



**CITY OF SHELBYVILLE, INDIANA | PLANNING AND BUILDING DEPARTMENT**  
MAYOR THOMAS DEBAUN | DIRECTOR ADAM RUDE

FROM THE DESK OF ADAM RUDE | DIRECTOR | ARUDE@CITYOFSHELBYVILLEIN.COM

**FILED**  
AUDITOR OF SHELBY COUNTY

NOV 14 2019

Date: November 14th, 2019

To: Shelby County Auditor, Amy Glackman  
Shelby County Board of Commissioners  
Shelby County Plan Commission

From: Shelbyville Plan Commission

RE: Petition for Extra-territorial Jurisdiction in Relation to New Residential Development

On behalf of the Shelbyville Plan Commission, this letter shall serve as a petition for planning and building jurisdiction for an area adjacent to the corporate limits of the City of Shelbyville, described in Exhibit A, attached hereto and incorporated by reference.

In accordance with IC 36-7-4-205(h), the Shelbyville Plan Commission hereby requests that the Shelby County Plan Commission hold a public hearing and the Shelby County Board of Commissioners adopt an ordinance to grant planning and building-related jurisdiction to The City of Shelbyville.

This request is in relation to a proposed residential development that is being proposed on the roughly 83.25 acres, described in Exhibit A and shown in Exhibit B, attached. The proposed development intends to petition for annexation into the City of Shelbyville, due to this being a census year we are seeking planning and zoning jurisdiction to enable the development to proceed under the City's planning and zoning jurisdiction.

For any questions, please feel free to reach out to our office directly.

Respectfully,

**Adam M. Rude**  
Secretary, Plan Commission  
City of Shelbyville, Indiana

**Michael Evans**  
President, Plan Commission  
City of Shelbyville, Indiana

### **Exhibit A: Legal Description**

The following described real estate located in Addison Township , Shelby County, Indiana:  
Beginning at the southeast corner of the West Half of the Southwest Quarter of Section 29  
in

Township 13 North and Range 7 East and running thence North 20.58 chains; thence West  
to

the west line of the East Half of the Southeast Quarter of Section 30 in Township 13 North  
and

Range 7 East; thence south on said west line to the center of the Michigan Road; thence  
southeast on said road to the south line of said Section 30; thence East 34.78 chains to the  
place of beginning, containing 80 acres, more or less.

EXCEPT the following described part and portion thereof: Beginning on the east line of  
the West Half of the Southwest Quarter of Section 29 in Township 13 North and Range 7  
East at a point 10 chains and 10 links 4  $\frac{3}{4}$  inches north of the southeast corner of said  
half quarter section; thence West 5 chains; thence North 2 chains and 63 links; thence  
East 5 chains to the east line of said half quarter section; thence South 2 chains and 63  
links to the place of beginning, containing 1.31 Acres, more or less.

EXCEPT THEREFROM: Beginning at a point 467  $\frac{1}{2}$  feet south of the northeast corner  
of the Southwest Quarter of the Southwest Quarter of Section 29 in Township 13 North,  
Range 7 East and running thence West 240 feet; thence South 50 feet; thence East 240  
feet and thence North 50 feet to the place of beginning.

ALSO EXCEPT: Beginning at a point 300 feet south of the northeast corner of the  
Southwest Quarter of the Southwest Quarter of Section 29 in Township 13 North, Range  
7 East and running thence West 240 feet; thence South 150 feet; thence East 240 feet;  
and thence North 150 feet to the place of beginning.

ALSO EXCEPT: Beginning at the northeast corner of the Southwest Quarter of the  
Southwest Quarter of Section 29 in Township 13 North, Range 7 East and running  
thence West 240 feet; thence South 150 feet; thence East 240 feet; and thence North  
150 feet to the place of beginning.

ALSO EXCEPT: Beginning at a point 150 feet south of the northeast corner of the  
Southwest Quarter of the Southwest Quarter of Section 29 in Township 13 North, Range  
7 East, and running thence West 240 feet; thence South 150 feet; thence East 240 feet  
and thence North 150 feet to the place of beginning.

ALSO EXCEPT: Beginning at a point on the east line of the southwest Quarter of the  
Southwest Quarter of Section 29 in Township 13 North, Range 7 East, which point is 467  
 $\frac{1}{2}$  feet south of the northeast corner of said quarter quarter section and running thence  
West 240 feet for a beginning point; thence South 50 feet to the north line of a 1.31 acre  
tract now owned by grantees and conveyed to them by Jewett Hord and wife in the year  
1945; thence West 90 fet on and along the north line of said 1.31 are tract to the  
northwest corner of said real estate now owned by grantees; thence northeast in a

straight line 103 feet, more or less, to the place of beginning, and containing 5/100 of an acre, more or less.

ALSO EXCEPT: A part of the Southeast Quarter of the Southeast Quarter of Section 30 in Township 13 North, Range 7 East and more particularly described as follows:

Beginning in the center line of U.S. and State Highway Number 421 (sometimes called the Old Michigan Road), at a point 200 feet north of the south line of said section, measured along a line running north from said south section line and parallel to the west line of said quarter quarter section, said beginning point being approximately 1050 feet due west of the east line of said section; running thence East along a line parallel to the south line of said section 461 feet; thence North along a line parallel to the east line of said section 470 feet; thence West along a line parallel to the south line of said Section 651 feet, to the center line of said highway; thence South 22 degrees East along the center line of said highway 506.9 feet to the place of beginning, containing 6 Acres, more or less; subject to any and all existing highway rights and easements of record.

ALSO EXCEPT: A part of the Southeast Quarter of Section 30, in Township 13 North, Range 7 East, described as follows:

Beginning at the point where the south line of said Southeast Quarter of Section 30 crosses the center line of the Michigan road, formerly known as U.S. Highway Number 421; running thence North 22 degrees 42 minutes west along the center line of said road 216.79 feet; thence North 90 degrees 0 minutes East 461 feet along the south line of a tract heretofore conveyed by grantors to the Trustees of St. Mark's Lutheran Church; thence south 0 degrees - minutes 200 feet to the south line of said quarter section; thence North 90 degrees 0 minutes West 377.24 feet to the point of beginning, containing 1.92 Acres, more or less.

ALSO: Beginning at the northwest corner of Section 32 in Township 13 North and Range 7 East, and running thence South to the center of the C.C.C. & St. L. Railroad track; thence southeast on said railroad track to where the same intersects the Shelbyville and Morristown

Turnpike Road at the bridge crossing the ravine on the northeast side of the railroad; thence in a

general northerly course up the east side of the ground of said turnpike road to the north line of

said Section 32 aforesaid; thence West to the place of beginning, containing 72 Acres, more or less.

EXCEPT, part of the West Half of the Northwest Quarter and part of the West Half of the Southwest Quarter of Section 32, Township 13 North, Range 7 East of the Second Principal Meridian: Beginning at a point on the west line of said section 12 chains and 40 links south of the northwest corner; thence South on said line 29 chains and 52 links to the middle of the C.C.C. and St. L. R.R. track; thence southeasterly and with the said line, with a curve to the right having a radius of 1750 feet, a distance of 14 chains and 67

links to the right of way of State Highway Number 9; thence North 31 degrees and 10 minutes East with said right of way 1.77 chains; thence North 7 degrees and 54 minutes East 17 chains and 50 links; thence North 10 degrees and 45 minutes East, 22 chains and 85 links to a point 12 chains and 40 links south of the north line of said Section 32 aforesaid; thence West and parallel with said north line 16 chains and 67 links to the place of beginning, containing 47 Acres, more or less.

EXCEPT THEREFROM: Beginning at a point 792 feet east and 308 feet south of the northwest corner of the Northwest Quarter of Section 32, Township 13 North, Range 7 East, and running thence East 489.5 feet to the center of State Road Number Nine (9); thence South 10 degrees 7 minutes West, 507.8 feet; thence West 400 feet to an iron pipe; thence North 500 feet to the place of beginning, containing in all 5.10 Acres, more or less. Subject to existing rights of way.

ALSO EXCEPT: Beginning at a point where the north line of the Northwest Quarter of Section 32, Township 13 North, Range 7 East, Second Principal Meridian intersects the center line of pavement of State Road #9, said point being 1333.9 feet east of the northwest corner of said Northwest Quarter Section; thence in a southwesterly direction along the center of said State Road #9, 165.2 feet to the point of beginning of this tract, thence south 10 degrees 15 minutes West 152.4 feet along the center of said State Road #9; thence West 240.6 feet to an iron rod; thence North 150.0 feet; thence East 267.8 feet to the point of beginning, containing 0.88 of an acre, more or less, and subject to the right of way of the public highway.

ALSO EXCEPT THE FOLLOWING: (Tract conveyed to Ruth Roberts)

A part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 13 North,

Range 7 East, Shelby County, Indiana, described as follows:

Commencing at the northeast corner of the above described Southwest Quarter of the Southwest Quarter of Section 29; thence with the east line of the quarter quarter South 00 degrees 00 minutes 00 seconds East 691.08 feet to the southeast corner of a 1.31 acre tract

described at Deed Record 189, Page 193 in the Office of Recorder of Shelby County and the

true point of beginning of the tract herein described;

Thence continue with the east line of the quarter quarter South 00 degrees 00 minutes 00 seconds East 184.00 feet; thence parallel with the south line of the above mentioned 1.31 acre

tract North 88 degrees 46 minutes 37 seconds West 355.00 feet; thence parallel with the east

line of the quarter quarter North 00 degrees 00 minutes 00 seconds East 184.00 feet; thence

with the extended south line and south line of said 1.31 acre tract South 88 degrees 46 minutes

37 seconds East 355.00 feet to the point of beginning, containing 1.50 Acres, more or less, and

subject to 40 feet of even width off of the entire east line of the tract for the right of way of State

Road #9 and also subject to any other existing right of ways, easements or restrictions.

Course data used in this description assumes the east line of the quarter quarter to run South.

ALSO EXCEPT THE FOLLOWING: (Tract conveyed to Robert Adams)

A part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 13 North,

Range 7 East, Shelby County, Indiana, described as follows:

Commencing at the northeast corner of the quarter quarter, thence with the east line of the quarter quarter South 517.50 feet; thence parallel with the north line of the quarter quarter West

330.00 feet to the westerly corner of an 0.0516 acre tract heretofore described and the true point of beginning of the tract herein described; thence parallel with the east line of the quarter

quarter South 173.58 feet (2.63 chains) to the southwest corner of a 1.31 acre tract described at

Deed Record 189 page 193; thence with the extended south line (extended westerly) of said

1.31 acre tract West 25.00 feet; thence parallel with the east line of the quarter quarter North

166.58 feet to a point 7.00 feet south and 25.00 feet west of the point of beginning; thence northeasterly 25.81 feet more or less to the point of beginning, containing 0.0976 acres, more or less.

**Exhibit B: Map of Subject Property**

