

WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-2015-07

PLAN COMMISSION DOCKET # PC-R-15-04

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

Part of the Southwest Quarter of Section 1, Township 6 South, Range 8 West and part of the Northwest Quarter of Section 12, Township 6 South, Range 8 West in Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said section 12; thence along the east line of said quarter section, North 01 degree 02 minutes 59 seconds East 1666.88 feet to a point that is located due east of Point 501 which is defined by State Plane Coordinates, NAD 1983, Indiana West with a Northing of 1,007,915.94 (US Survey Feet) and an Easting of 2,902,436.13 (US Survey Feet); thence North 90 degrees 00 minutes 00 seconds West 175.10 feet to the west right-of-way line of Pelzer Road and being the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West 213.88 feet to said Point 501; thence North 00 degrees 00 minutes 00 seconds West 1530.00 feet to Point 502 which is defined by State Plane Coordinates, NAD 1983, Indiana West with a Northing of 1,009,445.94 (US Survey Feet) and an Easting of 2,902,436.13 (US Survey Feet); thence South 90 degrees 00 minutes 00 seconds West 305.00 feet to Point 503 which is defined by State Plane Coordinates, NAD 1983, Indiana West with a Northing of 1,009,445.94 (US Survey Feet) and an Easting of 2,902,131.13 (US Survey Feet); thence North 00 degrees 00 minutes 00 seconds West 592.04 feet to a point on the south line of a tract of land conveyed to Warrick County in Deed File 2, card 15665 in the Office of the Recorder of Warrick County, Indiana which is located 1,100 feet north of the south line of the Southwest Quarter of Section 1; thence along the south line of said tract conveyed to Warrick County, North 89 degrees 14 minutes 25 seconds West 271.86 feet to the southwest corner thereof; thence North 01 degree 18 minutes 41 seconds East 1595.84 feet along the west line of said tract conveyed to Warrick County to the northwest corner thereof and being a point on the north line of the Southwest Quarter of said Section 1; thence along the north line of said Quarter Section, South 88 degrees 14 minutes 54 seconds East 1000.00 feet to the centerline of Pelzer Road; thence along said centerline the following thirty-one calls:

South 02 degrees 50 minutes 23 seconds West 39.82 feet;  
thence South 02 degrees 44 minutes 05 seconds West 63.76 feet;  
thence South 02 degrees 22 minutes 47 seconds West 55.99 feet;  
thence South 02 degrees 13 minutes 03 seconds West 61.57 feet;  
thence South 03 degrees 31 minutes 44 seconds West 61.46 feet;  
thence South 05 degrees 30 minutes 46 seconds West 40.77 feet;  
thence South 08 degrees 05 minutes 05 seconds West 39.27 feet;  
thence South 11 degrees 39 minutes 07 seconds West 40.23 feet;  
thence South 14 degrees 28 minutes 40 seconds West 39.50 feet;  
thence South 16 degrees 11 minutes 18 seconds West 42.59 feet;  
thence South 17 degrees 25 minutes 30 seconds West 37.10 feet;  
thence South 18 degrees 48 minutes 35 seconds West 40.06 feet;  
thence South 20 degrees 54 minutes 59 seconds West 39.40 feet;

thence South 22 degrees 10 minutes 18 seconds West 39.78 feet;  
 thence South 21 degrees 28 minutes 21 seconds West 54.73 feet;  
 thence South 19 degrees 26 minutes 47 seconds West 37.19 feet;  
 thence South 16 degrees 42 minutes 41 seconds West 35.78 feet;  
 thence South 13 degrees 16 minutes 45 seconds West 40.71 feet;  
 thence South 09 degrees 29 minutes 49 seconds West 40.15 feet;  
 thence South 04 degrees 37 minutes 02 seconds West 62.90 feet;  
 thence South 00 degrees 17 minutes 42 seconds West 40.80 feet;  
 thence South 03 degrees 15 minutes 04 seconds East 32.64 feet;  
 thence South 05 degrees 14 minutes 03 seconds East 31.55 feet;  
 thence South 05 degrees 27 minutes 32 seconds East 49.35 feet;  
 thence South 03 degrees 29 minutes 21 seconds East 36.17 feet;  
 thence South 00 degrees 24 minutes 50 seconds East 36.83 feet;  
 thence South 01 degree 50 minutes 20 seconds West 34.03 feet;  
 thence South 03 degrees 20 minutes 46 seconds West 56.35 feet;  
 thence South 04 degrees 19 minutes 51 seconds West 56.84 feet;  
 thence South 01 degree 23 minutes 35 seconds West 1212.16 feet;  
 thence South 01 degree 09 minutes 06 seconds West 201.03 feet to the south line of the  
 Southwest Quarter of said Section 1; thence along the said south line, North 89 degrees 14  
 minutes 25 seconds West 24.99 feet to the west right-of-way line of Pelzer Road;  
 thence the along said west right-of-way line the following three calls:  
 South 01 degree 01 minute 06 seconds West 538.93 feet;  
 thence South 00 degrees 55 minutes 41 seconds West 353.66 feet;  
 thence South 02 degrees 16 minutes 52 seconds West 122.43 feet to the point of beginning,  
 containing 49.38 acres, more or less.

which real estate is now zoned and classified as part of the "M-2" General Industrial  
 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" District to said "M-3" 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 Williams  
 President

Member  
Marilyn Wiersheit  
 Member  
 BOARD OF COMMISSIONERS  
 WARRICK COUNTY, INDIANA

ATTEST:

Abigail A. Stevens  
 County Auditor

3/25/15  
 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.

J. Aigner  
 Signature

This document prepared by J. Aigner

J. Aigner  
 Printed Name