

ORDINANCE NO. 2019-11

**AN ORDINANCE TO AMEND THE HUNTINGTON COUNTY
OFFICIAL ZONING MAP**

WHEREAS, the Huntington County Plan Commission considered Docket PC-19-009, an application filed by James and Kristine Hittler to amend the Official Zoning Map as to certain real estate from POD (Professional Office District) to GB (General Business), specifically on property containing 1-acre located within parcel #35-05-12-100-076.003-004 at 301 Erie Stone Road, Huntington, Indiana; and,

WHEREAS, the Huntington County Plan Commission, by a vote of 6 to 0, issued a favorable recommendation to application PC-19-009 at a public hearing duly held on August 14, 2019. Official certification of the Plan Commission proceedings is attached and is incorporated hereto as Exhibit A, and a map and legal description of the affected property is attached and is incorporated hereto as Exhibit B; and,

WHEREAS, the Board of Commissioners now determines that this proposed rezoning of real estate is consistent with the Comprehensive Plan and gives reasonable regard to current conditions and uses in the areas sought to be rezoned as well as adjoining districts. This rezoning of real estate to GB (General Business) achieves the most desirable use of the property involved and encourages responsible development and growth. The proposed zoning will conserve and enhance property values throughout the area.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of Huntington County, Indiana, that the Official Zoning Map of Huntington County be and is hereby amended to rezone the above described real estate from POD (Professional Office District) to GB (General Business).

[SIGNATURE BLOCK ON NEXT PAGE]

Approved by the Board of County Commissioners of Huntington, Indiana, this
3rd day of September, 2019.

Absent as
(Larry Buzzard) President

Tom Wall as
(Tom Wall) Member

Rob Miller as
(Rob Miller) Member

Board of County Commissioners
Huntington County
Huntington, Indiana

ATTEST:

Jill Landrum
Jill Landrum
Huntington County Auditor

Exhibit "A"

Plan Commission Certification

On August 14, 2019, the Huntington County Plan Commission by a 6-0 vote certified a favorable recommendation on application PC-19-009: A Reclassification of Zoning from POD (Professional Office District) to GB (General Business).

A handwritten signature in black ink, reading "Kim Hostetler", written over a horizontal line.

Kim Hostetler, Secretary
Huntington County Plan Commission

"Exhibit B"

BK 095 PG 017

191210
COIL & DICKMEYER, INC. 10

Civil Engineers - Land Surveyors - Planners

C. David Coil, P.E. #60006943
Kerry D. Dickmeyer, L.S. #S0243
John L. Updike, L.S. #S0494

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RECEIVED FOR RECORD

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Survey No. 97260

Date June 2, 1997

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 19 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A.) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
- B.) OCCUPATION OR POSSESSION LINE
- C.) CLARITY OF RECORD DESCRIPTIONS
- D.) THEORETICAL UNCERTAINTY OF MEASUREMENTS

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS C SURVEY (0.50 FEET) AS DEFINED IN IAC 865.

Tract II-Northeast One-quarter - Section 12-28-9 Huntington Co.

This survey was completed without the benefit of a title commitment or abstract of title. A complete title search may reveal facts that may change portions of this survey. The purpose of this survey is to divide a parent tract into four smaller parcels. The parent tract is described in Deed Book 229, Page 287, with title vested in Hittler.

The East Quarter corner is marked by a P.K. nail. The Northeast corner of Section 12 is marked by a railroad spike. The North Quarter corner is marked by five-eighths inch diameter iron pin. I found no documented history for these found corners. Nothing was found at the West Quarter corner. It falls in a highway R/W. The South Quarter corner falls in a quarry. No evidence of this corner remains. A three-fourths inch iron pin was found 1.35 feet West of the center of the section. The remains of a wood post was found at the center of section. Prior surveys in this area have called this post the actual center of section. Because of the absence of the West and South Quarter corners, the post remains was held as the center of section. The remaining corners were traversed and the results shown. Iron pins were set at the corners of the new parcels, as shown.

The adjoiner's descriptions use the same calls on common lines. County Road 045 West was reestablished using iron pins in Hillegas Subdivision.

A wire fence meanders generally along the West line of Tract IV. There is no other visible evidence of possession along the remaining boundary lines.

An underground oil pipeline runs through Tract IV. No easement documentation was researched nor provided by the client for this pipeline. The pipeline was plotted from the field location of the permanent markers found at the East and West parcel lines.

COIL & DICKMEYER, INC.**BK 095 PG 018***Civil Engineers - Land Surveyors - Planners*

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Survey No. 97260**NEW PARCEL DESCRIPTION****Tract II**

A parcel of land located in the Northeast One-quarter of Section 12, Township 28 North, Range 9 East, Huntington County, Indiana, more particularly described as follows: Commencing at the Southwest corner of the Northeast One-quarter of said Section 12; thence North 0 degree 07 minutes 58 seconds East (assumed bearing) along the West line of said Northeast One-quarter, a distance of 311.53 feet to the point of beginning, BEGINNING at the above described point; thence continuing along said West line, North 0 degree 07 minutes 58 seconds East, a distance of 281.02 feet to the South R/W line of Erie Stone Road; thence along said R/W line, North 82 degrees 37 minutes 37 seconds East, a distance of 151.60 feet; thence South 0 degree 07 minutes 58 seconds West, a distance of 298.49 feet; thence South 89 degrees 14 minutes 31 seconds West, a distance of 150.32 feet to the point of beginning. Parcel contains 1.00 acres.

FLOOD PLAIN NOTE: N.F.I.P. Flood Insurance Rate Map, Community #180438, Panel 0100C, effective July 18, 1983, shows the surveyed parcel in a Zone C (areas of minimal flooding) designation, as plotted by scale only, no elevations taken or established.

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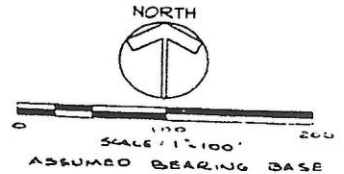
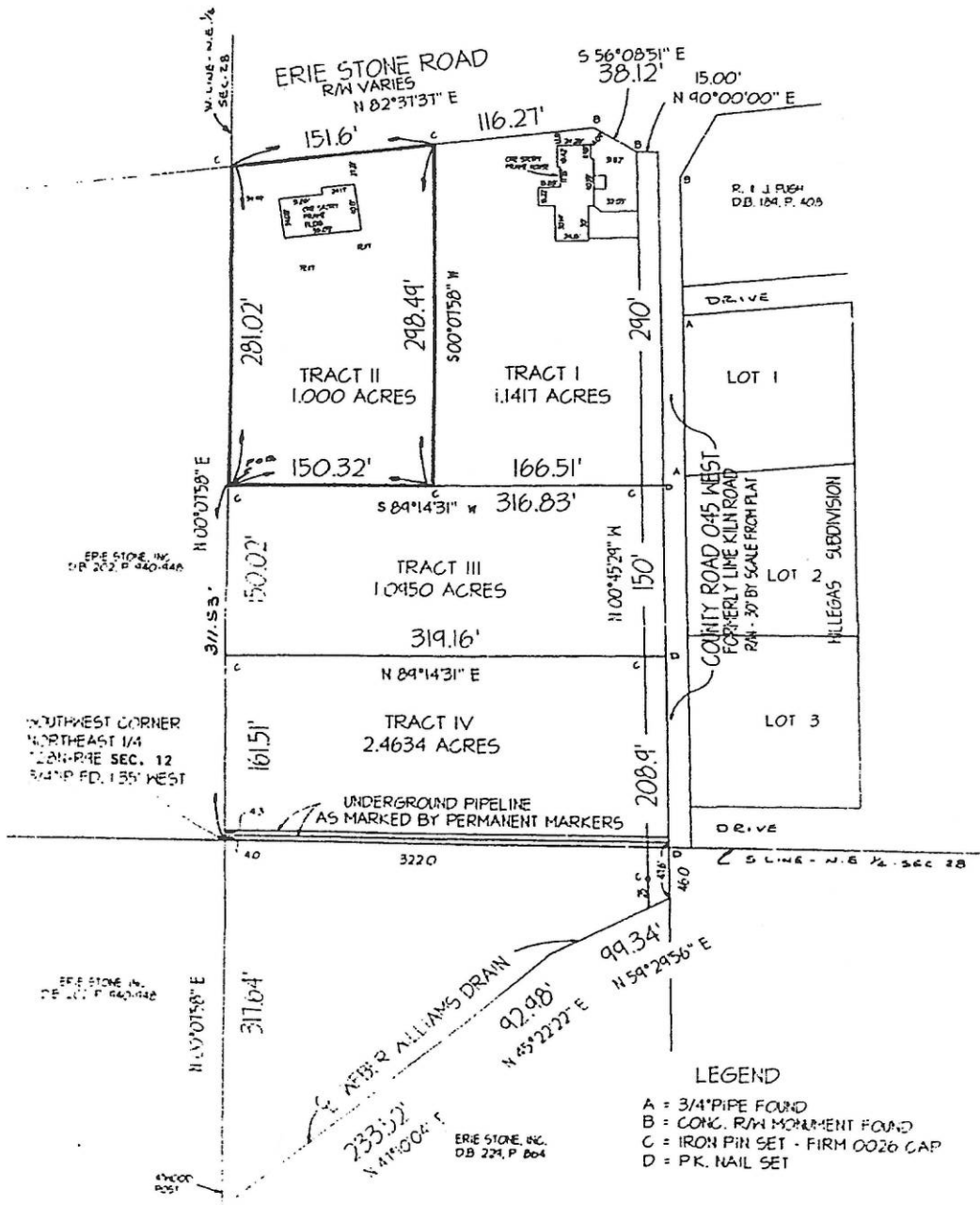
Survey No. 97260

SURVEY PLAT

This document is a re-survey of land and real estate located in HUNTINGTON TOWNSHIP, HUNTINGTON CO., Indiana made in accordance with the records on file in the Office of Recorder of said county.

TRACT 11

SEE ATTACHED SHEET FOR DESCRIPTION



Field work completed 5/22/97
For: JAMES R. Hittler-Owner of Record

I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was executed according to the survey requirements set forth in §§ 1-12.
Date: June 2, 1997

I.P.F. - Iron Pin Found at grade
I.P.S. - 5/8" Ø Re-bar, 24" long, set at grade, with cap stamped C&D FIRM NO. 0026
P.F. - Pipe Found
P.K. - P.K. nail
D - Dead
M - Measured
P - Platted
Monuments found have no documented history, except as noted.

Valid only with original hand and seal



John L. Updike

COIL & DICKMEYER, INC.

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BK 095PG 020

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