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PAT BROOKS
WARRICK COUNTY RECORDER
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WARRICK COUNTY COMMISSIONERS ORDINANCE # 2020-30

PLAN COMMISSIONER DOCKET # PC-R-20-15

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 l. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February l, 2005 and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the "A" & "F-P" District as shown on said Warrick County Zoning District Maps, be amended as to the described real estate:

All of Lot 1 in Anchor Lake Development, as per plat thereof, recorded in Document 2010R-006179 in the Office of the Recorder of Warrick County, Indiana and also part of Sections 21, 22, 27, 28, 33 and 34, Township 5 South, Range 9 West in Campbell Township, Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of said Section 33; thence along the south line of said Quarter Section, South 89 Degrees 03 Minutes 57 Seconds East 1300.86 feet to a brass disk marking the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 33; thence along the south line of the Southeast Quarter of the Northeast Quarter of said Section 33, South 88 Degrees 05 Minutes 50 Seconds East 483.58 feet to the southeast corner of Ayrshire Lake Estates, Phase 1, as per plat thereof, recorded in Document 2001R-014985 in the Office of said Recorder; thence along the eastern lines of said Ayrshire Lake Estates the following three (3) calls:

North 01 Degree 19 Minutes 36 Seconds East 1763.35 feet; thence

North 19 Degrees 17 Minutes 42 Seconds East 528.54 feet; thence

North 18 Degrees 39 Minutes 05 Seconds West 257.52 feet to the point of beginning; thence continue along the eastern lines of said Ayrshire Lake Estates the following ten (10) calls:

North 64 Degrees 07 Minutes 45 Seconds West 753.55 feet; thence

North 09 Degrees 32 Minutes 34 Seconds East 477.88 feet; thence

North 00 Degrees 59 Minutes 02 Seconds West 175.05 feet; thence

North 02 Degrees 06 Minutes 05 Seconds East 175.07 feet; thence

North 02 Degrees 57 Minutes 31 Seconds East 320.81 feet; thence

North 13 Degrees 16 Minutes 32 Seconds East 209.75 feet; thence

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OCT 06 2020
WARRICK COUNTY
AREA PLAN COMMISSION

North 13 Degrees 09 Minutes 47 Seconds East 179.41 feet; thence

North 12 Degrees 25 Minutes 46 Seconds East 300.46 feet; thence

North 06 Degrees 08 Minutes 42 Seconds East 261.18 feet; thence

North 01 Degree 09 Minutes 12 Seconds East 413.64 feet to the northeast corner of Lot 26 in said Ayrshire Lake Estates; thence along the northern lines of said Lot 26 in said Ayrshire Lake Estates the following three (3) calls:

South 78 Degrees 21 Minutes 52 Seconds West 518.06 feet; thence

South 79 Degrees 06 Minutes 13 Seconds West 258.87 feet; thence

South 76 Degrees 55 Minutes 08 Seconds West 706.49 feet to the southwest corner of Outlot B in said Ayrshire Lake Estates; thence along the west line of said Outlot B, North 00 Degrees 40 Minutes 00 Seconds East 51.47 feet to the northwest corner thereof; thence along the extended north line of said Outlot B, South 76 Degrees 55 Minutes 08 Seconds West 31.85 feet to a point on the west line of the Northwest Quarter of the Southeast Quarter of said Section 28; thence along the west line of said Quarter Quarter Section, thence North 00 Degrees 37 Minutes 52 Seconds East 228.28 feet to the northwest corner thereof; thence along the west line of the west line of the Northeast Quarter of said Section 28, North 00 Degrees 35 Minutes 46 Seconds East 662.22 feet to a point on an extended boundary line of said Lot 1 in Anchor Lake Development; thence along said extended boundary line, South 89 Degrees 03 Minutes 24 Seconds East 35.00 feet; thence along the boundary of said Lot 1 the following five (5) calls:

North 00 Degrees 35 Minutes 46 Seconds East 1920.37 feet; thence

North 00 Degrees 43 Minutes 13 Seconds East 361.91 feet; thence

South 89 Degrees 22 Minutes 31 Seconds East 1370.91 feet to the beginning of a curve to the right having a central angle of 19 Degrees 56 Minutes 41 Seconds, a radius of 594.10 feet and a chord dimension of South 79 Degrees 24 Minutes 11 Seconds East 205.76 feet; thence

along the arc of said curve 206.81 feet; thence

South 69 Degrees 25 Minutes 50 Seconds East 2050.06 feet to a point on the boundary of a tract of land conveyed to E. Lynn and Janet D. Johnson in Deed Document 2010R-006716 (Parcel II) in the Office of said Recorder; thence along the boundary of said Johnson tract the following eleven (11) calls:

North 67 Degrees 02 Minutes 31 Seconds East 450.54 feet to the beginning of a curve to the right having a central angle of 16 Degrees 41 Minutes 34 Seconds, a radius of 2900.00 feet and a chord dimension of North 75 Degrees 23 Minutes 18 Seconds East 841.91 feet; thence

along the arc of said curve 844.90 feet; thence

North 83 Degrees 44 Minutes 05 Seconds East 556.85 feet; thence

South 16 Degrees 37 Minutes 00 Seconds East 596.43 feet; thence

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OCT 06 2020
WARRICK COUNTY
AREA PLAN COMMISSION

South 10 Degrees 16 Minutes 57 Seconds East 224.52 feet to the beginning of a curve to the right having a central angle of 24 Degrees 23 Minutes 22 Seconds, a radius of 1429.00 feet and a chord dimension of South 01 Degree 54 Minutes 44 Seconds West 603.71 feet; thence

along the arc of said curve 608.29 feet to the beginning of a curve to the right having a central angle of 16 Degrees 47 Minutes 01 Second, a radius of 765.00 feet and a chord dimension of South 22 Degrees 29 Minutes 56 Seconds West 223.29 feet; thence

along the arc of said curve 224.09 feet; thence

South 30 Degrees 53 Minutes 26 Seconds West 527.72 feet to the beginning of a curve to the left

having a central angle of 26 Degrees 21 Minutes 14 Seconds, a radius of 1300.00 feet and a chord dimension of South 17 Degrees 42 Minutes 49 Seconds West 592.69 feet; thence

along the arc of said curve 597.95 feet to the beginning of a curve to the left having a central angle of 24 Degrees 57 Minutes 32 Seconds, a radius of 950.00 feet and a chord dimension of South 07 Degrees 56 Minutes 34 Seconds East 410.57 feet; thence

along the arc of said curve 413.83 feet; thence

South 20 Degrees 25 Minutes 20 Seconds East 559.19 feet to a corner of a tract of land conveyed to Stratman Family Properties, LLC in Deed Document 2005R-010906 in the Office of said Recorder; thence along the boundary of said Stratman tract the following twelve (12) calls:

South 23 Degrees 20 Minutes 52 Seconds East 719.81 feet to the beginning of a curve to the right having a central angle of 19 Degrees 43 Minutes 23 Seconds, a radius of 1681.00 feet and a chord dimension of South 13 Degrees 29 Minutes 11 Seconds East 575.80 feet; thence

along the arc of said curve 578.65 feet to the beginning of a curve to the right having a central angle of 28 Degrees 14 Minutes 58 Seconds, a radius of 770.00 feet and a chord dimension of South 10 Degrees 30 Minutes 00 Seconds West 375.81 feet; thence

along the arc of said curve 379.65 feet; thence

South 24 Degrees 37 Minutes 29 Seconds West 187.73 feet to the beginning of a curve to the right having a central angle of 33 Degrees 36 Minutes 07 Seconds, a radius of 700.00 feet and a chord dimension of South 41 Degrees 25 Minutes 32 Seconds West 404.67 feet; thence

along the arc of said curve 410.53 feet; thence

South 58 Degrees 13 Minutes 36 Seconds West 154.76 feet to the beginning of a curve to the right having a central angle of 39 Degrees 05 Minutes 45 Seconds, a radius of 900.00 feet and a chord dimension of South 77 Degrees 46 Minutes 28 Seconds West 602.27 feet; thence

along the arc of said curve 614.12 feet; thence

North 82 Degrees 40 Minutes 39 Seconds West 497.67 feet; thence

North 80 Degrees 13 Minutes 25 Seconds West 446.28 feet; thence

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OCT 08 2020
WARRICK COUNTY
AREA PLAN COMMISSION

North 81 Degrees 43 Minutes 17 Seconds West 405.58 feet to the beginning of a curve to the left

having a central angle of 23 Degrees 04 Minutes 15 Seconds, a radius of 1100.00 feet and a chord dimension of South 86 Degrees 44 Minutes 35 Seconds West 439.94 feet; thence

along the arc of said curve 442.93 feet; thence

South 75 Degrees 12 Minutes 28 Seconds West 260.71 feet to a corner of a tract of land conveyed to Stratman Family Properties, LLC in Deed Document 2003R-004502 Parcel 1 in the Office of said Recorder; thence along the boundary of said Stratman tract the following seven (7) calls:

South 56 Degrees 19 Minutes 06 Seconds West 147.64 feet; thence

North 20 Degrees 07 Minutes 18 Seconds West 45.51 feet to the beginning of a curve to the left

having a central angle of 43 Degrees 40 Minutes 03 Seconds, a radius of 225.00 feet and a chord dimension of North 41 Degrees 57 Minutes 19 Seconds West 167.36 feet; thence

along the arc of said curve 171.48 feet; thence

North 63 Degrees 47 Minutes 21 Seconds West 176.65 feet; thence

North 72 Degrees 23 Minutes 17 Seconds West 97.22 feet; thence

North 38 Degrees 39 Minutes 06 Seconds West 158.94 feet; thence

North 81 Degrees 17 Minutes 39 Seconds West 39.50 feet to the point of beginning and containing a gross area of 605.825 Acres, more or less.

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

Which real estate is zoned and classified as part of the "A" & "F-P" 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 ""A" & "F-P" District to said "PUD/R-1D" District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

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OCT 06 2020
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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

County Auditor: Deborah K. Jones

APPROVED DEC 14 2020

Date Approved: 12/14/2020

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

Scott D. Buedel
Printed Name

This document prepared by: Scott Buedel, Cash Waggner and Associates, PC
414 Citadel Circle, Suite B, Evansville, IN 47715.

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