2013R-007166
YVONNE HUGHES
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
07/11/2013 09:58 AM
REC FEE: 0.00
PAGES: 2

WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-2013-20

PLAN COMMISSION DOCKET # AC-R-13-05

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN REAL ESTATE IN WARRICK COUNTY, INDIANA

8 0 6 4 3 4 6
Tx:4030192

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 "A", as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of the Southeast Quarter of Section Eight (8), Township Five (5) South, Range Nine (9) West in Warrick County, Indiana, and being more particularly described as follows:

Commencing at a 3 1/4" aluminum disk on 3/4" rod in monument box marking the Southwest corner of said Quarter Section; thence along the West line of said Quarter Section North 00 Degrees 55 Minutes 10 Seconds East a distance of One Thousand Five Hundred Eighty-seven and Fourteen Hundredths (1587.14) feet to a mag nail set marking the initial point of beginning of the following descried real estate; thence continue along said West line North 00 Degrees 55 Minutes 10 Seconds East a distance of Four Hundred Fifty and No Hundredths (450.00) feet to a mag nail set in New Harmony Road; thence North 89 Degrees 55 Minutes 53 Seconds East a distance of Thirty-nine and Ninety-six Hundredths (39.96) feet to a mag nail set in said road; thence South 86 Degrees 49 Minutes 42 Seconds East a distance of Forty-nine and Ninety-nine Hundredths (49.99) feet to a mag nail set in said road; thence South 82 Degrees 38 Minutes 53 Seconds East a distance of Fifty-nine and Ninety-seven Hundredths (59.97) feet to a mag nail set in said road; thence South 81 Degrees 24 Minutes 23 Seconds East a distance of Three Hundred Fifty and Fifty-two Hundredths (350.52) feet to a mag nail set in said road; thence South 00 Degrees 55 Minutes 10 Seconds West a distance of One Hundred and Eighty Hundredths (100.80) feet to a 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137" (hereinafter referred to as a Kuester pin) set; thence South 43 Degrees 25 Minutes 02 Seconds East a distance of Two Hundred Eighteen and Fifty-seven Hundredths (218.57) feet to a Kuester pin set; thence South 15 Degrees 47 Minutes 06 Seconds West a distance of Seventy-seven and Twenty-three Hundredths (77.23) feet to a Kuester pin set; thence South 31 Degrees 38 Minutes 59 Seconds West a distance of Two Hundred Twenty-three and Four Hundredths (223.04) feet to a Kuester pin set; thence North 75 Degrees 13 Minutes 17 Seconds West a distance of Five Hundred Thirty-nine and Fifteen Hundredths (539.15) feet to the point of beginning and said to contain 6.53 acres, more or less.

The above described real estate is also known as Lot One (1) in Miles-Newmaster Parcelization as per plat thereof, recorded as Document No. 2038-003625, in the Office of the Recorder of Warrick County, Indiana.

Subject to all easements, restrictions, rights-of-way and public roadways of record.

which real estate is now zoned and classified as part of the "A", so that said above District, as shown on the aforesaid Warrick County Zoning District Maps, described real estate shall be and the same is hereby rezoned and reclassified from said "A" District to said "C-1" 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.

Don Willi
President

Marli Weisheit
Member

Member
BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

County Auditor

07-09-2013.
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

Tambi Y. Miles
Printed Name

This document prepared by Tambi Y. Miles.

Receipt No. 18989

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC- R- 13-05

Petitioner: Miles Property Dev. LLC, Tambi Miles, Pres. Address: 9422 Godeke Rd Elberfeld, IN 47613

Email Address: _____

Owner of Record: Same Address: _____

Email Address: tambi.miles@ge.com

Lessee: _____ Address: _____

Email Address: _____

1. Petition is hereby made for the change of "Zoning Maps" of the City or Town of _____ ( ). County of Warrick (✓), (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 New Harmony Rd, a distance of 0 feet SE (S. W. N. E.) of the corner formed by the intersection formed by New Harmony Rd and Zoar Church Rd.

Subdivision or Legal Description:

Campbell 8-5-9
10477 New Harmony Rd.

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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: Vacant
(a.) Conforming: _____
(b.) Pre-Existing ~ Non-Conforming: _____
(c.) Conditional Use: _____

6. Proposed Land Use: Various recreational uses use.

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

Date: _____

Petitioner: Tambi Y. Miles

Owner: _____

Represented By: _____

Phone: _____

*** NOTICE OF PUBLIC HEARING ***

18989

Date: _____

PC-R- 13-05

Applicant: Same

Owner of Record: Miles Property Development LLC by Tamp; Miles

Address: _____

Address 9422 Godeke Rd Elberfeld IN

Re: Petition for: Rezoning 6.53 Acres from "A" Agricultural zoning to "C-1" Neighborhood Commercial zoning.

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 New Harmony Road Approximately 0 feet – miles E of the intersection formed by New Harmony Rd and Zoar Church Rd. Campbell Twp. ~~Lot~~ No. Parcel 1 In Miles-Newmaster Parcelization ~~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, June 10, 2013.

Sincerely,

Tamby Miles

Applicant and/or Owner

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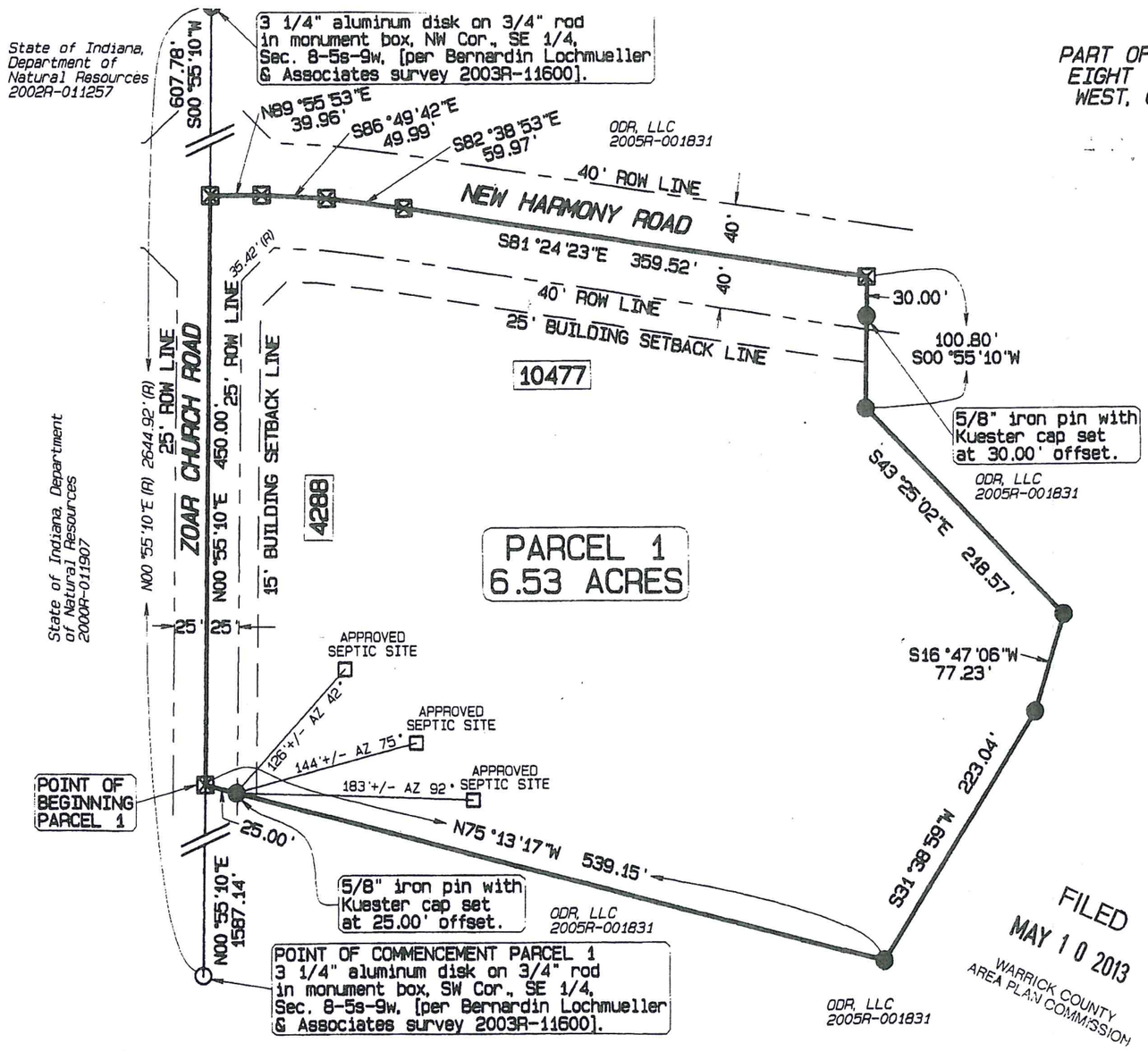
AREA PLAN COMMISSION


State of Indiana, Department of Natural Resources 2002R-011257
3 1/4" aluminum disk on 3/4" rod in monument box, NW Cor., SE 1/4, Sec. 8-5s-9w. [per Bernardin Lochmueller & Associates survey 2003R-11600].
S00°55'10"W 607.78'
N89°55'53"E 39.96'
S86°49'42"E 49.99'
S82°38'53"E 59.97'
ODR, LLC 2005R-001831
40' ROW LINE
NEW HARMONY ROAD
40'
S81°24'23"E 359.52'
40' ROW LINE
25' BUILDING SETBACK LINE
30.00'
100.80' S00°55'10"W
10477
5/8" iron pin with Kuester cap set at 30.00' offset.
ODR, LLC 2005R-001831
S43°25'02"E 218.57'
35.42' (R)
25' ROW LINE
ZOAR CHURCH ROAD
N00°55'10"E (R) 2644.92' (R)
25' ROW LINE
450.00'
N00°55'10"E
15' BUILDING SETBACK LINE
4288
State of Indiana, Department of Natural Resources 2000R-011907
PARCEL 1
6.53 ACRES
25'
25'
APPROVED SEPTIC SITE
APPROVED SEPTIC SITE
APPROVED SEPTIC SITE
126'+/- AZ 42°
144'+/- AZ 75°
183'+/- AZ 92°
S16°47'06"W 77.23'
POINT OF BEGINNING PARCEL 1
25.00'
N75°13'17"W 539.15'
S31°38'59"W 223.04'
5/8" iron pin with Kuester cap set at 25.00' offset.
ODR, LLC 2005R-001831
N00°55'10"E 1587.14'
POINT OF COMMENCEMENT PARCEL 1
3 1/4" aluminum disk on 3/4" rod in monument box, SW Cor., SE 1/4, Sec. 8-5s-9w. [per Bernardin Lochmueller & Associates survey 2003R-11600].
ODR, LLC 2005R-001831
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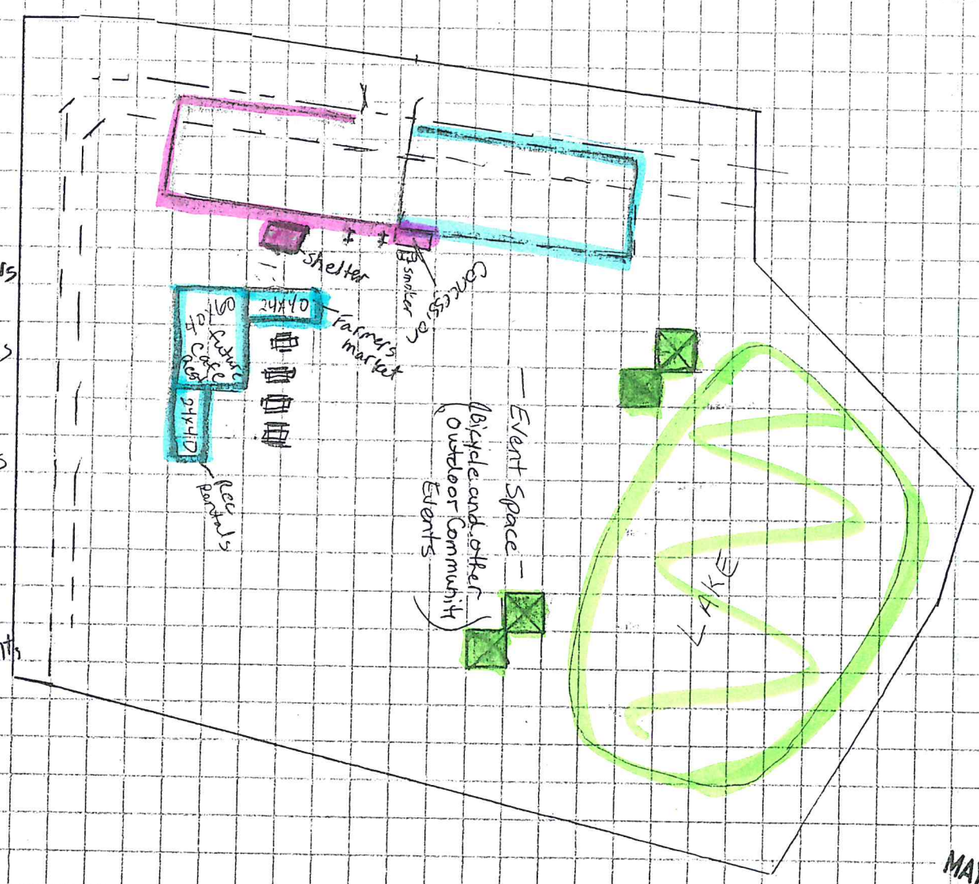
MAY 10 2013
WARRICK COUNTY AREA PLAN COMMISSION
PART OF THE SOUTHEAS
EIGHT (8), TOWNSHIP
WEST, CAMPBELL TOWN
DEED REC
- 2005R-
OWNER OF
- ODR, LL
N
1"=100'
GRAPHIC
0 50
Relative Po
Rural surv
plus 200
- BASIS OF BE
The west li
Sec. 8-5s-9
survey in 2
- LAST DATE
February 5,
- Corner
as not
- 5/8"
inscri
IN RL
- Mag na
(R) - Record
Dimens
measur
record
DESCRIPTION PARCEL 1
Part of the Southeast Quar

Phase 1 1-2 yrs
parking Lot
concessions
picnic tables/shelters

Phase 2 2-5 yrs
Lake Pavilions
expand Lake

Phase 3 5-10 yrs
Cafe/Rest. outdoor
Farmers market
Recreational Rentals
Expanded parking
outdoor community events



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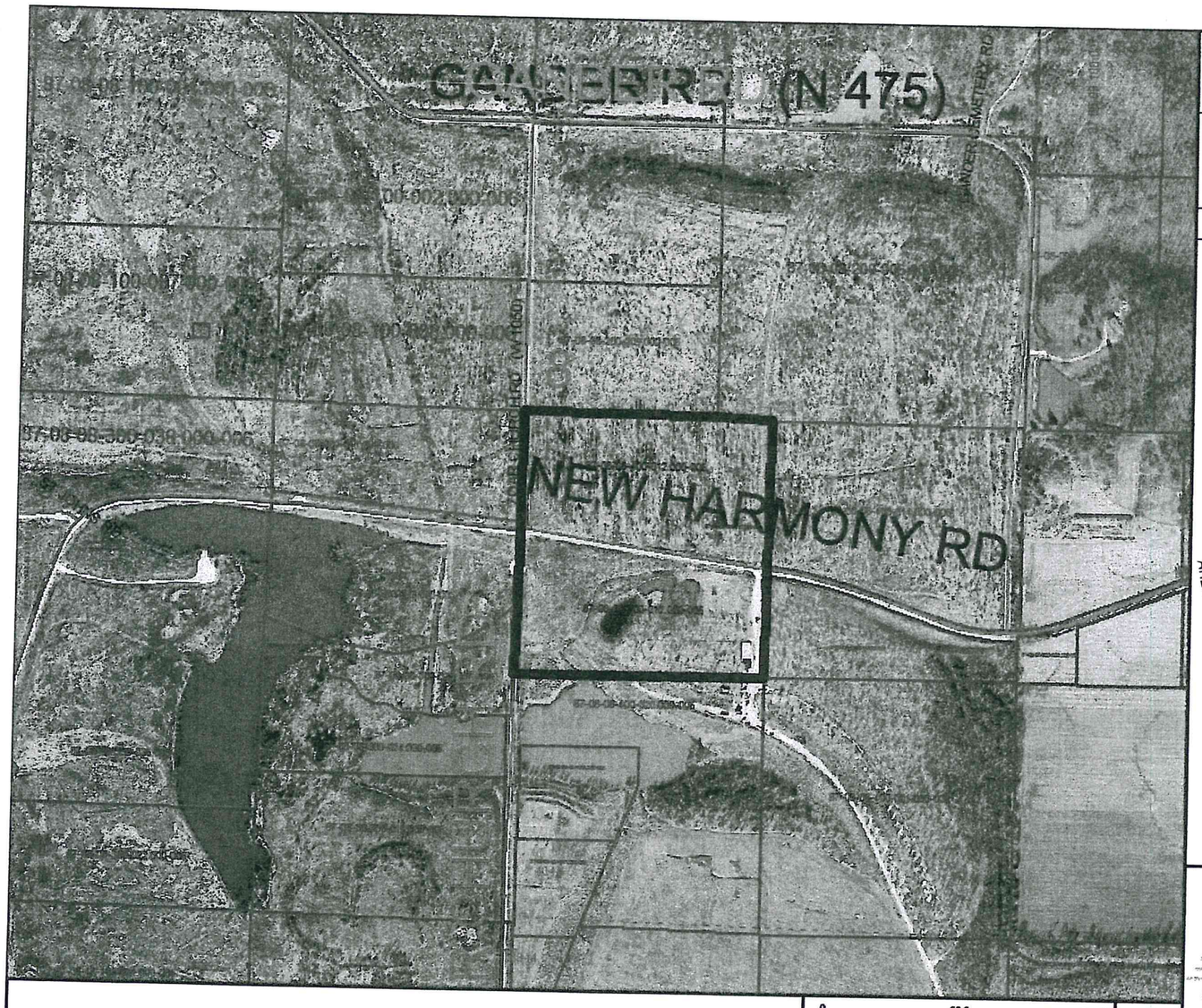

Zoning
Feature Name:
con

Parcels
Townships
Commissioner Distric
Sections

Addresses

Parcels
Townships
Commissioner D
Road Numbers
Regional Roads
Highways
Engineer Roads
Underground Mi

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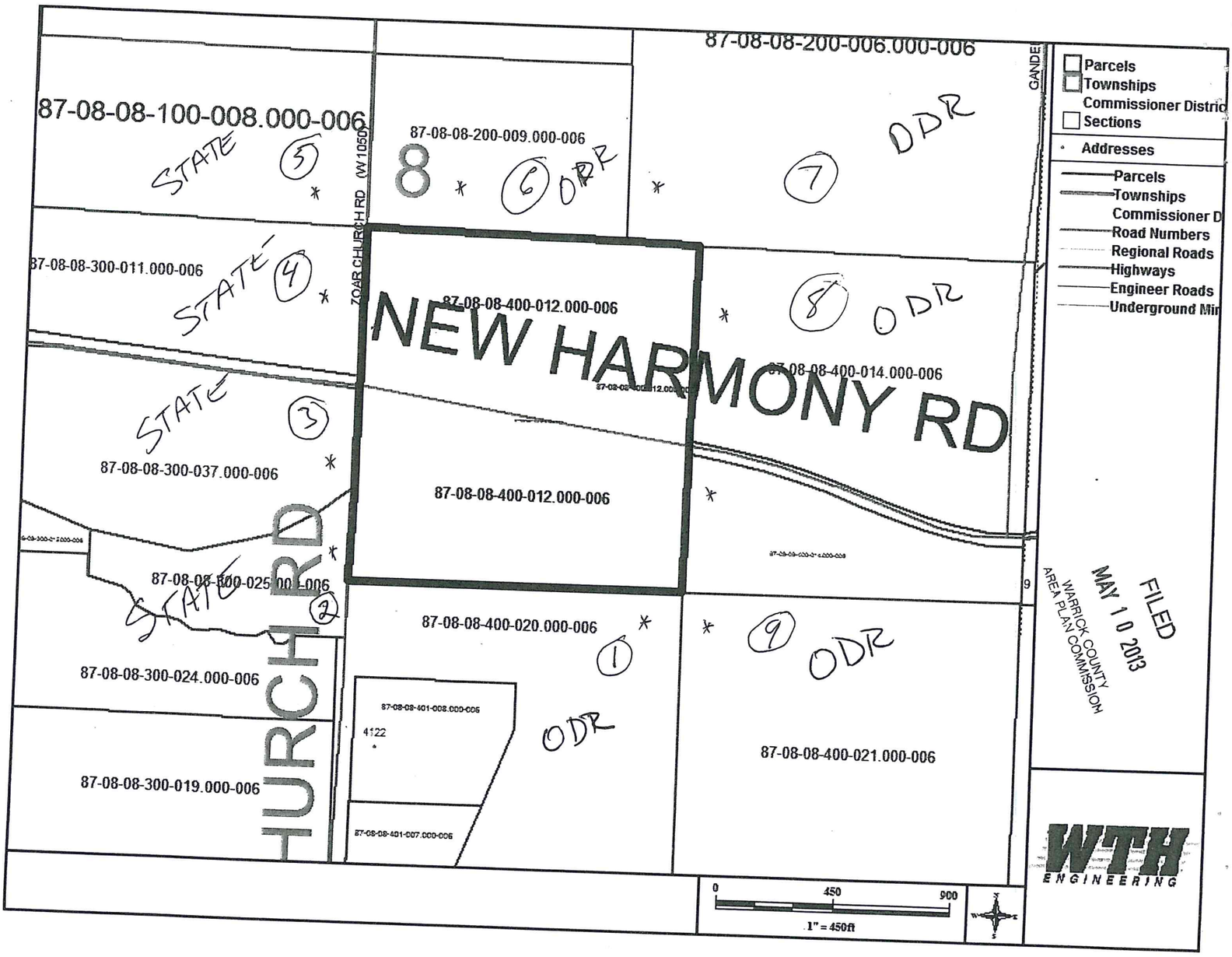
WTH
ENGINEERING



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