



ORDINANCE NO. 2023-28

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 David E. Smith, John N. & Christina L. Smith, and Zachary T. Woods & Emily J. Smith requesting the County to rezone certain real estate located in a part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 12 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 approximately 12.753 acres included in Lots 1-9 of the Mapleturn Meadows Subdivision to be rezoned from Agriculture (AG) to Residential 1 (R-1); and

WHEREAS, the Morgan County Plan Commission conducted a public hearing on December 11, 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 18th day of December
2023 and shall be effective as of the execution of this ordinance.

Correction of
Instrument #202311216

MORGAN COUNTY COMMISSIONERS

Bryan Collier AKA Bryan Collier

Don Adams

Kenny Hale

ATTEST:

Linda Pruitt, Morgan County Auditor

EXHIBIT A

DESCRIPTION OF MAPLETURN MEADOWS

Part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 12 North, Range 1 East, Morgan County, Indiana, described as follows:

BEGINNING at an iron pin with cap engraved "Holloway - S0530" in the intersection of county roads, which marks the southwest corner of the Southwest Quarter of the Northeast Quarter of Section 15; thence North no degrees 06 minutes 35 seconds East, (assumed bearing), with the west line of the quarter-quarter, 535.17 feet to an iron pin and a point on a non-tangent curve to the right, whose radius point bears South 70 degrees 34 minutes 08 seconds East, 150.00 feet; thence in the center of an existing roadway for the following fifteen (15) courses; 1) along said non-tangent curve to the right, through a central angle of 37 degrees 04 minutes 49 seconds, an arc distance of 97.08 feet to an iron pin which bears North 33 degrees 29 minutes 19 seconds West of said radius point; 2) North 56 degrees 30 minutes 41 seconds East, 59.67 feet to an iron pin; 3) North 63 degrees 59 minutes 08 seconds East, 67.06 feet to an iron pin; 4) along a curve, concave to the south, having a radius of 202.00 feet, a central angle of 56 degrees 07 minutes 06 seconds, a chord bearing South 87 degrees 57 minutes 19 seconds East, 190.04 feet, an arc distance of 197.85 feet to an iron pin; 5) South 59 degrees 53 minutes 46 seconds East, 86.64 feet to an iron pin; 6) South 59 degrees 17 minutes 33 seconds East, 177.90 feet to an iron pin; 7) South 50 degrees 21 minutes 40 seconds East, 96.19 feet to an iron pin; 8) South 56 degrees 48 minutes 13 seconds East, 207.68 feet to an iron pin; 9) South 70 degrees 34 minutes 47 seconds East, 47.20 feet to an iron pin; 10) South 87 degrees 27 minutes 41 seconds East, 53.02 feet to an iron pin; 11) South 56 degrees 22 minutes 31 seconds East, 52.14 feet to an iron pin; 12) South 68 degrees 31 minutes 16 seconds East, 102.68 feet to an iron pin; 13) South 56 degrees 36 minutes 45 seconds East, 56.42 feet to an iron pin; 14) South 37 degrees 14 minutes 18 seconds East, 87.97 feet to an iron pin; 15) South 15 degrees 12 minutes 47 seconds East, 129.94 feet to an iron pin on the south line of the quarter-quarter; thence South 87 degrees 50 minutes 13 seconds West, with said south line, 1207.18 feet to the Point of Beginning.

Containing 12.753 acres, more or less and subject to any easements, rights-of-way or restrictions of record or observable.



202311216 ORD \$25.00
12/21/2023 11:46:59A 4 PGS
Jana K Gray
Morgan County Recorder IN
Recorded as Presented

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WHEREAS, the petitioner requested approximately 12.753 acres included in Lots 1-9 of the Hodges' Sunset Ridge 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 December 11, 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.

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