

BROWN COUNTY ORDINANCE 2025-003-019-001

This ordinance amends the zoning maps of Brown County.

WHEREAS, Nathaniel Boram, Gary Boram, and Debra Boram petitioned the Board of Commissioners ("Commissioners") of the County of Brown ("County"), Indiana for the rezoning of certain lands in Hamblen Township Brown County;

WHEREAS, said petition has been assigned Petition Number 25-RZ-01;

WHEREAS, the Brown County Area Plan Commission conducted a public hearing on the proposed rezoning and certified its recommendation thereon to the Commissioners;

WHEREAS, the Commissioners find that the approval of the proposed rezoning would promote the purposes of the Comprehensive Plan and the Brown County Zoning Ordinance and have given due consideration to, *inter alia*, the Comprehensive Plan, the current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.

NOW, THEREFORE, BE IT ORDAINED by the Commissioners as follows:

Section 1. Petition Number 25-RZ-01 is hereby APPROVED. The property subject to that Petition more particularly described in "Exhibit A" affixed hereto and hereinafter referred to as 6385 Beech Tree Road is hereby rezoned from Secondary Residential to Accommodation Business Zoning, in its entirety, under the Brown County Zoning Ordinance.

Section 2. Should any portion of this Ordinance be declared or determined illegal, unenforceable, or invalid by a court of competent jurisdiction, then such illegal, unenforceable, or invalid provision(s) shall be severed from the remaining legal, valid and enforceable portions hereof, which shall continue to be in full force and effect.

Section 3. This ordinance shall take effect upon adoption.

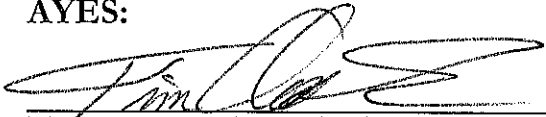
SO APPROVED AND ADOPTED by the Board of Commissioners of the County of Brown, Indiana, this 19th day of March, 2025.

2025000628 ORDI \$0.00
03/26/2025 08:36:45A 3 PGS
Mary E Smith
Brown County Recorder IN
Recorded as Presented




BOARD OF COMMISSIONERS

AYES:



TIM CLARK (President)

RON SANDERS


KEVIN PATRICK

NAYS:

TIM CLARK (President)


RON SANDERS

KEVIN PATRICK

ATTEST:

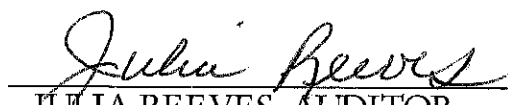

JULIA REEVES, AUDITOR

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 07-01-06-200-111.002-006

LAND SITUATED IN THE COUNTY OF BROWN, STATE OF INDIANA

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER ALL IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BROWN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST; RUNNING THENCE WEST ON SOUTH LINE 20 RODS TO A POINT WHICH IS 45 RODS 2 FEET EAST OF THE SOUTHWEST CORNER; THENCE NORTH PARALLEL WITH EAST LINE 82-3/4 RODS TO A POINT IN THE CENTER OF THE PUBLIC ROAD; THENCE FOLLOWING THE CENTER OF THE PUBLIC ROAD AS FOLLOWS: NORTH 56.5 DEGREES EAST 21 RODS 3.5 FEET TO A POINT; THENCE NORTH 70.25 DEGREES EAST 15 RODS 7.5 FEET TO A POINT; THENCE EAST 4 RODS 9 FEET TO A POINT; THENCE SOUTH 72-1/4 DEGREES EAST 3 RODS; THENCE LEAVING SAID ROAD RUNNING SOUTH PARALLEL WITH THE WEST LINE 58 RODS TO A POINT; THENCE WEST 20 RODS TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTERS THENCE SOUTH ON EAST LINE OF THE NORTHWEST QUARTER 40 RODS TO A POINT OF BEGINNING, AS SAID IN PREVIOUS DEEDS TO CONTAIN 18.98 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER ALL IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BROWN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6; THEN NORTH 00 DEGREES 00 MINUTES EAST (ASSUMED BEARING) ALONG THE EAST LINE THEREOF 660.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 196.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 982.81 FEET TO THE CENTER OF BEECH TREE ROAD; THENCE NORTH 70 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID ROAD CENTER 5.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID ROAD CENTER 75.00 FEET; THENCE SOUTH 62 DEGREES 26 MINUTES 45 SECONDS EAST ALONG SAID ROAD CENTER 59.94 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 957.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 133.47 FEET TO THE POINT OF BEGINNING, AS SAID IN PREVIOUS DEED TO CONTAIN 3.00 ACRES, MORE OR LESS.