

ORDINANCE NO. 24-05-24-004

AN ORDINANCE AMENDING, AND TO AMEND  
THE ZONING ORDINANCE OF KOSCIUSKO  
COUNTY, INDIANA

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF KOSCIUSKO  
COUNTY, INDIANA:

ARTICLE 1.

Section 1. That the Kosciusko County Zoning Ordinance heretofore passed and adopted by the Board of Commissioners of Kosciusko County, Indiana, and recorded under Miscellaneous Record 53, Page 130 be and the same is hereby amended in the particulars hereinafter set forth.

Section 2. That certain tract of land situated in Kosciusko County, Indiana, now lying without the corporate limits of any non-participating City or Town and under the jurisdiction of the Kosciusko County Area Plan Commission, as a part of the Comprehensive Plan for Kosciusko County, Indiana; to-wit:

2022051454 ORDN \$0.00  
05/24/2022 10:25:16A 4 PGS  
Joetta Mitchell  
Kosciusko County Recorder IN  
Recorded as Presented  


"SEE ATTACHED"

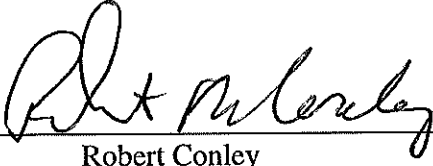
be, and the same is hereby, removed from classification as an Public Use and  
subject real estate shall be reclassified and rezoned as Commercial within the  
limitations, definitions and description of the Kosciusko County Zoning Ordinance.

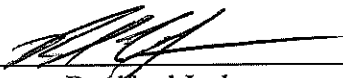
Section 3. That the Ordinance Administrator, pursuant to said Zoning Ordinance be, and he is hereby authorized to issue Location Improvement Permits and Certificates of Occupancy with reference to the construction and improvements upon said described real estate so long as applications therefore comply with the Kosciusko County Zoning Ordinance and upon compliance with all applicable rules and regulations of the State of Indiana and local authorities, as the same may be applicable to the construction of streets, parking facilities, storm sewers, drains, sidewalks and sewer and water facilities.


ARTICLE 2.

Section 1. This ordinance shall be in full force and effect from and after its passage.

Passed and adopted at a regular and duly constituted meeting of the County Commissioners  
of Kosciusko County, Indiana, on 05/24/2022.

  
Robert Conley

  
Bradford Jackson

  
Cary Groninger

  
Attest: Kosciusko County Auditor – Michelle Puckett

I affirm, under the penalties for perjury,  
that I have taken reasonable care to redact  
each Social Security number in this  
document, unless required by law.



A tract of land in the Northeast Quarter of Section 10, Township 34 North, Range 7 East, Turkey Creek Township, Kosciusko County, Indiana, and being part of the Wawasee Airport Condominium Hangers, Phase 1 as recorded in Document #2003061738 more particularly described as follows:

Commencing at a square pin marking the Northwest corner of the recorded plat of Thornburg's Subdivision as recorded in Plat Book 6, page 78 in the Office of the Recorder of Kosciusko County, Indiana; thence South  $00^{\circ}02'19''$  East (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system), along the centerline of Bishop Road, 931.52 feet to a Mag nail and the a Northwest corner of said Condominium and the Point of Beginning; thence following the boundary of said Condominium the next 3 calls; thence North  $69^{\circ}50'57''$  East, 254.82 feet to a McCrea cap pin; thence North  $20^{\circ}09'03''$  West, 110.00 feet to a McCrea cap pin; thence North  $69^{\circ}50'57''$  East, 247.60 feet to a McCrea cap pin at the intersection of the Northerly line of said Condominium and the Northwesterly extension of the Northeasterly line of Lot #3 in said Condominium; thence South  $20^{\circ}09'03''$  East, along said extended line, 160.00 feet to the intersection with the South line of said Condominium; thence South  $69^{\circ}50'57''$  West, 520.73 feet to the a spindle at the Southwest corner of said Condominium and said centerline; thence North  $00^{\circ}02'19''$  West, along said centerline 53.25 feet to the Point of Beginning, containing 1.21 acres more or less.

803 6 2 49

A tract of land in the Northeast Quarter of Section 10, Township 34 North, Range 7 East, Turkey Creek Township, Kosciusko County, Indiana, and being part of the Wawasee Airport Condominium Hangers, Phase 1 as recorded in Document #2003061738 more particularly described as follows:

Commencing at a square pin marking the Northwest corner of the recorded plat of Thornburg's Subdivision as recorded in Plat Book 6, page 78 in the Office of the Recorder of Kosciusko County, Indiana; thence South 00°02'19" East (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system), along the centerline of Bishop Road, 931.52 feet to a Mag nail and the a Northwest corner of said Condominium and the Point of Beginning; thence North 00°02'19" West, along said centerline, 522.01 feet to a mag nail; thence South 88°55'41" East, 198.22 feet to a Cap pin; thence North 01°14'45" East, 131.87 feet to a cap pin on the South line of Thornburg's Subdivision; thence North 89°47'32" East, along the South line of said Subdivision, 570.85 feet to the South common corner of said Subdivision and Kell's Skypark Subdivision; thence South 89°47'28" East, along the South line of said Kell's Subdivision, 59.86 feet to a McCrea cap pin; thence South 00°01'46" East, 139.19 feet to a McCrea cap pin thence South 04°36'48" East, 254.23 feet to a McCrea cap pin at the Southeast corner of said Condominium; thence South 69°50'57" West, along the South line of said Condominium, 386.71 feet to the intersection of said Condominium and the Southeasterly extension of the Northeasterly line of Lot #3 in said Condominium; thence North 20°09'03" West, along said Northeasterly line and said line extended, 160.00 feet to the North line of said Condominium; thence following the boundary of said Condominium the next 3 calls; thence South 69°50'57" West, 247.60 feet to a McCrea cap pin; thence South 20°09'03" East, 110.00 feet to a McCrea cap pin; thence South 69°50'57" West, 254.82 feet to the Point of Beginning, containing 8.79 acres more or less.