2p N/C
1CR

2014R-007976
YVONNE HUGHES
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
10/16/2014 12:57 PM
REC FEE: 0.00
PAGES: 2

Tx:4044143

WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-2014-25

PLAN COMMISSION DOCKET # PC-R-14-12

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

Part of the East Half of the East Half of the Southwest Quarter of the Northwest Quarter of Section 28, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 28; thence along the south line of the Southwest Quarter of the Northwest Quarter of said Section, South 89 degrees 34 minutes 22 seconds East 1312.69 feet to the southeast corner thereof; thence along the east line of the Southwest Quarter of the Northwest Quarter of said Section, North 00 degrees 43 minutes 06 seconds East 49.24 feet to the northeast corner of a tract of land conveyed to the Board of Commissioners of Warrick County in Document 2007R-006163 in the Office of the Recorder of Warrick County, Indiana and being the point of beginning; thence along the north line of said tract conveyed to the Board of Commissioners of Warrick County, South 89 degrees 41 minutes 12 seconds West 328.20 feet to the southeast corner of Lot 53 in Wynbrooke, Section A, as per plat thereof, recorded in Document 2002R-003613 in the office of said Recorder; thence along the east line of said Wynbrooke, Section A, North 00 degrees 44 minutes 52 seconds East 1275.21 feet to the northeast corner thereof and being a point on the north line of the Southwest Quarter of the Northwest Quarter of said Section; thence along the north line of the Southwest Quarter of the Northwest Quarter of said Section, South 89 degrees 38 minutes 31 seconds East 327.50 feet to the northeast corner thereof; thence along the east line of the Southwest Quarter of the Northwest Quarter of said Section, South 00 degrees 43 minutes 06 seconds West 1271.36 feet to the point of beginning and containing a gross area of 9.582 acres, more or less.

Subject to all easements, rights-of-ways, and restrictions of record.

Which real estate is now zoned and classified as part of the "A" Agricultural 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 "A" Agricultural District to said "R-1" Residential 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.

President

Member

Member
BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

County Auditor

10-13-14
Date Approved

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Scott D. Buedel

This instrument prepared by Scott D. Buedel of Cash Waggner & Associates, PC; 414 Citadel Circle, Suite B; Evansville, IN, 47715; Telephone: (812) 401-5561.

X REF - 2003R-017454

FILED

AUG 0 7 2014

WARRICK COUNTY
AREA PLAN COMMISSION

Receipt No. 19791

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC- R- 1412

Petitioner: Van Development, LLC
Email Address: builder@evansville.net

Address: 5922 Anderson Road
Newburgh, IN 47630

Owner of Record: Mark A. Grimm and Michael H. Grimm, as Trustees of the Martha L. Grimm Revocable Trust

Address: 9555 OUTER LINCOLN AVE NEWBURGH, IN 47630-2309

Email Address: MARK.GRIMM@NEWBURGHFIRE.COM

Newburgh, IN 47630

Lessee: NA _____

Address: NA _____

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. Property is located on the north side of Lincoln Avenue and it extends north of Lincoln Avenue to Rabbit Run Drive. The southwest corner of the property is approximately 475 feet east of the intersection of Lincoln Avenue and Wynbrooke Drive and the southeast corner of the property is approximately 175 feet west of the intersection of Lincoln Avenue and Estate Drive. The property is located in Ohio Township.

Subdivision or Legal Description:

Part of the East Half of the East Half of the Southwest Quarter of the Northwest Quarter of Section 28, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 28; thence along the south line of the Southwest Quarter of the Northwest Quarter of said Section, South 89 degrees 34 minutes 22 seconds East 1312.69 feet to the southeast corner thereof; thence along the east line of the Southwest Quarter of the Northwest Quarter of said Section. North 00 degrees 43 minutes 06 seconds East 49.24 feet to the northeast corner of a tract of land conveyed to the Board of Commissioners of Warrick County in Document 2007R-006163 in the Office of the Recorder of Warrick County, Indiana and being the point of beginning; thence along the north line of said tract conveyed to the Board of Commissioners of Warrick County. South 89 degrees 41 minutes 12 seconds West 328.20 feet to the southeast corner of Lot 53 in Wynbrooke, Section A, as per plat thereof, recorded in Document 2002R-003613 in the office of said Recorder; thence along the east line of said Wynbrooke, Section A, North 00 degrees 44 minutes 52 seconds East 1275.21 feet to the northeast corner thereof and being a point on the north line of the Southwest Quarter of the Northwest Quarter of said Section; thence along the north line of the Southwest Quarter of the Northwest Quarter of said Section, South 89 degrees 38 minutes 31 seconds East 327.50 feet to the northeast corner thereof; thence along the east line of the Southwest Quarter of the Northwest Quarter of said Section, South 00 degrees 43 minutes 06 seconds West 1271.36 feet to the point of beginning and containing a gross area of 9.582 acres, more or less.

Subject to all easements, rights-of-ways, and restrictions of record.

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: Single-Family Subdivision _____

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

Date: AUG. 5, 2014

Petitioner: Chad Van Zilen
Van Development, LLC
Chad Van Zilen, Manager

Owner: Mark A. Grimm
Michael H. Grimm

_____

Represented By:
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715
Phone: 812-401-5561

*** NOTICE OF PUBLIC HEARING ***

DATE: August 4, 2014

DOCKET NO. PC-R-14-12

APPLICANT: Van Development, LLC
5922 Anderson Road
Newburgh, IN 47630

OWNER OF RECORD: Mark A. Grimm and Michael H. Grimm,
as Trustees of the Martha L. Grimm Revocable Trust
9555 Outer Lincoln Avenue
Newburgh, IN 47630

RE: Petition to Rezone a portion of the East Half of the East Half of the Southwest Quarter of the Northwest Quarter of Section 28, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana from "A" (Agricultural) to "R-1" (Residential)

Dear: Adjoining Land Owner

This letter will serve as notice to you of scheduled hearing/s of a petition for Rezoning a portion of the East Half of the East Half of the Southwest Quarter of the Northwest Quarter of Section 28, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana which has been filed with the Warrick County Area Plan Commission.

PREMISES AFFECTED: Property is located on the north side of Lincoln Avenue and it extends north of Lincoln Avenue to Rabbit Run Drive. The southwest corner of the property is approximately 475 feet east of the intersection of Lincoln Avenue and Wynbrooke Drive and the southeast corner of the property is approximately 175 feet west of the intersection of Lincoln Avenue and Estate Drive. The property is located in Ohio Township.

AREA PLAN COMMISSION hearing to be held in the Commissioners Meeting Room, Third Floor, Courthouse, Boonville, Indiana. Hearing held at 6:00 P.M. on Monday Sept. 8, 2014 2014.

Sincerely,

Van Development, LLC (applicant)
Chad Van Zilen, Manager

FILED
AUG 07 2014
WARRICK COUNTY
AREA PLAN COMMISSION

Lincoln Avenue Rezoning - Adjoiner's List – July 25, 2012

87-12-28-106-053.000-019
Patel, Sanjay R & Reshma S
4488 Wynbrooke Drive
Newburgh, IN 47630

87-12-28-106-049.000-019
Pleuss Brian D & Cheryl A
4410 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-048.000-019
Groppenbacher, John L & Lucinda A
4400 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-047.000-019
Dixon, Bryce
4398 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-046.000-019
Kashyap, Kanav
4388 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-045.000-019
Monahan, Henry J & Katherine A
4380 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-044.000-019
Woerz, Paul T & Trudi A
2155 Lakes Edge Drive
Newburgh, IN 47630

87-12-28-106-043.000-019
Turner, David M & Melissa
4350 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-042.000-019
Muncy, Shane M & Whitney T
4340 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-041.000-019
Beck, Evan L & Allison C
4330 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-040.000-019
Breivogel, Gary R & Judy A
4312 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-039.000-019
Sanfilippo, Seth Christian
4298 Wynbrooke Court
Newburgh, IN 47630

87-12-28-106-038.000-019
Worthington, Lucas Robert & Sarah Marie
4292 Wynbrooke Court
Newburgh, IN 47630

87-12-28-100-091.000-019
87-12-28-100-035.000-019
Delta Properties LLC
4763 Rosebud Lane
Newburgh, IN 47630

87-12-28-100-092.000-019
87-12-28-300-016.000-019
Grimm, Keren W & Daniel R
9700 Outer Lincoln
Newburgh, IN 47630

87-12-28-103-012.000-019
Bustamonte, Christopher J & Lisa R
4199 Trinity Drive
Newburgh, IN 47630

87-12-28-103-013.000-019
Mayo, Jessica M
4211 Trinity Drive
Newburgh, IN 47630

87-12-28-301-001.000-019
Bakalovic, Edvin & Nermina
4511 Estate Drive
Newburgh, IN 47630

87-12-28-100-088.000-019
87-12-28-100-087.000-019
Warrick County Board of Commissioners
107 W Locust Street
Boonville, IN 47601

87-12-28-100-077.000-019
87-12-28-300-093.000-019
87-12-28-100-094.000-019
State of Indiana
100 N Senate Avenue RM N642
Indianapolis, IN 46204-2219

FILED
AUG 0 7 2012
WARRICK COUNTY
AREA PLAN COMMISSION

GRIMM ROAD

Lot 18
Gateway
Business Park
Section 1

RABBIT RUN DRIVE

Lot 10
Rabbit Run

Lot 11
Rabbit Run

Lot 12
Rabbit Run

Lot 13
Rabbit Run

TRINITY DR.

RABBIT RUN DRIVE

S 89°38'31" E 1310.00'

Northwest Corner
S.W. 1/4, N.W. 1/4
Section 28, T6S, R9W

S 89°38'31" E 327.50'

Northeast Corner
S.W. 1/4, N.W. 1/4
Section 28, T6S, R9W
Found 3/4" Iron Pipe
(Used this Survey)

Lot 37
Wynbrooke
Section A

Lot 38
Wynbrooke
Section A

Lot 39

Lot 40

Lot 41

Lot 42

Lot 43

Lot 44

Lot 45

Lot 46

Lot 47

Lot 48
Wynbrooke
Section A

WYNBROOKE COURT

WYNBROOKE DRIVE

Lot 51

Lot 50

Lot 52
Wynbrooke
Section A

Lot 49
Wynbrooke
Section A

Lot 53
Wynbrooke
Section A

N 00°44'52" E 1275.21'

S 00°43'06" W 1271.36'

Area to be Rezoned from A to R-1 9.582 Acres

87-12-28-100-034.000-019
Martha L. Grimm,
as Trustee of the Martha
L. Grimm Revocable Trust
9555 Outer Lincoln Avenue
Newburgh, IN 47630
Document 2008R-003623

Approximate limits of 500 Year
Flood Zone as scaled from FIRM Panel
18173C0210D, dated August 2, 2012

AUG 07
WARRICK COUNTY
AREA PLAN COMMISSION

Southwest Corner
N.W. 1/4
Section 28, T6S, R9W
Found 1" Iron Pin
punched in concrete
(Used this Survey)
Referenced by the Warrick
County Surveyor as a 3/4"
Diameter Iron Pin (4" deep)
References to 1" Pin
match the reference sheet.
Corner referenced as a MAG
Nail found on the plat of
Wynbrooke, Section A
recorded in Document
Number 2002R-003613.

P.O.C.

P.O.B.

N 00°43'06" E 49.24'

S 89°41'12" W 328.20'

LINCOLN AVENUE

S 89°34'22" E 1312.69'

GRIMM ROAD

Southeast Corner
S.W. 1/4, N.W. 1/4
Section 28, T6S, R9W
Calculated location from
Wynbrooke, Section A
recorded in Document
Number 2002R-003613

Lot 1
Linwood

Lot 2
Linwood

ESTATE DRIVE

N

0 200 400

LINEAR SCALE 1"= 200'

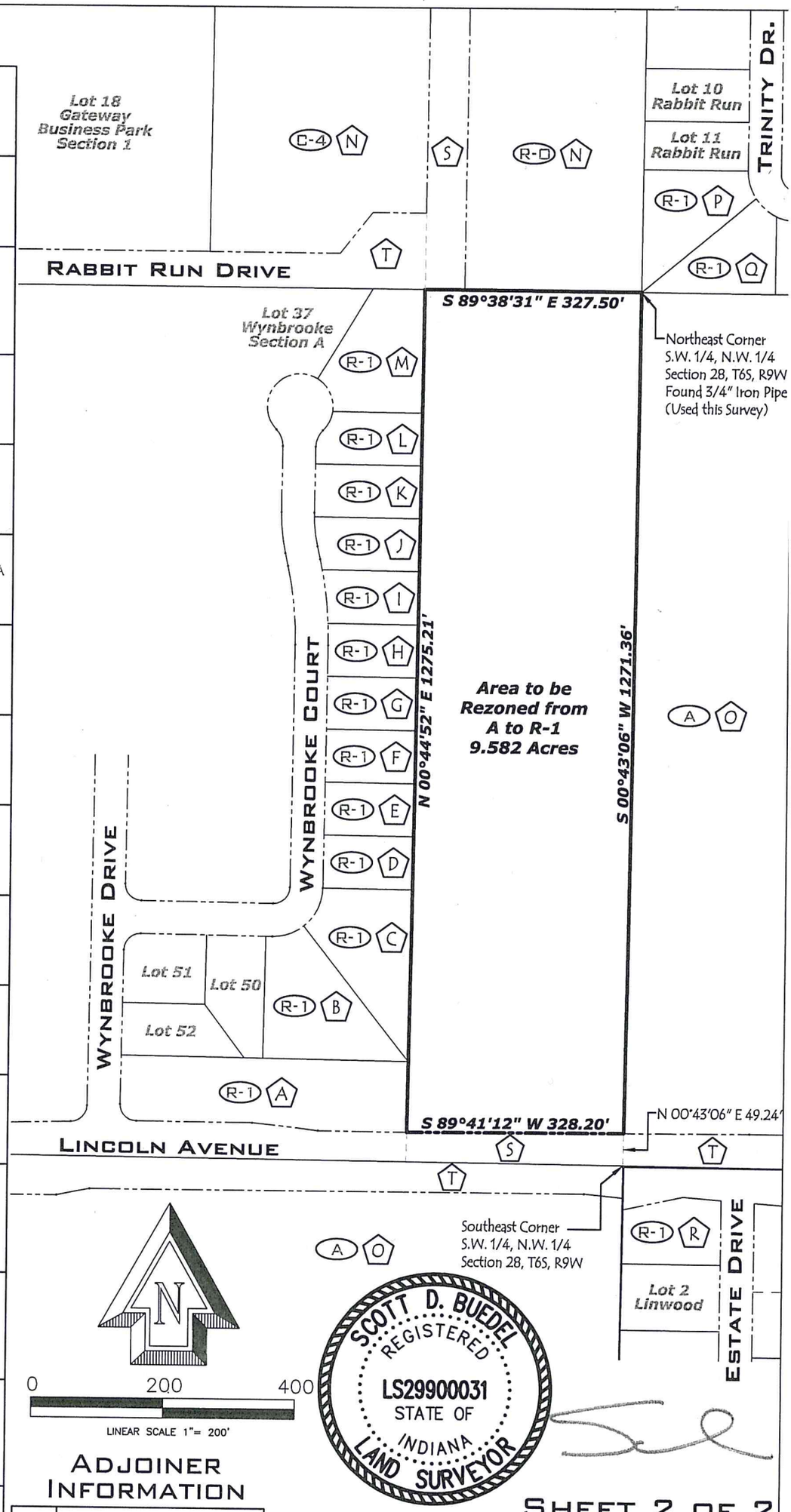
SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF
INDIANA
LAND SURVEYOR

SHEET 1 OF 2

PROJECT NO.: 14-1794	PROJECT	PINE VALLEY SUBDIVISION	CASH WAGGNER & ASSOCIATES CONSULTING ENGINEERS • LAND SURVEYORS WWW.CASHWAGGNER.COM
DRAWN BY: BUEDEL	CLIENT	VAN DEVELOPMENT, LLC	414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401-5561 FAX: 812.401-5563
FILENAME: 1794-REZONING EXHIBIT	SHEET TITLE	REZONING EXHIBIT LINCOLN AVENUE NEWBURGH, IN 47630	
SCALE: 1" = 200'			
DATE: 8/4/2014			

Adjoiner Information

A	87-12-28-106-053.000-019 Patel, Sanjay R & Reshma S 4488 Wynbrooke Drive Newburgh, IN 47630
B	87-12-28-106-049.000-019 Pleuss Brian D & Cheryl A 4410 Wynbrooke Court Newburgh, IN 47630
C	87-12-28-106-048.000-019 Groppenbacher, John L & Lucinda A 4400 Wynbrooke Court Newburgh, IN 47630
D	87-12-28-106-047.000-019 Dixon, Bryce 4398 Wynbrooke Court Newburgh, IN 47630
E	87-12-28-106-046.000-019 Kashyap, Kanav 4388 Wynbrooke Court Newburgh, IN 47630
F	87-12-28-106-045.000-019 Monahan, Henry J & Katherine A 4380 Wynbrooke Court Newburgh, IN 47630
G	87-12-28-106-044.000-019 Woerz, Paul T & Trudi A 2155 Lakes Edge Drive Newburgh, IN 47630
H	87-12-28-106-043.000-019 Turner, David M & Melissa 4350 Wynbrooke Court Newburgh, IN 47630
I	87-12-28-106-042.000-019 Muncy, Shane M & Whitney T 4340 Wynbrooke Court Newburgh, IN 47630
J	87-12-28-106-041.000-019 Beck, Evan L & Allison C 4330 Wynbrooke Court Newburgh, IN 47630
K	87-12-28-106-040.000-019 Breivogel, Gary R & Judy A 4312 Wynbrooke Court Newburgh, IN 47630
L	87-12-28-106-039.000-019 Sanfilippo, Seth Christian 4298 Wynbrooke Court Newburgh, IN 47630
M	87-12-28-106-038.000-019 Worthington, Lucas Robert & Sarah Marie 4292 Wynbrooke Court Newburgh, IN 47630
N	87-12-28-100-091.000-019 87-12-28-100-035.000-019 Delta Properties LLC 4763 Rosebud Lane Newburgh, IN 47630
O	87-12-28-100-092.000-019 87-12-28-300-016.000-019 Grimm, Keren W & Daniel R 9700 Outer Lincoln Newburgh, IN 47630
P	87-12-28-103-012.000-019 Bustamonte, Christopher J & Lisa R 4199 Trinity Drive Newburgh, IN 47630
Q	87-12-28-103-013.000-019 Mayo, Jessica M 4211 Trinity Drive Newburgh, IN 47630
R	87-12-28-301-001.000-019 Bakalovic, Edvin & Nermina 4511 Estate Drive Newburgh, IN 47630



SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF
INDIANA
LAND SURVEYOR

Adjoiner Information

S	87-12-28-100-088.000-019 87-12-28-100-087.000-019 Warrick County Board of Commissioners 107 W Locust Street Boonville, IN 47601
T	87-12-28-100-077.000-019 87-12-28-300-093.000-019 87-12-28-100-094.000-019 State of Indiana 100 N Senate Avenue RM N642 Indianapolis, IN 46204-2219

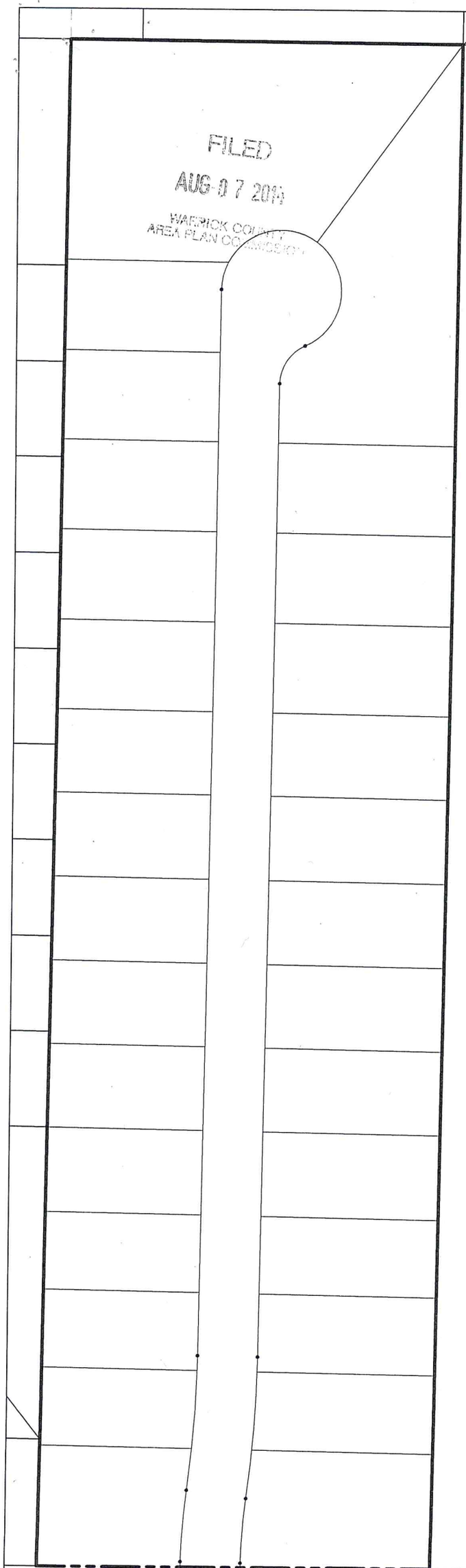
Sheet 2 of 2

Project No.:	14-1794
Drawn By:	Buedel
Filename:	1794-Rezoning Exhibit
Scale:	1" = 200'
Date:	8/4/2014
Project	Pine Valley Subdivision
Client	Van Development, LLC
Sheet Title	Adjoiner's Exhibit Lincoln Avenue Newburgh, IN 47630

Cash Waggner & Associates
Consulting Engineers • Land Surveyors
www.CashWaggner.com
414 Citadel Circle
Suite B
Evansville, IN 47715
Ph: 812.401-5561
Fax: 812.401-5563

Proposed R-1 Use Residential Subdivision

Possible layout shown Proposed number of Lots 30 +/-



SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF
INDIANA
LAND SURVEYOR

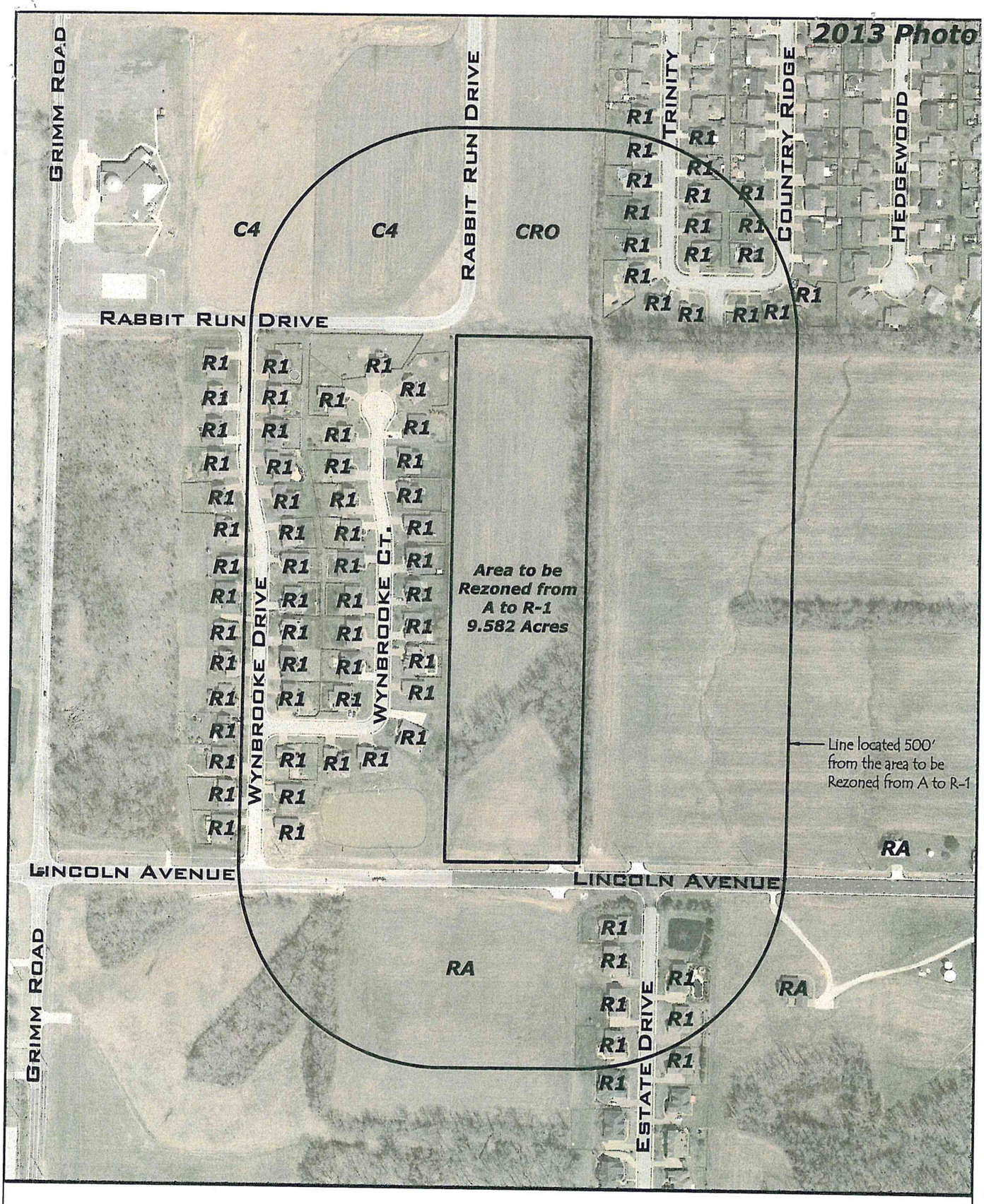
N

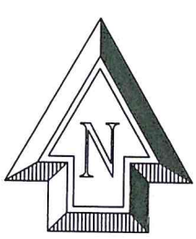
0 100 200
LINEAR SCALE 1"= 100'

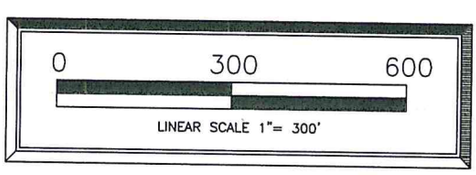
PROJECT NO.:	14-1794	PROJECT	PINE VALLEY SUBDIVISION
DRAWN BY:	BUEDEL	CLIENT	VAN DEVELOPMENT, LLC
FILENAME:	1794-REZONING EXHIBIT	SHEET TITLE	PROPOSED R-1 USE LINCOLN AVENUE NEWBURGH, IN 47630
SCALE:	1" = 100'		
DATE:	8/4/2014		

CASH WAGGNER & ASSOCIATES
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401-5561
FAX: 812.401-5563







SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF
INDIANA
LAND SURVEYOR

RA - Residential Use - Zoned A
R1 - Residential Use - Zoned R-1
C4 - Commercial Use Vacant - Zoned C-4
CRO - Commercial Use Vacant- Zoned R-O

Project No.:	14-1794
Drawn by:	Buedel
Filename:	1794-Rezoning Exhibit
Scale:	1" = 300'
Date:	8/4/2014
Project	Pine Valley Subdivision
Client	Van Development, LLC
Sheet Title	Building & Drive Exhibit Lincoln Avenue Newburgh, IN 47630

Cash Waggner & Associates
Consulting Engineers • Land Surveyors
www.CashWaggner.com

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Suite B
Evansville, IN 47715
Ph: 812.401-5561
Fax: 812.401-5563