

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2017-12

PLAN COMMISSIONER DOCKET # PC-R-17-03

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA
COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN
REAL ESTATE IN WARRICK COUNTY, INDIANA

**BE IT ORDAINED BY 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/C-4" District as shown on said Warrick County Zoning District Maps, be amended as to the described real estate:

Part of the Parcel 3 in Engelbrecht Minor Subdivision as recorded in Document Number 2003R-014657, Part of Orchard View Condominiums- P.U.D. Section 1, as plat thereof, as recorded in Document Number 2008R-002832 and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northwest corner of said Quarter Section; thence along the North line of the Northwest Quarter of the Southwest Quarter of said section, South 89 degrees 45 minutes 31 seconds East 1,315.73 feet to the Northeast Quarter of said Quarter Section; thence along the East line of Engelbrecht Place, as per plat thereof, recorded as Document Number 2003R-016733 in the Office of said Recorder, South 00 degrees 06 minutes 34 seconds West 650.76 feet to the Northwest Corner of Vann Road dedicated in said plat of Engelbrecht Place Section 2, Phase 1; thence along the North line of said Vann Road, South 89 degrees 23 minutes 28 seconds East 225.49 feet to the northerly extended East line of Lot 18 of Engelbrecht Place Section 2-Phase 1; thence along said East line, South 00 degrees 06 minutes 04 seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated on the Orchard View Condominiums- P.U.D. Section 1 Plat as recorded in Document Number 2008R-002832 and being the point of beginning; thence along the said South Right-of-Way, South 89 Degrees 23 Minutes 28 Seconds East 307.65 feet to the West line of a tract of Land conveyed to CJIA, LLC in Document Number 2015R-006674; thence along said West line, South 23 Degrees 46 Minutes 09 Seconds West 182.26 feet to the Right-of-Way of Park Place Drive and the beginning of a non-tangent curve to the left, having a central angle of 153 Degrees 28 Minutes 21 Seconds, a radius of 50.00 feet, a chord dimension of South 37 Degrees 23 Minutes 32 Seconds West 97.33 feet, and a tangent of 212.11 feet; thence along the arc of said curve 133.93 feet, to the beginning of a reverse curve to the right having a central angle of 65 Degrees 41 Minutes 03 Seconds, a radius of 35.00 feet, a chord dimension of South 06 Degrees 30 Minutes 07 Seconds East 37.96 feet, and a tangent of 22.59 feet; thence along the arc of said curve 40.12 feet; thence South 26 Degrees 20 Minutes 25 Seconds West 609.80 feet to the Southeast Corner of Lot 13 in Engelbrecht Place Section 2-Phase 2 as per plat thereof, recorded as Document Number 2006R-007043; thence along the South line of said Lot 13, North 63 Degrees 39 Minutes 35 Seconds West 195.00 feet to the Southwest Corner of Lot 13 and the East line of in Engelbrecht Place Section 2-Phase 1 as per plat thereof, recorded as Document Number 2005R-005507; thence along said East line the next two calls:
1) North 26 Degrees 20 Minutes 25 Seconds East 598.57 feet; thence
2) North 00 Degrees 06 Minutes 04 Seconds East 208.66 feet to the point of beginning, containing 176,564 sq. ft. or 4.05 acres.

Subject to all Easements and Rights-of-Way of Record.

Also, Subject to all building and use restrictions of record and all existing easements, highways and right-of-ways.

Also Known as Park Place Drive

Which real estate is zoned and classified as part of the PUD/C-4 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/C-4 District to said PUD/R-2 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.

Mark Deisher
President

Tom Saylor
Member

[Signature]
Member
BOARD OF COMMISSIONERS
WARRICK COUNTY INDIANA

County Auditor: Deborah K. Shuman

Date Approved: 5-8-17

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,

[Signature]
Signature

Scott Buedel
Printed Name

This document prepared by CASH WAGGNER & ASSOCIATES, PC