

ORDINANCE NO. 17-20

FILED
JUL 15 2020
Belinda Munson
MUNCIE CITY CLERK

**BEING AN ORDINANCE TO AMEND
THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE
FROM THE R-5 RESIDENCE ZONE
TO THE II INTENSE INDUSTRIAL ZONE
ON PREMISES LOCATED ON THE SOUTH SIDE OF
THE 900 BLOCK OF WEST 1ST STREET, MUNCIE, INDIANA**

WHEREAS, the State enabling act for planning and zoning empowers the City Council of Muncie, Indiana to adopt a Comprehensive Zoning Ordinance and also provides for amendments to the said ordinance as the need arises; and

WHEREAS, the Common Council of the City of Muncie, Indiana has given reasonable regard to the Comprehensive Plan; current conditions and the character of current structures and uses in each district; the most desirable use for which land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible growth and development.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Muncie, Indiana, as follows:

Section 1. That the City of Muncie Comprehensive Zoning Ordinance be amended, changed and supplemented so as to include in the II Intense Industrial Zone the following described real estate located in the City of Muncie, Indiana, to wit:

Lots 1, 2, 3, 4, 5 and 6 in Block 15 of Stanton T. Needles Addition to the City of Muncie, Indiana, except a part of said Lot 5 as follows: beginning at the SW corner of Lot 5 in Block 15; then north 16' along the west line of said lot; then east 20' parallel with the south line of said Lot; then south 16' to the south line of said Lot; then west 20' to the point of beginning. ALSO, the north 1/2 of the vacated east-west alley in said Block 15 and the west 1/2 of vacated Proud Street east of Lot 1 in said Block 15; ALSO, a part of vacated Proud Street and the vacated east-west alley adjacent to Lot 6 in Block 14 of Stanton T. Needles Addition to the City of Muncie, described as follows: Beginning at the southeast corner of said Lot 6 in Block 14, then south 10 feet; then west 64.17 feet to the center line of vacated Proud Street; then north 135 feet to the south right-of-way line of 1st Street; then east 17.5 feet; then south 125 feet; then east 46.67 feet to the point of beginning.

Section 2. That all buildings or uses permitted and placed upon said above described real estate shall fully conform with all the provisions of the City of Muncie Comprehensive Zoning Ordinance and shall have obtained the proper permits.

Section 3. That this Ordinance shall be in full force and effect from and after its passage by the Common Council and its approval by the Mayor of the City of Muncie, Indiana, and such publication as may be required by law.

REPORT TO THE COMMON COUNCIL OF
THE CITY OF MUNCIE, INDIANA

July 6, 2020

To the Honorable:

Common Council of the City of Muncie, Indiana

Dear Council Members:

The Delaware-Muncie Metropolitan Plan Commission hereby submits to you the following report on the application of: Paul Stellwag, 501 N. Bauer Street, Muncie, Indiana, such applicant petitioning to rezone the real estate as described in the application, generally located at on the south side of the 900 Block of W. 1st Street between Elliot and Proud Streets, Muncie, Indiana, from the R-5 Residence Zone to the II Intense Industrial Zone.

WHEREAS, the said Plan Commission has given reasonable regard to the comprehensive plan, 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 in the jurisdiction and responsible growth and development.

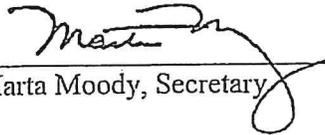
NOW, THEREFORE, the Delaware-Muncie Metropolitan Plan Commission hereby **FAVORABLY RECOMMENDS** (7-1 with 1 absent) the application for rezoning.

DELAWARE-MUNCIE METROPOLITAN
PLAN COMMISSION

BY:



Shannon Henry, President



Marta Moody, Secretary

Delaware-Muncie Metropolitan Plan Commission

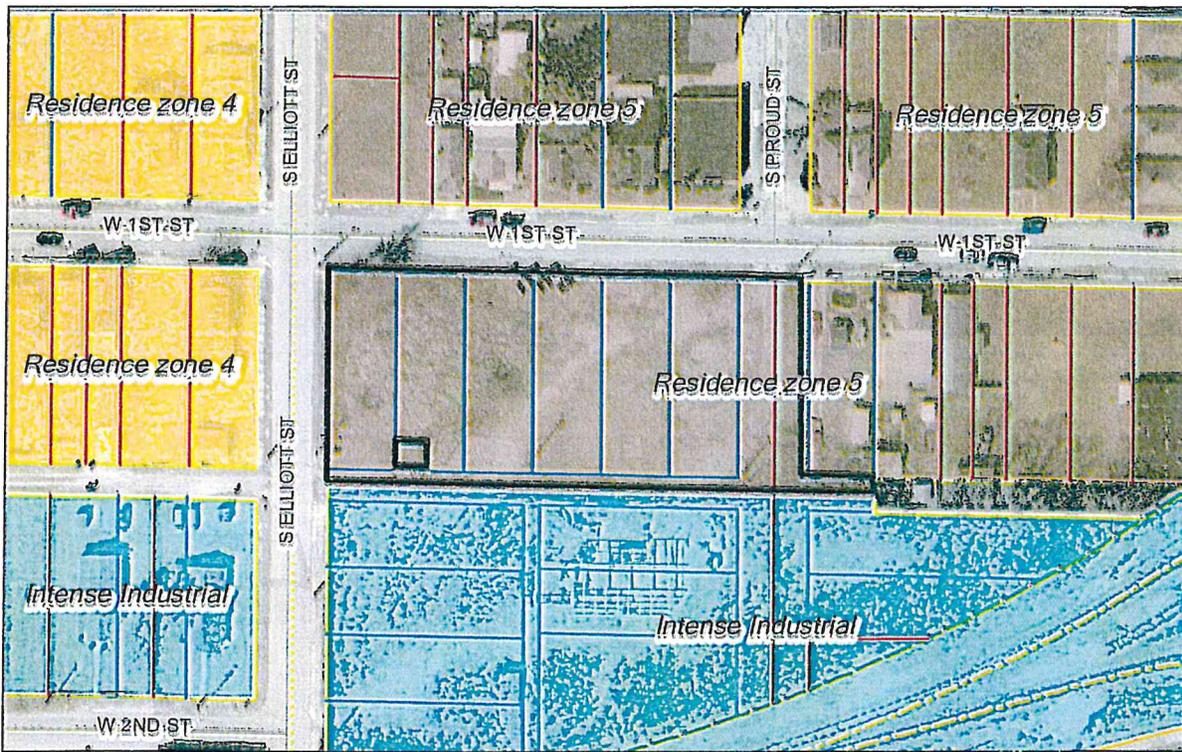
Case Analysis—July 2020

MPC 01-20Z Stellwag, Paul (P.O.A. for John D. & Thomas R. Finn)

LOCATION & DESCRIPTION: SE Corner of W. 1st St. and Elliott St., Muncie

Located on the south side of W. 1st St. and the east side of S. Elliott St.

Traveling west on Main St. from downtown, go 0.4 miles to W. Kilgore Ave., turn left (south), go 0.2 miles to W. Charles St., turn left (east), immediately turn right (south) onto S. Elliott St., go 0.2 miles to W. 1st St., the site is on the left (south east) corner of the intersection of S. Elliott St. and W. 1st St.



STREETS: W. 1st St. is classified as a Local Road with a 50' proposed R.O.W. and S. Elliott St. is classified as a Secondary Arterial with an 80' proposed R.O.W. according to the Thoroughfare Plan Map. This section of W. 1st St. is platted with 45' of R.O.W. and this section of S. Elliott St. is platted with 45' of R.O.W.

LAND USE: The area to rezone is currently greenspace (vacant) in use. Surrounding properties to the west, north and east are residential in use; the surrounding property to the south is industrial in use.

ZONING: This site is classified in the R-5 Residence Zone and the II Intense Industrial Zone; the area for the proposed rezoning is classified in the R-5 Residence Zone. Surrounding properties to the west are classified in the R-4 Residence Zone and the II Intense Industrial Zone; the surrounding properties to the north are classified in the R-5 Residence Zone; the surrounding property to the east is classified in the R-5 Residence Zone and the II Intense Industrial Zone; and the surrounding properties to the south are classified in the II Intense Industrial Zone.

REQUEST: The applicant is requesting a change in zone to the II Intense Industrial Zone to give the parcel one zone classification. The applicant has stated that the initial plan is to have a mulch business.

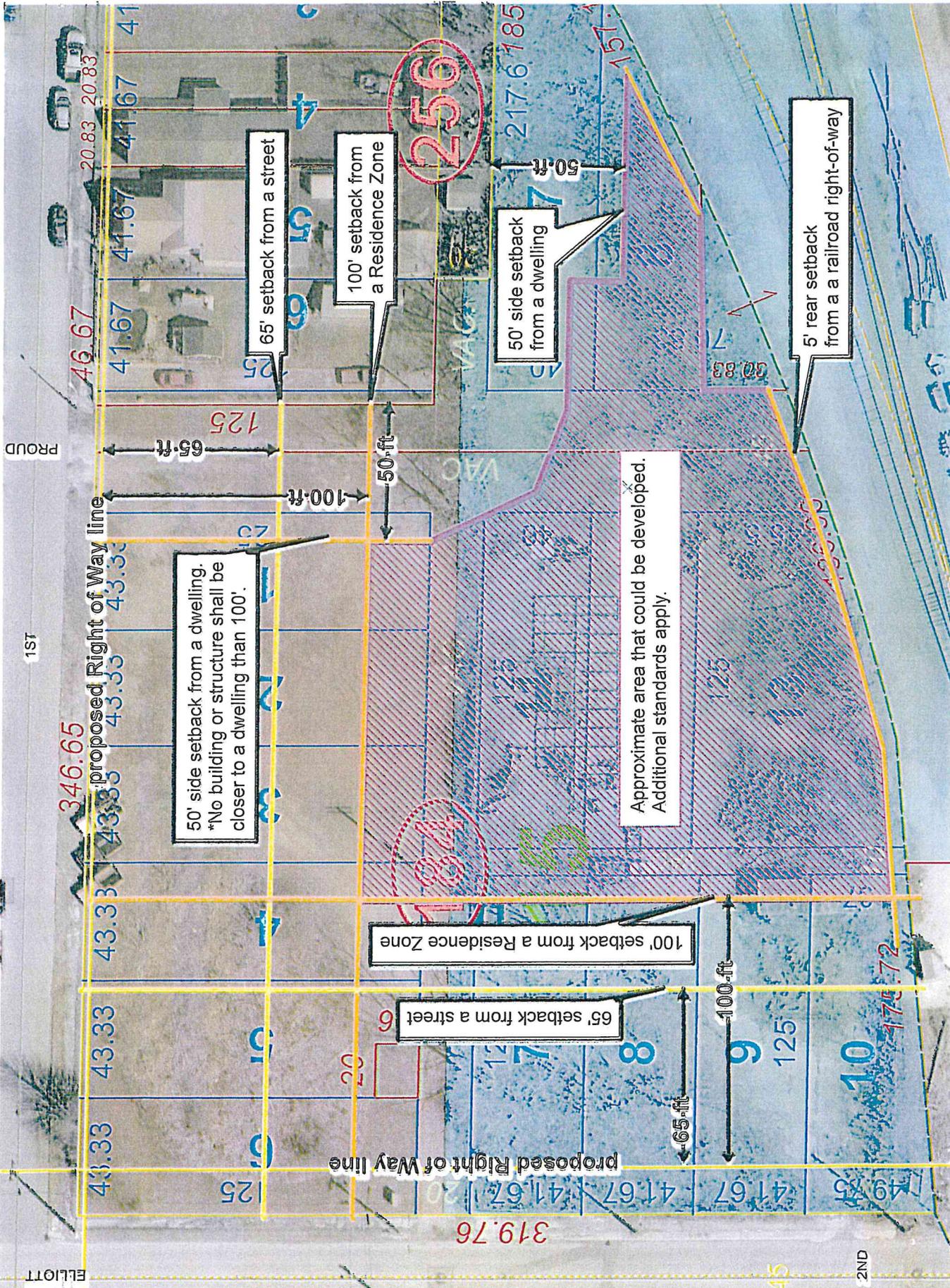
Since there is residential use to the west, north and east, applying the Industrial setbacks to the property will greatly restrict the area that can be used for buildings and structures as shown on the following graphic.



View from 1st St. looking south



View from Elliott looking east



50' side setback from a dwelling.
 *No building or structure shall be closer to a dwelling than 100'.

65' setback from a street

100' setback from a Residence Zone

50' side setback from a dwelling

5' rear setback from a railroad right-of-way

Approximate area that could be developed.
 Additional standards apply.

100' setback from a Residence Zone

65' setback from a street



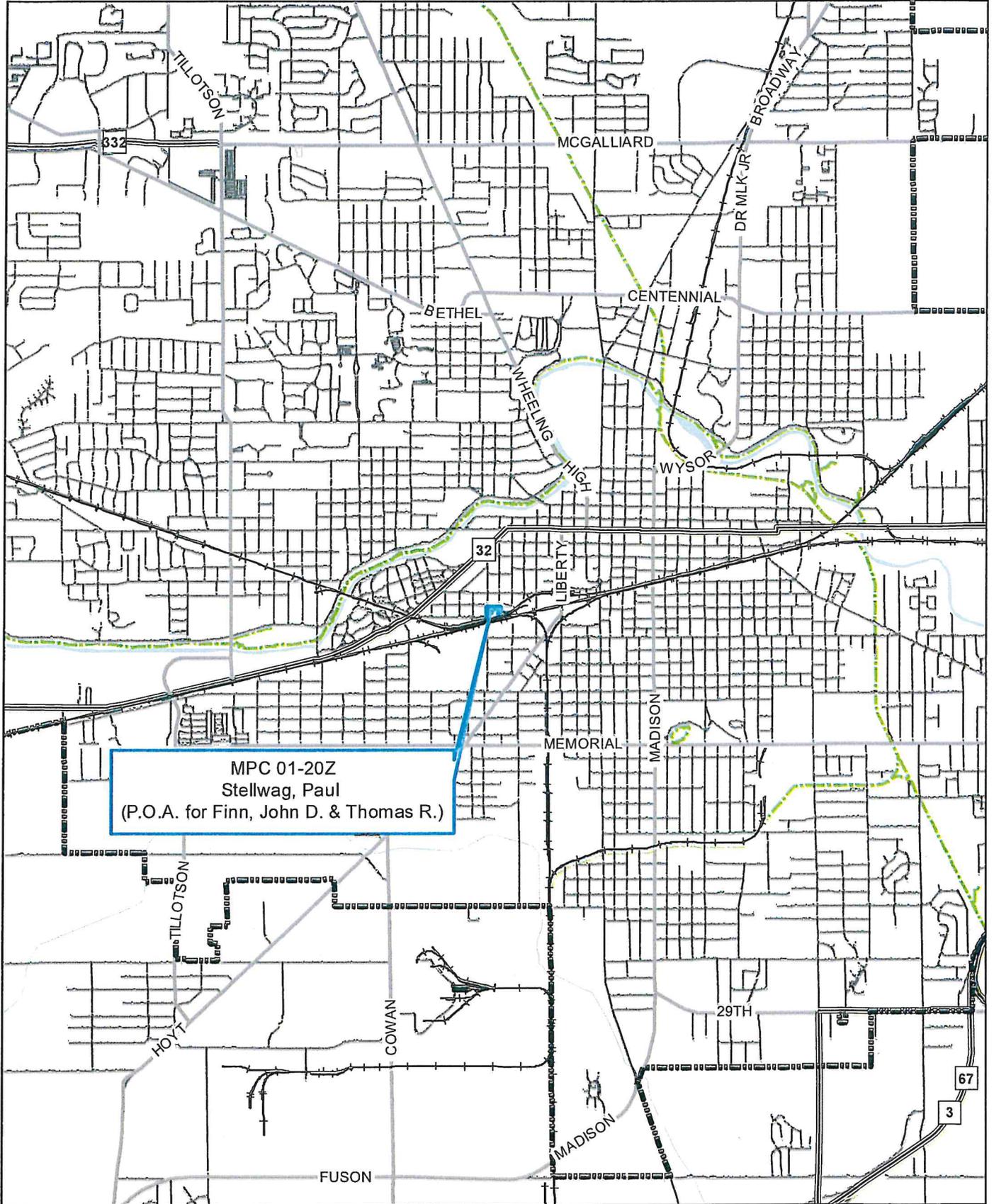


Zoom from 1st St. looking south



View from 1st St. looking southeast

Map showing the locations of the July case.



DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
PROPOSED ZONING CHANGE APPLICATION

Jurisdiction: (Check One)

Delaware County

City of Muncie

Submitted: June 9 2020

Case No.: MPC 01-202

(1) Applicant: Paul Stellwag POA. (contact # for Brian Allardt Coldwell Banker Commercial)

Address: 501 N Bauer Phone: 765-808-1400
Muncie IN 47303

(2) Record of Applicant's Ownership:

A. By Deed:
Deed Book No. & Page No.: Book 1993, p.p. 4688-4690
~~2012R08184 and MIS20003579~~
Date of Deed: ~~6/28/2012 and 9/28/00~~

B. By Recorded Contract:
Misc. Book No. & Page No.: 1998 1795-99
Date of Contract: May 27 1998

C. By Unrecorded Contract:
Date of Contract: _____
Name of Contract Seller: _____
Book No. & Page No. Of Deed in Seller's Name: _____

(3) Legal Description of Property for which rezoning is requested: (From the Deed or Abstract).
See Attached labeled "Legal Exhibit A"

(4) Common Address of Property Involved:
~~718 S Elliott St and 700 Blk of S Proud St.~~ Tax Parcel #'s 111618400500 and
1116256009000

(5) Proposed zoning change: (Give exact zone classification.)

From the R-5 Zone
To the II Intense Industrial Zone

SOUTH SIDE OF 900 BLOCK OF W. 1^{ST.} ST. BETWEEN ELLIOT &
PROUD STREETS

(6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)
The purpose of the proposed change is for the affected parcels to have only one zoning classification. Currently the 2 parcels have II Intense Industrial Zoning on the south portion of each parcel and R-5 Zoning on the North portion. Initial plan is for the buyer to have a Mulch business on the site.

(7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.

The current owner has a contract to sell the property to Simplicity Contracting INC. which intends to use the property as described above in Item 6.

(8) State how the proposed change will not adversely affect the surrounding area.

As stated previously, the largest part of the property--the south portion is currently zoned II and production would be primarily on this portion of the property. Loading docks are on the R-5 zoned property. Buyer will clean up the

(9) Will certain variances be requested if the proposed zoning change is granted?
(If yes, list the variances)

NO

(10) Has the applicant provided stamped, addressed envelopes to send notices of this rezoning to all the property owners within 300 feet? Yes

Has the applicant discussed this rezoning with those owners personally? No

(If answer is yes, give their attitudes toward the rezoning.)

(11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?

(If answer is yes, attach copy of it and/or explain.)

No

AFFIDAVIT

(I or We) PAUL STELLWAG, POA being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(s) of property involved in this application and that the foregoing signatures, statements, and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief.

SIGNATURES: Paul M. Stellwag, POA

Subscribed and sworn to before me this 29th day of May, 2020

Christina Thames-Franklin
Notary Public Christina Thames-Franklin

7-28-2022
My Commission Expires

Resident of Delaware County

State of IN

DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the 2 day of July, 2020.

Signed [Signature]

Date 6-19-20

LEGAL EXHIBIT A

LEGAL DESCRIPTION OF THE R-5 RESIDENCE ZONE AREA BEING PROPOSED FOR REZONING TO II INTENSE INDUSTRIAL ZONE

Lots 1, 2, 3, 4, 5 and 6 in Block 15 of Stanton T. Needles Addition to the City of Muncie, Indiana, except a part of said Lot 5 as follows: beginning at the SW corner of Lot 5 in Block 15; then north 16' along the west line of said lot; then east 20' parallel with the south line of said Lot; then south 16' to the south line of said Lot; then west 20' to the point of beginning.

ALSO, the north ½ of the vacated east-west alley in said Block 15 and the west ½ of vacated Proud Street east of Lot 1 in said Block 15;

ALSO, a part of vacated Proud Street and the vacated east-west alley adjacent to Lot 6 in Block 14 of Stanton T. Needles Addition to the City of Muncie, described as follows: Beginning at the southeast corner of said Lot 6 in Block 14, then south 10 feet; then west 64.17 feet to the center line of vacated Proud Street; then north 135 feet to the south right-of-way line of 1st Street; then east 17.5 feet; then south 125 feet; then east 46.67 feet to the point of beginning.

13886

Form No. 6

Not a valid form approved by Indiana State Bar Association for use in Indiana. Use of this form constitutes practice of law and is limited to practicing lawyers.

CORPORATE WARRANTY DEED

DEED 1993 4688

EXHIBIT A

DEED 1993 4688

THIS INDENTURE WITNESSETH, That Muncie Paper Process, Inc.

("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to Hobius Strip, Inc. of Delaware County, in the State of Indiana, for the sum of One - - - - - Dollars (\$ 1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

(SEE NEXT PAGE)

FILED FOR RECORD
11:30 AM
SEP 15 1993
REC'D DEW
Recorder, Delaware County

Unit Tax Number 15-676
15-679
15-686
Sidwell Numbers 11-16-256-009
11-16-184-005
11-16-183-013

Intended to be same real estate conveyed in Deed Record 1984, pages 2113-2115.

Duty Entitled for Taxation
Transfer Fees \$ 2.00

SEP 14 1993

Signature of Notary Public

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 14th day of September, 1993, Muncie Paper Process, Inc. (Name of Corporation)

(SEAL) ATTEST: By T.L. Becktel, Pres. M.P.P.
Printed Name, and Office

STATE OF INDIANA
COUNTY OF Delaware

Before me, a Notary Public in and for said County and State, personally appeared T.L. Becktel, President of Muncie Paper Process, Inc., who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of September, 1993. My Commission Expires 5-2-95. Notary Public JORDAN V. TRULOCK

- Lot Number Six (6) in Block Number Fourteen (14) in Stanton T. Needles Addition to the City of Muncie, Indiana.
ALSO: Lots Numbered One (1), Three (3), Four (4), and Six (6) in Block Number Fifteen (15) in Stanton T. Needles Addition to the City of Muncie, Indiana.
ALSO: Lot Number Two (2) in Block Number Fifteen (15) in Stanton T. Needles Addition to the City of Muncie, Indiana.
ALSO: Lots Number Eleven (11), Twelve (12) and Thirteen (13) in Block Number Fifteen (15) in Stanton T. Needles Addition to the City of Muncie, Indiana.
ALSO: The East half (E 1/2) of the vacated alley between Elliott and Proud Streets from the alley running East and West between First and Second Streets to the L.E. & W.Ry. right of way as per Resolution No. 728-1920 and recorded in Minute Book 4, page 250 of Board of Works of City of Muncie, Indiana.
ALSO: Lots Numbered Seven (7) and Eight (8) in Block Number Fourteen (14) in Stanton T. Needles Addition to the City of Muncie, Indiana, excepting that part of Lot Number Eight (8) described as follows: Commencing at a point in the West line of said Lot Number Eight (8), Forty (40) feet South of the Northwest corner thereof; thence East parallel with and Forty (40) feet South of the north line of said Lot Number Eight (8), a distance of Eighty-one (81) feet and Nine (9) inches, more or less, to the Southeasternly line of said Lot Number Eight (8); thence Southwesterly on said Southeasternly line of said Lot Number Eight (8), Eighty-six (86) feet and ten (10) inches, more or less, to the Southwest corner of said Lot; thence North on the West line of said lot, being the East line of Proud Street, a distance of Thirty (30) feet and Ten (10) inches to the place of beginning. The part herein excepted being that part of said Lot Eight (8) heretofore conveyed by Charles B. Hinkley and wife to the Lake Erie & Western Railway Company.
ALSO: Lots Numbered Seven (7), Eight (8), Nine (9) and Ten (10) in Block Number Fifteen (15) in Stanton T. Needles Addition to the City of Muncie, Delaware County, Indiana.
ALSO: The West Half (W 1/2) of the vacated alley between Elliott and Proud Streets from the alley running East and West between First and Second Streets to the L.E. & W. Ry. right of way as per Resolution No. 728-1920 and recorded in Minute Book 4, page 250 of Board of Works of City of Muncie, Indiana.
ALSO: Lot Number Five (5) in Block Number Fifteen (15) in Stanton T. Needles Addition to the City of Muncie, Indiana, excepting the following described tract: Beginning at the Southwest corner of said Lot Number Five (5) in Block Number Fifteen (15) in Stanton T. Needles Addition; thence North on the West Lot line, Sixteen (16) feet; thence East and parallel with the South Lot line Twenty (20) feet; thence South Sixteen (16) feet to the South Lot line; thence West on the South Lot line, Twenty (20) feet to the place of beginning.
ALSO: Eighty-one (81) feet in width off of the South end of Lot Number Twelve (12) in Block Number Sixteen (16) in Stanton T. Needles Addition to the City of Muncie, Indiana. Commencing Forty (40) feet North of the Southeast corner of Lot Number Fourteen (14) in Block Sixteen (16) in Stanton T. Needles Addition to the City of Muncie, Indiana; running Forty-one (41) feet; thence across said Lots Number Fourteen (14) and Thirteen (13) in said Block Sixteen (16) to the West line of said Lot Thirteen (13), being a distance of Eighty-five and one-half (85 1/2) feet; thence South on said line Forty-one (41) feet; thence East Eighty-five and one-half (85 1/2) feet to the place of beginning, being a piece of

REC-1993 4690

ground Forty-one (41) by Eighty-five and one-half (85 1/2) feet across the middle of parts of Lots Thirteen (13) and Fourteen (14).

ALSO: Beginning at the Northeast corner of Lot One (1) of Block Fifteen (15) of S.T. Needles Addition to the City of Muncie; thence Forty-five (45) feet in an Easterly direction to the Northeast corner of Lot Six (6) of Block Fourteen (14) of S.T. Needles Addition to the City of Muncie; thence Two Hundred Fifty-five and Eight Tenths (255.8) feet, more or less, in a Southerly direction to a point where the end of Proud Street intersects with the right of way of the M & N Railroad; thence Forty-seven and Fifteen hundredths (47.15) feet in a Southwesterly direction along the M & N Railroad right of way to the Southeast corner of Lot Thirteen (13) of Block Fifteen (15) of S.T. Needles Addition to the City of Muncie; thence Two hundred seventy and four tenths (270.4) feet, more or less, in a Northerly direction to the place of beginning. (The above real estate is commonly described as all of Proud Street South of First Street and North of the M & N Railroad right of way).

ALSO: Beginning at the Southwest corner of Lot Six (6) of Block Fifteen (15) of S.T. Needles Addition to the City of Muncie; thence Two hundred sixty (260) feet, more or less, in an Easterly direction to the Southeast corner of Lot One (1) of Block Fifteen (15) of S.T. Needles Addition to the City of Muncie; thence Twenty (20) feet in a Southerly direction to the Northeast corner of Lot Eleven (11) of Block Fifteen (15) of S.T. Needles Addition to the City of Muncie; thence Two hundred sixty (260) feet, more or less, in a Westerly direction to the Northwest corner of Lot Seven (7) of Block Fifteen (15) of S.T. Needles Addition to the City of Muncie; thence Twenty (20) feet in a Northerly direction to the place of beginning. (The above real estate is commonly described as the alley directly South of First Street and running between Elliott Street and Proud Street).

ALSO: Beginning at the Southwest corner of Lot Six (6) of Block Fourteen (14) of S.T. Needles Addition to the City of Muncie; thence Forty-one and two-thirds (41 2/3) feet in an Easterly direction to the Southeast corner of said Lot Six (6); thence Twenty (20) feet in a Southerly direction to a point Forty-one and two-thirds (41 2/3) feet East of the Northwest corner of Lot Seven (7) of Block Fourteen (14) of S.T. Needles Addition to the City of Muncie; thence Forty-one and two-thirds (41 2/3) feet in a Westerly direction to the Northwest corner of Lot Seven (7) of Block Fourteen (14) of S.T. Needles Addition to the City of Muncie; thence Twenty (20) feet in a Northerly direction to the place of beginning. (The above real estate is commonly described as the West Forty-one and two-thirds (41 2/3) feet of the alley directly South of First Street and running between Proud Street and Mound Street).

MAIL DEDD AND TAXES TO: E. Ken Kinder
1500 N. Granville, Muncie, IN 47305

STATE OF INDIANA)
COUNTY OF DELAWARE)

IN THE DELAWARE COUNTY COURT SYSTEM
CAUSE NO. SC01-9111-BS-230

IN THE MATTER OF THE SUPERVISED)
ESTATE OF ALFRED KING, Deceased)

13891

PERSONAL REPRESENTATIVE'S DEED WITH COURT APPROVAL

Alfred King, Jr., as Personal Representative of the estate of Alfred King, deceased, by order of the Circuit Court of Delaware County, Indiana, dated March 23, 1993, for and sufficient consideration Conveys to E. Ken Kinder, of Delaware County, Indiana, the following described real estate located in Delaware County, State of Indiana, and more particularly described as follows, to-wit:

A part of the North East quarter of the South East quarter of Section twenty-one (21), Township twenty (20) North, Range ten (10) East, more particularly described as follows: Beginning at a point in the West line of Liberty Street 471.38 feet North of the point of intersection of the West line of said Liberty Street with the North line of Hartford Avenue or 23rd Street as the said streets were laid out and platted in the Muncie Natural Gas Land Improvement Company's Subdivision of the Dungan Tract as appears in Plat Book page 122 of the Records of Plats of Delaware County, Indiana, and running thence west on a line parallel with the North line of 23rd Street a distance of 180 feet; thence South parallel with the West line of Liberty Street 60 feet; thence west parallel with the North line of 23rd Street 144.97 feet, more or less, to the East line of the right of way of the Fort Wayne, Cincinnati and Louisville Railroad; thence North on said East line of said right of way 98.3 feet; thence East on a line parallel with the North line of 23rd Street 302.95 feet to the West line of said Liberty Street; thence South on the West line of said Liberty Street 36.3 feet, more or less, to the place of beginning.

Unit Tax Number: 15-6170

This conveyance is made subject to the zoning ordinances of the City of Muncie, Indiana, and subject also to the restrictions, conditions and limitations contained in the recorded plat of said addition, and to all other restrictions and easements of record.

Grantee assumes and agrees to pay the full installment of the 1993 taxes and all taxes thereafter.

Duly Entered for Taxation
Transfer Fees \$ 3.00

SEP 14 1993

SHIREY & EDWARDS
Attorneys at Law

Let King

This legal document concerns the sale of the property located at 718 South Elliott Street, Muncie, Indiana 47305 and the adjoining property located at the 700 block of South Proud Street, Muncie, Indiana 47305.

John D. Finn and Thomas R. Finn are agreeing to make Paul M. Stellwag limited "Power of Attorney" to act on their behalf to sell the properties listed above.

That the properties listed will be sold and any revenue gained from sale after expenses would be split. Paul M. Stellwag would receive one half (1/2) and John D. Finn and Thomas R. Finn would share one half (1/2).

I (Paul M. Stellwag) will keep the property grass cut and the taxes paid until the properties are sold. Although I (Paul M. Stellwag) would like for John D. Finn and Thomas R. Finn to pay half (1/2) of the property taxes (the yearly taxes on both properties are \$1,410.00) starting on the date this document is signed, I (Paul M. Stellwag) will pay the full property taxes and will deduct one half (1/2) of the property taxes on their final settlement.

There has been considerable improvements to the property such as a 32' x 64' 2 story steel frame building, 1/2 city block of 10 foot fencing, and 4 double gates.

I will sign with a Realty Company as soon as I get this document signed and notarized. There will be great exposure and multiple agents trying to sell these properties. I (Paul M. Stellwag) will be in contact with John D. Finn to coordinate the sale of these properties.

X Paul M. Stellwag 3-21-20
PAUL M. STELLWAG DATE

John D. Finn Notary
COMM. EXP.: 3/17/2024
COMM. #: 602883
DELAWARE COUNTY, INDIANA
Notary

X John D. Finn 4-21-2020
JOHN D. FINN DATE

NOTARY PUBLIC
STATE OF FLORIDA
Notary Public State of Florida
Dillan Spaulding
My Commission GG 034981
Expires 10/02/2020

John D. Finn Notary

physically appeared and signed before
the undersigned 04/21/2020
Produced FL. CDL as identification.
NOTARY PUBLIC: Dillan Spaulding

X Thomas R. Finn
THOMAS R. FINN DATE 4/28/2020

Notary

Thomas R Finn
physically appeared and signed before
me on April 28, 2020.

ROSALIE FAE MATTINGLY
NOTARY PUBLIC
SEAL
STATE OF INDIANA - COUNTY OF PERRY
MY COMMISSION EXPIRES JULY 20 2024

REZONING APPLICATION INFORMATION

The application attached is for rezoning the north part of two parcels which have split zoning of II Intense Industrial and R-5 Residential Zoning.

The seller/applicant is Paul Stellwag POA

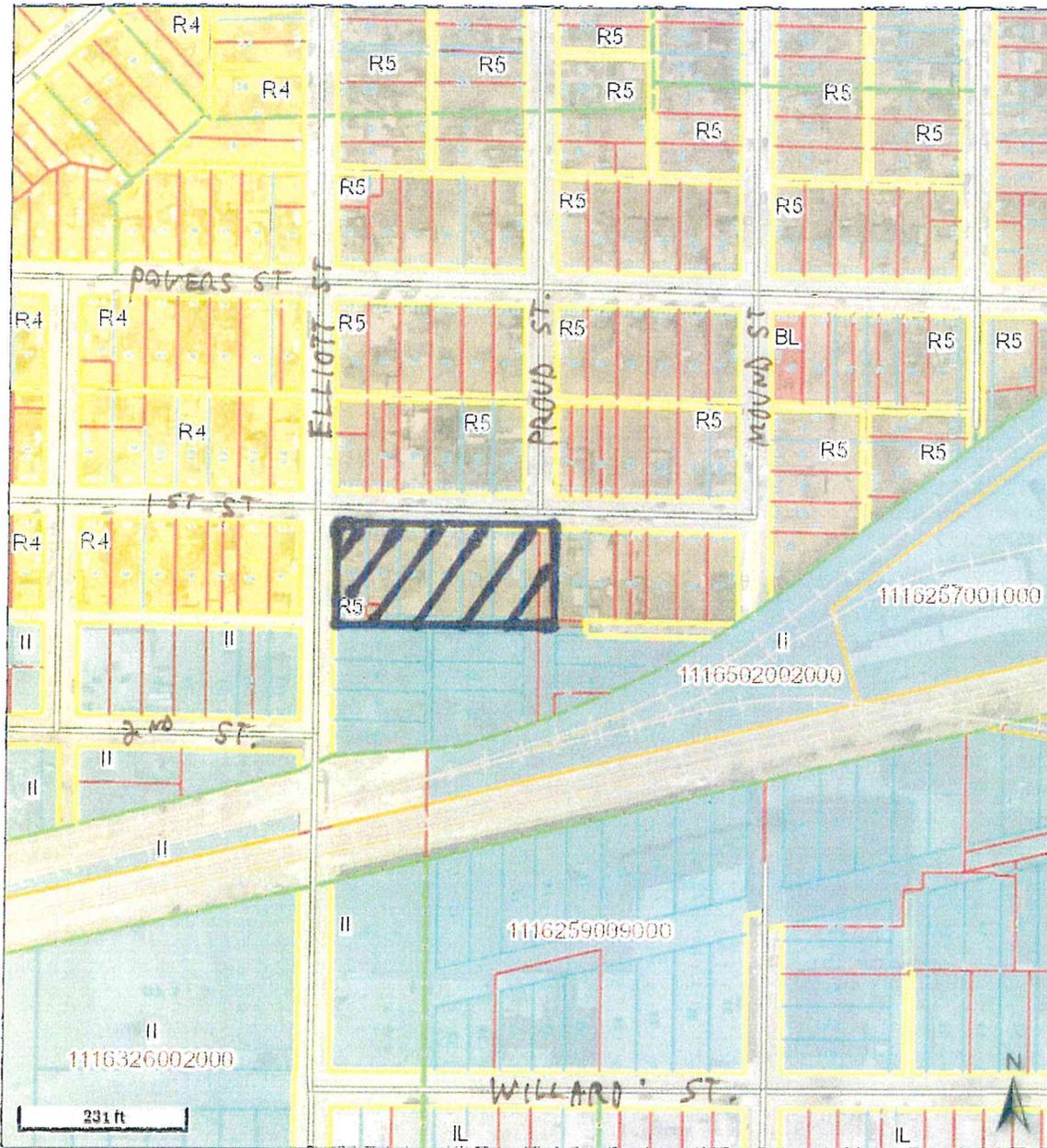
The Buyer is Simplicity Contracting Inc.

Contact person for this rezoning is Brian Allardt, Coldwell Banker Commercial Real Estate Group. Phone 765-808-1400 ballardt@cbcregroup.com

We have attached the legal description from the current title work and the previous recorded land contract as well as a deed and a survivors affidavit from the title work. Also, attached is a power of attorney document signed by John Finn, Thomas Finn and Paul Stellwag.

Additional information on the buyer:

Simplicity Contracting Inc. Acquired a property in the 400-500 block of South Vine St and South Pershing in the fall of 2019 and has been working to clean up that property over the past few months—see attached, before and after photos.



Overview

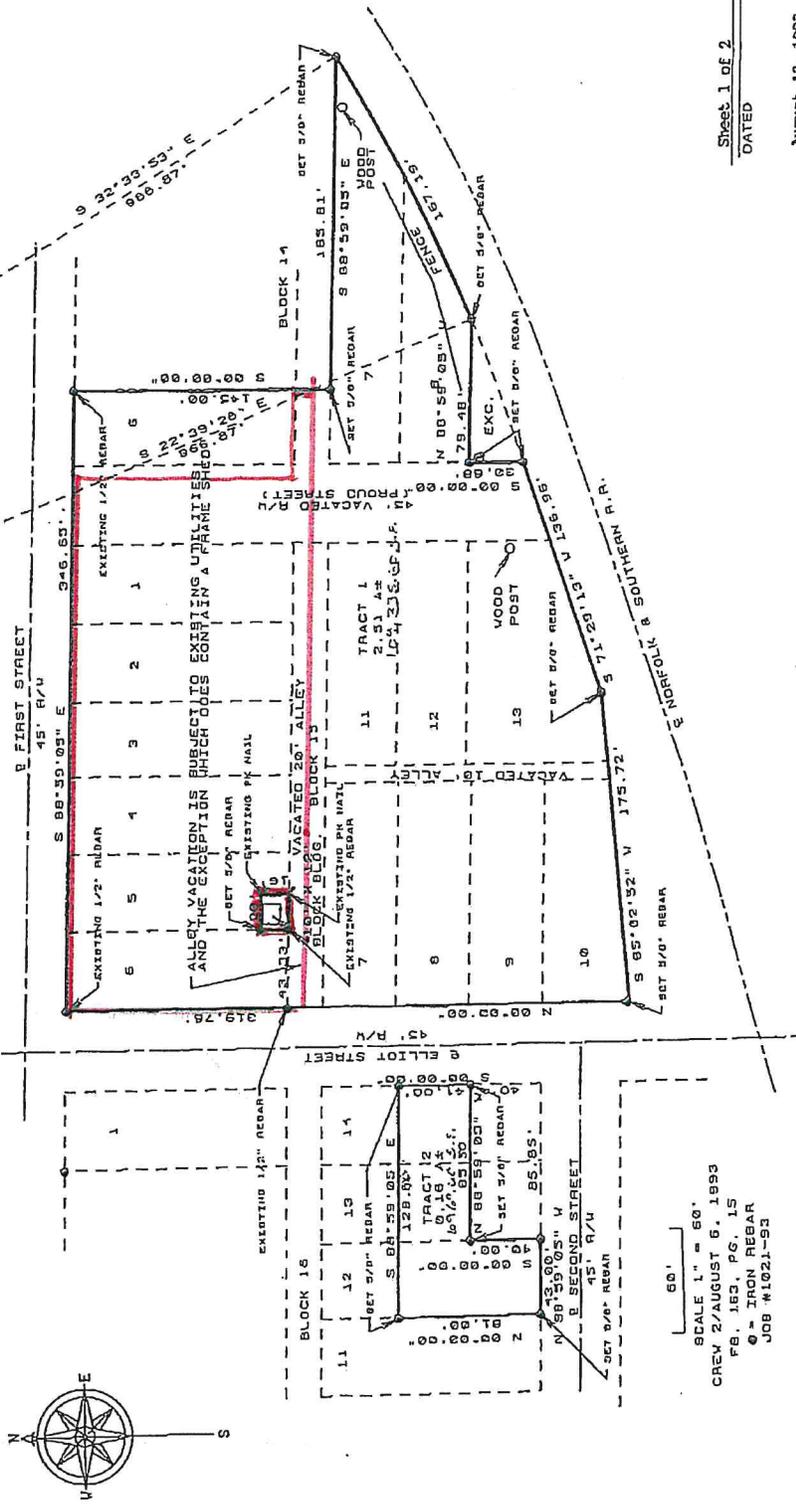


Legend

- Major Roads**
 - INTERSTATE
 - MAJOR ROAD
 - STATE ROAD
 - US HIGHWAY
- Geocoded Streets
- RR Lines
- Airport Runways
- Cadastral Line**
 - <all other values>
- Geographic Township Line
- Lot Line
- Misc Line
- Parcel Line
- Political Township Line
- Railroad Centerline
- Railroad ROW
- Road Centerline
- Road ROW
- Section Line
- Subdivision Line
- Unknown
- Water Line
- Parcels
- Muncie Parks
- Major Waterbody
- Lakes and Ponds
- Zoning**
 - AGRICULTURAL
 - BIOENTERPRISE
 - CENTRAL BUSINE: ZONE
 - AIRPORT DEVELOPMENT ZONE
 - BUSINESS PROFESSIONAL

HASHED AREA REQUEST FOR ZONING CHANGE TO II
 TAX PARCEL # 1116184005000 AND # 1116256009000
 BOTH PARCELS HAVE II ZONING ON A PORTION AND R-S
 ZONING ON A PORTION

For: John Egan



Sheet 1 of 2
DATED

August 12, 1993

Malden Lee Ashton
 REGISTERED LAND SURVEYOR
 325 W. WASHINGTON
 MUNCIE, INDIANA 47305
 Phone: 317/355-5544

: BEFORE 400 Block of South Vine St



: AFTER 400 Block of South Vine St

