RECORDER
VANDERBURGH COUNTY
Z TULEY
2015R00030877
12/23/2015 2:17 PM
RECORDING FEES: 13.00
PAGES: 2

ORDINANCE NO. R- 2015-25

TAX CODE(S) 82-06-12-017-176.009-027, 82-06-12-017-176.014-027, 82-06-12-017-176.031-027, 82-06-12-017-176.004-027, 82-06-12-017-176.034-027, and 82-06-12-017-176.022-027

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS: 4111 N. Green River Road

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Part of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 12; thence along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 03 seconds East 657.65 feet to the Southwest Corner of the North Half of the South Half of the Northwest Quarter of said Section and being the point of beginning; thence continue along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 03 seconds East 164.18 feet to the Northwest Corner of a tract of land conveyed to Blankenberger Brothers, Inc. in Deed Drawer 8, card 6520 in the office of the recorder of Vanderburgh County, Indiana; thence along the north line and the extended north line of said Blankenberger tract, South 89 degrees 35 minutes 52 seconds East 1020.60 feet to the northeast corner of a tract of land conveyed to Chong Soo Kim, M.D. in Deed Drawer 8, card 8225 in the Office of said Recorder; thence along the east line of said Kim tract, South 00 degrees 38 minutes 23 seconds West 165.07 feet to the southeast corner thereof and being a point on the North Line of the South Half of the South Half of the Northwest Quarter of said Section 12; thence along the south line of said Kim tract and along the North Line of said Half Half Quarter Section, North 89 degrees 32 minutes 53 seconds West 87.56 feet to the northwest corner of a tract of land conveyed to Oak Hill Investments, LLC in Deed Document 2015R00014807 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Oak Hill tract tract, South 00 degrees 37 minutes 07 seconds West 660.92 feet to the southwest corner thereof and being a point on the south line of the Northwest Quarter of said Section 12; thence along the south line of said Quarter Section, North 89 degrees 20 minutes 49 seconds West 690.57 feet to the southeast of a tract of land conveyed to Bayley-Young Properties LLC in Document 2000R00004768 in the office of said Recorder; thence along the east line and the extended east line of said Bayley-Young tract, North 00 degrees 27 minutes 03 seconds East 658.49 feet to the Northeast Corner of a tract of land conveyed to Rita Folz in Document 2007R00011378 in the Office of said Recorder and being a point on the North Line of the South Half of the South Half of the Northwest Quarter of said Section 12; thence along the North line of said Half Half Quarter Section and along the north line of said Folz tract, North 89 degrees 32 minutes 53 seconds West 240.00 feet to the point of beginning and containing a gross area of 14.33 acres, more or less.

Subject to all easements and rights-of-ways of record.

by changing the zoning classification of the above-described real estate from R-1 to C-2, and said real estate is hereby so rezoned and reclassified.

Section 2: The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3: This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

FILED
SEP 14 2015
Laura Windhorst
CITY CLERK

Passed by the Common Council of Evansville, Indiana, on this 7 day of Dec, 2015

President

ATTEST:

City Clerk

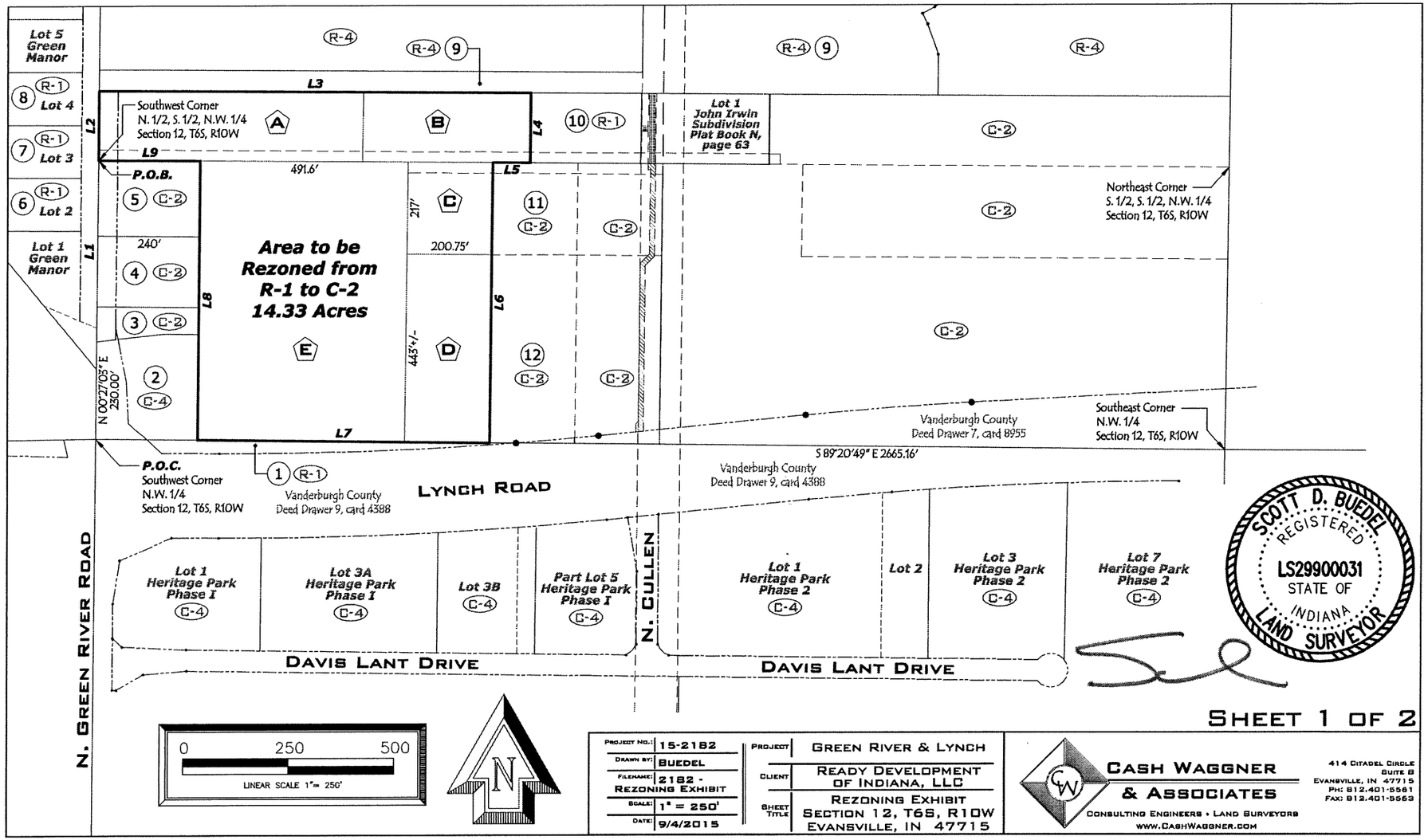
Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said City, the 8 day of Dec, 2015.

City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 8th day of December, 2015, at 3:00 o'clock

Mayor of the City of Evansville, Indiana

THIS INSTRUMENT PREPARED BY: Maria L. Bulkley, Esq.



SHEET 1 OF 2

PROJECT NO.:	15-2182	PROJECT	GREEN RIVER & LYNCH
DRAWN BY:	BUEDEL	CLIENT	READY DEVELOPMENT OF INDIANA, LLC
FILENAME:	2182 - REZONING EXHIBIT	SHEET TITLE	REZONING EXHIBIT SECTION 12, T6S, R10W EVANSVILLE, IN 47715
SCALE:	1" = 250'		
DATE:	9/4/2015		

CASH WAGGNER & ASSOCIATES
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGGNER.COM
414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401-5561
FAX: 812.401-5563

Boundary Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 00°27'03" E	657.65'
L2	N 00°27'03" E	164.18'
L3	S 89°35'52" E	1020.60'
L4	S 00°38'23" W	165.07'
L5	N 89°32'53" W	87.56'
L6	S 00°37'07" W	660.92'
L7	N 89°20'49" W	690.57'
L8	N 00°27'03" E	658.49'
L9	N 89°32'53" W	240.00'

SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF
INDIANA
LAND SURVEYOR

Adjoiner Information

1	82-06-12-017-176.005-027 Hinderliter, Keith A & James F. Vincent, II 7720 River Ridge Lane Evansville, IN 47712
2	82-06-12-017-176.010-027 Bayley-Young Properties LLC PO Box 385 Carmi, IL 62821-0385
3	82-06-12-017-176.039-027 Rita Folz 4003 N. Green River Road Evansville, IN 47715
4	82-06-12-017-176.012-027 Rita A. Folz 4003 N. Green River Road Evansville, IN 47715
5	82-06-12-017-176.040-027 Rita A. Folz 4003 N. Green River Road Evansville, IN 47715
6	82-06-11-012-190.002-027 Doty, Christopher J. 4018 N. Green River Road Evansville, IN 47715
7	82-06-11-012-190.003-027 Leland Perry Nunamaker & Kim Ann Nunamaker 9000 Whispering Tree Lane Evansville, IN 47711
8	82-06-11-012-190.004-027 Frazier, Heather D. 4112 N. Green River Road Evansville, IN 47715
9	82-06-12-017-176.038-027 Village Capital Corporation PO Box 1347 Evansville, IN 47706
10	82-06-12-017-176.015-027 Irwin, Betty J 4103 N Green River Rd Evansville, IN 47715
11	82-06-12-017-176.021-027 Oak Hill Investments, LLC 728 N. Cross Pointe Blvd. Evansville, IN 47715
12	82-06-12-017-176.029-027 Oak Hill Investments, LLC 728 N. Cross Pointe Blvd. Evansville, IN 47715

Existing Owner Information

A	82-06-12-017-176.009-027 82-06-12-017-176.014-027 Blankenberger Brothers, Inc 11700 Water Tank Rd Cynthiana, IN 47612-9705 Deed Drawer 8, card 6520
B	82-06-12-017-176.031-027 Chong Soo Kim, MD 8900 Petersburg Rd Evansville, IN 47725 Deed Drawer 8, card 8225
C	82-06-12-017-176.022-027 Robert C & Angela Schockman 12345 Petersburg Road Evansville, IN 47725 Document 2007R00013942
D	82-06-12-017-176.034-027 Robert C & Angela Schockman 12345 Petersburg Road Evansville, IN 47725 Document 2007R00013942
E	82-06-12-017-176.004-027 Cynthia DiPrimio, Rita Folz & Angela Schockman 4612 E. Compton Blvd. Bloomington, IN 47401 Document 2007R00011379

PROJECT NO.:	15-2182	PROJECT	GREEN RIVER & LYNCH
DRAWN BY:	BUEDEL	CLIENT	READY DEVELOPMENT OF INDIANA, LLC
FILENAME:	2182 - REZONING EXHIBIT	SHEET TITLE	REZONING EXHIBIT SECTION 12, T6S, R10W EVANSVILLE, IN 47715
SCALE:	1" = 250'		
DATE:	9/4/2015		

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4-1-14

2015-37 -PC ORDINANCE NO. R- 2015-25

COUNCIL DISTRICT: Ward 1 – Councilman Dan McGinn

PETITIONER Ready Development of Indiana, LLC PHONE c/o (812) 423-3183

ADDRESS 600 Mary Street, Evansville, IN ZIP CODE 47710

OWNERS OF RECORD:

Blankenberger Brothers, Inc.

ADDRESS: 11700 Water Tank Road, Cynthiana, IN 47612-9705 PHONE (812)845-2717

Chong Soo Kim, M.D.

ADDRESS: 4100 Norwich Place, Evansville, IN 47725 PHONE (812)306-1344

Cynthia Diprimio, Rita Folz, and Angela Schockman

4612 E. Compton Boulevard, Bloomington, Indiana 47401 PHONE (812)325-6398; (812) 477-6975

Robert C. Schockman and Angela H. Schockman

12345 Petersburg Road, Evansville, Indiana 47725 PHONE (812)868-4002

1. Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.

2. Premises affected are on the East side of Green River Road a distance of 658 feet North of the corner formed by the intersection of Green River Road and Lynch Road
   Registered Neighborhood Association (if applicable) None
   LEGAL DESCRIPTION: See attached legal description

3. The commonly known address is 4111 N. Green River Road

4. The real estate is located in the Zone District designated as C-2 and R-1.

5. The requested change is to (Zone District) C-2.

6. Present existing land use is undeveloped property.

7. The proposed land use is professional offices; commercial subdivision

8. Utilities provided: (check all that apply)
   City Water _____ Electric _____ Gas _____ Storm Sewer _____
   Sewer: Private _____ Public _____ Septic _____

9. All attachments are adopted by reference.

10. The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) See attached signature pages for BLANKENBERGER BROTHERS, INC., CHONG SOO KIM, M.D., CYNTHIA DIPRIMIO, RITA FOLZ, AND ANGELA SCHOCKMAN, AND ROBERT C. SCHOCKMAN AND ANGELA H. SCHOCKMAN, AND PETITIONER, READY DEVELOPMENT OF INDIANA, LLC

FILED

SEP 14 2015

Jana Windhorst
CITY CLERK

KDDK327814

4-1-14

DATE 9/14/15 PETITIONER _____
(when signed) PRINTED NAME: READY DEVELOPMENT OF INDIANA, LLC

REPRESENTATIVE FOR PETITIONER

Maria L. Bulkley, Esq., Kahn, Dees, Donovan, & Kahn, LLP
501 Main Street, P.O. Box 3646,
Evansville, IN 47708-3646
PHONE (812) 423-3183

[SIGNATURE PAGES FOR OWNERS OF RECORD ON THE FOLLOWING PAGES]

4-1-14

DATE 9-9-2015 OWNER OF RECORD Patrick Blankenberger
(when signed) PRINTED NAME: BLANKENBERGER BROTHERS, INC.

KDDK327814

4-1-14

DATE 9/10/15 OWNER OF RECORD Chong S. Kim
(when signed) PRINTED NAME: CHONG SOO KIM, M.D.

KDDK327814

DocuSign Envelope ID: 064470AD-5866-4718-86B5-BA15354F8540

4-1-14

DATE 9/10/2015 (when signed) OWNER OF RECORD DocuSigned by: Cynthia Folz DiPrimio 4589D0C64B9C45A... PRINTED NAME: CYNTHIA DIPRIMIO

DATE _____ (when signed) OWNER OF RECORD _____ PRINTED NAME: RITA FOLZ

DATE _____ (when signed) OWNER OF RECORD _____ PRINTED NAME: ANGELA SCHOCKMAN

4-1-14

DATE _____ OWNER OF RECORD _____
(when signed) PRINTED NAME: CYNTHIA DIPRIMIO

DATE 9/11/15 OWNER OF RECORD Rita Folz
(when signed) PRINTED NAME: RITA FOLZ

DATE _____ OWNER OF RECORD _____
(when signed) PRINTED NAME: ANGELA SCHOCKMAN

KDDK327814

4-1-14

DATE _____ OWNER OF RECORD _____
(when signed) PRINTED NAME: CYNTHIA DIPRIMIO

DATE _____ OWNER OF RECORD _____
(when signed) PRINTED NAME: RITA FOLZ

DATE 9/10/15 OWNER OF RECORD Angela Schockman
(when signed) PRINTED NAME: ANGELA SCHOCKMAN

KDDK327814

4-1-14

DATE 9/10/15 (when signed) OWNER OF RECORD [signature]
PRINTED NAME: ROBERT C. SCHOCKMAN

DATE 9/10/15 (when signed) OWNER OF RECORD Angela Schockman
PRINTED NAME: ANGELA SCHOCKMAN

KDDK327814

Rezoning Description
Area to be Rezoned from R-1 to C-2

Part of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

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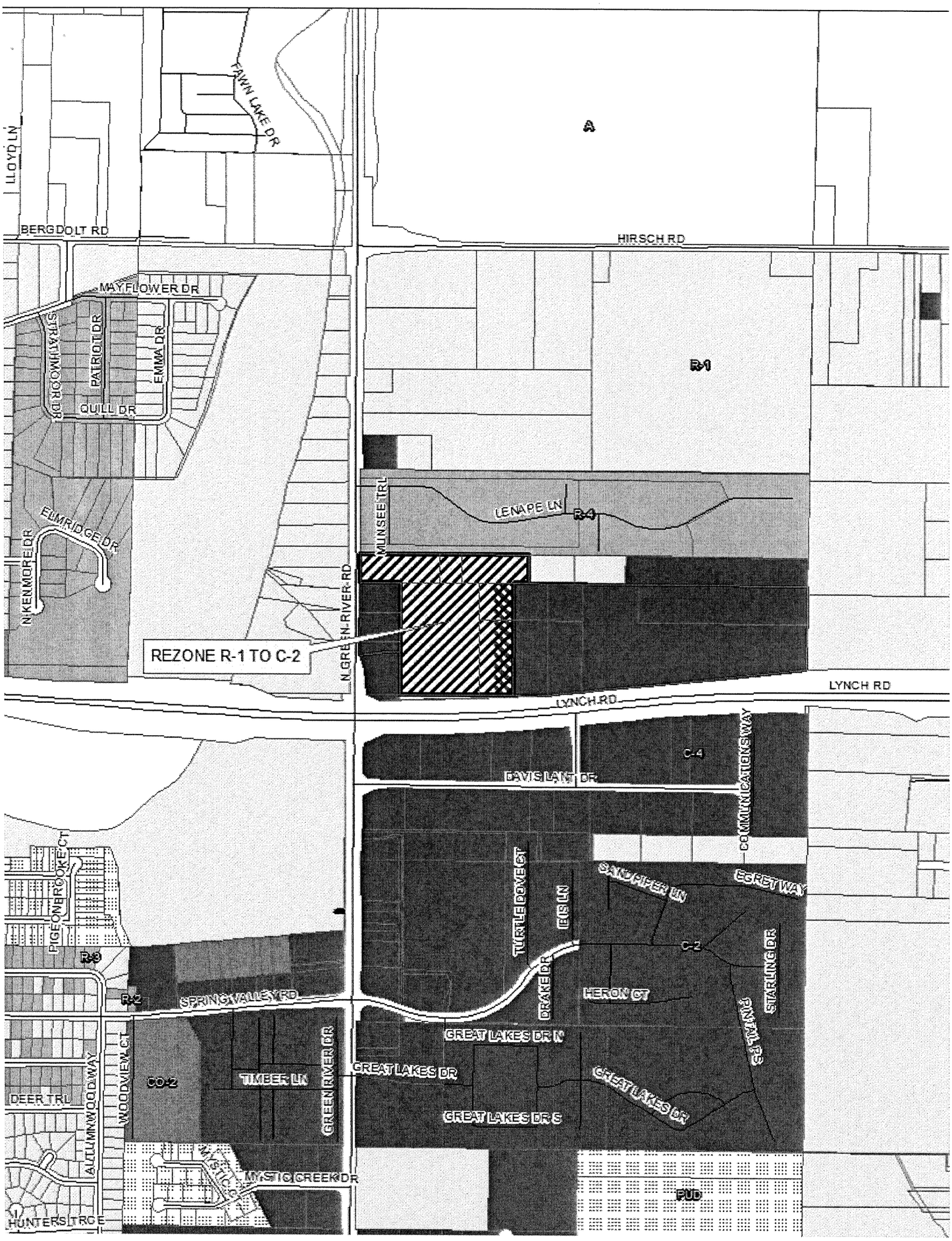
REZONE R-1 TO C-2
A
R-1
R-4
C-4
C-2
CO-2
R-3
R-2
PUD
FAWN LAKE DR
LLOYD LN
BERGDOLT RD
HIRSCH RD
MAYFLOWER DR
STRATMOOR DR
PATRIOT DR
EMMA DR
QUILL DR
ELMRIDGE DR
N KENMORE DR
MUNSEE TRL
LENAPE LN
N GREEN RIVER RD
LYNCH RD
DAVIS LANT DR
COMMUNICATIONS WAY
PIGEON BROOK CT
TURTLE DOVE CT
IBIS LN
SANDPIPER LN
EGRET WAY
DRAKE DR
HERON CT
STARLING DR
SPARROW LN
SPRING VALLEY RD
GREAT LAKES DR N
GREAT LAKES DR
GREAT LAKES DR S
GREEN RIVER DR
TIMBER LN
DEER TRL
WOODVIEW CT
ALLEMANWOOD WAY
MYSTIC CREEK DR
HUNTERS TRCE