

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2015-19

PLAN COMMISSION DOCKET # PC-R-15-11

**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 R-1, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Tract 1 Rezone Description

Part of the Northwest Quarter of Section 24, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of said quarter section; thence along the north line thereof, North 89 degrees 47 minutes 18 seconds East 75.00 feet to the northwest corner of Parcel 2 in Ubelhor Minor Subdivision, as per plat thereof, recorded in Document No. 2002R-007778 in the office of the Recorder of Warrick County, Indiana; thence along the west line of said Parcel 2, South 00 degrees 20 minutes 13 seconds West 40.00 feet to a point on the south line of Oak Grove Road, said point being the point of beginning; thence along the south line of Oak Grove Road, North 89 degrees 47 minutes 18 seconds East 271.50 feet to a point on the east line of Parcel 1 in said Ubelhor Minor Subdivision; thence along the east line of said Parcel 1, South 00 degrees 20 minutes 13 seconds West 840.00 feet to the southeast corner of said Parcel 1; thence along the south lines of said Parcels 1 and 2 of Ubelhor Minor Subdivision, South 89 degrees 47 minutes 18 seconds West 271.50 feet to the southwest corner of said Parcel 2; thence along the west line of said Parcel 2, North 00 degrees 20 minutes 13 seconds East 840.00 feet to the point of beginning containing 228,049 square feet (5.24 acres).

Subject to all easements and rights-of-way of record.

Tract 2 Rezone Description

Part of the Northwest Quarter of Section 24, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of said quarter section; thence along the west line thereof, North 00 degrees 20 minutes 13 seconds East 40.00 feet to the point of beginning; thence continuing along said west line, North 00 degrees 20 minutes 13 seconds East 1694.49 feet to the northwest corner of a tract of land conveyed to Edward L. & Donna Kay Friend recorded in Deed File 2, card 16860; thence along the north line of said Friend tract the following 3 calls, 1) South 89 degrees 58 minutes 09 seconds East 348.37 feet; 2) thence North 89 degrees 59 minutes 38 seconds East 118.99 feet; 3) thence North 89 degrees 10 minutes 27 seconds East 25.22 feet to the northwest corner of a tract of land conveyed to Jeff S. Howell recorded in Document No. 2015R-001244 in said office of the Recorder; thence along the west line of said Howell tract, South 00 degrees 22 minutes 29 seconds West 1165.87 feet; thence South 89 degrees 29 minutes 10 seconds West 164.74 feet; thence South 00 degrees 19 minutes 07 seconds East 80.00 feet; thence South 89 degrees 29 minutes 10 seconds West 268.03 feet to a point located 60.00 feet east of the west line of said quarter section; thence parallel with the west line of said quarter section, South 00 degrees 20 minutes 13 seconds West 445.28 feet to a point located 40.00 feet north of the south line of said quarter section; thence parallel with the south line of said quarter section, North 89 degrees 39 minutes 54 seconds West 60.00 feet to the point of beginning containing 627,656 square feet (14.40 acres).

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

ATTEST:

Richard K. Slives  
County Auditor  
8/10/15  
Date Approved

Don Wells  
President  
Phil A. Red  
Member  
Marli Waisheit  
Member  
BOARD OF COMMISSIONERS OF  
WARRICK COUNTY, INDIANA

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.

Bret Sermersheim  
Signature

Bret Sermersheim  
Printed Name

This document prepared by Bret A. Sermersheim of Morley and Associates, Inc.