

WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-2015-202

PLAN COMMISSION DOCKET # PC-R-15-13

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 PUD/C4, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

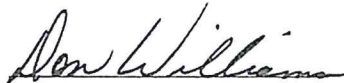
Lot 17 Orchard View Condominiums PUD 1C as recorded in Doc. # 2013R-005571 in the Office of the Warrick Co. Recorder and part of Orchard View Condominiums PUD Sec. 1 as recorded in Doc. # 2008R-002832 in the Office of the Warrick Co. Recorder, all in Ohio Twp. Section 23 Township 6 South Range 9 West and more particularly described as follows:

Commencing at the Northwest Corner Southwest Quarter Section Twenty three (23); thence South 89 degrees 45 minutes 31 seconds East a distance of 1315.73 feet; thence South 0 degrees 06 minutes 34 seconds West a distance of 650.76 feet; thence South 89 degrees 23 minutes 28 seconds East a distance of 225.49 feet; thence South 0 degrees 06 minutes 08 seconds West a distance of 238.69 feet; thence South 26 degrees 20 minutes 25 seconds West a distance of 598.55 feet to the point of beginning; thence South 63 degrees 39 minutes 35 seconds East a distance of 195.00 feet; thence South 26 degrees 20 minutes 25 seconds West a distance of 236.58 feet to the point of curvature of a non-tangent curve, concave to the Northwest having a radius of 170.00 feet, a central angle of 63 degrees 39 minutes 27 seconds and a chord of 179.33 feet bearing South 58 degrees 10 minutes 32 seconds West; thence Southwest along said curve a distance of 188.90 feet to point of tangent; thence North 89 degrees 59 minutes 36 seconds West a distance of 145.92 feet to the point of curvature of a non-tangent curve, concave to the Northwest having a radius of 25.00 feet, a central angle of 90 degrees 04 minutes 49 seconds, and a chord of 35.38 feet bearing North 44 degrees 56 minutes 57 seconds West; thence Northwest along said curve a distance of 39.31 feet to the point of tangent; thence North 0 degrees 06 minutes 05 seconds East a distance of 5.20 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 275.00 feet, a central angle of 32 degrees 25 minutes 07 seconds and a chord of 153.53 feet bearing North 20 degrees 02 minutes 43 seconds East; thence North along said curve a distance of 155.60 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 275.00 feet, a central angle of 39 degrees 53 minutes 36 seconds, and a chord of 179.99 feet bearing North 20 degrees 02 minutes 50 seconds East along said curve a distance of 183.93 feet; thence South 89 degrees 53 minutes 56 seconds East a distance of 112.17 feet; thence North 26 degrees 20 minutes 25 seconds East a distance of 56.00 feet to the point of beginning; said described tract containing 4.18 acres more or less.

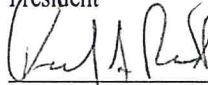
which real estate is now zoned and classified as part of the PUD/C4(Planned Unit Development consisting of C-4 General Commercial) District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said PUD/C4 District to said PUD/R2 (Planned Unit Development Consisting of R2 Multiple Family Dwelling 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



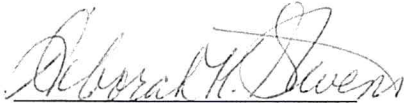
Member



Member

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:



County Auditor

Oct. 12, 2015
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.

James Biggerstaff
Signature

James Biggerstaff
Printed Name

This document prepared by Utilities Consulting Co. Inc.