



ORDINANCE NO. 19-08-20-001

AN ORDINANCE AMENDING, AND TO AMEND
THE ZONING ORDINANCE 75-1 MISC REC 53 PG 130 JACKETS 20-A & 20-B
OF KOSCIUSKO COUNTY, INDIANA

BE IT ORDAINED BY THE BOARD OF COMMISISONERS OF KOSCIUSKO COUNTY
INDIANA:

ARTICLE 1.

Section 1. That the Kosciusko County Zoning Ordinance heretofore passed and adopted by the Board of Commissioners of Kosciusko County, Indiana, and recorded under Miscellaneous Record 53, Page 130 as Ordinance 75-2, be and same is hereby amended in the particulars hereinafter set forth.

Section 2. That certain tract of land situate in Kosciusko County, Indiana, now lying without the corporate limits of any City or Town and under the jurisdiction of the Kosciusko County Area Plan Commission, as a part of the Comprehensive Plan for Kosciusko County, Indiana; to-wit:

“SEE ATTACHED FOR LEGAL DESCRIPTION”

be, and the same is hereby, removed from classification as Public Use and subject real estate shall be reclassified and rezoned as Agricultural within the limitations, definitions and description of the Kosciusko County Zoning Ordinance.

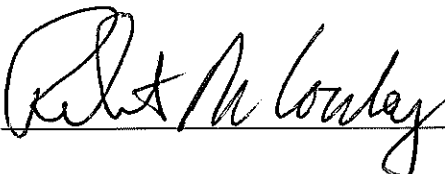
Section 3. That the Ordinance Administrator, pursuant to said Zoning Ordinance be, and he is hereby authorized to issue Location Improvement Permits and Certificates of Occupancy with reference to the construction and improvements upon said described real estate so long as applications therefore comply with the Kosciusko County Zoning Ordinance and upon compliance with all applicable rules and regulations of the State of Indiana and local authorities, as the same may be applicable to the construction of streets, parking facilities, storm sewers, drains, sidewalks and sewer and water facilities.

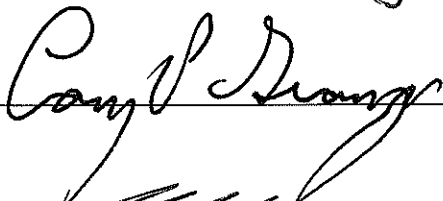
ARTICLE 2.

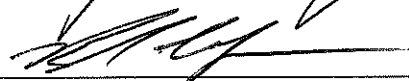
Section 1. This ordinance shall be in full force and effect from and after its passage.

Passed and adopted at a regular and duly constituted meeting of the Board of Commissioners of
Kosciusko County, Indiana, on 20th day of August, 2019

BOARD OF COMMISSIONERS
KOSCIUSKO COUNTY, INDIANA

Robert Conley: 

Cary Groninger 

Brad Jackson: 

Attest:


Kosciusko County Auditor – Michelle Puckett

This Ordinance is in relation to Plan Commission
Case # 19007Z – Pilcher

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.



Part of the North half of Section 27, Township 33 North, Range 7 East, Kosciusko County, Indiana (This description prepared by Kevin R. Michel, LS80870006, as part of original survey QZ-137 completed by J.K. Walker and Associates, P.C., dated September 18, 2018), being more particularly described as follows, to wit:

Commencing at a bronze marker found at the Northwest corner of the Northwest Quarter of said Section 27; thence N88°-54'-32"E (recorded East) (GPS Grid bearing and used as the basis of bearings for this description), on and along the North line of the Northwest Quarter of said Section 27, a distance of 1340.64 feet (recorded 1280 feet), to a bolt spike found at the point of intersection with the centerline of EMS B1 Lane (County Road 725E), said bolt spike being at the POINT OF BEGINNING; thence continuing N88°-54'-32"E (recorded East), on and along said North line, being within the right-of-way of County Road 400N, a distance of 688.00 feet to a 5/8-inch iron pin capped "Walker" found at the Northwest corner of a certain tract of land as recorded in Document Number 2017040887 in the records of Kosciusko County, Indiana; thence S41°-26'-09"E (recorded S36°E), on and along a Southwesterly line of said tract of land in Document Number 2017040887, a distance of 286.00 feet to a Mag nail at a corner of said tract of land in Document Number 2017040887; thence S54°-16'-37"E (recorded S44°E), on and along a Southwesterly line of said tract of land in Document Number 2017040887, a distance of 300.00 feet to a Mag nail at a corner of said tract of land in Document Number 2017040887; thence S65°-07'-29"E (recorded S65°E), on and along a Southwesterly line of said tract of land in Document Number 2017040887, a distance of 459.00 feet to a Mag nail at a corner of said tract of land in Document Number 2017040887; thence S83°-33'-06"E (recorded S85°E), on and along a Southwesterly line of said tract of land in Document Number 2017040887, a distance of 180.00 feet to a Mag nail at the Southeast corner of said tract of land in Document Number 2017040887; thence N05°-27'-43"E (recorded North), on and along the East line of said tract of land in Document Number 2017040887, a distance of 626.64 feet (recorded 625 feet), to the Northeast corner of said tract of land in Document Number 2017040887, said corner being on the North line of the Northeast Quarter of said Section 27; thence N88°-53'-01"E, on and along the North line of the Northeast Quarter of said Section 27, a distance of 828.13 feet to the Northeast corner of the West half of the Northeast Quarter of said Section 27, said corner also being at the Northwest corner of a certain tract of land as recorded in Document Number 2009100677 in said records, said corner further being situated 0.3 feet South of an iron pin found; thence S01°-08'-52"E, on and along the East line of the West half of the Northeast Quarter of said Section 27, also being on and along the West line of said tract of land in Document Number 2009100677, a distance of 629.71 feet (recorded 630 feet), to a P.K. nail found at the Southwest corner of said tract of land in Document Number 2009100677, said P.K. nail also being on the centerline of County Road 400N; thence S01°-54'-42"E, on and along the East line of the West half of the Northeast Quarter of said Section 27, also being on and along the West line of the Plat of Glenview Park Addition as recorded in Plat Book 4, page 191 in said records, a distance of 1480.34 feet to the Southwest corner of said Lot Number 1 in said Glenview Park Addition, said corner being situated S01°-54'-42"E, a distance of 11.0 feet from a steel post found, said corner also being on the water's edge of Kuhn Lake; thence S52°-30'-00"W, on and along said water's edge, a distance of 145.00 feet; thence S13°-51'-00"W, on and along said water's edge, a distance of 230.00 feet; thence S10°-00'-00"E, on and along said water's edge, a distance of 100.00 feet; thence S28°-00'-00"W, on and along said water's edge, a distance of 175.00 feet; thence S70°-00'-00"W, on and along said water's edge, a distance of 105.00 feet to the point of intersection with the South line of the Northeast Quarter of said Section 27, said point being situated S89°-22'-00"E, a distance of 30.0 feet from a 5/8-inch iron pin capped "Walker"; thence N89°-22'-00"W, on and along said South line, a distance of 600.00 feet to the Southeast corner of Outlot Number 1 in the Plat of Willow Cove as recorded in Plat Book 3, page 315A in said records, said corner being on the East line of a certain tract of land as recorded in Document Number 2017051136 in said records, said point being situated N89°-22'-00"W, a distance of 6.7 feet from an iron pin found; thence N00°-08'-00"E, on and along said East line, also being on and along the East line of said Willow Cove, a distance of 561.00 feet to an iron pin found at the Northeast corner of

said Willow Cove, said iron pin being situated 4.0 feet South of and 0.7 feet West of a steel post found; thence S89°-21'-50"W, on and along the North line of said Willow Cove, a distance of 415.23 feet to an iron pipe found at the Northwest corner of a certain tract of land as recorded in Document Number 2011050989 in said records, said iron pin also being at the Northeast corner of a certain tract of land as recorded in Document Number 2016100307 in said records; thence N76°-28'-52"W, a distance of 518.58 feet to an iron pin found at the Southeast corner of a certain tract of land recorded as Tract III in Document Number 200700012649 in said records; thence N24°-40'-56"E, on and along the Easterly line of said Tract III, a distance of 391.11 feet (recorded 390.0 feet), to an iron pin found at the North face of a wood post at the Northeast corner of said Tract III; thence N76°-16'-55"W (recorded Northwesterly), on and along the North line of said Tract III and the Westerly projection thereof, a distance of 528.91 feet to a 5/8-inch iron pin capped "Walker" found on the East line of a certain tract of land as recorded in Document Number 200800000391 in said records; thence N15°-44'-47"E, on and along the East line of said tract of land in Document Number 200800000391, a distance of 121.87 feet to an iron pipe found at the Northeast corner of said tract of land in Document Number 200800000391; thence N68°-23'-00"W, on and along the North line of said tract of land in Document Number 200800000391 and the Westerly projection thereof, a distance of 212.86 feet to a Mag nail found at the point of intersection with the centerline of EMS B1 Lane (County Road 725E); thence N05°-38'-56"W (recorded N04°W), on and along said centerline, a distance of 403.27 feet; thence N42°-19'-47"W (recorded N46°W), on and along said centerline, a distance of 282.50 feet (recorded 285 feet); thence N07°-53'-56"W (recorded N08°W), on and along said centerline, a distance of 470.00 feet to a P.K. nail found; thence N01°-03'-29"W (recorded North), on and along said centerline, a distance of 223.00 feet to the point of beginning, containing 110.06 acres of land, more or less, subject to legal right-of-way for County Road 400N and EMS B1 Lane, subject to all legal drain easements, subject to a sewer utility easement as recorded in Document Number 2013010103 and Document Number 2013010763 in the records of Kosciusko County, Indiana, and all other easements of record.

Form# 0111

Request For Zoning Amendment Before the
Kosciusko County Area Plan Commission

Case Number 19007 Z

Date Filed 7/8/2019

I/we DEBRA

PILCHER

574-527-9457

do hereby petition your Honorable Body to amend the Zoning of TIPPECANOE Kosciusko County, Indiana by reclassifying from an
Public Use District to an Agriculture District, the property described as follows, and shown on the map enclosed in file,
which by reference is made a part of this petition.

7597 E SHOOP RD

PIERCETON

IN 46562

005-105-117.

Applicants Mailing Address

Key Number

Other Property Location

SOUTH SIDE 400 N & 0' EAST OF EMS B1

1/4 Section 27 Township 33 Range 7

Purpose of Rezoning

AGRICULTURAL USES AS DEFINED IN THE KOSCIUSKO COUNTY ZONING ORDINANCE

I

I am

We hereby certify that as the undersigned We are the owner/s of fifty percent or more of the property described in this petition.

Property Owners Name

DEBRA

PILCHER

Property Owners Signature



7-24-19

The correspondent or agent (if different from the owners) is

Agents Phone

Agents Address

75.00 pd

This petition shall be submitted to the Kosciusko County Area Plan Commission Office, in the County Courthouse, Warsaw, Indiana, in order that the petition may be reviewed for accuracy of property description and to establish if the District requested will permit the proposed. The original and second copy of the petition (with two copies of an accurate map or plat showing the area proposed for change) shall be referred to the appropriate Legislative Body by the Kosciusko County Area Plan Commission, together with the recommendation of the Commission.

Notice of Public Hearing

Notice is hereby given, that the Kosciusko County Area Plan Commission shall hold a public hearing on a petition filed by Debra Plicher requesting an amendment to the Kosciusko County Zoning Ordinance, to reclassify from Plicher Public Use District to an Agriculture District, the following Real Estate, located on South side of 400 N & East of EMS B1 Ln. Key # 005-105-117 in Tippecanoe Twp.

Jessica Rodriguez, who being duly sworn says

WARSAW TIMES-UNION

which for at least five (5) consecutive years has been Warsaw, county of Kosciusko, State of Indiana, and has been a newspaper of general circulation, having been published in the English language and entered into the post office department of the United States as second-class matter of the second-class as defined by the Act of March 3, 1879, and that the printed matter was published in said newspaper on the dates of publication being as follows:

Aug 3, 2013

to before me this 3 day

sf 2019

Faura Severa

Notary Public

owers
pires June 1, 2026
sciusko County

0210

[illegible]