

ORDINANCE NO. 2021-09

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONROVIA, INDIANA TO AMEND THE ZONING DISTRICT CLASSIFICATION MAP FROM AG (Agriculture) to R2 (Residential).

Parcel #55-05-08-300-009.000-016, located at 1313 W. Gordon Road, Mooresville, IN 46158, (S8 T13 R1E PT N SW) of Monroe Township, Morgan County Indiana, WHEREAS the Town Council of the Town of Monrovia has adopted a Zoning Ordinance for the Town;

WHEREAS a petition has been filed by Conard E. Terhune III to amend the zoning district classification map from AG (Agriculture) to R2 (Residential) – 1 Acre w/mobile home.

WHEREAS the Monrovia Advisory Plan Commission has conducted a public hearing on the proposed amendment to the Zoning Classification Map and has forwarded a favorable recommendation to the Monrovia Town Council; and

WHEREAS the Monrovia Town Council has reviewed and considered the Plan Commission's recommendation, and has considered how the adoption of the zoning map amendment would affect the health, safety, and convenience of the people of Monrovia, Indiana;

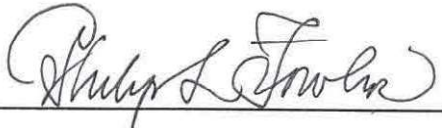
NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONROVIA, INDIANA AS FOLLOWS:

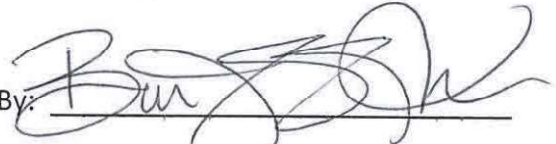
SECTION I: The zoning district classification amendment for Parcel #55-05-08-300-009.000-016, located at 1313 W. Gordon Road, Mooresville, IN 46158, (S8 T13 R1E PT N SW) from AG (Agriculture) to R2 (Residential) – 1 acre w/mobile home, District for the petitioner Conard E. Terhune III (ZA 21-03) as per the attached legal description is hereby approved.

SECTION II: This ordinance shall be in full force and effect from and after its passage and approval and any publication required by law.

SECTION III: This ordinance is hereby passed and adopted at the meeting of the Town Council of the Town of Monrovia, Indiana this 26th day of October 2021.

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By:  AYE NO ABSENT
Philip L. Fowler, President, District 4

By:  AYE NO ABSENT
Bonnie Silsby-Inman, VP, District 3

By:  AYE NO ABSENT
Loren Moore, District 2

By:  AYE NO ABSENT
Carol Youngblood, District 1

By:  AYE NO ABSENT
Kevin Collier, At Large

I, Danny Chenault, Clerk Treasurer of the Town of Monrovia, do hereby certify that the above ordinance, proposed by Council Member Kevin Collier, seconded by Council Member Loren Moore of the Town of Monrovia at a ~~regular~~ special meeting thereof assembled this 26th day of October, 2021 by the preceding vote.

Attest:



Danny Chenault, Clerk Treasurer

IRON SURVEY NAIL FOUND, OVER
STONE, PER COUNTY RECORDS,
NE COR., SW 1/4, SEC. 8 SEC. 8

N 89°54'19" E 1340.76'

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IT SIDE

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LEGAL DESCRIPTION OF TERHUNE MINOR PLAT

Part of the Northeast Quarter of the Southwest Quarter of Section 8, Township 13 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at an iron pin with cap engraved "Holloway Engr. - Firm 46" which marks the southwest corner of the above captioned quarter-quarter; thence North no degrees 03 minutes 23 seconds East (bearing of the west line of the quarter-quarter, based upon Indiana State Plane, West Zone Coordinate System - N.A.D. 1983), with said west line, 1110.29 feet to an iron survey nail with washer engraved "Holloway Engr. - Firm 46" which marks the northwest corner of the parcel described (as Parcel I) in Instrument Number 201807615; thence North 82 degrees 44 minutes 55 seconds East, with the north line of said parcel, 217.43 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46" and the POINT OF BEGINNING of the parcel herein described; thence continuing North 82 degrees 44 minutes 55 seconds East, with the north line of the aforesaid parcel, 111.14 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence South 27 degrees 39 minutes 14 seconds East, 213.09 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence South no degrees 03 minutes 23 seconds West, 80.74 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence South 89 degrees 42 minutes 23 seconds West, 187.22 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North 04 degrees 52 minutes 19 seconds West, 257.35 feet to the Point of Beginning.

Containing 1.000 acres, more or less, and subject to any overlaps, gaps or encroachments which a survey of the parcel might reveal.

WEST LINE OF 22.5 ACRES OFF THE EAST SIDE OF THE NE 1/4, SW 1/4, SEC. 8

TOWN OF MONROVIA PLAN COMMISSION APPROVAL

UNDER AUTHORITY PROVIDED BY IC-36-7-4 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND BY AN ORDINANCE ADOPTED BY THE TOWN COUNCIL, OF THE TOWN OF MONROVIA, INDIANA, THE PLAT DEPICTED HEREIN IS THE PLAT WHICH WAS GIVEN APPROVAL BY THE TOWN OF MONROVIA PLAN COMMISSION AT A MEETING HELD THE _____ DAY OF _____, 2021.

WITNESS BY SIGNATURE THIS _____ DAY OF _____, 2021.

PRESIDENT

SECRETARY

C.E. TERHUNE III
INST. 201807615

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