrees 10 minutes 42 seconds East 200.13 feet to the point of curvature of a curve to the right having a delta angle of 14 degrees 50 minutes 51 seconds and a radius of 565.50 feet from which the chord bears North 57 degrees 35 minutes 09 seconds East 146.13 feet; thence along the arc of said curve and south line of Vann Road, 146.54 feet; thence continue along said south line of Vann Road, South 01 degrees 09 minutes 12 seconds West 17.04 feet; thence continue along said south line South 89 degrees 00 minutes 00 seconds East 493.68 feet; thence South 00 degrees 26 minutes 43 seconds West 1072.32 feet; thence North 88 degrees 59 minutes 15 seconds West 506.50 feet; thence North 89 degrees 00 minutes 47 seconds West 565.18 feet to the point of beginning containing 23.62 acres (1,029,066 sq.ft.).

3. Located in Zone District Designated as:

   County: M-2

4. Requested change to:

   County: A

5. Existing Land Use: Vacant

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

6. Proposed Land Use: Residential Subdivision

FILED
JAN 18 2011
WARRICK COUNTY
AREA PLAN COMMISSION

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

Date: 1-18-11

Petitioner: Daniel J Ubelhor (PRES)
Maken Corporation

Owner: Daniel J Ubelhor (PRES)
Maken Corporation

Represented By: Morley and Associates, Inc.

Phone: 812-464-9585

J:\5255\Surveying\Doc\5255 Vann Ridge Rezone Notice.doc

17478

NOTICE OF PUBLIC HEARING

DATE: 1-20-11 **PC-R-** 11-02

APPLICANT: Maken Corporation

ADDRESS: 3922 Bell Road
Newburgh IN 47630

OWNER OF RECORD: Maken Corporation

ADDRESS: 3922 Bell Road
Newburgh IN 47630

RE: Petition for: REZONE 23.62 acres from "M-2" General Industrial to "A" Agriculture Zoning District

Dear Adjoiner:

This letter will serve notice to you of scheduled hearing/s of a petition for PC-R-11-02 which has been filed with the Warrick County Area Plan Commission.

PREMISES AFFECTED: Premises affected are located on the South side of Vann Road (S350) 0 feet S of the intersection formed by Vann Road (S350) & Prospect DR. (S 325) PART OF PARCEL #2 IN SUBDIVISION OF PARCEL #2 OF AMENDED RIVERWIND CHURCH MINOR SUB. OHIO TWP. 4777 VANN RD.

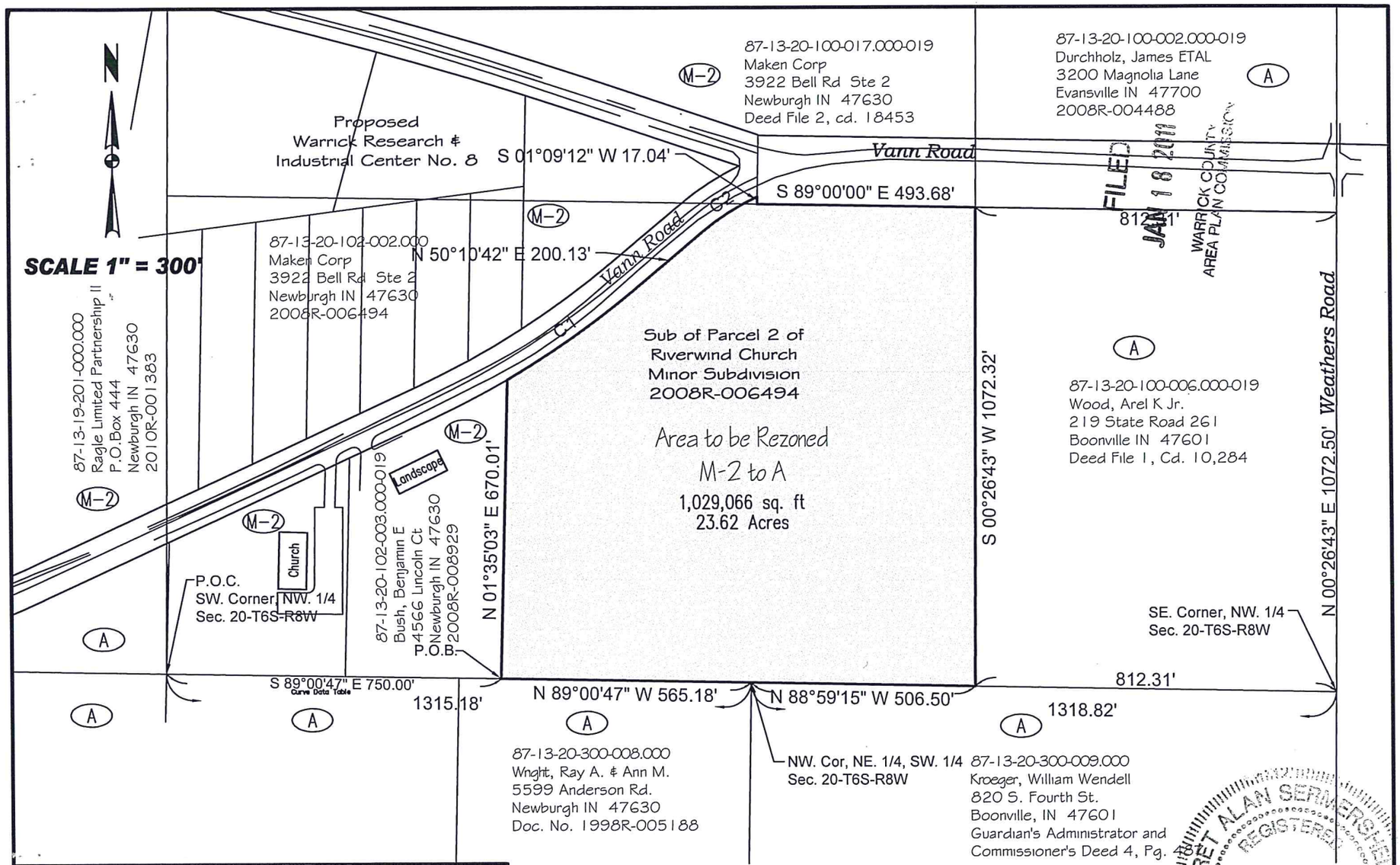
AREA PLAN COMMISSION hearing to be held in the Commissioners Meeting Room, Third Floor, Courthouse, Boonville, Indiana. Hearing to be held at ~~6:30~~ 6:00 P.M. on ~~Wednesday~~ Monday, February 14, 2011.

Sincerely,

FOR DANNY UBELHOR

Danny Ubelhor (President)

FILED
JAN 18 2011
WARRICK COUNTY
AREA PLAN COMMISSION



Curve Data Table

No.	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	09°50'31"	2068.05	355.24	178.06	354.80	N 55°05'57" E
C2	14°50'51"	565.50	146.54	73.68	146.13	N 57°35'09" E

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

Maken Corporation Rezoning Exhibit

NW 1/4, Sec. 20, T6S, R8W
Warrick County, Indiana

Tab	Job Number:
Rezone Exhibit	5255.4.014-B
Drawn By: J.E.Wood	Date: 1/18/2011
Filename: 5255\Surveying\Subdivision Plat\Vann Ridge.dwg	

BRET ALAN SERMERSHEIM
REGISTERED
No. LS 20200009
STATE OF
INDIANA
LAND SURVEYOR

Bret Alan Sermersheim
January 18, 2011

Adjoiners Listing January 18, 2011

87-13-20-100-002.000-019
Durcholz, James M. Etal
~~3200 Magnolia Ln.~~. 7901 Petersburg Rd.
Evansville, IN ~~47700~~ 47725

87-13-20-100-006.000-019
Wood,Arel K. Jr.
~~219 State Road 261~~ 4100 SR 62
Boonville, IN 47601

87-13-20-300-009.000-019
Kroeger, William Wendell
~~820 S. Fourth St.~~ 4133 Sharon Rd.
~~Boonville~~, IN 476~~1~~30
Newburgh

87-13-20-300-008.000-019
Wright, Ray A. & Ann M.
5599 Anderson Rd.
Newburgh, IN 47630

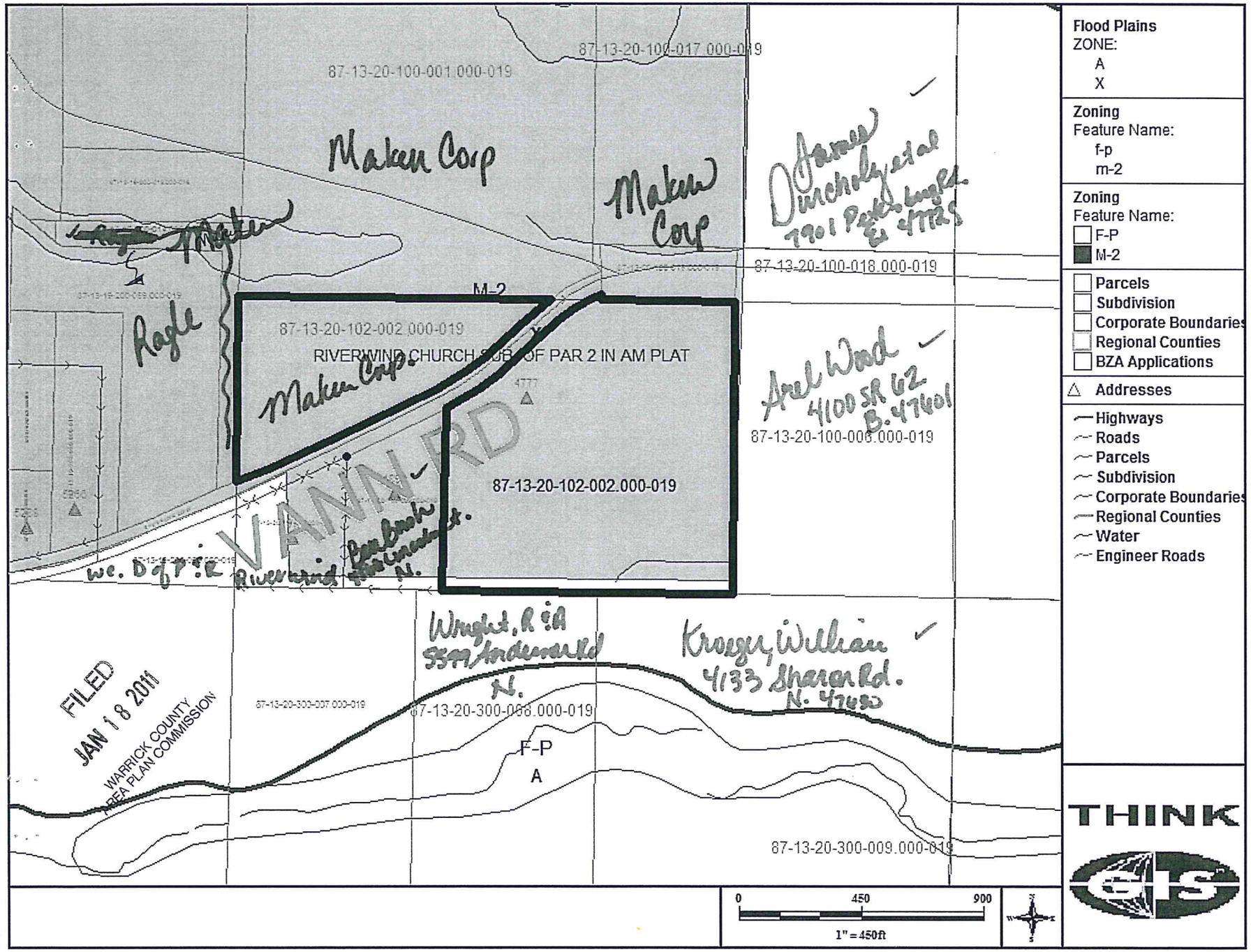
87-13-20-102-003.000-019
Bush, Benjamin E.
4566 Lincoln Ct.
Newburgh, IN 47630

87-13-19-201-000.000-019
Ragle Limited Partnership II
P.O.Box 444
Newburgh, IN 47630

87-13-20-101-001-000-019
Riverwind Baptist Church Inc.
PO Box 804
Newburgh

87-13-19-200-050.000-019
Warrick County Dept. of Parks & Rec.
800 W Tennyson Rd.
Boonville, IN 47601

FILED
JAN 18 2011
WARRICK COUNTY
AREA PLAN COMMISSION



87-13-20-100-017.000-019
87-13-20-100-001.000-019
Maken Corp
Maken Corp
Maken
Ragle
87-13-20-100-018.000-019
M-2
87-13-20-102-002.000-019
RIVERWIND CHURCH SUB OF PAR 2 IN AM PLAT
Maken Corp.
VANN RD
87-13-20-102-002.000-019
87-13-20-100-006.000-019
Arel Wood
4100 SR 62
B. 47601
Wright, R & A
5599 Anderson Rd
N.
Kroeger, William
4133 Sharon Rd.
N. 47630
87-13-20-300-007.000-019
87-13-20-300-008.000-019
F-P
A
87-13-20-300-009.000-019
FILED
JAN 18 2011
WARRICK COUNTY
AREA PLAN COMMISSION
0
450
900
1" = 450ft
Flood Plains
ZONE:
A
X
Zoning
Feature Name:
f-p
m-2
Zoning
Feature Name:
F-P
M-2
Parcels
Subdivision
Corporate Boundaries
Regional Counties
BZA Applications
Addresses
Highways
Roads
Parcels
Subdivision
Corporate Boundaries
Regional Counties
Water
Engineer Roads
THINK
GIS

COPY

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ATTEST:

L B Dugan

County Auditor

2-28-11

Date Approved

President

Member

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.

Signature

Chip Wood

Printed Name

This document prepared by John (Chip) Wood, Morley and Associates, Inc.

J:\5255\Surveying\Doc\5255 Vann Ridge Rezone Ordinance.doc