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Jana K Gray  
Morgan County Recorder IN  
Recorded as Presented



ORDINANCE NO. 2023-15

AN ORDINANCE REZONING LAND WITHIN  
THE JURISDICTION OF MORGAN COUNTY, INDIANA

**WHEREAS**, the Morgan County Commissioners have adopted a Unified Development Ordinance (UDO) for the County that includes a map showing the zoning classifications assigned to land within the County's jurisdiction; and

**WHEREAS**, a petition has been filed by Citizens Energy Group on behalf of Springhill Christian Ministries, Inc. requesting the County to rezone certain real estate located in a part of the Northeast Quarter of Section 30, Township 14 North, Range 2 East, Morgan County, Indiana. This real estate is fully described in the attached legal description Exhibit A and illustrated in attached Exhibit B; and

**WHEREAS**, the petitioner requested approximately thirty-two (32) acres included in Lots 2, 3, & 4 of the Springhill Minor Plat to be rezoned from Business 2 (B-2) to Residential 1 (R-1); and

**WHEREAS**, the Morgan County Plan Commission conducted a public hearing on June 12, 2023 for the petitioner's proposed zone classification and the Plan Commission has certified the proposal with a **favorable recommendation** to the Morgan County Commissioners; and

**WHEREAS**, the Morgan County Commissioners have reviewed and considered the Plan Commission's recommendation.

**NOW THEREFORE BE IT ORDAINED BY THE MORGAN COUNTY COMMISSIONERS THAT:** the real estate described in the attached legal description shall have the zoning classification of **Residential 1 (R-1)**.

This ordinance is hereby passed and adopted this 20<sup>th</sup> day of June 2023 and shall be effective as of the execution of this ordinance.

MORGAN COUNTY COMMISSIONERS

Bryan Collier  
Bryan Collier  
Don Adams  
Don Adams  
Kenny Hale  
Kenny Hale

ATTEST:

Linda Pruitt  
Linda Pruitt, Morgan County Auditor

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### Exhibit A

A part of the Northeast Quarter of Section 30, Township 14 North, Range 2 East, Morgan County, Indiana and BEGINNING at the Northwest corner of the Northeast Quarter of said Section; thence bearing South 2 degrees 32 minutes 00 seconds West and traveling on and along the West line of the Northeast Quarter for a distance of 1739.46 feet to a point on the West Right of Way of the Penn Central Railroad; thence bearing North 45 degrees 43 minutes 26 seconds East and running on and along said West Railroad Right of Way for a distance of 2488.11 feet to a point on the South Right of Way of a County Road, thence bearing South 89 degrees 28 minutes 16 seconds West and running along said South Right of Way of the County Road for a distance of 242.22 feet to a point; thence North 0 degrees 31 minutes 44 seconds West for a distance of 16.50 feet to a point on the North line of Section 30; thence running on and along the North line of said Section bearing South 89 degrees 28 minutes 16 seconds West (Assumed Bearing for the purpose of this Survey) for a distance of 1462.26 feet to the POINT OF BEGINNING. The above described surveyed tract contains 34.23 acres, more or less.

ALSO a 16.50 foot wide strip of land South of a line which is the North line of the Northeast Quarter of Section 30, Township 14 North, Range 2 East, Morgan County, Indiana, and BEGINNING 1462.26 feet East of the Northwest corner of said Northeast Quarter; thence continuing East with the North line of said Quarter Section 477.52 feet to a point on the West Right-of-Way line of the Southbound lane of Indiana State Highway 67 and the end of this easement.

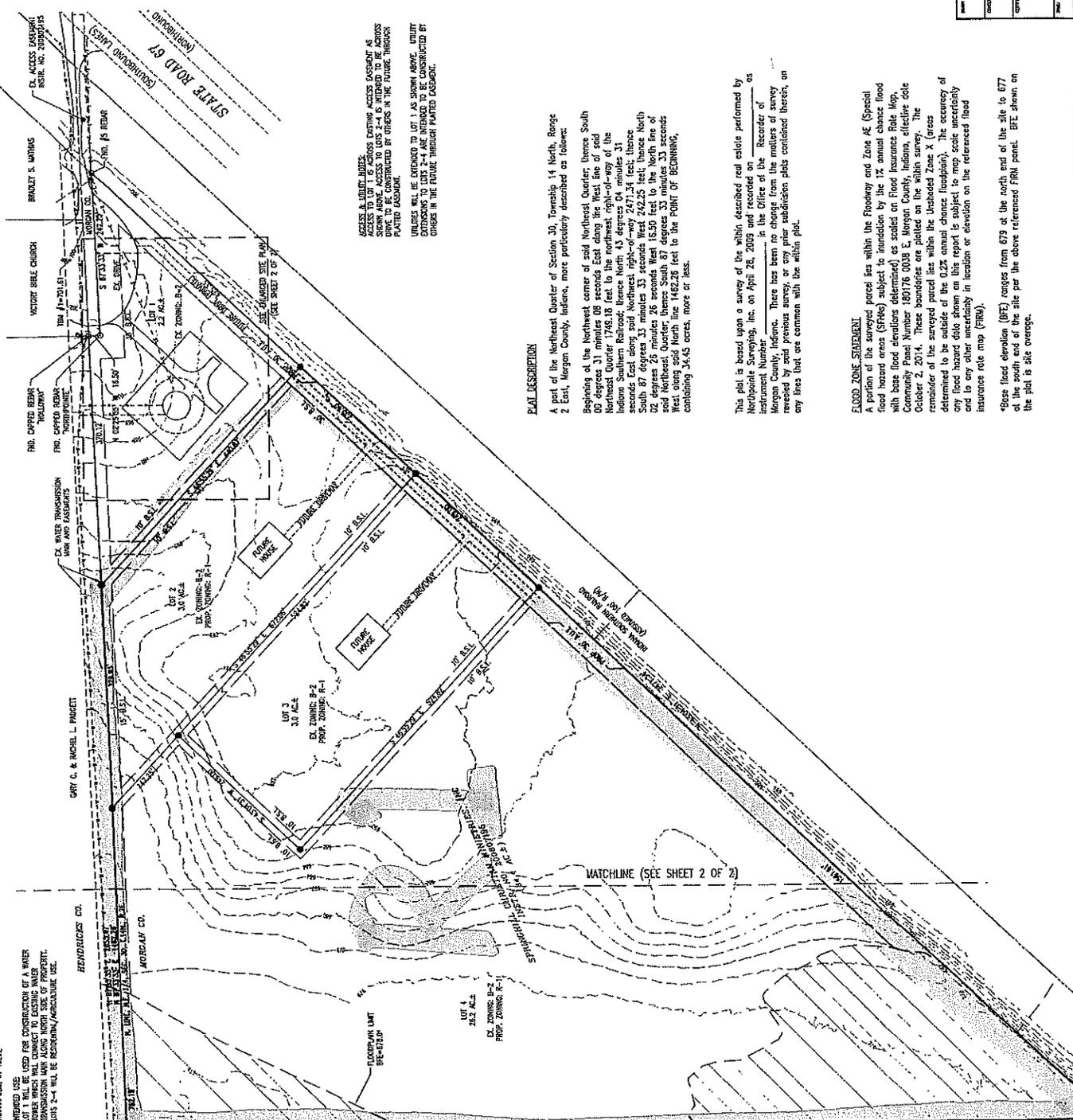
ALSO including an easement of record described as the use of a certain private roadway now located across the Penn-Central Railroad main track and Right-of-Way at a point located 750.00 feet in a Southwesterly direction measuring along the mainline of the track from the intersection of the North line of Section 30, Township 14 North, Range 2 East and said mainline.

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# EXHIBIT B

## SPRINGHILL MINOR PLAT PRIMARY PLAT

SECTION 30, TOWNSHIP 14 NORTH, RANGE 2 EAST  
BROWN TWP., MORGAN COUNTY, INDIANA



**ACCESS & EGRESS NOTES:**  
ACCESS TO LOT 1 & 4 FROM EXISTING ACCESS EASTWARD AS SHOWN ARE ACCESS TO LOT 2 & 3 FROM EXISTING ACCESS WESTWARD TO BE CONSIDERED BY OWNERS IN THE FUTURE THROUGH PLATTED EASEMENT.  
UNLESS WELL BE EXTENDED TO LOT 1 AS SHOWN ABOVE. UTILITY EXTENSIONS TO LOTS 2-4 ARE INTENDED TO BE CONSTRUCTED BY OWNERS IN THE FUTURE THROUGH PLATTED EASEMENT.

### EX. ZONING

A part of the Northwest Quarter of Section 30, Township 14 North, Range 2 East, Morgan County, Indiana, more particularly described as follows:  
Beginning at the Northwest corner of said Northwest Quarter thence South 00 degrees 31 minutes 09 seconds East along the West line of said Northwest Quarter 1746.18 feet to the northeast right-of-way of the Indiana Southern Railroad thence North 45 degrees 04 minutes 31 seconds East along said right-of-way 1746.18 feet to the northeast corner of said Northwest Quarter thence South 87 degrees 26 minutes 26 seconds West 262.25 feet thence North 02 degrees 26 minutes 26 seconds South 87 degrees 33 minutes 33 seconds West along said North line 1482.28 feet to the POINT OF BEGINNING, containing 34.45 acres, more or less.

This plat is based upon a survey of the within described real estate performed by Northpointe Surveying, Inc. on April 26, 2009 and recorded on Instrument Number \_\_\_\_\_ in the Office of the Recorder of Morgan County, Indiana. There has been no change from the matters of survey revealed by said previous survey or any prior subdivision plats considered therein, on any lines that are common with the within plat.

### FLOOD ZONE STATEMENT

A portion of the surveyed parcel lies within the Floodway and Zone AE (Special Flood Hazard areas (SFHAs)) subject to inundation by the 1% annual chance flood with base flood elevations determined) as shown on Flood Insurance Rate Map, Community Panel Number 180176 0038 E, Morgan County, Indiana, effective date October 2, 2014. These boundaries are plotted on the within survey. The remainder of the surveyed parcel lies within the Unshaded Zone X (areas determined to be outside of the 0.2% annual chance floodplain). The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map (FIRM).

\*Base flood elevation (BFE) ranges from 679 at the north end of the site to 677 at the south end of the site per the above referenced FIRM panel. BFE shown on the plat is site average.

DATE	REVISION	BY

OWNER:  
SPRINGHILL CHRISTIAN INDUSTRIES, INC.  
12150 N. BROWER RD.  
MORGAN COUNTY, INDIANA 46150  
SOURCE OF TITLE: INSTR. NO. 20080195

PREPARED BY:  
GUY BOWLE OF CONERZ  
CITIZENS SURVEY GROUP  
2020 N. ARROW ST.  
MORGANVILLE, IN 46202

NOTED USE:  
LOT 1 WILL BE USED FOR CONSTRUCTION OF A WATER TRANSMISSION MAIN ALONG NORTH SIDE OF PROPERTY. LOTS 2-4 WILL BE RESERVED FOR AGRICULTURE USE.

FLOORPLAN LIMIT  
96-47530

LOT 1  
36.2 AC.  
EX. ZONING R-2  
PROP. ZONING R-1

LOT 2  
3.0 AC.  
EX. ZONING R-2  
PROP. ZONING R-1

LOT 3  
3.0 AC.  
EX. ZONING R-2  
PROP. ZONING R-1

LOT 4  
26.2 AC.  
EX. ZONING R-2  
PROP. ZONING R-1