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WARRICK COUNTY COMMISSIONERS ORDINANCE # 2017-11-14/2017 1:36 PM

PLAN COMMISSIONER DOCKET # PC-R.17.14

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 "C-4" District as shown on said Warrick County Zoning District Maps, be amended as to the described real estate:

Part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 6 South, Range 9 West, in Ohio Township, Warrick County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Quarter Quarter Section; thence North 89 degrees 12 minutes 48 seconds West along the South line of said Quarter Quarter Section a distance of 1320.92 feet to the Southwest corner of said Quarter Quarter Section; thence North 00 degrees 44 minutes 18 seconds East along the West Line of said Quarter Quarter Section a distance of 580.79 feet to the Northwest corner of the 8 acre tract set out in the records of the Warrick Circuit Court on December 6, 1886 and recorded in Partition Record 1, pages 165-169, in the Office of the Recorder of Warrick County, Indiana; thence South 89 degrees 12 minutes 48 seconds East along the North line of said 8 acre tract a distance of 996.15 feet to the Northwest corner of a tract of land conveyed to The Seventh Day Adventist Church of Newburgh recorded in Deed File 3, Card 14849 in the Office of said Recorder; thence South 00 degrees 31 minutes 28 seconds West a distance of 135.00 feet along the West line of said Church tract to the Southwest corner thereof; thence South 89 degrees 12 minutes 48 seconds East a distance of 322.60 feet along the South line of said Church tract to the East line of said Quarter Quarter Section; thence South 00 degrees 31 minutes 28 seconds West along the East line of said Quarter Quarter Section a distance of 445.80 feet to the point of beginning, Containing 723,001 square feet or 16.60 acres more or less.

Subject to the Right-of-Way of Bell Road off the entire East line.

Subject to the Indiana Bell Telephone Easement recorded in Deed File 1, Card 10816, and Deed File 1, Card 10817, and Deed File 1 Card 10818.

Subject to the 20' Sewer Utility Easement recorded in Document Number 2016R-008833.

Subject to all Easements and Rights-of-Ways of Record

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

*XREF 2017R-00971*

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 Wensheit  
President  
Dan Sawyer  
Member  
Robert H. Jones  
Member  
BOARD OF COMMISSIONERS  
WARRICK COUNTY INDIANA

County Auditor: John K. Owen

Date Approved: 11/13/17

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,

SR  
Signature

Scott Buedel  
Printed Name

This document prepared by: Scott Buedel, Cash Waggner and Associates, PC  
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