1 of 2 2 Or.

N/C

8 0 8 4 8 5 8
Tx:4033679

2013R-011587
YVONNE HUGHES
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
11/14/2013 12:45 PM
REC FEE: 0.00
PAGES: 1

WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-2013-28

PLAN COMMISSION DOCKET # PC-R-13-08

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 "M-2" General Industrial, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Lot 7 in Warrick Research & Industrial Center #6 and a replat of Lots 7,8,9 Warrick Research & Industrial Center #1 recorded in PF1 Cd. 405 a part of the E ½ of the NW ¼ Section 19 Township 6 South Range 8 West Ohio Twp, recorded in Doc. # 2000R-004446 in the Office of the Warrick County Recorder.

which real estate is now zoned and classified as part of the M-2 General Industrial Zoning 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 M_2 General Industrial District to said C-4 General 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 All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.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.

Don Willis
President

Marli Wersheit
Member

Paul A. Deed
Member

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

L B Dugan
County Auditor

11-12-13
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.

Charles Bartlett
Signature

Charles Bartlett
Printed Name

This document prepared by Charles Bartlett

X REF 2013 R- 006616 ✓

Susan Helms
Utility Office Manager

October 7, 2013

Warrick County Area Plan Commission
107 West Locust Street
Courthouse Room 201
Boonville, IN 47601

Re: 5600 Vann Road

To Whom It May Concern:

At the September 4, 2013 Newburgh Utility Committee meeting, River Ridge Church of Christ informed the committee that they had acquired the property at 5600 Vann Road formerly owned by Cornerstone Granite. A Newburgh sewer permit was purchased by Cornerstone Granite, LLC in January 2008. This area is zoned as Industrial and any property connecting to Newburgh Sewer in an Industrial zoning would be required to have a sampling manhole. With River Ridge Church of Christ requesting for rezoning to commercial, a sampling manhole is not required. The Church will still need a duplex lift station for the connection to sewer on the property.

Please feel free to contact me if you have any questions.

Sincerely,

Susan Helms

Susan Helms
Newburgh Utility Office Manager

pc: Newburgh Utility Committee
Chuck Bartlett, River Ridge Church of Christ

Town of Newburgh
23 W. Jennings Street • P.O. Box 100 • Newburgh, IN 47629
phone 812.853.7496 • fax 812.853.1728 • email shelms@newburgh-in.gov
www.newburgh-in.gov

FILED
SEP 05 2013
WARRICK COUNTY
AREA PLAN COMM

Receipt No. 19201

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC- R- 13-08

Petitioner: River Ridge Church of Christ, Inc. by Charles Bartlett, Minister Address: PO Box 30 Newburgh IN

Email Address: _____

Owner of Record: Same Address: _____

Email Address: Chuckbartlett@live.ca

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 N side of Vann Road, a distance of 1225 feet E (S. W. N. E.) of the corner formed by the intersection formed by Prospect Dr. and Vann Rd.

Subdivision or Legal Description:

Lot 7 Warrick Research & Ind. Center #6 & a Replat of Lots 7, 8, 9 Warrick Res. & Ind. Center #1 PF 1 Card 405 a part of the E½ of NW¼ Sec. 19-6-8 Ohio Twp 2000R-004446

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

6. Proposed Land Use: Church

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

Date: _____

Petitioner: [signature]

Owner: _____

Represented By: _____

Phone: _____

*** NOTICE OF PUBLIC HEARING ***

Date: _____ PC-R- 13-08

Applicant: River Ridge Church of Christ, Inc. by Charles Bartlett, Minister

Owner of Record: Same

Address: _____

Address PO Box 30 Newburgh In 47629

Re: Petition for: Rezone Lot 7 Warrick Res. & Ind Center #6 being 1.8 acres from "M-2" General Industrial to "C-4" General 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 N side of Vann Rd Approximately 1225 feet ~~miles~~ E of the intersection formed by Prospect Dr and Vann Rd Ohio Twp. Lot No. 7 In Warrick Res & Ind. Ctr 6 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~~ TUESDAY, October 15, 2013.

Sincerely,

Applicant and/or Owner

FILED
SEP 05 2
WARRICK
AREA PLAN

WARRICK COUNTY COMMISSIONERS ORDINANCE # _____

PLAN COMMISSION DOCKET # PC-R-13-08

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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.

_____
President

_____
Member

_____
Member
BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

_____
County Auditor

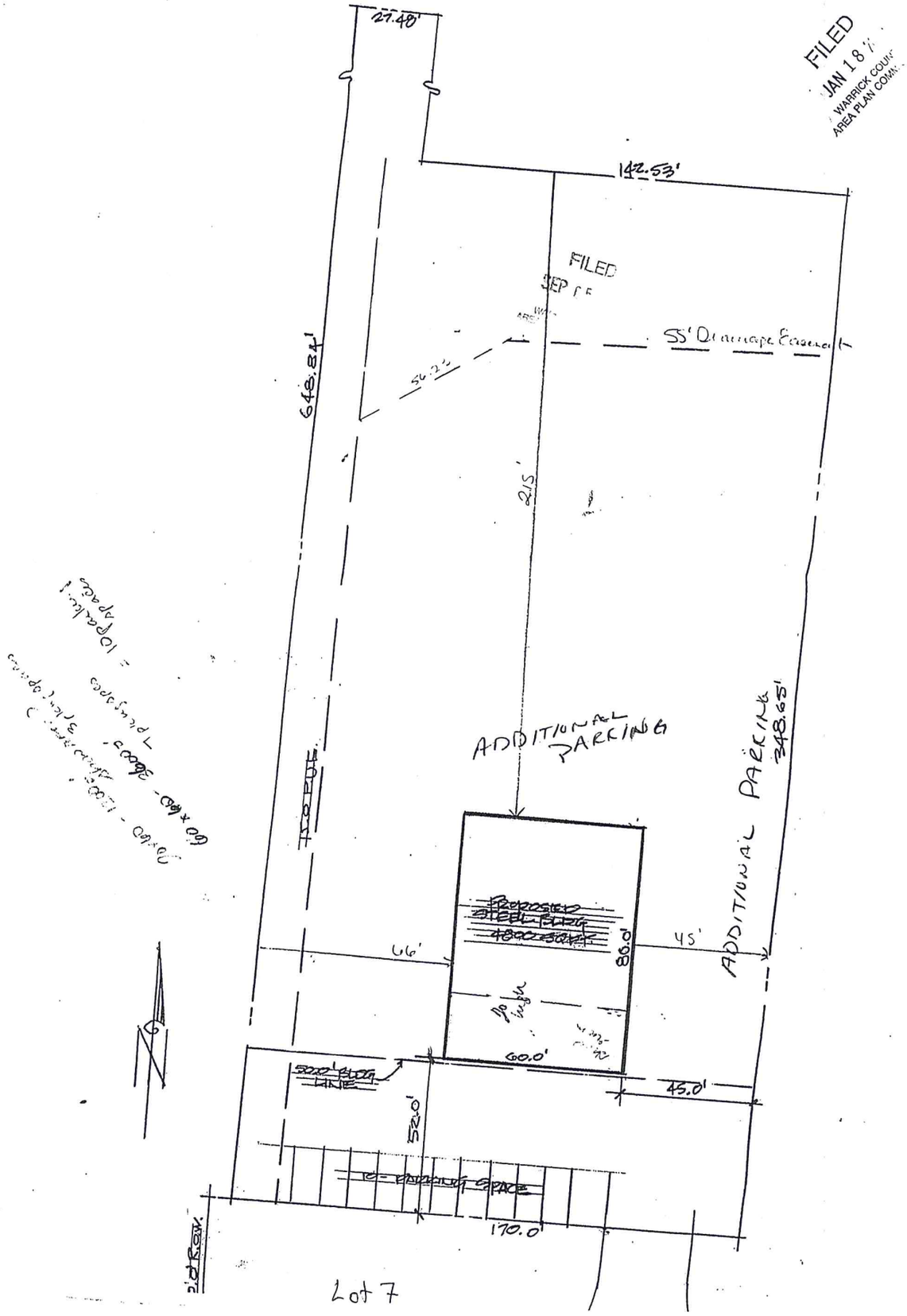
_____
Date Approved

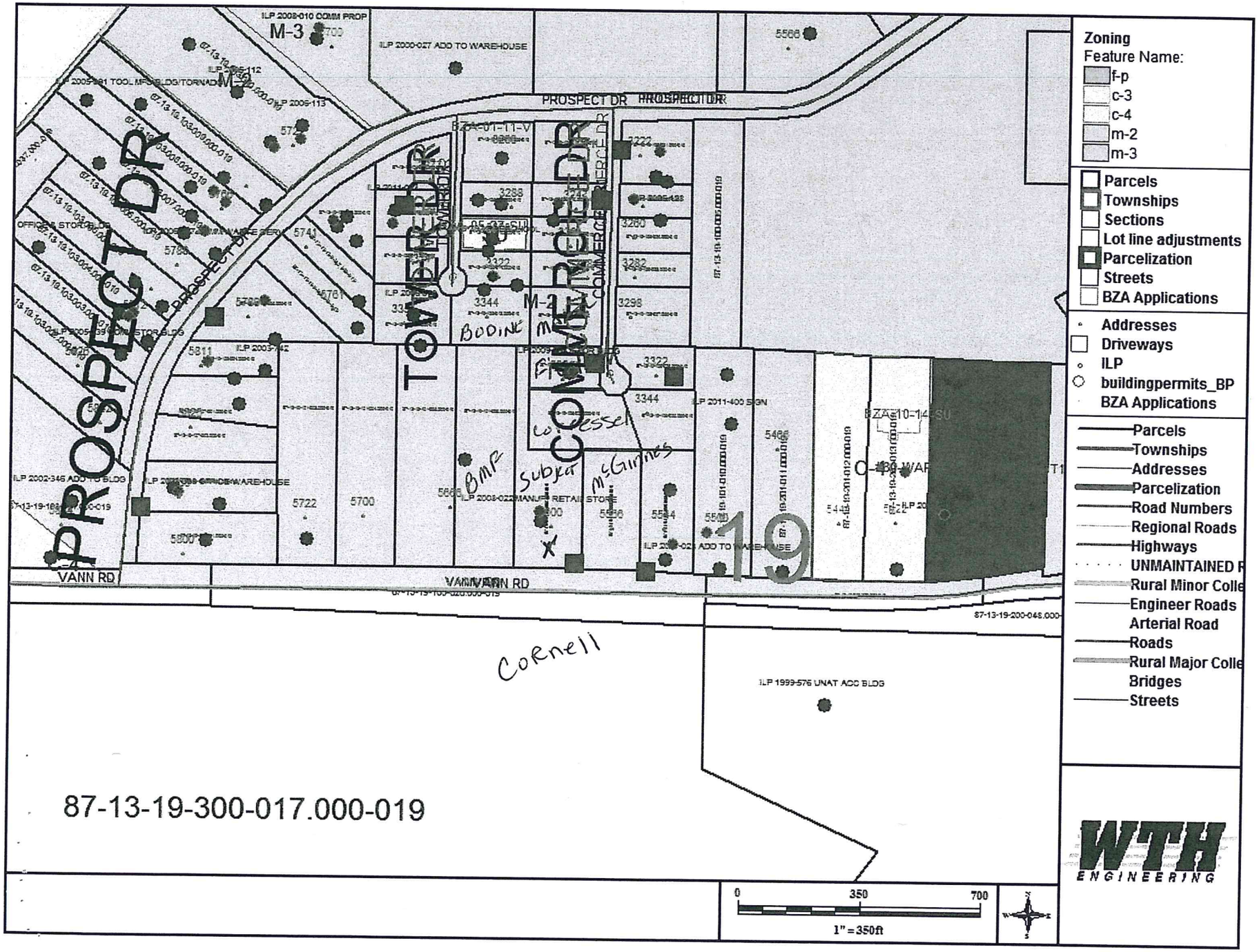
I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Signature

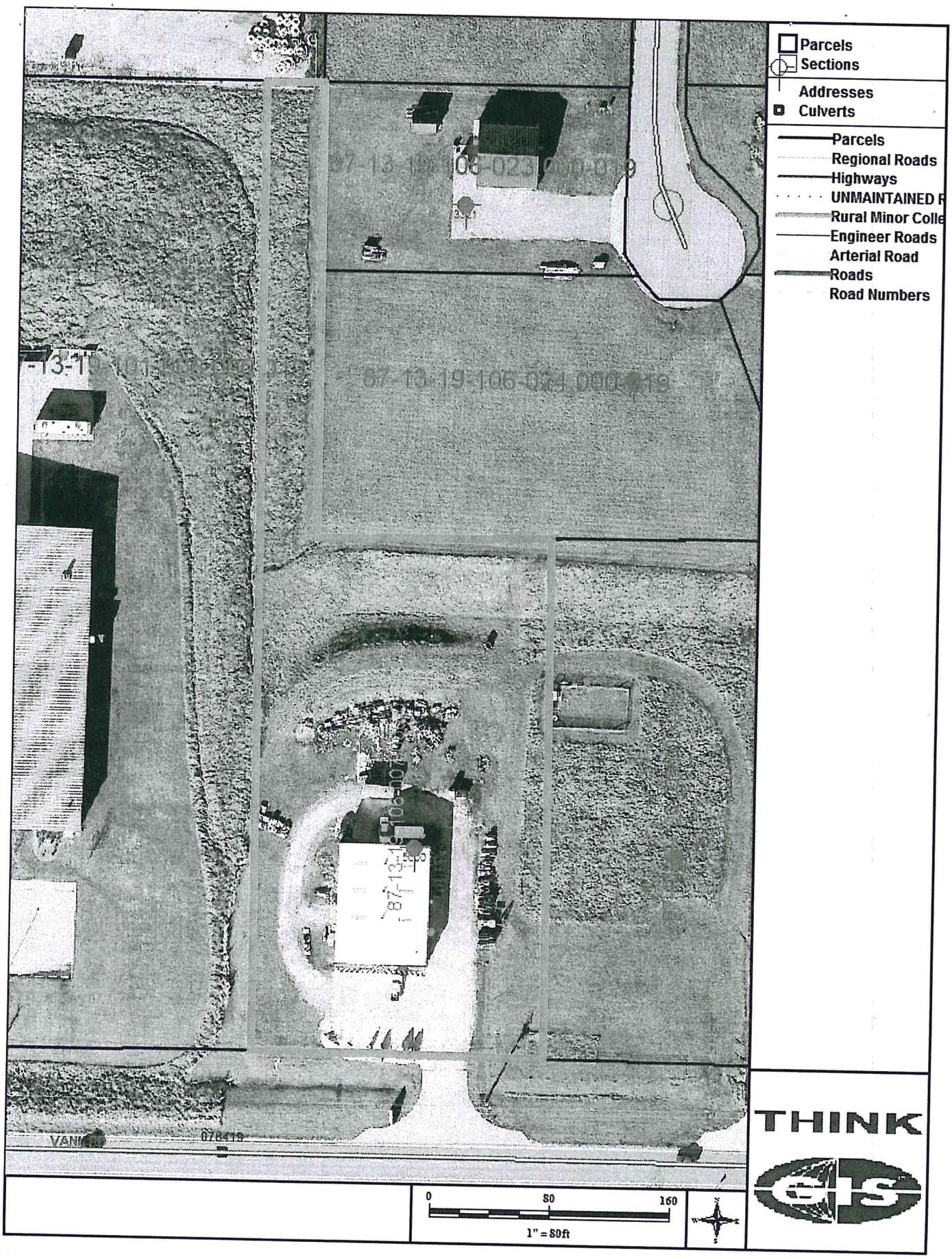
Charles Bartlett
Printed Name

This document prepared by Charles Bartlett


FILED
JAN 18
WARRICK COUN
AREA PLAN COM
FILED
SEP
27.48'
142.53'
55' Drainage Easement
648.84'
215'
ADDITIONAL PARKING
ADDITIONAL PARKING
348.65'
46'
45'
86.0'
60.0'
45.0'
170.0'
Lot 7



Zoning
Feature Name:
f-p
c-3
c-4
m-2
m-3
Parcels
Townships
Sections
Lot line adjustments
Parcelization
Streets
BZA Applications
Addresses
Driveways
ILP
buildingpermits_BP
BZA Applications
Parcels
Townships
Addresses
Parcelization
Road Numbers
Regional Roads
Highways
UNMAINTAINED R
Rural Minor Colle
Engineer Roads
Arterial Road
Roads
Rural Major Colle
Bridges
Streets
PROSPECT DR
TOWER DR
COMMERCE DR
VANN RD
M-3
M-2
C-4
ILP 2008-010 COMM PROP
ILP 2000-027 ADD TO WAREHOUSE
ILP 2002-346 ADD TO BLDG
ILP 2008-022 MANUF RETAIL STORE
ILP 2011-400 SIGN
ILP 1999-576 UNAT ACC BLDG
BZA-01-11-V
BZA-10-14-SU
BODINE
BMF
Subject
McGinnes
Cornell
19
87-13-19-300-017.000-019
0
350
700
1" = 350ft
WTH
ENGINEERING


Parcels
Sections
Addresses
Culverts
Parcels
Regional Roads
Highways
UNMAINTAINED R
Rural Minor Colle
Engineer Roads
Arterial Road
Roads
Road Numbers
87-13-19-106-023.000-019
87-13-19-106-024.000-019
0
80
160
1" = 80ft
THINK
GIS

NOTICE TO ADJOINING PROPERTY OWNERS AFFIDAVIT

STATE OF INDIANA)
) SS
COUNTY OF WARRICK)

DATE: _____

REZONING: _____

I, _____, hereby affirm under the penalties of perjury that I have mailed letters containing required information about this _____ petition at (address)_____, to the following property owners on (date)_____. I hereby certify that to the best of my knowledge, the following (or attached) is a complete and accurate list of all abutting property owners whose properties touch at any point the owner's property, included in whole or in part in the petition for _____ stated above. I obtained said list by looking up the Real Estate Transfer Cards of the abutting property owners on the records in the office of the Auditor and their most recent mailing addresses as listed on records in the office of the Auditor of Warrick County on (Date) _____.

Letters were sent to:

NAME: BMF Pro ADDRESS: _____

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

See Attached

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

NAME: _____ ADDRESS: _____

The letters were sent CERTIFIED MAIL, RETURN RECEIPT SERVICE. The green receipts are attached.

_____
Affiant's signature (Petitioner's, Attorney, or Representative)

Subscribed and sworn to before me, a Notary Public in and for said County and State this _____ Day of _____, 20____.

_____
(Notary Public)

My Commission Expires: _____

Residence of Notary: _____ County, Indiana.

NOTE: THIS AFFIDAVIT **MUST BE FILED** IN THE OFFICE OF **THE AREA PLAN COMMISSION** BY **NOON** OF THE **THURSDAY** BEFORE **THE AREA PLAN COMMISSION MEETING.**

Bodine Real Property of Evansville LLC
5350 E Firehouse Rd
Decatur, IL 62521

Maken Corporation
3922 Bell Rd
Newburgh, IN 47630

Fiedler, Jeffrey Etal
5599 Inverness Dr
Newburgh IN 47630

Corressell Properties LLC
6510 Heathervale CA
Newburgh, IN 47630

Michael E McGinness
PO Box 6861
Evansville, IN 47719

Cornell Excavating Inc
5022 S Yankeetown Rd
Boonville, IN 47601

BMF Properties
5701 Old Boonville Hwy
Evansville IN 47715

2000R-004446
WARRICK COUNTY RECORDER
RECORDED ON
05-08-2000 9:58 PM
CHARLES VEDIDSETT
RECORDER OF DEEDS
REC FEE: 29.00
PAGES: 1

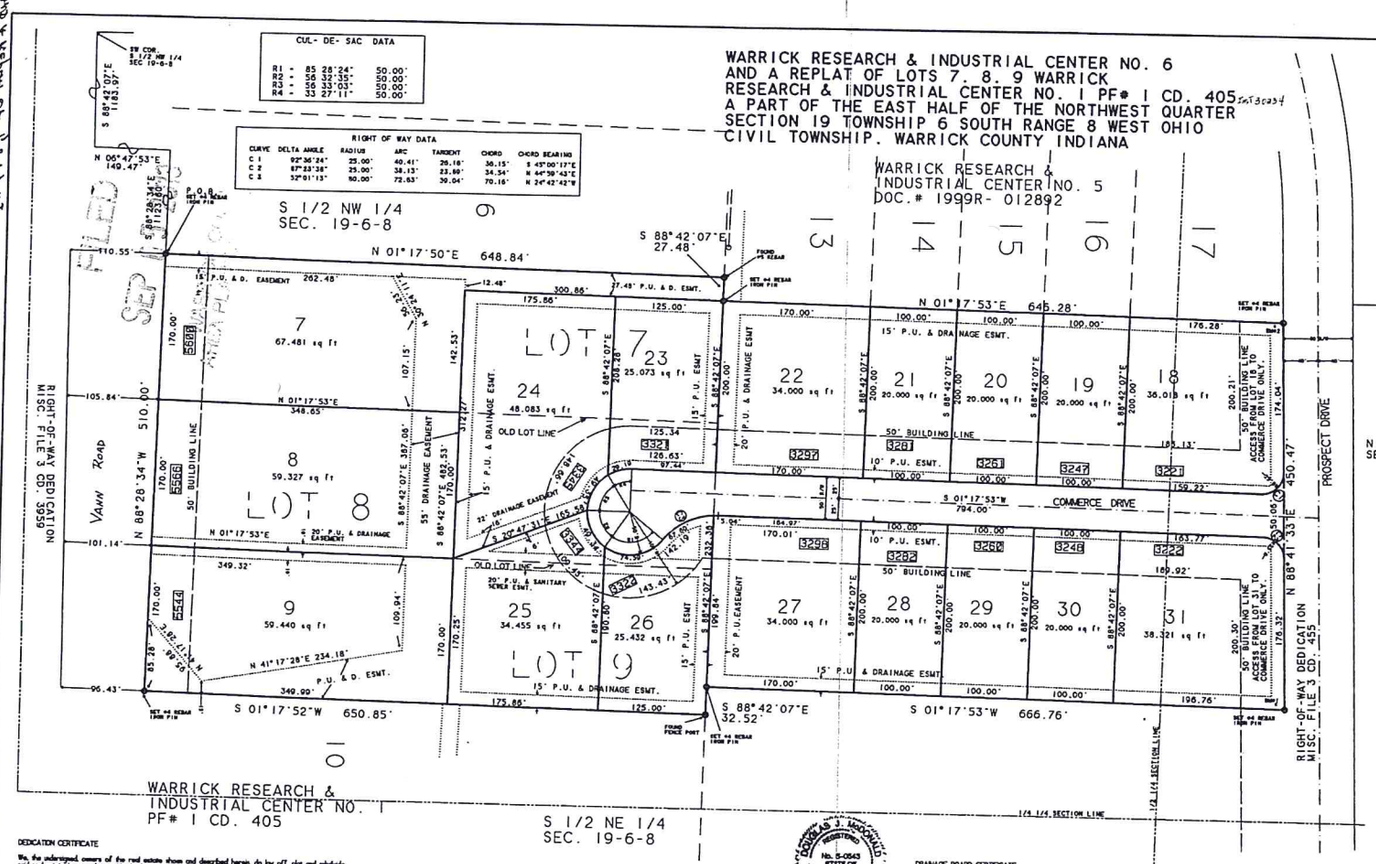
WARRICK RESEARCH & INDUSTRIAL CENTER NO. 6 AND A REPLAT OF LOTS 7. 8. 9 WARRICK RESEARCH & INDUSTRIAL CENTER NO. 1 PF# 1 CD. 405

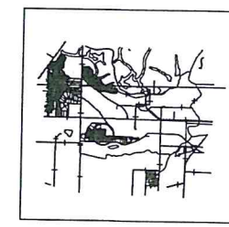
A PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 19 TOWNSHIP 6 SOUTH RANGE 8 WEST OHIO CIVIL TOWNSHIP. WARRICK COUNTY INDIANA

CUL- DE- SAC DATA			
R1 =	85 25'24"	50.00'	
R2 =	56 43'35"	50.00'	
R3 =	56 33'03"	50.00'	
R4 =	33 27'11"	50.00'	

RIGHT OF WAY DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	92°36'24"	25.00'	40.41'	26.18'	36.15'	S 43°00'37"E
C 2	87°33'38"	25.00'	38.13'	23.69'	34.54'	N 44°59'43"E
C 3	52°01'13"	80.00'	72.63'	39.04'	70.16'	N 24°42'42"W





WARRICK COUNTY
SHANNON BURNETT, RECORDER
DOC NO. 2000R-004446
DATE 5-8-2000 TIME 9:53 A.M.
PAGES 1

SCALE: 1"=60'
DATE: APRIL 19, 2000

N 1/2 NW 1/4
SEC. 19-6-8

A part of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) and a part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of section Nineteen (19) Township Six (6) South, Range Eight (8) West and a Replat of Lots 7. Lots 8. and Lots 9 of Warrick Research & Industrial Center No. 1 as recorded in Plat Filed 1 Card 405 Office of the Recorder. Ohio Civil Township, Warrick County. Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the South Half of the Northwest Quarter said section,marked by a fossed iron pin: thence South 88 degrees 42 minutes 07 seconds East, a distance of 1183.07 feet: thence North 5 degrees 47 minutes 53 seconds East, a distance of 149.47 feet: thence South 88 degrees 28 minutes 34 seconds East, a distance of 123.60 feet to the POINT OF BEGINNING said point being the Southwest Corner of Lots 6 of Warrick Research & Industrial Center No. 1 marked by a set #4 rebar: thence North 1 degree 17 minutes 50 seconds East, along the East line of Lots 6 Warrick Research & Industrial Center No. along a distance of 648.84 feet to a fossed #5 rebar: thence South 88 degrees 42 minutes 07 seconds East, along the South line of Lots 13 Warrick Research & Industrial Center No. 5 as recorded in Doc.# 1999R- 012892 a distance of 27.48 feet to the Southeast Corner of Lots 13 Warrick North 1 degree 17 minutes 53 seconds East along the East line of Warrick Research & Industrial Center No. 5 a distance of 645.28 feet to the Northeast Corner of Lot#17 Warrick Research & Industrial Center No. 5 to a set #4 rebar: thence North 88 degrees 41 minutes 33 seconds East along the Recorded Right-of-way line of Prospect Drive Misc. File #3 Card#455. a distance of 450.47 feet to a set #4 rebar: thence South 1 degree 17 minutes 53 seconds West, a distance of 666.76 feet to a set #4 rebar. ; thence South 88 degrees 42 minutes 07 seconds East along the North line of Lots 9 Warrick Research & Industrial Center No. 1 a distance of 32.52 feet to the Northeast Corner of Lots 10 Warrick Research & Industrial Center No. 1 marked by a Fence post : thence South 1 degree 17 minutes 52 seconds West along the east line of Lots 10 Warrick Research & Industrial Center No. 1 a distance of 650.85 feet to a set #4 rebar: thence North 88 degrees 28 minutes 34 seconds West to the Recorded Right-of-way line of Vann Road, recorded in Misc. File 3 Card 3950. a distance of 510.00 feet to the POINT OF BEGINNING: said described tract containing 14.391 acres, more or less. (job# 00-1-6)

BM# 1 ELEV.420.56
RIM MANHOLE NE COR. LOT# 31

BM# 2 ELEV. 424.30
RIM MANHOLE NW COR. LOT# 18

NOTE : PROPERTY NOT LOCATED WITHIN 100 YEAR FLOOD PLANE AS PER PANEL# 180-418-0175B MAY 17. 1982

DEDICATION CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do lay off, plat and subdivide said real estate in accordance with the herein plat. The subdivision shall be known and designated as WARRICK RESEARCH & INDUSTRIAL CENTER NO. 6 in addition to the ___ ___ Township, Warrick County, Indiana. All streets, alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building set back lines are hereby established as shown on this plat between which lines and the property lines of the street, there shall be erected or maintained no building or structure. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ___0___ feet of each lot. Within these easements no structure or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, which may obstruct or record the flow of water through the drainage channels in the easements. The grading area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of the several lots in the subdivision and to their heirs and assigns.

WITNESS our Hands and seals this 26 day of April 2000.

MARCH CORP.
BY: Kenneth Uhelhor
KENNETH UHELHOR, PRESIDENT

ATTESTS: Mary Ann Uhelhor
MARY ANN UHELHOR, SECRETARY

LAND SURVEYORS CERTIFICATE

I DOUGLAS J. McDONALD hereby state that I am a Registered Professional Land Surveyor, of the State of Indiana, and that the plat correctly represents a survey completed by me on April 25, 2000. That all monuments thereon actually exist, and that their location, size, type and material are accurately shown as of the date, and comply with all of the Subdivision Control Ordinance

Douglas J. McDonald 4-25-00
DOUGLAS J. McDONALD
L.S. REGISTRATION S-0543
7877 MICHAEL LANE
NEWBURGH, IN. 47630

DOUGLAS J. McDONALD
No. S-0543
STATE OF INDIANA
LAND SURVEYOR

ACKNOWLEDGEMENT CERTIFICATE

STATE OF INDIANA
COUNTY OF WARRICK
Before me, the undersigned a Notary Public, in and for said County and State, personally appeared the within named and each separately and severally acknowledged the execution of the foregoing instrument to be their voluntary act and deed, for the purpose therein expressed.

WITNESS my hand and Notarial Seal this 24th day of April D. 2000

My Commision Expires:
I reside in Warrick County, Indiana.

Debra S. Henesen
Notary Public - Debra Henesen

Debra S. Henesen
Notary Public - Debra Henesen

NOTARY PUBLIC SEAL INDIANA

DRAINAGE BOARD CERTIFICATE

I Gary Bass hereby certify that I am the Secretary of the Warrick County Drainage Board that on 7 May 15 2000 the drainage plan for Warrick Research & Industrial Center No. 6 subdivision was presented before the Board and that on 7 May 15, 2000 the drainage plan was approved by said Board. The drainage easements shown on the plat will not be under the continuing jurisdiction of the Board which has no authority over the construction or subsequent maintenance of such drains. The drainage easements are provided for the benefit of the landowners in the subdivision and no dedication thereof to the County or the Board is to be implied by this approval.

Gary Bass
Sed Signature Gary Bass
Date May 4, 2000

Date May 4, 2000

CERTIFICATE OF APPROVAL

Under the authority provided Title 36. Article 7. Chapter 4. Section 700 ET SEQ. enacted by the General Assembly of the State of Indiana and all acts amendatory thereto, and of her proper public notice of the hearing was published, this plat was given Secondary approval by a majority of the members of the Warrick County Planning Commission at a meeting held on March 6, 2000

Warrick County Area Planning Commission

Plat Release

Date May 8, 2000

DONNA HORN, President

SHERI PHILLIPS, Secretary

SHERI PHILLIPS, Secretary

WARRICK COUNTY AREA PLANNING COMMISSION
OFFICIAL SEAL

WARR7N.6