2012R-002576
PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
03/15/2012 12:42 PM
REC FEE: 0.00
PAGES: 4

N/C 2CR

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2012-14

PLAN COMMISSION DOCKET # PC-R-12-08

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 Agriculture and CON Recreation and Conservancy, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of Lot 2 Victoria Subdivision – part of the N ½ of the NE ¼ of Section 15; Township 6 South, Range 8 West in Boon Twp described as follows:

Commencing at the SE corner of the N ½ of the NE ¼ of said section; thence N 88 degrees 02 minutes 50 seconds West 378 feet to the point of beginning; thence N 88 degrees 02 seconds 50 seconds West 408.7 feet; thence N 41 degrees 51 minutes 47 seconds E 398.90 feet; thence S 26 minutes 03 minutes 46 seconds E, 343 feet to the point of beginning containing 1.43 acres more or less.

which real estate is now zoned and classified as part of the Agriculture and CON Recreation and Conservancy District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said Agriculture and CON Recreation and Conservancy District to said C-1 Neighborhood Commercial 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 All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.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.

8 0 2 4 0 1 5
Tx:4015616

X REF 2003R- 004947 ✓
PF 1 Card 292 # INST 34115

Section 4. The subject property herein rezoned shall be used and developed only in accordance with the use and development commitment which is attached hereto and incorporated herein and no improvement location permits shall be issued until the petitioner records said use and development commitment in the office of the Recorder of Warrick County, Indiana.

President

Member

Member

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

County Auditor

3-12-12
Date Approved

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

Scott Gebhardt
Printed Name

This document prepared by Scott Gebhardt

USE AND DEVELOPMENT COMMITMENT

WHEREAS the Undersigned, Bryan S & Deborah A. Gebhardt Petitioner, is the owner of certain real estate situated in the County of Warrick, Indiana, commonly described as 2077 Long Road ____, which real estate is more particularly described as follows, to-wit:

PT. LOT 2 VICTORIA Subdivision

WHEREAS, as the real estate is currently classified as a A & CON Zoning district under the Warrick County Zoning Code and is so indicated on the zoning maps maintained by the staff of the Warrick County Area Plan Commission; and

WHEREAS, Petitioner has requested that the Real Estate be reclassified to zoning district C-1 ; and

WHEREAS, Petitioner is desirous of accommodating the concerns of the surrounding property owners by making a written commitment concerning the use and development of the Real Estate pursuant to I.C. 36-7-4-613;

NOW, THEREFORE, in consideration of the foregoing, petitioner makes the following use and development commitment:

√ 1. Use of the Real Estate shall be limited to the following uses:
USE AS AN OFFICE FOR THE PURPOSE of TRANSFERING FIREARMS, RIFLES, SHOT GUNS, HAND GUNS TO PERSONS AUTHORIZED BY ATF, NICS,

√ 2. Use of the Real Estate shall be limited to the following development requirements:
NO FURTHER Developement NEEDED TO EXISTING STRUCTURES, NO SIGNS AS OR ADVERTIZEMENT ON Property.

3. All commitments and undertakings herein expressed shall be binding on the petitioners and the petitioners' heirs, legal representative, successors and assigns, and shall run in the favor of the Area Plan Commission of Warrick County and all the owners of real estate lying within the radius of one (1) mile from the real estate described and shall be enforced by invoking any legal, equitable or special remedy, including specific performance, injunction or equitable relief pursuant to the manner of enforcement as set forth in I.C. 36-7-4-613, 36-7-4-1013, and 36-7-4-1014. If it is necessary to initiate administrative or judicial proceedings to enforce any such commitment or undertaking, the person or entity obtaining enforcement in such proceedings shall also recover its reasonable attorneys' fees and costs of suit from the undersigned.

IN WITNESS WHEREOF, this Use and Development Commitment is hereby made and entered into this 19TH day of JANUARY, 20 12 by Bryan S & Deborah A Gebhardt for the purpose set forth herein.

x _____

x Debbie Gebhardt
Signature

STATE OF INDIANA)
) SS:
COUNTY OF WARRICK)

Before me, the undersigned, a Notary Public and for said County and State, personally appeared the within named Bryan & Deborah Gebhardt who acknowledged the execution of the foregoing Use and Development commitment to be his free voluntary act and deed.

WITNESS my hand and Notarial Seal this 19th day of January, 20 12.

NOTARY PUBLIC

Gayla R. Bell
Signature

Gayla R. Bell
Printed Name

GAYLA R. BELL
Resident of Vanderburgh County, IN
Commission Expires: August 29, 2018

A resident of Vanderburgh County, Indiana.

My commission expires: 8-29-18

This instrument prepared by: Bryan S Gebhardt
(Name)

2077 Long Road, Boonville, IN 47601
(Address)

812-897-4571
(phone)

Receipt No. 18164

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC- R- 12 - 08

Petitioner: BRYAN S. Gebhardt *Deborah Address: 2077 LONG ROAD

Email Address: THESHOT1960@aol.COM Boonville IN 47601

Owner of Record: BRYAN S. & DEBORAH A Gebhardt Address: 2077 LONG ROAD

Email Address: THESHOT1960@aol.com Boonville, IN 47601

Lessee: _____ Address: _____

Email Address: _____ _____

1. Petition is hereby made for the change of "Zoning Maps" of the City or Town of _____ ( ). County of Warrick (X), (Check One), 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 S side of LONG ROAD, a distance of 600 feet W (S. W. N. E.) of the corner formed by the intersection formed by LONG ROAD and YANKEE TOWN ROAD.

Subdivision or Legal Description:

VICTORIA Subdivision, on Long ROAD, WARRICK COUNTY, INDIANA.

PT. LOT 2

FILED
JAN 19 2012
WARRICK COUNTY
AREA PLAN COMMISSION

3. Located in Zone District Designated as: (Circle one or show one.)

City or Town: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2 C-3, C-4, W-R, W-1, M-1, M-2, M-3, PUD.

4. Requested change to: (Circle one or Show one.)

City or Town: F.P., CON, A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2, C-3, C-4, W-R, W-1 M-1, M-2, M-3, PUD.

5. Existing Land Use: SEE ATTACHED
(a.) Conforming: _____
(b.) Pre-Existing ~ Non-Conforming: _____
(c.) Conditional Use: _____

6. Proposed Land Use: HOME OFFICE FOR PROCUREMENT OF FFL LICENSE AND TRANSFER OF FIREARMS TO ATF, NICS AUTHORIZED PERSONS.

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

Date: 19/1/2012

* Petitioner: Deborah A Gebhardt

Owner: _____

Represented By: _____

Phone: 812 897 4571

*** NOTICE OF PUBLIC HEARING ***

Date: _____

PC-R- 12 - 08

Applicant: Bryan S. & Deborah Gebhardt

Owner of Record: SAME

Address: 2077 Long Rd Boonville IN

Address _____

Re: Petition for: Rezone 1.43 acres (Pt Lot 2 Victoria Sub.) from "A" & CON Recreation and Conservancy to C-1 Neighborhood Commercial.

Dear: _____;

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

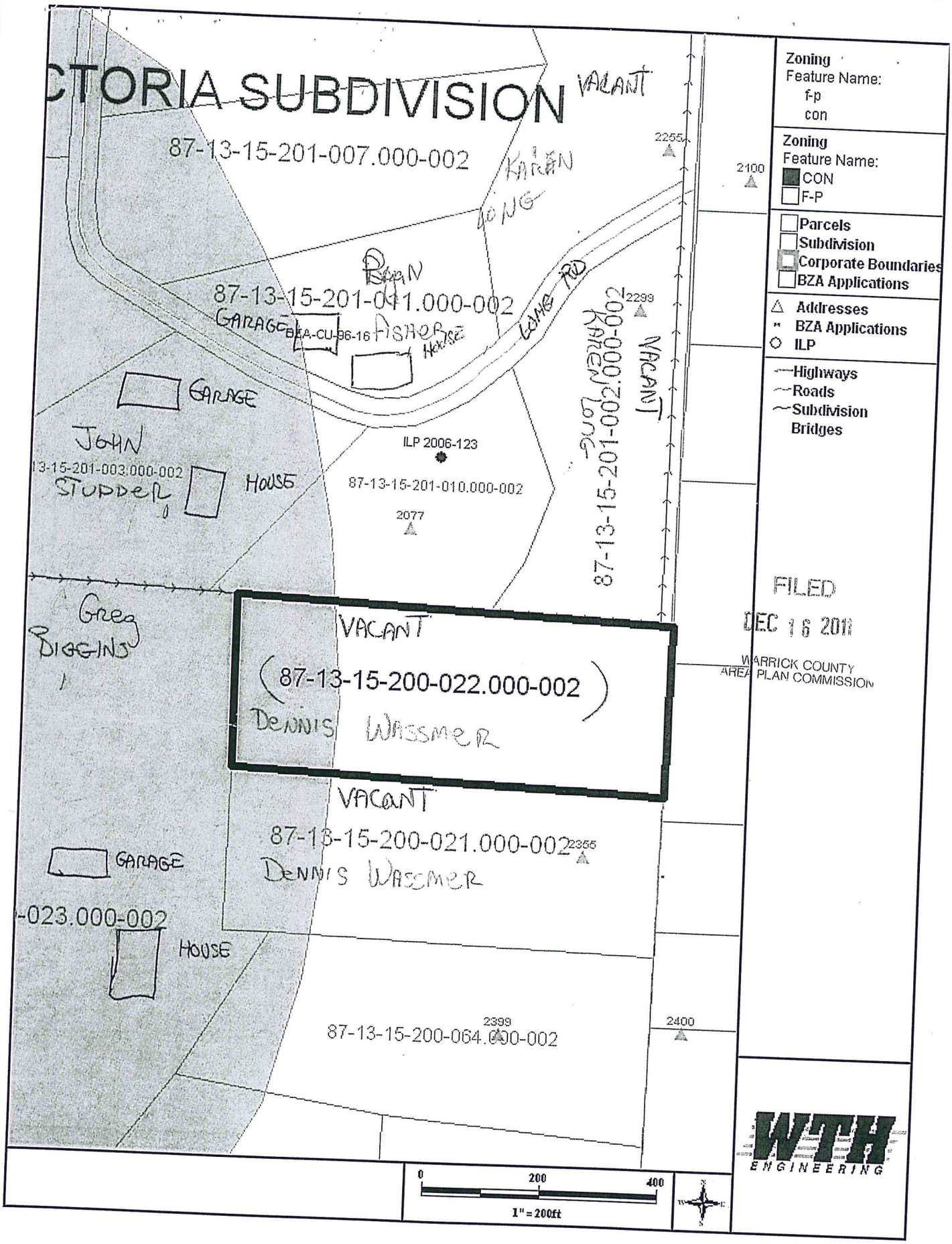
PREMISES AFFECTED: Property located on the S side of Long Rd Approximately 600 feet ~~miles~~ W of the intersection formed by Long Rd and Yankeetown Rd. Boon Twp. Lot No. 2 In Victoria Sub. Subdivision (if applicable).

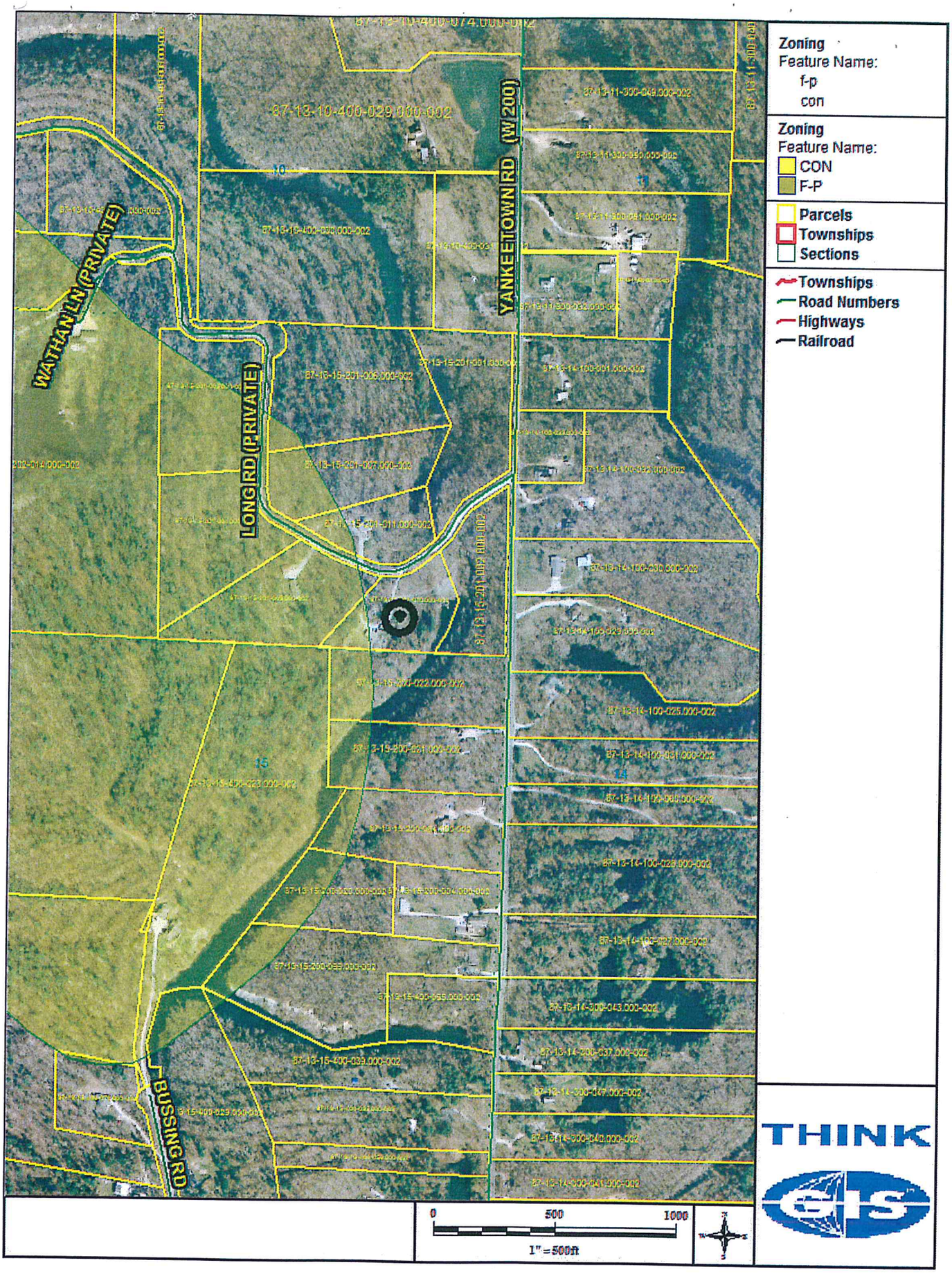
AREA PLAN COMMISSION hearing to be held in the Commissioners Meeting Room, Third Floor, Courthouse, Boonville, Indiana. Hearing to be held at 6:00 P.M. on Monday, February 13, 2012

Sincerely,

Applicant and/or Owner

FILED
JAN 19 2012
WARRICK COUNTY
AREA PLAN COMMISSION

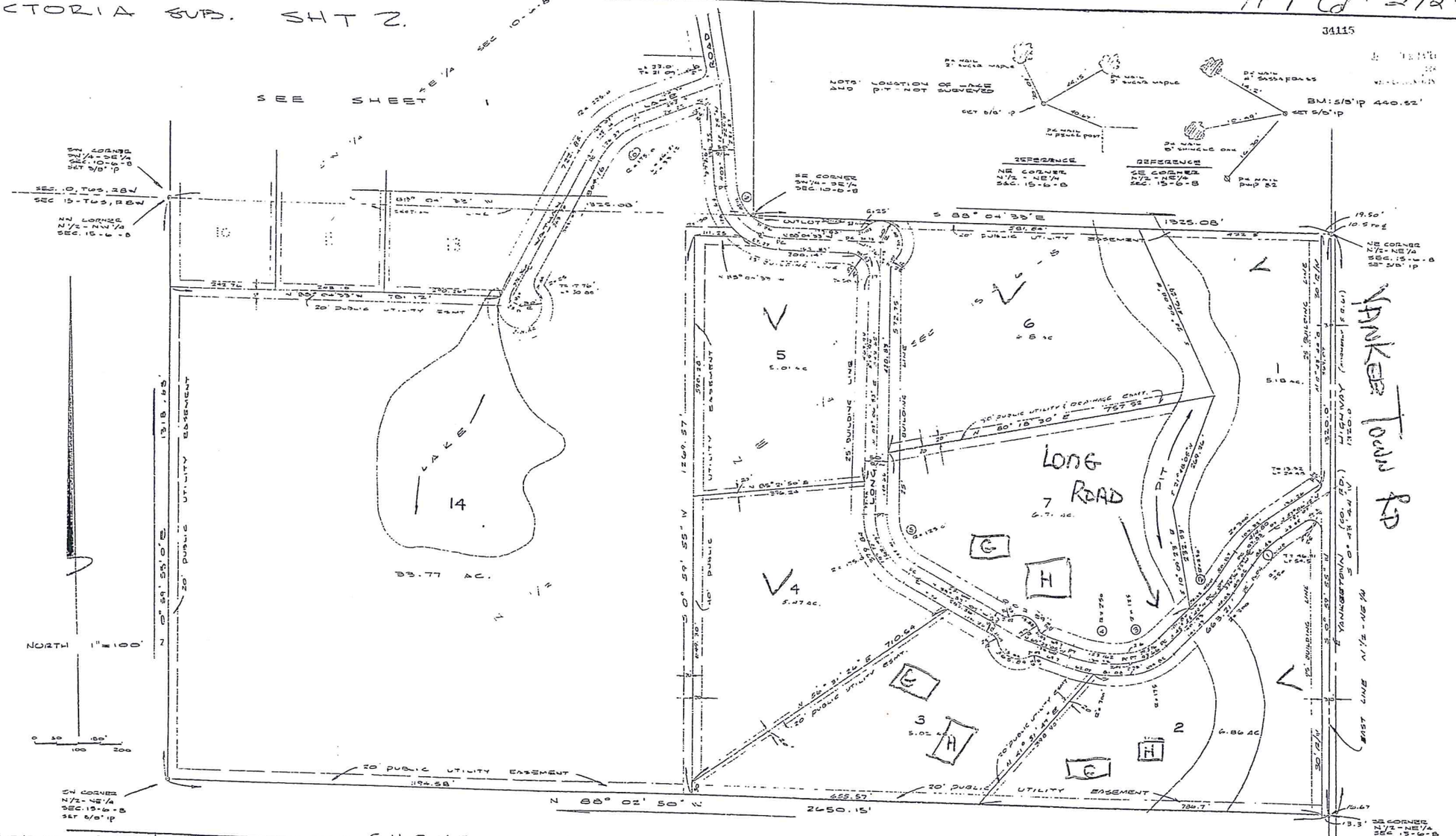

CTORIA SUBDIVISION
VACANT
87-13-15-201-007.000-002
KAREN LONG
2255
2100
87-13-15-201-011.000-002
GARAGE
BZA-CU-96-16
FISHER
HOUSE
LONG RD
2299
87-13-15-201-002.000-002
KAREN LONG
VACANT
GARAGE
JOHN
13-15-201-003.000-002
STUDDER
HOUSE
ILP 2006-123
87-13-15-201-010.000-002
2077
Greg
BIGGINS
VACANT
(87-13-15-200-022.000-002)
DENNIS WASSMER
VACANT
87-13-15-200-021.000-002
2355
DENNIS WASSMER
GARAGE
-023.000-002
HOUSE
2399
87-13-15-200-064.000-002
2400
0
200
400
1" = 200ft
Zoning
Feature Name:
f-p
con
Zoning
Feature Name:
CON
F-P
Parcels
Subdivision
Corporate Boundaries
BZA Applications
Addresses
BZA Applications
ILP
Highways
Roads
Subdivision
Bridges
FILED
DEC 16 2011
WARRICK COUNTY
AREA PLAN COMMISSION
WTH
ENGINEERING


WATHAN LN (PRIVATE)
LONG RD (PRIVATE)
YANKEETOWN RD (W 200)
BUSSING RD
87-13-10-400-029.000-002
10
11
14
15
Zoning
Feature Name:
f-p
con
Zoning
Feature Name:
CON
F-P
Parcels
Townships
Sections
Townships
Road Numbers
Highways
Railroad
0
500
1000
1" = 500ft
THINK
GIS

VICTORIA SUB. SHT 2.

FT 1 Cd" 2/2-1

34115



CURVE DATA

CURVE No.	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩
N R/W	R = 300'	N R/W R = 250.0	N R/W R = 125.0	N R/W R = 250.0	N R/W R = 125.0'	E R/W R = 100.0	N R/W R = 175.0	N R/W R = 225.0'	N R/W R = 175.0	N R/W R = 225.0'
	Δ = 20°29'47"	Δ = 9°19'24"	Δ = 36°28'30"	Δ = 28°13.34'	Δ = 62°04'0"	Δ = 84°51'58"	Δ = 47°51'14"	Δ = 40°21'16"	Δ = 10°48'16"	Δ = 43°01'35"
	T = 54.24'	T = 20.38'	T = 41.18	T = 62.80'	T = 75.206	T = 91.42	T = 77.64	T = 82.66	T = 16.65'	T = 86.48'
	L = 107.32'	L = 40.41	L = 79.576	L = 123.162	L = 135.41	L = 148.12	L = 146.16	L = 158.47	L = 33.0'	L = 165.03
℄	R = 275.0	℄ R = 215.0	℄ R = 150.0	℄ R = 275.0	℄ R = 150.0	℄ R = 125.0	℄ R = 150.0	℄ R = 200.0	℄ R = 200.0'	℄ R = 200.0'
	T = 49.72	T = 22.42	T = 49.43	T = 69.14	T = 90.26	T = 114.27	T = 146.86	T = 73.50'	T = 16.91'	T = 76.825'
	L = 97.53	L = 42.50	L = 93.06	L = 134.72	L = 192.41	L = 179.47	L = 122.58	L = 134.37'	L = 32.71	L = 145.14
S R/W	R = 250.0'	R = 300.0'	S R/W R = 175.0	S R/W R = 300.0'	S R/W R = 150.0	N R/W R = 150.0	S R/W R = 125.0	S R/W R = 175.0'	S R/W R = 225.0'	S R/W R = 175.0
	T = 45.20	T = 24.46	T = 57.66	T = 75.43'	T = 105.29	T = 137.13'	T = 65.46	T = 64.31	T = 21.28'	T = 67.22'
	L = 88.83	L = 48.82	L = 109.85	L = 143.10	L = 184.72	L = 217.92'	L = 101.47	L = 123.26	L = 42.074'	L = 136.57

EDWARD J. BOTTOMLEY
IND REG NO. 9848

VICTORIA SUBDIVISION - WARRICK ENGINEERING INC. - SHEET 2 OF 2 . OCT. 80

N1/2-NW1/4 · SEC 15-6-8 - SW1/4-SE1/4 SEC. 10-6-8

FILED
DEC 16 2011
WARRICK COUNTY
AREA PLAN COMMISSION

H = HOUSE
G = GARAGE
V = VACANT

COPY

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2012-14

PLAN COMMISSION DOCKET # PC-R-12-08

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Commencing at the SE corner of the N ½ of the NE ¼ of said section; thence N 88 degrees 02 minutes 50 seconds West 378 feet to the point of beginning; thence N 88 degrees 02 seconds 50 seconds West 408.7 feet; thence N 41 degrees 51 minutes 47 seconds E 398.90 feet; thence S 26 minutes 03 minutes 46 seconds E, 343 feet to the point of beginning containing 1.43 acres more or less.

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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.

Section 4. The subject property herein rezoned shall be used and developed only in accordance with the use and development commitment which is attached hereto and incorporated herein and no improvement location permits shall be issued until the petitioner records said use and development commitment in the office of the Recorder of Warrick County, Indiana.

President

Member

Member

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

County Auditor

3-12-12
Date Approved

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

Scott Gebhardt
Printed Name

This document prepared by Scott Gebhardt

USE AND DEVELOPMENT COMMITMENT

WHEREAS the Undersigned, Bryan S & Deborah A. Gebhardt Petitioner, is the owner of certain real estate situated in the County of Warrick, Indiana, commonly described as 2077 Long Road ____, which real estate is more particularly described as follows, to-wit:

PT. LOT 2 VICTORIA Subdivision

WHEREAS, as the real estate is currently classified as a A & CON Zoning district under the Warrick County Zoning Code and is so indicated on the zoning maps maintained by the staff of the Warrick County Area Plan Commission; and

WHEREAS, Petitioner has requested that the Real Estate be reclassified to zoning district C-1 ; and

WHEREAS, Petitioner is desirous of accommodating the concerns of the surrounding property owners by making a written commitment concerning the use and development of the Real Estate pursuant to I.C. 36-7-4-613;

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√ 1. Use of the Real Estate shall be limited to the following uses:
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IN WITNESS WHEREOF, this Use and Development Commitment is hereby made and entered into this 19TH day of JANUARY, 20 12 by Bryan S & Deborah A Gebhardt for the purpose set forth herein.

x [signature]

x Debbie Gebhardt
Signature
[signature]

STATE OF INDIANA)
) SS:
COUNTY OF WARRICK)

Before me, the undersigned, a Notary Public and for said County and State, personally appeared the within named Bryan & Deborah Gebhardt who acknowledged the execution of the foregoing Use and Development commitment to be his free voluntary act and deed.

WITNESS my hand and Notarial Seal this 19th day of January, 20 12.

NOTARY PUBLIC

Gayla R. Bell
Signature

Gayla R. Bell
Printed Name

NOTARY PUBLIC SEAL INDIANA
GAYLA R. BELL
Resident of Vanderburgh County, IN
Commission Expires: August 29, 2018

A resident of Vanderburgh County, Indiana.

My commission expires: 8-29-18

This instrument prepared by: Bryan S Gebhardt
(Name)

2077 Long Road, Boonville, IN 47601
(Address)

812-897-4571
(phone)