



ORDINANCE NO. 2025-3

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 Holloway Engineering, on behalf of Clay Jones and Pamela Coffey-Jones, requesting the County to rezone certain real estate located in a part of the Northwest Quarter of Section 3, Township 13 North, Range 1 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 a 3-lot minor plat to be rezoned from Agriculture (AG) to Residential 1 (R-1); and

WHEREAS, the Morgan County Plan Commission conducted a public hearing on March 10, 2025 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 7th day of April 2025 and shall be effective as of the execution of this ordinance.

MORGAN COUNTY COMMISSIONERS

Kenny Hale

Bryan Collier

Don Adams

ATTEST:

Linda Pruitt, Morgan County Auditor

EXHIBIT A

Legal Description

Part of the Northwest Quarter of Section 3, Township 13 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at the Harrison Survey Monument, found in State Road Number 42 which, per county surveyor's records, marks the southeast corner of the Southwest Quarter of the Northwest Quarter of the above captioned Section 3 (for reference, the Harrison Survey Monument which marks the southwest corner of the Northwest Quarter is South 85 degrees 50 minutes 03 seconds West, 1353.31 feet, based upon Indiana State Plane, West Zone Coordinate System – N.A.D. 1983, basis of bearings for this legal description); thence North no degrees 32 minutes 15 seconds West, with the east line of the West Half of the Northwest Quarter, 46.00 feet to an iron pin with cap engraved "Holloway Engr.—Firm 46" on the north right-of-way line of State Road 42, and the POINT OF BEGINNING of the parcel herein described (for reference, a concrete right-of-way monument is South 85 degrees East, 7.8 feet); thence with the north right-of-way line of State Road 42, for the following two (2) courses: 1) North 84 degrees 14 minutes 24 seconds West, 19.18 feet; 2) South 85 degrees 50 minutes 03 seconds West, 256.10 feet to an iron pin with cap engraved "Holloway Engr. – Firm 46"; thence North no degrees 32 minutes 15 seconds West, 1429.59 feet to an iron pin with cap engraved "Holloway Engr. – Firm 46"; thence North 86 degrees 48 minutes 08 seconds East, 274.95 feet to an iron pin with cap engraved "Holloway Engr – Firm 46" on the east line of the West Half of the Northwest Quarter; thence South no degrees 32 minutes 15 seconds East, with said east line, 1428.25 feet to the Point of Beginning.

Containing 9.000 acres, more or less, and subject to any rights-of-way, easements or restrictions of record or observable.

EXHIBIT B
Clay Jones and Pamela Coffey-Jones -- SR 42

