

Shelby County Plan Commission

January 28, 2025, at 7:00 PM

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MEETING AGENDA

Shelby County Plan Commission
January 28, 2025, at 7:00 P.M.

CALL TO ORDER

ROLL CALL

ELECTION OF OFFICERS

PC APPOINTMENT TO THE BZA

PC APPOINTMENT OF BZA HEARING OFFICER

APPROVAL OF MINUTES

Minutes from the November 26, 2024, meeting.

OLD BUSINESS

RZ 24-09 – RUSH REZONING: Findings of Fact

RZ 24-11 – BASS REZONING: Rezoning of 1.5-acres from the A2 (Agricultural) District to the R1 (Single-Family Residential) District to allow for a one-lot Simple Subdivision. Located approximately 90-feet north of 5754 N 500 W, Fairland, Brandywine Township.

SD 24-12 – BASS SIMPLE 500 W SIMPLE PLAT SIMPLE SUBDIVISION: Simple Subdivision of a 1.5-acre single-family building lot from a 31.5-acre parent tract and waivers of subdivision standards. Located approximately 90-feet north of 5754 N 500 W, Fairland, Brandywine Township.

NEW BUSINESS

RZ 25-01 – THEOBALD REZONING: Rezoning of 3-acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision. Located at 3179 N 775 E, Shelbyville, Union Township.

SD 25-01 – THEOBALD SIMPLE SUBDIVISION: Simple Subdivision of a 3-acres from a 35.82-acre parent tract and waivers of subdivision standards. Located at 3179 N 775 E, Shelbyville, Union Township.

DISCUSSION

Shelby County Sub-Area Economic Development Plan – Brief overview of the intent and contents of the Plan and approval process. Discussion and consideration of strategies and land use recommendations will occur during the public hearing portion of the approval process at a subsequent

Plan Commission meeting.

ADJOURNMENT

The next regular meeting of the Shelby County Plan Commission is scheduled for Tuesday, **February 25, 2025**, at **7:00 PM**.

Rezoning

FINDINGS OF FACT

Applicant: Rush Rezoning

Case #: RZ 24-09

Location: 4717 S Marietta Rd, Shelbyville, Hendricks Township.

1. Current Conditions and the Character of Current Structures and Uses in Each District

Residential development of the property would not prohibit continued use of adjacent property for agricultural production and continued agricultural use of a portion of the property would not conflict with the agricultural character of the area.

2. The Most Desirable Use for Which the Land in Each District Is Adapted

Approval of the rezoning would allow for development of a residential property adjoining a residential property occupied by family members of the petitioner.

3. The Conservation of Property Values throughout the Jurisdiction

Development of the property for residential purposes would have no perceivable impact on property values throughout the County.

4. Responsible Development and Growth

The property would sit a significant distance from the public road and would only have access to the public road through an easement. However, issues associated with utilizing an access easement typically arise only when shared by multiple lots in a major subdivision. Therefore, allowing for the development of one lot with access to the public road through an easement would not conflict with responsible development and growth.

5. The Comprehensive Plan.

The Simple Subdivision plat for the property includes a No-Disturb Easement over the Flood Hazard Area which would permanently preserve the floodplain as recommended for areas designated as Parks, Open Space, & Conservation by the Comprehensive Plan.

Property Details

Location: Approximately 100-feet north of 5754 N 500 W, Fairland, Brandywine Township.

Property Size: 1.5-acres.

Current Land Use: Cropland.

Current Zoning Classification

A2 (Agricultural)

This district is established for general agricultural areas and buildings associated with agricultural production.

Proposed Zoning Classification

R1 (Single-Family Residential)

Intent: This district is established for single-family detached, medium to large sized homes on medium to large sized lots.

Plan Commission: Use this zoning district for existing developments and carefully for new residential development.

Future Land Use per Comp Plan

Suburban Residential

This purpose of this category is for the transition of land use from agricultural and estate residential uses to low to medium-density, single-family residential subdivisions as water and sewer facilities become available.

Surrounding Development

	Zoning	Land Use
North	A2	Cropland
South	A2	Cropland
East	A2	Cropland
West	A1	Cropland

Staff Report

Case Number: RZ 24-11 / SD 24-12

Case Name: Bass Rezoning – A2 (Agricultural) to R1 (Single-Family Residential) & Bass 500 W Simple Plat Simple Subdivision

Requests

Rezoning of 1.5-acres from the A2 (Agricultural) District to the R1 (Single-Family Residential) District to allow for a one-lot Simple Subdivision.

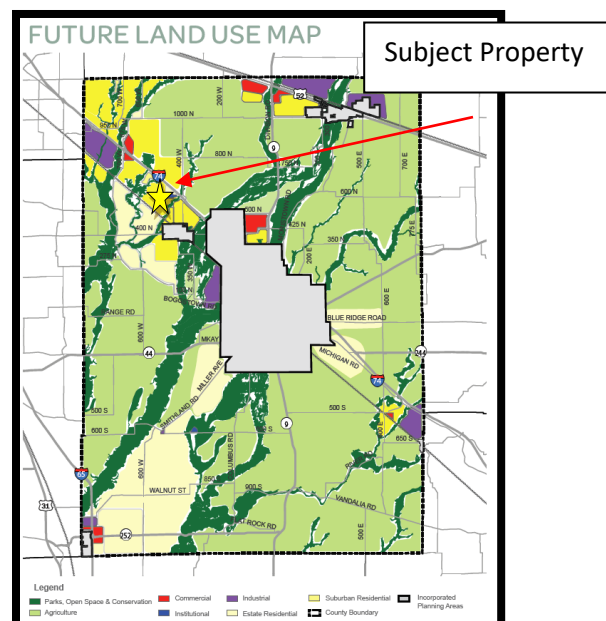
Simple Subdivision of a 1.5-acre single-family building lot from a 31.5-acre parent tract.

Waiver of Simple Subdivision prerequisites to allow for Simple Subdivision of property zoned R1.

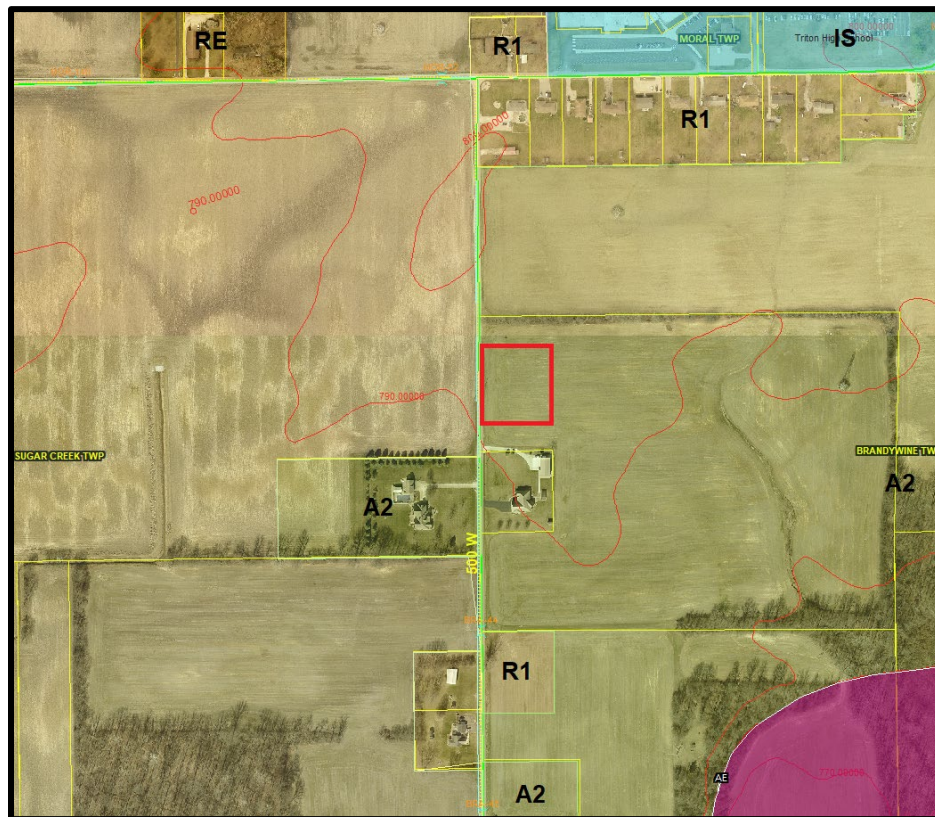
Purpose of Subdivision Code Requirement

The UDO restricts residential zoning in Simple Subdivisions to the RE (Residential Estate) District, which prohibits lots less than two-acres, to maintain low density residential development in rural areas. The requirement also allows for adequate lot size for installation of a septic system, and adequate area for a new septic system in the case of septic system failure.

Future Land Use Map



Property Map



Case Description

- Approval of the requests would allow for development of one, 1.5-acre single-family residential building lot.
- The size of the lot would equal the size of the lot to the south owned by the petitioner's family.
- The Technical Advisory Committee (TAC) / Site Plan Review Committee would review a detailed site plan including structure layout, elevation of development, drainage infrastructure, and septic system design for compliance with County codes prior to issuance of permits for a new single-family residence.

Staff Analysis Findings of Fact

Rezoning: In accordance with IC 36-7-4-603 and the UDO, when considering a rezoning, the Plan Commission shall pay reasonable regard to:

1. Current Conditions and the Character of Current Structures and Uses in Each District

Most residential lots in the immediate area have the R1 zoning designation.

2. The Most Desirable Use for Which the Land in Each District Is Adapted

The location of the property less than a mile from the Northwestern Consolidated Schools renders the property desirable for affordable single-family detached development on a medium sized lot for families with schoolchildren.

3. The Conservation of Property Values throughout the Jurisdiction

Development of the property for residential purposes would have no perceivable impact on property values throughout the County.

4. Responsible Development and Growth

The property has access to all utilities to support residential development.

5. The Comprehensive Plan

Approval of the rezoning would provide a suburban residential housing opportunity in an area recommended for suburban residential development by the Comprehensive Plan.

Simple Subdivision: Staff has reviewed the proposed plat and has determined:

1. The subdivision of land is consistent with the Shelby County Comprehensive Plan.
2. The subdivision of land satisfies the development requirements of Article 06: Subdivision Types, pending approval of a waiver to allow Simple Subdivision of property zoned R1
3. The subdivision of land satisfies the standards of Article 07: Design Standards.
4. The subdivision of land satisfies any other applicable provisions of the Unified Development Ordinance.
5. The subdivision of land satisfies the construction requirements of Shelby County's Construction Standards.
6. Approval of the waiver would allow for development of a single-family residence on a medium-sized lot in an area recommended for Suburban Residential development by the Comprehensive Plan.

Staff Recommendation

Approval would allow for development of a single-family residence on a medium-sized lot in an area recommended for Suburban Residential development by the Comprehensive Plan. Therefore, Staff recommends **APPROVAL of the Rezoning and Simple Subdivision.**

Applicant/Owner Information

Applicant: Jason & Susan Bass
PO Box 130
Fairland, IN 46126

Surveyor: Greg Garrison, PS
8881 N Timothy Lane
Fountaintown, IN 46130

Owner: James & Glen Bass
PO Boc 184
Fairland, IN 46126

APPLICATION FOR REZONING

FINDINGS OF FACT

The applicant (or their representative) must fill out the findings of fact on the following pages. The Plan Commission may review the applicant's findings of fact to assist with their decision-making process. Please see below for general guidance related to completing the findings of fact.

Applicant: Jason & Susan Bass

Case #: _____

Location: +/- 5800 N 500 W Fairland, IN 46126

1. The request is consistent with the Shelby County Comprehensive Plan because: going from agriculture to residential for the purpose of building a home.
2. The request is consistent with the current conditions and the character of structures and uses in each district because: for use of land for personal residence.
3. The request is consistent with the most desirable use for which the land in each district is adapted because: it is family ground and the site of our forever home.
4. The request is consistent with the conservation of property values throughout the jurisdiction because: it will increase the property value of all houses in the area.
5. The request is consistent with responsible growth and development because: we will be adding a family resident on family land.

General Guidance – Rezoning (not to be considered legal advice):

Finding 1: How is the proposed new zoning designation consistent with the future land use of the property identified in the Comprehensive Plan? If you do not know the future land use of the property, please ask the Planning Director.

Finding 2: How is the proposed use, and/or other possible future uses permitted in the proposed zoning district, similar to surrounding structures and uses of land?

Finding 3: Why is the proposed use, and/or other possible future uses permitted in the proposed zoning district, the most desirable use for the land?

Finding 4: Explain why the proposed use, and/or other possible future uses permitted in the proposed zoning district, would not negatively impact property values.

Finding 5: Why is the change in zoning designation consistent with responsible growth and development?

BASS 500 WEST SIMPLE PLAT

ORIGINAL SURVEY RECORDED AS _____

CERTIFICATE OF OWNERSHIP

State of Indiana

County of Shelby

We, Jason E. Bass and Susan A. Bass, Owners of the real estate known and described herein, do hereby certify that we are the owners of the real estate shown and described herein and that as such owners we have caused the property described herein to be surveyed and subdivided as shown on the herein Plat as our own free and voluntary act and deed.

Jason E. Bass

Susan A. Bass

Rezoning of this property was approved on _____ by County Commission
Ordinance _____

DIRECTOR & PLAN COMMISSION APPROVAL

Approved for the Planning Director and the Plan Commission in accordance with the Subdivision Control Ordinance

Plan Commission President

Plan Commission Secretary

Date

Void unless recorded by: _____

DESCRIPTION

A part of the fractional Northwest Quarter of Section 4, Township 13 North, Range 6 East, Shelby County, Indiana, described as follows:

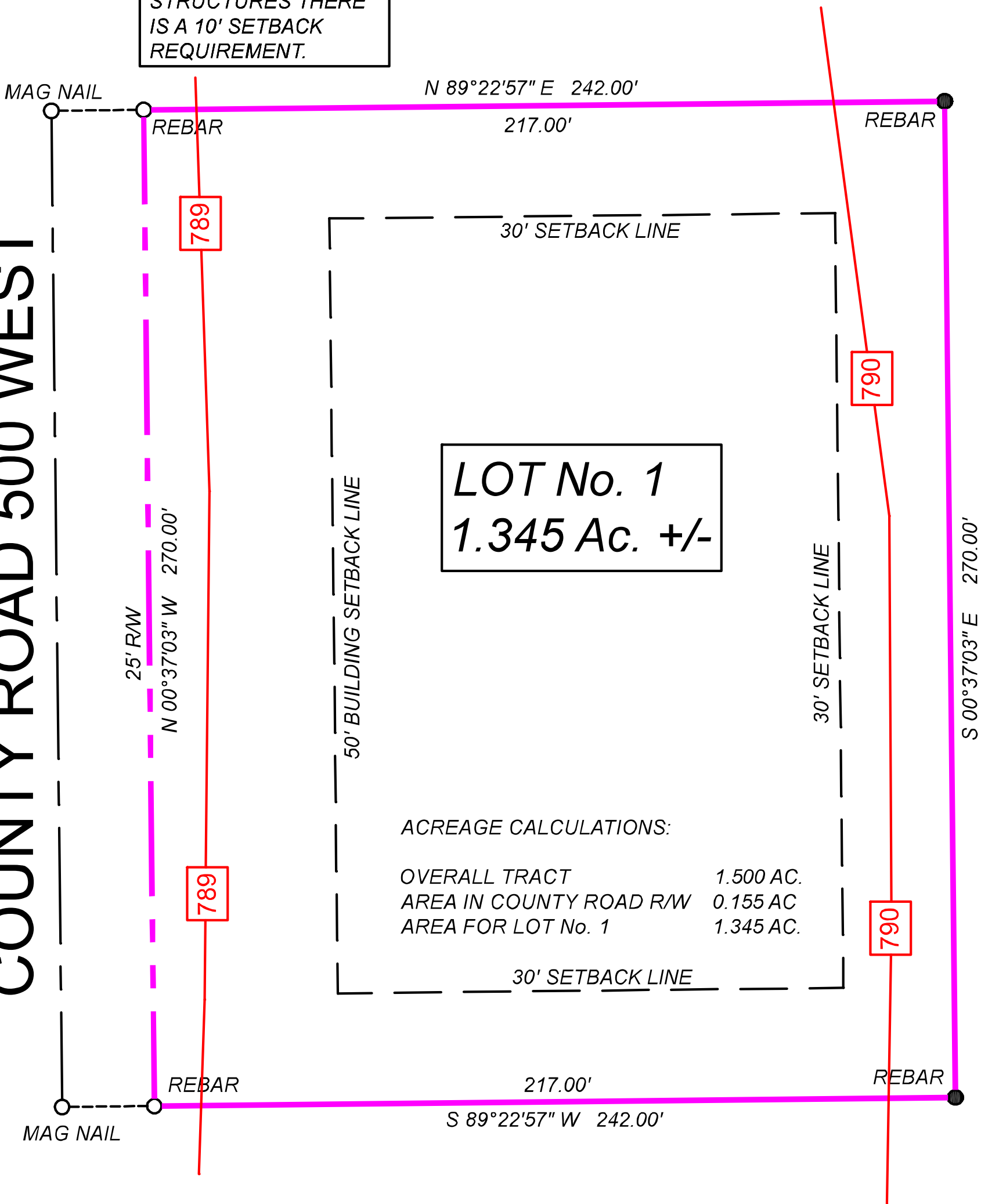
COMMENCING at the southwest corner of said quarter section; thence North 03 degrees 37 minutes 03 seconds West 431.00 feet along the west line of said quarter section to the POINT OF BEGINNING of this description;

Thence continuing North 00 degrees 37 minutes 03 seconds West along said west line 270.00 feet; thence North 89 degrees 22 minutes 57 seconds East 242.00 feet; thence South 00 degrees 37 minutes 03 seconds East parallel with said west line 270.00 feet; thence South 89 degrees 23 minutes West 242.00 feet to the POINT OF BEGINNING, containing 1.50 acres, more or less.

NOTE:

FOR ACCESSORY STRUCTURES THERE IS A 10' SETBACK REQUIREMENT.

COUNTY ROAD 500 WEST



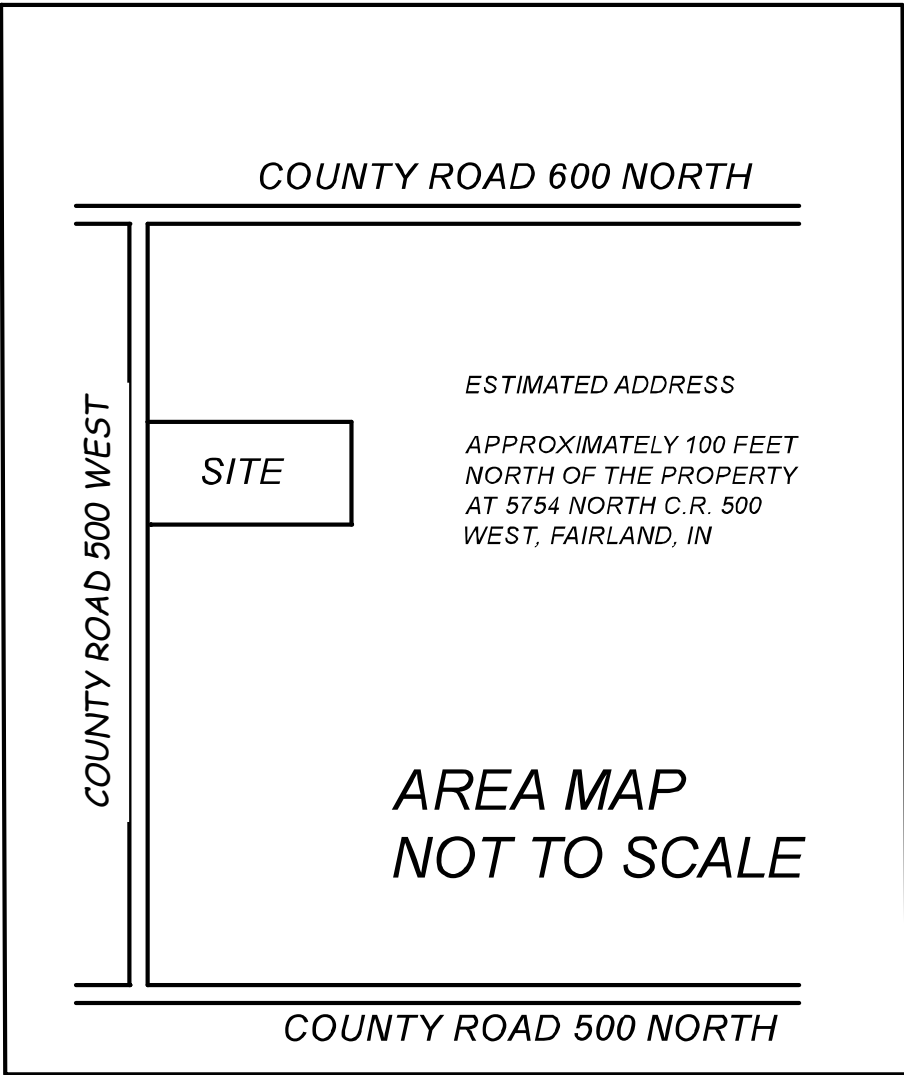
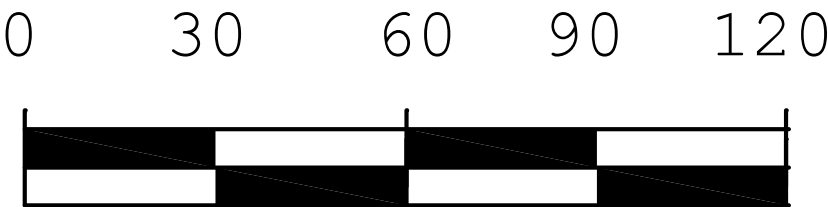
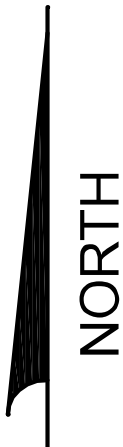
FLOOD STATEMENT:
THIS PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOODING, PER F.E.M.A. MAP No. 1814C0101C, EFFECTIVE DATE 11/5/2014.

NOTES:

1. FIVE (5) DESIDUOUS TREES AT LEAST 1 3/4 INCH DBH AT THE TIME OF ON PLANTING SHALL BE PLANTED ON THE PROPERTY PRIOR TO OCCUPATION OF A RESIDENTIAL STRUCTURE.
2. SIMPLE SUBDIVISION APPROVED WITH A WAIVER OF SIMPLE SUBDIVISION REQUIREMENTS TO ALLOW FOR SIMPLE SUBDIVISION OF PROPERTY ZONED R1.



Kenneth Gregory Garrison
01/20/2025



GREG GARRISON, PS
8881 N. TIMOTHY LANE
FOUNTAIN TOWN, IN 46130
317.371.3756
greg.garrison56@gmail.com

Note: Contours show are per Shelby County GIS data. These will be updated during survey for any plot plan prepared for construction permits/

Property Details

Location: 3179 N 775 E, Shelbyville, Union Township.

Property Size: 3-acres.

Current Land Use: Cropland.

Current Zoning Classification

A1 (Conservation Agricultural)

This district is established for the protection of agricultural areas and buildings associated with agricultural production.

Proposed Zoning Classification

RE (Residential Estate)

This district is established for single-family detached dwellings in a rural or country setting.

Future Land Use per Comp Plan

Agriculture

The purpose of this category is to provide for traditional agricultural practices (such as crop production and livestock grazing) and modern agricultural practices (such as agricultural research facilities and CAFOs). Rural home sites may also occur within this category; however, the emphasis should remain on agriculture. New residential subdivisions that remove prime farmland from production should be discouraged. The residential density of this category should be one lot for every five acres.

Surrounding Development

	Zoning	Land Use
North	A1	Agricultural Homestead / Cropland
South	A1	Cropland
East	A1	Cropland
West	A1	Cropland

Staff Report

Case Number: RZ 25-01 / SD 25-01

Case Name: Theobald Rezoning – A1 (Conservation Agricultural) to RE (Residential Estate) & Theobald Simple Subdivision

Requests

Rezoning of 3-acres from the A1 (Conservation Agricultural) District to the RE (Residential Estate) District to allow for a one-lot Simple Subdivision.

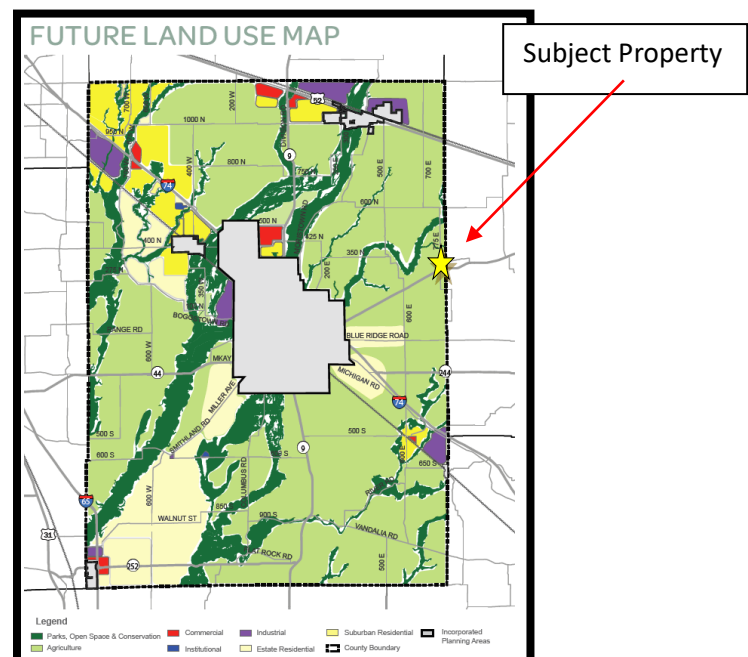
Simple Subdivision of 3-acres from a 35.82-acre parent tract.

Waiver of Simple Subdivision design standards to allow a lot with 40-feet of road frontage (minimum 160-feet of road frontage required).

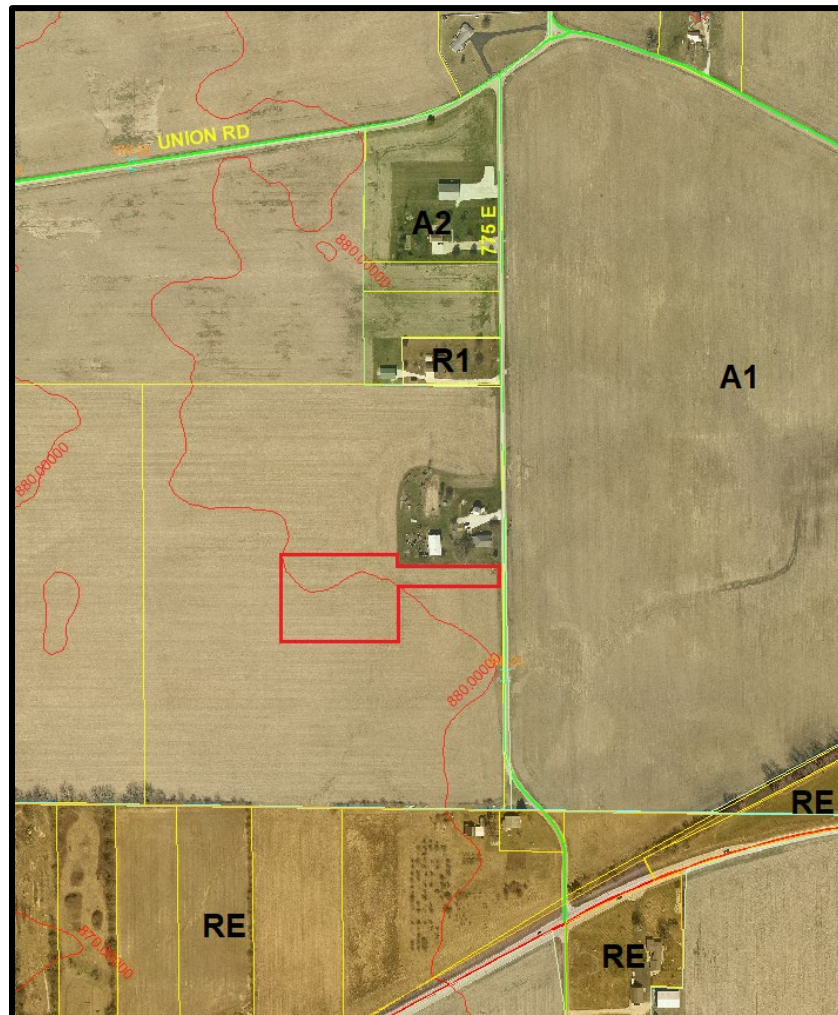
Purpose of Subdivision Code Requirement

The minimum road frontage requirement discourages the creation of 'flag lots.' Flag lots represent disorderly development which could lead to future property line disputes and cause difficulty for visitors or emergency vehicles in locating the house from the public road.

Future Land Use Map



Property Map



Case Description

- Approval of the requests would allow for development of one, 3-acre single-family residential building lot.
- The petitioner intends to construct a home with slab-on-grade. The northwest corner of the proposed lot includes level high ground which would accommodate this type of construction without significant earth work. A reduction in the minimum road frontage requirement allows for construction on a home on the level high ground while not encompassing additional farmland into the lot adjacent to the road.
- The USDA Soil Survey classifies the property as 'Prime Farmland if Drained.'
- The Technical Advisory Committee (TAC) / Site Plan Review Committee would review a detailed site plan including structure layout, elevation of development, drainage infrastructure, and septic system design for compliance with County codes prior to issuance of permits for a new single-family residence.

Staff Analysis Findings of Fact

Rezoning: In accordance with IC 36-7-4-603 and the UDO, when considering a rezoning, the Plan Commission shall pay reasonable regard to:

1. Current Conditions and the Character of Current Structures and Uses in Each District

The size of the proposed lot would be consistent with the size of other residential lots on CR 775 E between Union Rd. and SR 44. Therefore, approval of the rezoning would not conflict with existing residential development in the area.

2. The Most Desirable Use for Which the Land in Each District Is Adapted

Approval of the rezoning would allow for development of a rural residential lot which would not result in the residential density of the surrounding area exceeding one lot per five acres as recommended for rural residential development in agricultural areas by the Comprehensive Plan.

3. The Conservation of Property Values throughout the Jurisdiction

Development of the property for residential purposes would have no perceivable impact on property values throughout the County.

4. Responsible Development and Growth

The property does not have the required minimum road frontage for lots in the RE District. However, a reduction in the minimum road frontage requirement allows for construction on a home on the level high ground while not encompassing additional farmland into the lot adjacent to the road. The property has access to all utilities to support residential development.

5. The Comprehensive Plan

Approval of the rezoning would not result in the residential density of the surrounding area exceeding one lot per five acres as recommended for rural residential development in agricultural areas by the Comprehensive Plan.

Simple Subdivision: Staff has reviewed the proposed plat and has determined:

1. The subdivision of land is consistent with the Shelby County Comprehensive Plan.
2. The subdivision of land satisfies the development requirements of Article 06: Subdivision Types.
3. The subdivision of land satisfies the standards of Article 07: Design Standards, pending approval of a waiver to allow a lot with 40-feet of road frontage (minimum 160-feet of road frontage required).
4. The subdivision of land satisfies any other applicable provisions of the Unified Development Ordinance.
5. The subdivision of land satisfies the construction requirements of Shelby County's Construction Standards.

6. A reduction in the minimum road frontage requirment allows for construction on a home on the level high ground while not encompassing additional farmland into the lot adjacent to the road.

Staff Recommendation

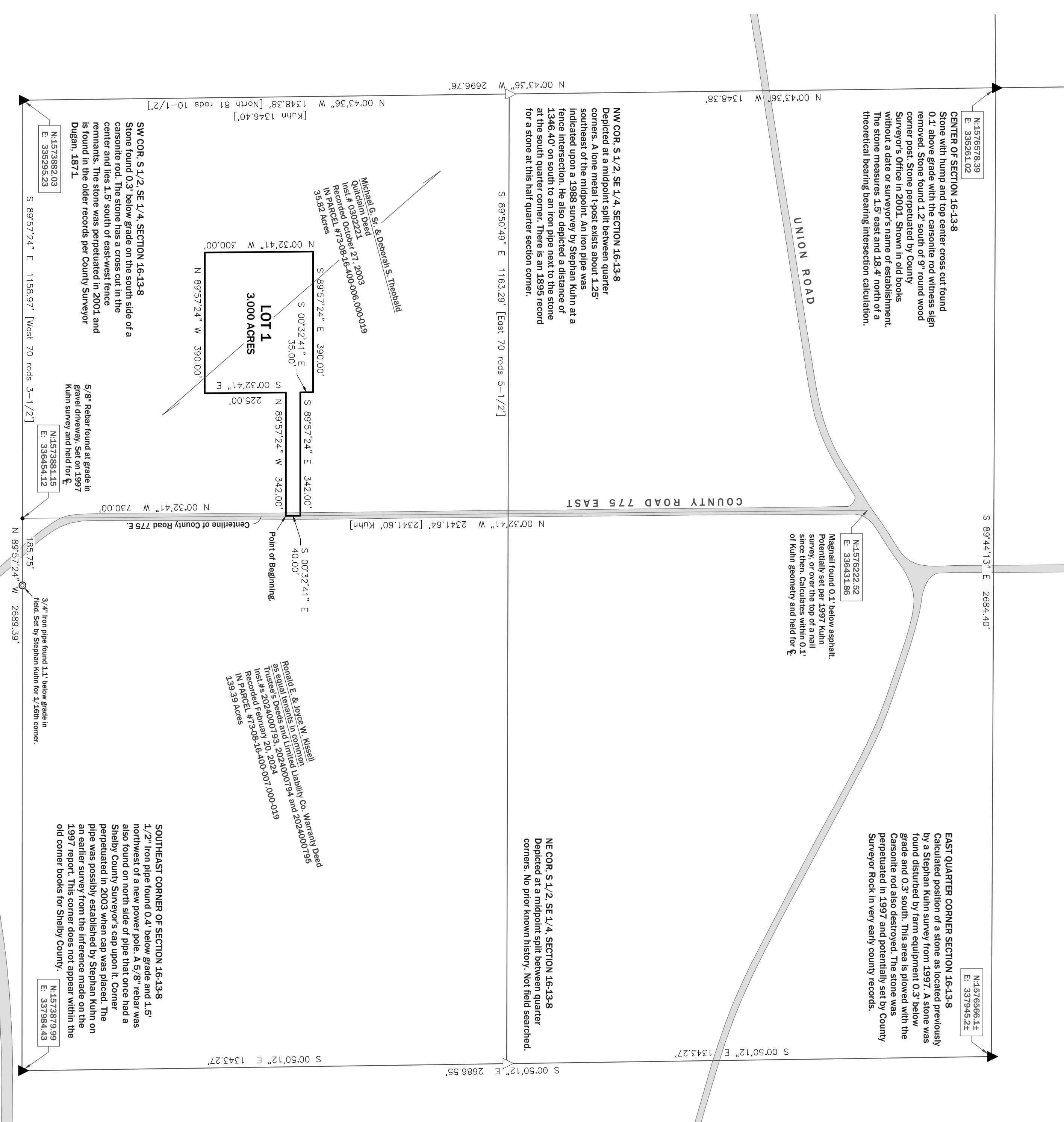
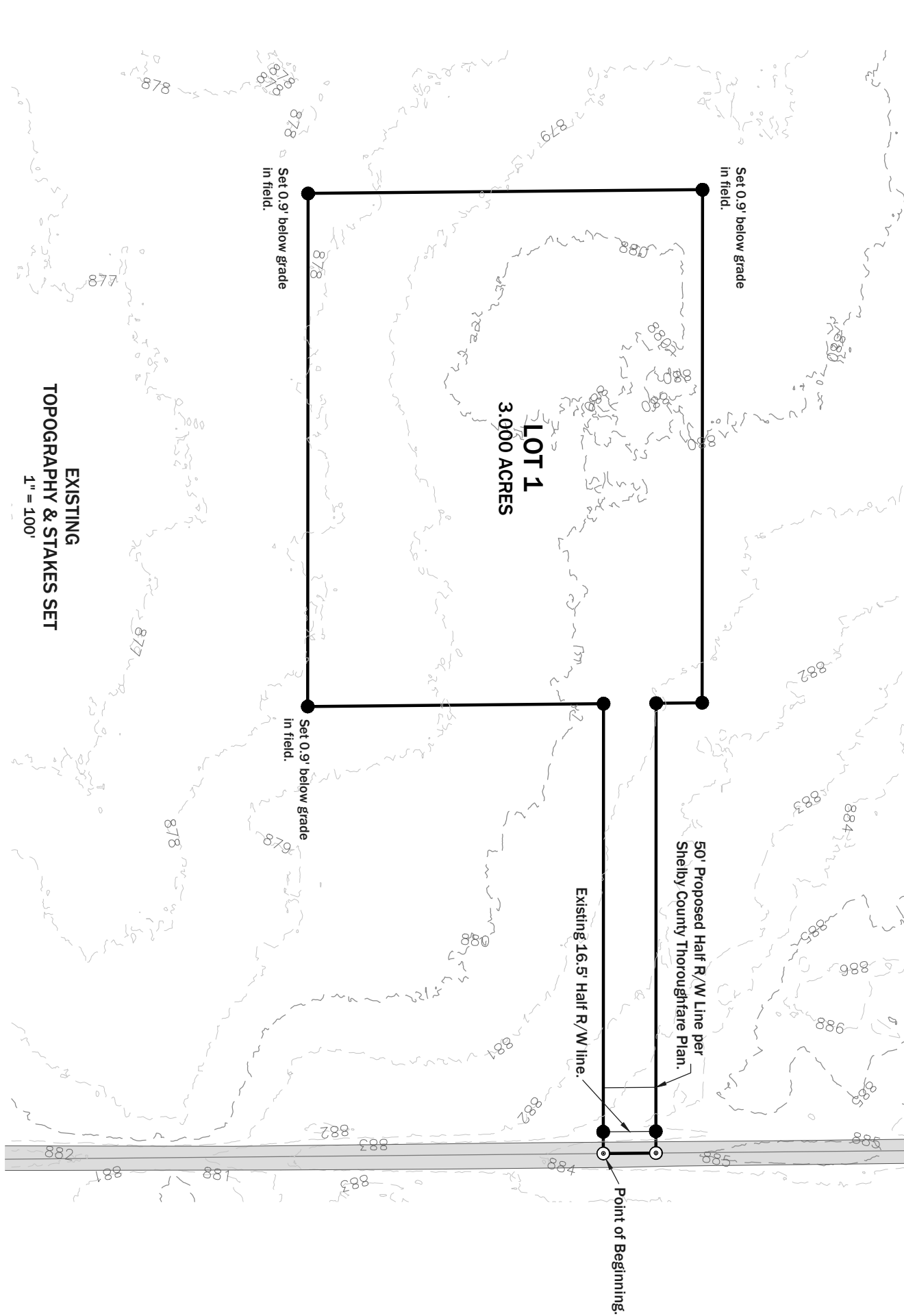
Approval of the rezoning would allow for development of a rural residential lot which would not result in the residential density of the surrounding area exceeding one lot per five acres as recommended for rural residential development in agricultural areas by the Comprehensive Plan. Additionally, a reduction in the road frontage requirment would preserve farmland in an area recommended for agricultural use by the Comprehensive Plan. Therefore, Staff recommends **APPROVAL of the Rezoning and Simple Subdivision.**

Applicant/Owner Information

Applicant:	Logan Theobald 10560 N 150 E Morristown, IN 46161	Surveyor:	Scott T Sumerford 3149 N Riley Hwy. Shelbyville, IN 46176
Owner:	Michael & Deborah Theobald 3179 N 775 E Shelbyville, IN 46176		

FINAL PLAT FOR

THEOBALD SIMPLE SUBDIVISION



NOTES

- Lot 1 is being rezoned to RE (Residential Estate) from an A1 (Conservation Agricultural) zoning. The rezoning was approved on _____ by the Commissioners of Shelby County.

- Five deciduous trees with at least 1 3/4 - inch DBH at the time of planting shall be planted on the property prior to occupation of a residence.

- Applicable Waiver:
Waiver of Simple Subdivision Design Standards to allow a residential lot without 160 feet of road frontage.

FLOOD STATEMENT

Lot 1 does not lie within a special flood hazard area per effective FEMA Flood Insurance Rate Map, Panel (Number 16145C0135C, effective date of November 5, 2014. Lot 1 does not lie within a flood zone according to the 2024 Indiana Best Available Floodplain layer. The subject lot is too far from a contributing stream to obtain an approximate base flood elevation.

RECORD DESCRIPTION OF PARENT TRACT

Quitclaim Deed
Instrument No. 0302221, Recorded February 27, 2003
Michael G. Theobald, Jr. and Jason A. Theobald
as Joint Tenants in Common and not with Right of Survivorship
Michael G. Theobald Sr. and Deborah S. Theobald

Beginning at the northwest corner of the south half of the southeast quarter of Section 16, Township 13 North, Range 8 East and running thence east 70 rods, 5 1/2 feet to the center of the public highway running north and south through said half quarter section, thence south along the center of the said highway to the south line of the said half quarter section; thence west 70 rods, 3 1/2 feet to the southwest corner of the said half quarter section and thence north 81 rods, 10 1/2 feet to the place of beginning.

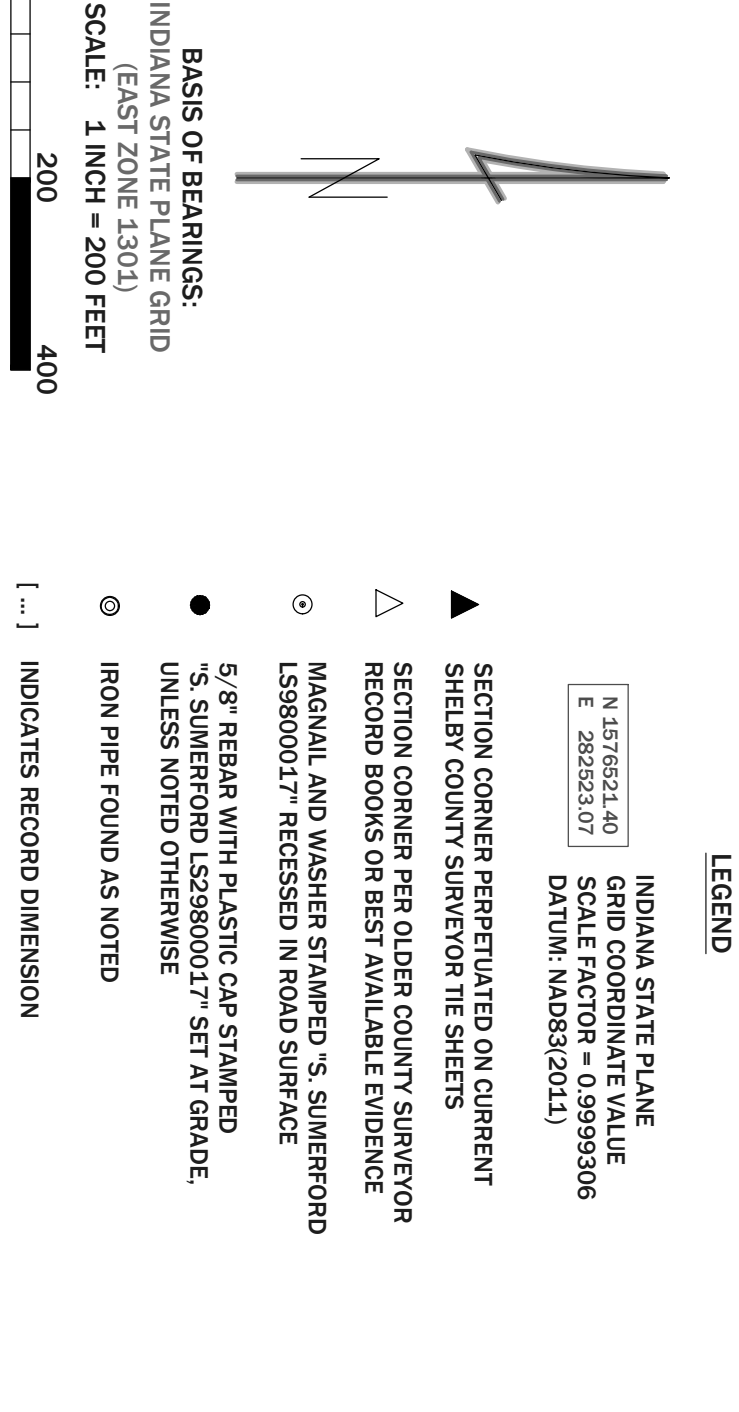
LEGAL DESCRIPTION OF LOT 1

Part of the south half of the southeast quarter of Section Sixteen (16), Township Thirteen (13) North, Range Eight (8) East of the Township, Shelby County, Indiana, being part of survey Job #13NSE16-24-064 by Scott T. Sumnerford, RLS#29800017, certified January 28, 2025 and being more particularly described as follows:

Commencing at the southwest corner of the south half of the southeast quarter of said section 16-13-8, said point bearing S 89° 57' 24" West 342.00 feet to a buried capped rebar; thence North 00° 32' 41" East 225.00 feet to a buried capped rebar; thence North 00° 32' 41" West 350.00 feet to a buried capped rebar; thence North 00° 32' 41" West 00° 32' 41" East 35.00 feet to a capped rebar; thence South 89° 57' 24" East 342.00 feet to a maginal with washer stamped "S, Sumnerford 98000017" on the centerline of said county road; thence along said centerline, North 00° 32' 41" West 730.00 feet to a maginal with washer stamped "S, Sumnerford 98000017" at the point of beginning of the herein described tract.

Thence North 89° 57' 24" West 342.00 feet to a capped rebar stamped "S, Sumnerford 29800017", said monument being hereinafter referred to as a capped rebar; thence South 00° 32' 41" East 225.00 feet to a buried capped rebar; thence North 89° 57' 24" West 350.00 feet to a buried capped rebar; thence North 00° 32' 41" West 00° 32' 41" East 35.00 feet to a capped rebar; thence South 89° 57' 24" East 342.00 feet to a maginal with washer stamped "S, Sumnerford 98000017" on the centerline of said county road; thence along said centerline, South 00° 32' 41" East 40.00 feet to the point of beginning, containing 3,000 acres.

Subject to all easements, restrictions and right-of-ways of record.



OWNERSHIP CERTIFICATE

We, Michael G. Theobald, Sr. and Deborah S. Theobald of Shelby County, Indiana, do hereby certify that we are the owners of the property described in the above captioned and that as such owners have caused the property to be surveyed and subdivided as shown on the hereon drawn plat, as our own free and voluntary act and deed.

Owner, Michael G. Theobald, Sr. (Seal)

Owner, Deborah S. Theobald (Seal)

State of Indiana)
County of Shelby)

I, _____, a Notary Public in and for said County and State, do hereby certify that

personally known to me to be the same persons whose name is subscribed to the above certificate appeared before me this day in person and acknowledge that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____

Notary Public (Seal)

SURVEYOR'S REPORT

The client is planning new home construction upon his family's farm and proposing a new three acre lot southwest of the existing homestead and barn lot.

In accordance with Title 865, Article 1, Chapter 12, Section 12 of the Indiana Administrative Code, the following report explains the theory of location applied in retracing the lines and corners of the surveyed property and discusses the surveyor's opinion of the cause and amount of uncertainty in those lines and corners because of the following:

- A) Availability and condition of reference monuments.
- B) The four corners of the subject quarter section have been perpetuated in modern records with three cornerstones and by an iron pipe, assumedly based on occupation at the southeast corner of the section.
- C) The east line of the parent tract, the centerline of the public road, was previously marked by Stephan Kuhn, 15 and held for control. The offset stakes set along the road are set at an assumed one rod width (16.5') along a presumed existing half right-of-way line for County Road 775 East.
- D) Occupation or possession lines
- E) The location of the 3 acre parcel was situated up against the grass field line of the existing homestead on the farm. The fee simple access for this proposed lot was made to be 40 feet wide.
- F) Clarity or ambiguity of record descriptions
- G) The Theobald and Kissell title lines are in agreement for the common call to the public road centerline. No title abnormalities were encountered with this original survey.
- H) Relative positional accuracy of measurements
- I) The lines and corners retraced or established by this survey have been executed meeting Title 865, Indiana Administrative Code 1-12-7 and falls under a Sururban Survey classification with a relative positional accuracy of 0.15 feet + 100 ppm.

SURVEY CERTIFICATION

I hereby certify that this survey was performed under my direct supervision and to the best of my knowledge and belief was executed to minimum standards of practice as contained in Rule 12, of Title 865, Article 1 of the Indiana Administrative Code.

Date: January 28, 2025

Signed: _____
Registration Number: 9800017

PLAN COMMISSION APPROVAL

Approved by the Shelby County Plan Commission in accordance with all applicable Subdivision Regulations.

By: _____ Date: _____
President

By: _____ Date: _____
Secretary

SCOTT T. SUMERFORD
LAND SURVEYING
3149 NORTH RILEY HIGHWAY
SHELBYVILLE, IN 46176-9462
BUSINESS PHONE (317) 401-6050

Indiana Registered Surveyor No. 29800017

Copyright © 2025 by Scott T Sumerford
This document is only considered an original copy if an inked seal and original signature is affixed.

LAST DATE OF FIELDWORK December 10, 2024
CERTIFICATION DATE January 28, 2025
NOTES/REVISIONS
NONE TO DATE

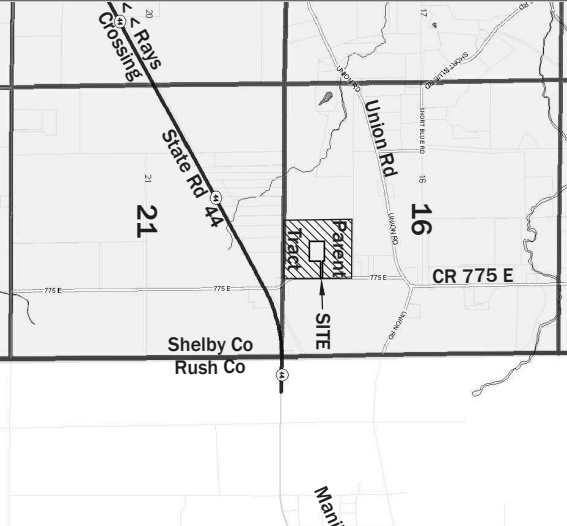
I AFFIRM, UNDER THE PENALTIES FOR PERJURY,
THAT I HAVE TAKEN REASONABLE CARE TO
RETRACT EACH SOCIAL SECURITY NUMBER IN
THIS DOCUMENT, UNLESS REQUIRED BY LAW.
NAME: _____

CLIENT
Logan Theobald
10560 N 150 E
Morristown, IN 46161

PROJECT
Simple Subdivision process for creating a
new building lot within a 35.82 acre parent
tract located at 3179 N 775 E, Shelbyville.

INDIANA TITLE 865
BOUNDARY
SURVEY

JOB LOCATION
PART OF THE SOUTH HALF OF
THE SOUTHEAST QUARTER, SECTION 16
TOWNSHIP 13 NORTH, RANGE 8 EAST,
UNION TWP., SHELBY COUNTY, IN



JOB NUMBER
13N8E16-24-064
ORIGINAL DRAWING SIZE ARCH D
SHEET 1 OF 1