WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-2016-03

PLAN COMMISSION DOCKET # PC-R-16-02

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

Part of the South Half of the South Half of Section 18, Township 6 South, Range 8 West in Boon Township, Warrick County, Indiana being part of the property conveyed to Maken Corp. recorded in Deed File 2, Card 18017 and 18453 in the office of the Recorder of Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 18; thence along the south line thereof, South 88 degrees 47 minutes 24 seconds East 2281.59 feet to the southwest corner of Oak Grove Road conveyed to the Warrick County Board of Commissioners as recorded in Document No. 2015R-007653 in the office of the Recorder of Warrick County, Indiana; thence along the west line of said Oak Grove Road, North 33 degrees 56 minutes 04 seconds West 97.83 feet to the northwest corner of said Oak Grove Road, also being the southeast corner of Waterstone Village-Section 1, as per plat thereof, recorded in Document No. 2003R-005238 in said office of the Recorder, said point being the point of beginning; thence along the boundary of said Waterstone Village and continuing North 33 degrees 56 minutes 04 seconds West 593.32 feet; thence continuing along the boundary of said Waterstone Village, North 45 degrees 16 minutes 30 seconds West 1089.33 feet to a north corner of said Waterstone Village, said point being on the north line of the South Half of the Southwest Quarter of said Section 18; thence along said north line, South 88 degrees 52 minutes 33 seconds East 1883.90 feet to the Northeast Corner of the South Half of the Southwest Quarter, also being the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 18; thence along the north line of the Southwest Quarter of the Southeast Quarter, South 88 degrees 55 minutes 15 seconds East 1311.41 feet to the Northeast corner of said Quarter Quarter Section; thence along the east line thereof, South 01 degree 15 minutes 31 seconds West 922.87 feet; thence North 88 degrees 44 minutes 29 seconds West 55.76 feet; thence South 70 degrees 50 minutes 01 seconds West 86.22 feet; thence South 37 degrees 59 minutes 58 seconds West 70.09 feet; thence South 28 degrees 18 minutes 37 seconds West 96.89 feet; thence South 15 degrees 25 minutes 30 seconds West 46.52 feet; thence South 26 degrees 27 minutes 35 seconds West 78.06 feet to a point on the north line of said Oak Grove Road conveyed to Warrick County; thence along the north line of Oak Grove Road the remaining calls, North 88 degrees 47 minutes 48 seconds West 311.66 feet to the point of curvature of a curve to the left, concave to the south having a central angle of 04 degrees 17 minutes 39 seconds and a radius of 1040.00 feet from which a chord bears South 89 degrees 03 minutes 22 seconds West 77.93 feet; thence along the arc of said curve 77.94 feet; thence South 86 degrees 54 minutes 33 seconds West 326.09 feet to the point of curvature of a curve to the right, concave to the north having a central angle of 04 degrees 18 minutes 03 seconds and a radius of 960.00 feet from which a chord bears South 89 degrees 03 minutes 34 seconds West, 72.04 feet; thence along the arc of said curve 72.06 feet; thence North 88 degrees 47 minutes 24 seconds West 1008.90 feet to the point of beginning containing 3,110,559 square feet (71.41 acres).

Which real estate is now zoned and classified as part of the M-2 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 M-2 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:

Deborah K. Stevens
County Auditor

3/28/16
Date Approved

Don Williams
President

Rick A Reed
Member

Marlin Weishart
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 Sermersh
Signature

Bret Sermersheim
Printed Name

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