

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

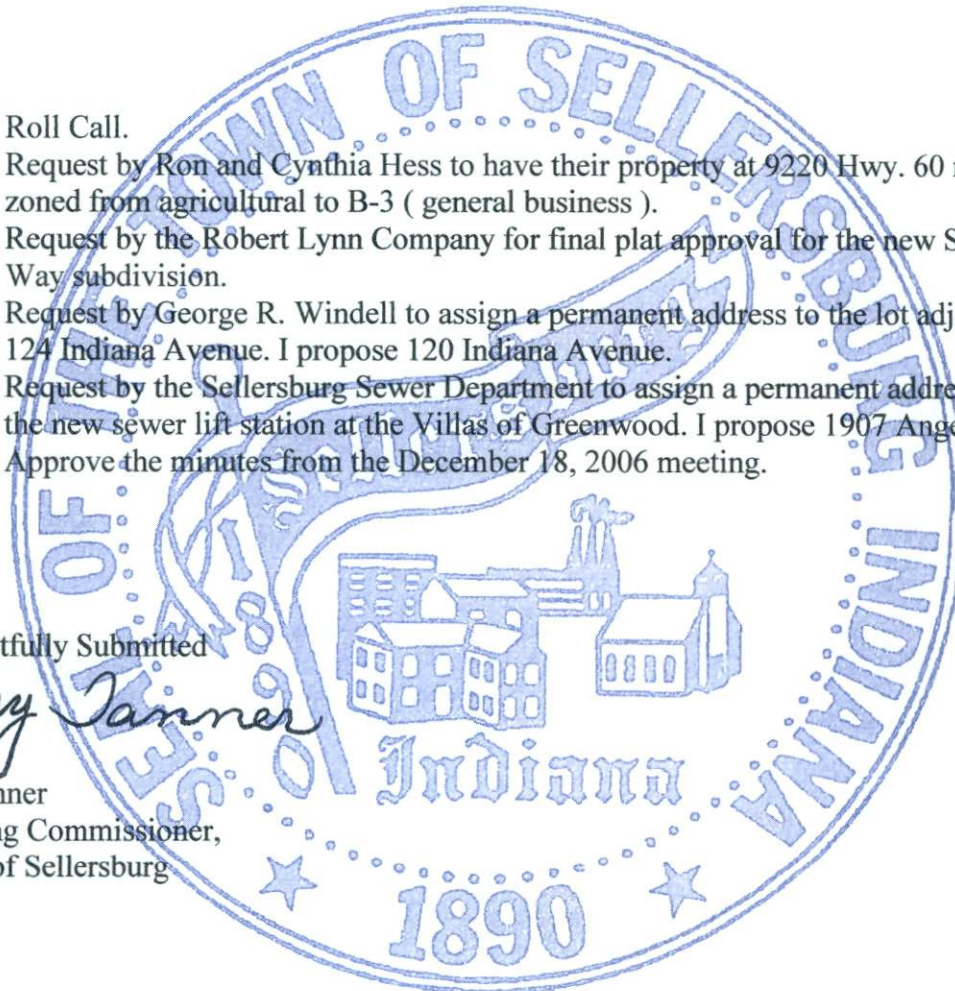
January 15, 2007

1. Roll Call.
2. Request by Ron and Cynthia Hess to have their property at 9220 Hwy. 60 re-zoned from agricultural to B-3 (general business).
3. Request by the Robert Lynn Company for final plat approval for the new Silver Way subdivision.
4. Request by George R. Windell to assign a permanent address to the lot adjacent to 124 Indiana Avenue. I propose 120 Indiana Avenue.
5. Request by the Sellersburg Sewer Department to assign a permanent address to the new sewer lift station at the Villas of Greenwood. I propose 1907 Angel Run.
6. Approve the minutes from the December 18, 2006 meeting.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

January 15, 2007

The Sellersburg Planning and Zoning Commission met January 15, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:40 P.M.

Members present were, President Thomas L. Schuster, Vice President William K Voyles, Member Franklin T. Boggess, Member Michael J. Hostetler, Member James L. Hudgins, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

Scott Thomas, representing the Robert Lynn Company requests approval for the final plat of the new Silver Way subdivision.

Michael N. Lockhart makes a motion to approve the final plat for Silver Way subdivision, seconded by Louis R. Imhof, Jr. 7-aye, 0-nay, motion approved.

George R. Windell requests a permanent address to the lot adjacent to 124 North Indiana Avenue. He proposes the address be 120 North Indiana Avenue.

James L. Hudgins makes a motion to approve 120 North Indiana Avenue as the address for this lot, seconded by Louis R. Imhof, Jr. 7-aye, 0-nay, motion approved.

Jonas "Jay" Tanner requests a permanent address of 1907 for the lift-station on Angel Run in the Villas of Greenwood.


Louis R. Imhof, Jr. makes a motion to approve the address of 1907 Angel Run, seconded by Franklin T. Boggess. 7-aye, 0-nay, motion approved.

Ron and Cynthia Hess of 9220 Highway 60, reference rezoning property from Agriculture to General Business (B-3).

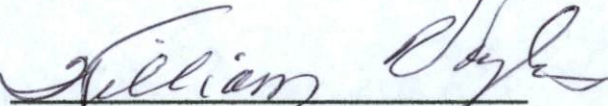
It was brought to the attention of the Plan Commission that no notice was posted for this meeting so Attorneys David Nachand and C. Greg Fifer agreed that this is a no meeting since requirements were not met.

**Sellersburg Plan Commission Meeting
January 15, 2007
Page 2 of 2 pages**

There being no further business William K. Voyles makes a motion to adjourn the meeting, seconded by Louis R. Imhof, Jr. 7-aye, 0-nay, motion approved and meeting adjourned at 7:23 P.M.



Thomas L. Schuster, President

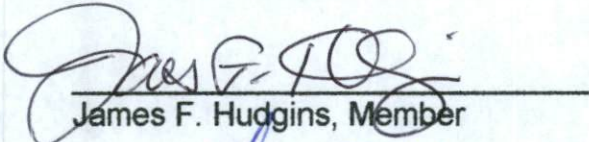


William K. Voyles, Vice-President

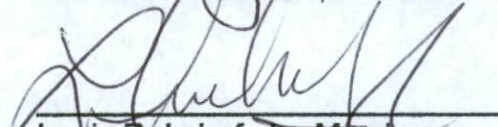
Franklin T. Boggess



Michael J. Hostetler, Member



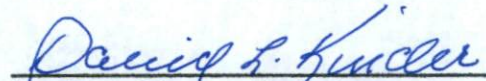
James F. Hudgins, Member



Louis R. Imhof, Jr., Member



Michael N. Lockhart, Member



David L. Kinder, Secretary

STATE OF INDIANA

BEFORE THE TOWN OF SELLERSBURG ADVISORY PLAN COMMISSION

IN RE THE APPLICATION FOR CHANGE)
OF ZONING DESIGNATION FOR A)
8.468-ACRE TRACT AND A 9.280-ACRE)
TRACT OF REAL ESTATE FROM)
"A – AGRICULTURAL" TO)
"B3 – GENERAL BUSINESS",)
RONALD AND CYNTHIA HESS, APPLICANTS.)

**EVIDENTIARY DOCUMENTS
SUBMITTED BY REMONSTRATORS,
CHARLES R. PIERCE AND TANJA R. PIERCE**

Comes now remonstrators, Charles R. Pierce and Tanja R. Pierce, as the owners of real property at the commonly known address of 9164 Highway 60, Sellersburg, Indiana, by counsel, C. Gregory Fifer, and submit the attached evidentiary documents in opposition to the request for change of zoning designation filed by applicants, Ronald Hess and Cynthia Hess.

WHEREFORE, remonstrators, Charles R. Pierce and Tanja R. Pierce, and request that the Town of Sellersburg Advisory Plan Commission certify the request for change of zoning designation filed by applicants, Ronald Hess and Cynthia Hess, to the Sellersburg Town Council with an unfavorable recommendation.



C. Gregory Fifer, #8121-98
APPLEGATE & FIFER
428 Meigs Avenue
Jeffersonville, Indiana 47131-1418
(812) 284-9499

IC 36-7-4-603

Statutes and Session Law

TITLE 36. LOCAL GOVERNMENT

ARTICLE 7. PLANNING AND DEVELOPMENT

IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals

IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals

Chapter 4. Local Planning and Zoning

Sec. 603. In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

As added by Acts 1981, P.L.309, SEC.23. Amended by P.L.335-1985, SEC.17; P.L.220-1986, SEC.17.

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SECTION TWO

DISTRICT REQUIREMENTS AND USES

Section 2.1 - Agriculture (A District)

2.1.1 - Purpose and Intent

This district is intended to help minimize conversion of farmland to non-farm use, and to protect agricultural areas from urban encroachment and reduce conflict over competing land uses. Urban growth will be regulated to occur where it can be safely located and economically served by public facilities, such as roads, water, schools, police and fire protection, etc., through the rezoning process. Subdivisions (except for bona fide agricultural purposes) are prohibited in the A district.

2.1.2 - Use Regulations

2.1.2.1 - Uses Permitted by Right

No building or structure, or part thereof, shall be erected, altered, or used, in the whole or in part, for other than one or more of the following specified areas:

- (1) Agricultural crops.
- (2) Commercial Greenhouses.
- (3) Farm Products (i.e., produce).
- (4) Livestock Raising.
- (5) Parks and Playgrounds.
- (6) Single-family Dwellings.

2.1.2.2 - Contingent Uses

The following uses are permitted subject to conditions set forth in Section 3.5 and the granting of a "contingent use" permit by the Board of Zoning Appeals after a public hearing:

- (1) Fire and Police Stations.
- (2) Municipal Buildings (Garage/Repair/Storage).

Section 2.10 - General Business (B-3 District)

2.10.1 - Purpose and Intent

This district accommodates all types of business and service uses including warehouse and storage facilities.

2.10.2 - Use Regulations

2.10.2.1 - Uses Permitted by Right

No building or structure, or part thereof shall be erected, altered, or used or land use in whole or in part for other than one or more of the following specific permitted uses in accordance with the limitation thereafter specified.

- (1) Any commercial use permitted by right in a B-1 District.
- (2) Auto Parking.
- (3) Auto Parts/Supplies.
- (4) Auto Sales.
- (5) Auto service and repair, provided:
 - (a) Any major repair service is conducted within closed building.
 - (b) Not more than 85% of the developed area of the premises is used for outdoor display, storage, and/or sales.
 - (c) Outdoor storage shall be screened by a solid decorative fence or wall not less than six (6) feet in height, and to a distance from the front line not less than the front building line of the primary structure.
- (6) Bus Terminal.
- (7) Civic and Community Clubs.
- (8) Department/Discount Store.
- (9) Dog Kennel.
- (10) Farm Products (Wholesale).

- (11) Food Products.
- (12) Funeral Homes/Parlors.
- (13) Furniture and Large Appliance Store.
- (14) Home Improvement Store.
- (15) Household Goods.
- (16) Marine Sales.
- (17) Mental Health Facilities.
- (18) Motorcycle Sales.
- (19) Schools (Trade and Business).
- (20) Service and Distribution Uses.
- (21) Telephone Exchanges.
- (22) Theaters.
- ~~(23) Theaters, Drive-In.~~
- (24) Used Merchandise.
- (25) Warehouses.
- (26) Those uses that are similar in appearance, type, and intensity to the above list of uses than to uses listed elsewhere in this Zoning Ordinance.

2.10.2.2 - Contingent Uses

The following uses are permitted subject to conditions set forth in Section 3.5 and the granting of a "contingent use" permit by the Board of Zoning Appeals after a public hearing:

- (1) Any "contingent use" found in a B-1 District.
- (2) Commercial Greenhouses.

2.10.2.3 - Special Exceptions

Section 2.8 - Local Business (B-1 District)

2.8.1 - Purpose and Intent

This district is intended to provide "neighborhood" retail goods and services for the convenience of residents near residential areas. Uses that provide nondurable goods and personal services are considered "neighborhood" commercial uses appropriate in the district. Although limited in area occupied, these districts are important to the economic welfare of the community in placing "convenience" and "impulse" goods shops close to the customer.

2.8.2 - Use Regulations

2.8.2.1 - Uses Permitted by Right

No business or structure, or part thereof, shall be erected, altered or used, or land used in whole or in part, for other than one or more of the following specified uses in accordance with the limitations thereafter specified.

- (1) Bakery.
- (2) Banks.
- (3) Bars or taverns without live entertainment.
- (4) Business services.
- (5) Cultural Facilities.
- (6) Day-Care Centers.
- (7) Doctor and Dentist Offices and Clinics.
- (8) Drugstores.
- (9) Farm Products (i.e., Produce).
- (10) Fire and Police Stations.
- (11) Gasoline Service Stations/Convenience Stores.
- (12) Grocery Store.
- (13) Hotel/Motel.

- (14) Indoor Amusements.
- (15) Liquor Store.
- (16) Laundry and Dry-Cleaning Services.
- (17) Municipal Buildings (Administrative Offices)
- (18) Newspaper distributions, charitable institutions, donation pick-up stations or boxes, primary or accessory in function.
- (19) Nursing Homes.
- (20) Offices.
- (21) Parks and Playgrounds.
- (22) Printing Services.
- (23) Public Assembly Halls.
- (24) Radio and Television Stations.
- (25) Rehabilitation Facilities (Physical).
- (26) Research Laboratories.
- (27) Restaurants.
- (28) Shopping or nondurable goods establishments, including but not limited to shoe repair; antique stores; apparel stores; fabric shops; stationary; gift shops; florists; photographic supplies; office supplies; hobby shops; pet stores, including grooming shops and obedience schools; music, recording, video, musical instrument stores; sporting goods; bicycle shops; small appliances; paint, and wallpaper, floor covering, variety stores, hardware, newspaper dealers.
- (29) Temporary, seasonal use such as Christmas tree sales, nursery plants, fruit stands completely under shelter, provided however that such uses and accessory off-street parking spaces shall not reduce or encroach upon the minimum off-street parking area of any other commercial use or vision clearance on corner lots.
- (30) Temporary structures incidental to development of land, during construction.
- (31) Veterinary Services.

Section 3.4 - Petition

3.4.1 - Contingent Uses

- (1) Application for a contingent use shall be filed with the Board of Zoning Appeals no later than the first Tuesday of each month, for the meeting to be held the following month. Applications shall be submitted on a form of available at the Plan Commission Office (Town Hall), shall be completed by the applicant or his agent, and shall include a District Development Plan in accordance with Section 3.7.

3.4.2 - Special Exceptions and Variances

- (1) Application for a variance or special exception shall be filed with the Board of Zoning Appeals no later than the first Tuesday of each month, for the meeting to be held the following month. Applications shall be submitted on a form of available at the Plan Commission Office (Town Hall), shall be completed by the applicant or his agent, and shall include a District Development Plan in accordance with Section 3.7.

- (2) Copies shall be submitted to the Plan Commission office.

3.4.3 - Publication

Notice of a public hearing for any application for a contingent use, special exception, or variance shall be advertised at least ten (10) days prior to the public hearing in a newspaper of general circulation published within the Town and County. The cost of the notice of the public hearing shall be borne by the applicant. A form for the notice may be obtained at the Plan Commission Office, and the proof of publication of the notice shall be presented to the Commission at the meeting.

3.4.4 - Rezoning

- (1) All petitions for rezoning shall be filed in seven (7) copies. Each petition shall consist of an application, location map and district development plan (refer to Section 3.7), and proposed ordinance and shall be filed with the Plan Commission (Town Hall) no later than the first Tuesday of each month for the meeting of the following month. *see pg. 169*
- (2) The petitioner shall mail by certified mail a copy of this petition to all owners of record of real estate which are contiguous to subject real estate, whether separated by any street, alley, easement, or any other public way. Owner of record shall be those shown on the record of the Auditor of Clark County. Said mailing shall not be less ten (10) days before said petition is set for a public hearing before the Plan Commission.

3.6.21.3 - Landscaping Requirements

All utility transmission equipment shall be screened from adjacent uses with a permanent landscape screen.

Section 3.7 - District Development Plan Requirements

3.7.1 - Purpose

The District Development Plan is necessary to determine and demonstrate compliance with the zoning regulations per IC 36-7-4-601(d)(3), IC 36-7-4-613 and IC 36-7-4-921.

3.7.2 - Application

- (1) District Development Plans are required for all Districts involving a petition for rezoning, contingent uses, special exceptions, variances, and/or parking waivers.
- (2) District development plans are required for all uses in the RPO, GO, "B", MHP, and "I" Districts involving an application for an Improvement Location Permit in accordance with Section 3.1.
- (3) Section 2.4 defines the site plan requirements for the Mobile Home Park (MHP) District.

3.7.3 - Requirements

- (1) Elements of District Development Plan

The Plan Commission may require the District Development Plan to contain one or more of the following elements in graphic or written form as are applicable to the property in question and appropriate for adequate public review.

- (a) Existing topography, with a contour interval of two (2) feet and not greater than five (5) feet on steep slopes unless specifically waived by the Plan Commission. Existing topography with a contour interval less than two (2) feet based on field survey may be required by the Commission for all or part of the subject property as existing topographic conditions warrant. Proposed contours with the same contour interval and finished grade spot elevations are also required;
- (b) Vicinity map with measurements to existing streets;
- (c) Boundary description, including area and bearings and dimensions of all property lines;

- (d) Names of all adjoining property owners;
- (e) Lot size and location, height, floor area, and arrangement of proposed and existing buildings;
- (f) Proposed use of structures on the subject property, or, at the Plan Commission's discretion, the categories of uses proposed for the subject property;
- (g) Existing tree masses, significant rock out-croppings, streams, flood-plains, and other natural features;
- (h) Provisions for screening and buffering, landscaping, recreational, and open space area;
- (i) The location, arrangement, and dimensions of existing and proposed streets and driveways, adjacent streets, sidewalks, parking areas (including number of off-street parking spaces), points of ingress and egress, off-street loading areas, and other vehicular, bicycle, or pedestrian right-of-ways;
- (j) Provisions for handling surface water drainage and utilities information, where appropriate, such as proposals for gas, water, electricity, telephone service, sewage lines, fire hydrants, and similar information, and the location and dimensions of other existing or proposed easements;
- (k) Demonstration of compliance with land use intensity requirements;
- (l) Proposed stages of development, if applicable, and the anticipated time required to develop each stage;
- (m) The location of any burial grounds or cemeteries; wetlands, or hazardous material dumpsites;
- (n) North Arrow;
- (o) Other such information the Plan Commission deems appropriate;
- (p) All site plans shall be drawn to a sufficient scale to clearly delineate the applicant's proposed use and development of the subject property. Such scale shall be indicated on the development plan.
- (q) Sanitary sewer facilities shall be designed to the latest Indiana Department of Environmental Management and Ten States Standards, and storm

drainage facilities shall be designed to the latest
Storm Water System Design Criteria adopted by the
town. Engineering computations must be submitted.



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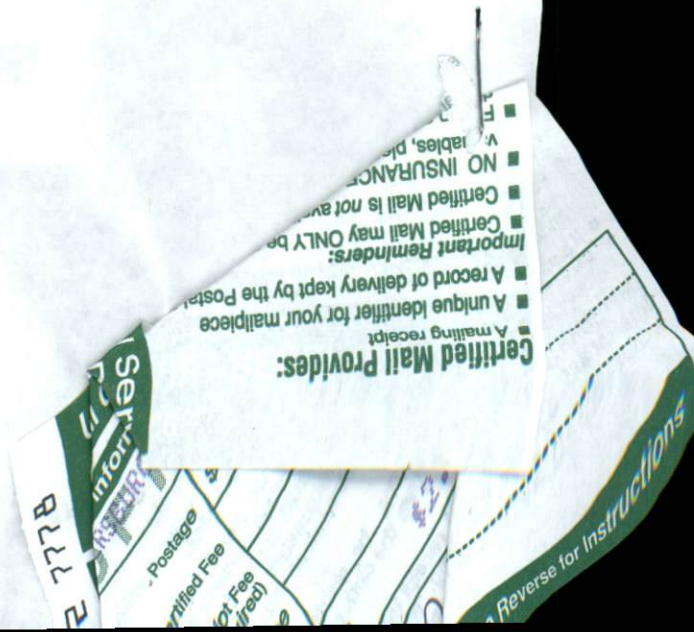
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SELLERSBURG, IN 47172

Postage	\$ 0.39
Certified Fee	\$2.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 2.79

12/30/2006

Sent To *Terry + Carol Brown*
 Street, Apt. No., or PO Box No. *9214 Hwy 60*
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

Certified Mail Provides:
 - A mailing receipt for your records
 - A unique identifier for tracking
 - A record of delivery attempt
 - A record of delivery time

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Label/Receipt Number: **7006 0810 0001 0752 7792**
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We attempted to deliver your item at 1:10 PM on January 3, 2007 in SELLERSBURG, IN 47172 and a notice was left. It can be redelivered or picked up at the Post Office. If the item is unclaimed, it will be returned to the sender. Information, if available, is updated every evening. Please check again later.

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Search Results

Label/Receipt Number: **7006 0810 0001 0752 7884**
 Status: **Notice Left**

We attempted to deliver your item at 12:13 PM on January 3, 2007 in SELLERSBURG, IN 47172 and a notice was left. It can be redelivered or picked up at the Post Office. If the item is unclaimed, it will be returned to the sender. Information, if available, is updated every evening. Please check again later.

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U.S. Postal Service™
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SELLERSBURG, IN 47172

Postage	\$ 0.39	0772
Certified Fee	\$ 2.40	01
Return Receipt Fee (Endorsement Required)	\$ 0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 2.79	12/30/2006

Sent To **Richard Ratcliff**

Street, Apt. No.;
or PO Box No. **9108 Hwy 60**

City, State, ZIP+4 **47172**

PS Form 3800, June 2002 See Reverse for Instructions

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Track & Confirm

Search Results

Label/Receipt Number: **7006 0810 0001 0752 7884**
Status: **Delivered**

Your item was delivered at 2:33 PM on January 9, 2007 in
SELLERSBURG, IN 47172.

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Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

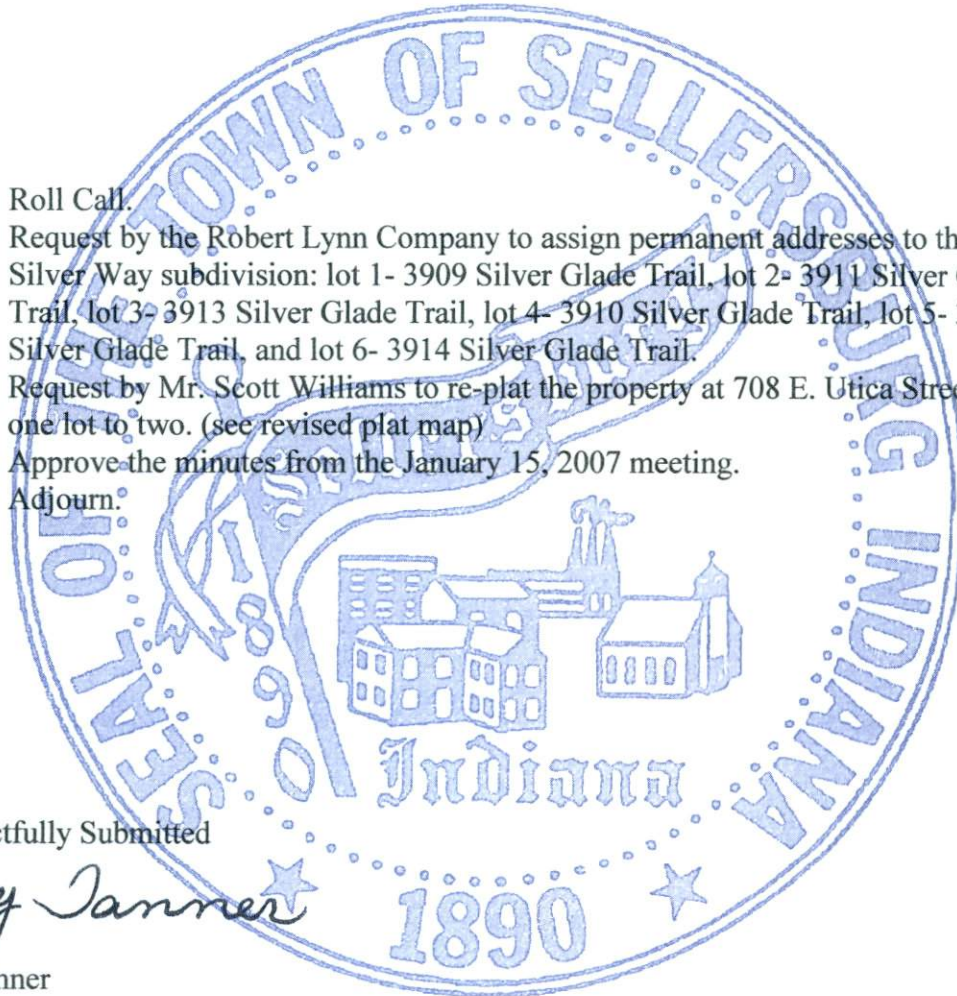
February 19, 2007

1. Roll Call.
2. Request by the Robert Lynn Company to assign permanent addresses to the new Silver Way subdivision: lot 1- 3909 Silver Glade Trail, lot 2- 3911 Silver Glade Trail, lot 3- 3913 Silver Glade Trail, lot 4- 3910 Silver Glade Trail, lot 5- 3912 Silver Glade Trail, and lot 6- 3914 Silver Glade Trail.
3. Request by Mr. Scott Williams to re-plat the property at 708 E. Utica Street from one lot to two. (see revised plat map)
4. Approve the minutes from the January 15, 2007 meeting.
5. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

February 19, 2007

The Sellersburg Planning and Zoning Commission met February 19, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:21 P.M.

Members present were, President Thomas L. Schuster, Vice President William K. Voyles, Member Michael J. Hostetler, Member James F. Hudgins, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and Michelle D. Eve, Secretary. Member Franklin T. Boggess was absent.

Jonas "Jay" Tanner presents Robert Lynn Company's requests to assign permanent addresses to the new Silver Way Subdivision.

Louis R. Imhof, Jr. makes a motion to approve the permanent addresses for the new Silver Way Subdivision, seconded by William K. Voyles. 6-aye, 0-nay, motion approved.


Scott Williams requesting to re-plat the property at 708 E. Utica Street from one plat to two.

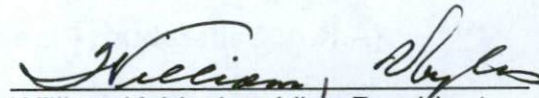
Louis R. Imhof, Jr. makes a motion to approve the re-plat of 708 E. Utica Street from one plat to two, seconded by William K. Voyles. 6-aye, 0-nay, motion approved.

Michael N. Lockhart makes a motion to approve the minutes of the February 19, 2007 minutes, seconded by James F. Hudgins. 6-aye, 0-nay, motion approved.

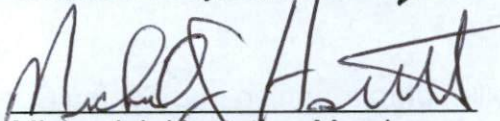
Michael J. Hostetler makes a motion to adjourn the meeting, seconded by James F. Hudgins. 6-aye, 0-nay, motion approved and meeting adjourned at 6:28 P.M.

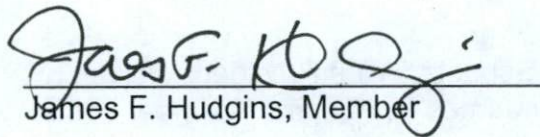
Sellersburg Plan Commission Meeting
February 19, 2007
Page 2 of 2 pages

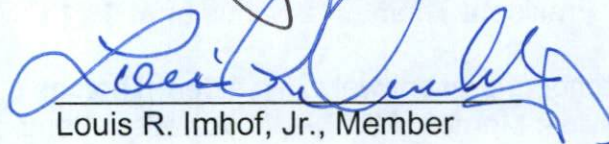

Thomas L. Schuster, President

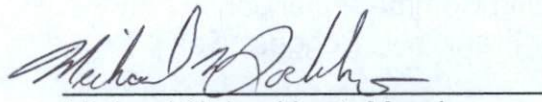

William K. Voyles, Vice-President

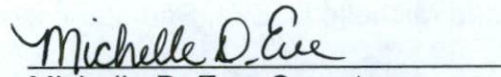
Franklin T. Boggess


Michael J. Hostetter, Member


James F. Hudgins, Member


Louis R. Imhof, Jr., Member


Michael N. Lockhart, Member


Michelle D. Eve, Secretary

FINAL PLAT OF SILVER WAY SUBDIVISION

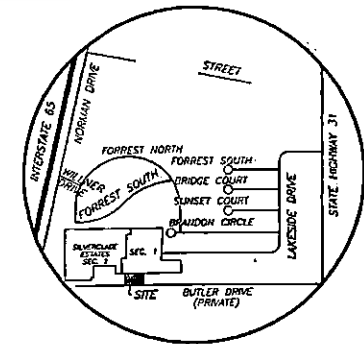
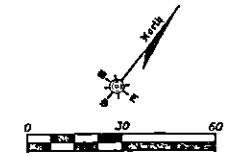
DESCRIPTION

Being a part of Survey 89 of the Minto Grant to Clark County, Indiana and being further described as follows:

Beginning at a steel pin on the south corner of Lot 19 in Silver Glades Section 1 as shown in Plat Book 12, Page 57 of said county records:

Thence N 51°46'02" E, 109.5 feet;
 Thence S 35°12'21" E, 237.93 feet;
 Thence S 54°47'16" W, 260.08 feet;
 Thence N 36°07'28" W, 107.49 feet;
 Thence N 81°39'37" W, 51.38 feet;
 Thence N 38°13'58" W, 79.16 feet to the southeast line of said Silver Glades Section 1;
 Thence N 51°46'02" E, along said southeast line, 194.15 feet to the TRUE PLACE OF BEGINNING.

Containing 1.474 acres and being subject to all easements of record.



VICINITY MAP
(NO SCALE)

CERTIFICATE OF PLAN COMMISSION

APPROVED BY RESOLUTION OF THE PLAN COMMISSION OF THE TOWN OF SELLERSBURG, INDIANA.

PRESIDENT _____ DATE _____

ATTEST: SECRETARY _____

CERTIFICATE OF DEVELOPER & DEDICATION

THE OWNER OR HIS REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF SELLERSBURG ALL THE STREETS, LOCAL GOVERNMENT USES, EASEMENTS, PARKS, ROAD RIGHT-OF-WAY, AND REQUIRED UTILITIES SHOWN ON THE SUBDIVISION PLAT AND CONSTRUCTION PLANS.

SIGNATURE _____

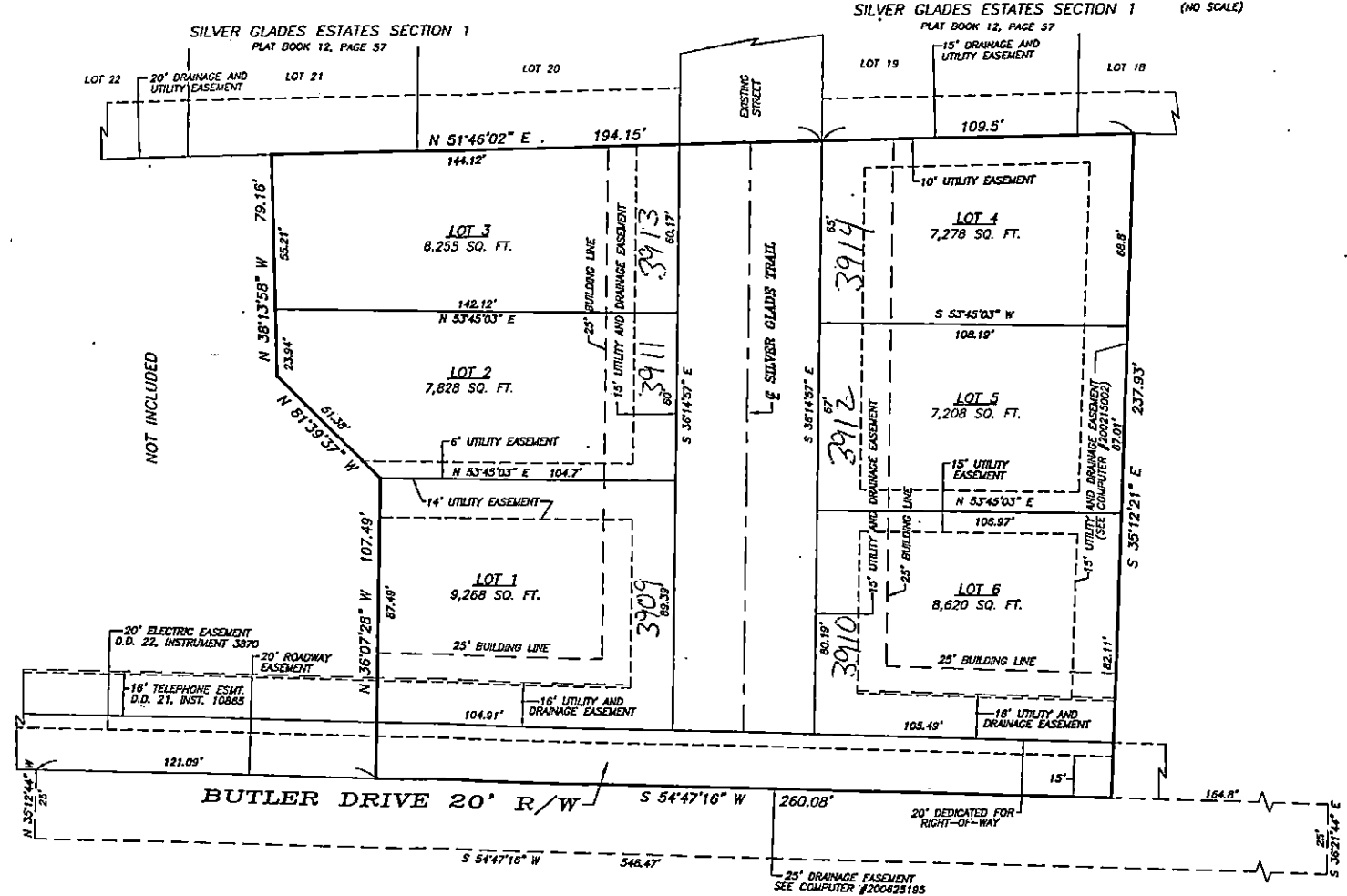
DATE: _____

ACKNOWLEDGEMENT

STATE OF INDIANA
 COUNTY OF CLARK
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED ROBERT F. LYNN, AND ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____ 2007.

KEVIN L. TAFF

COUNTY OF RESIDENCE CLARK
 MY COMMISSION EXPIRES: DECEMBER 11, 2011



NOT INCLUDED

- NOTES:
- (1) The property shown is not located in flood zone A or B according to flood map number 180428 0125 C, dated February 16, 1983.
 - (2) Title examination may reveal other easements and/or Rights of ways not shown hereon.
 - (3) No structures, fences, or landscaping allowed in any easements.
 - (4) All rear lot corners are monumented by 5/8"x24" steel pins with plastic caps. All front lot corners are witnessed by a cut on the concrete curb on the lot line extended.

I, David R. Blankenbeker, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Computer Instrument No. 20070141, in accordance with Title 625, I.C. 1.1-12 to the best of my knowledge and belief.



BLANKENBEKER & SON
 LAND SURVEYORS INC., P.C.
 422 MEIGS AVENUE JEFFERSONVILLE, INDIANA
 TELEPHONE (812) 282-4183 P.O. BOX 157 47131-0157
 WWW.BLANKENBEKERANDSON.NET

By: S.M.J. SCALE: 1" = 30 FEET DATE: DECEMBER 5, 2006 JOB # J18806-F
 DWG # 1725

To: Jane O' Sellersburg
(Governmental Unit):
Clark County, Indiana

From: The Evening News
221 Spring St. P.O. Box 867
Jeffersonville, IN 47130

PUBLISHER'S CLAIM

COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set) -- number of equivalent lines

Head -- number of lines 1 x 12
Body -- Number of lines
Tail -- number of lines
Total number of lines in notice 1 x 12

COMPUTATION OF CHARGES

12 lines, 1 columns wide equals 12 equivalent lines
at 0.333 cents per line \$ 4.00
Additional charge for notices containing rule or tabular work
(50 percent of above amount)
Charge for extra proofs of publication (\$4.00 for each proof
in excess of two)
TOTAL AMOUNT OF CLAIM 4.00

DATA FOR COMPUTING COST

Width of single column 9.0 ems
Number of insertions 1
Size of type 7 point

FEDERAL ID#
55-0870768

Pursuant to the provisions and penalties of Chapter 155, acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Pam Brown
Title: Legal Bookkeeper

Date: 2-12 2007

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Clark County)
Personally appeared before me a notary public in and for said county and state, the undersigned Pam Brown who, being duly sworn, says that she is legal bookkeeper of The Evening News newspaper of general circulation printed and published in the English language in the (city) of Jeffersonville in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time _____, the dates of publication being as follows:

February 9, 2007

Subscribed and sworn to before me this 12th day of February, 2007.

Jean Mallin Notary Public
JEAN GALLIN

My commission expires: August 27, 2014

TOWN OF SELLERSBURG
TOWN COUNCIL
MEETING
Sellersburg Town Council will conduct a meeting on February 19th, 2007, at 6:00 p.m. at Sellersburg Town Hall. This meeting will discuss the request of Williams Construction Inc. to Replat of property located at 708 E. Utica in Sellersburg, IN 47172. Feb. 9

PAID
By WILLIAMS
FOR THE EVENING NEWS

06513099

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

March 19, 2007

1. Roll Call.
2. No items for review this month.
3. Approve the minutes from the February 19, 2007 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

March 19, 2007


The Sellersburg Planning and Zoning Commission met March 19, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:40 P.M.


Members present were, President Thomas L. Schuster, Vice President William K Voyles, , Member Michael J. Hostetler, Member James L. Hudgins, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

Member Franklin T. Boggess was absent.

Michael N. Lockhart makes a motion to approve the minutes of the February 19, 2007 meeting as written, seconded by Michael J. Hostetler. 6-aye, 0-nay, motion approved.


James L. Hudgins makes a motion to adjourn the meeting, seconded by Michael J. Hostetler. 6-aye, 0nay, motion approved and meeting adjourned at 6:13 P.M.

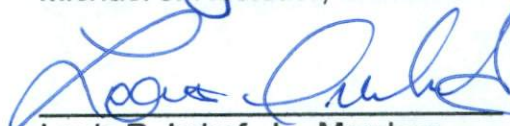

Thomas L. Schuster, President


William K. Voyles, Vice-President

Franklin T. Boggess


Michael J. Hostetler, Member


James F. Hudgins, Member


Louis R. Imhof, Jr., Member


Michael N. Lockhart, Member


David L. Kinder, Secretary

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

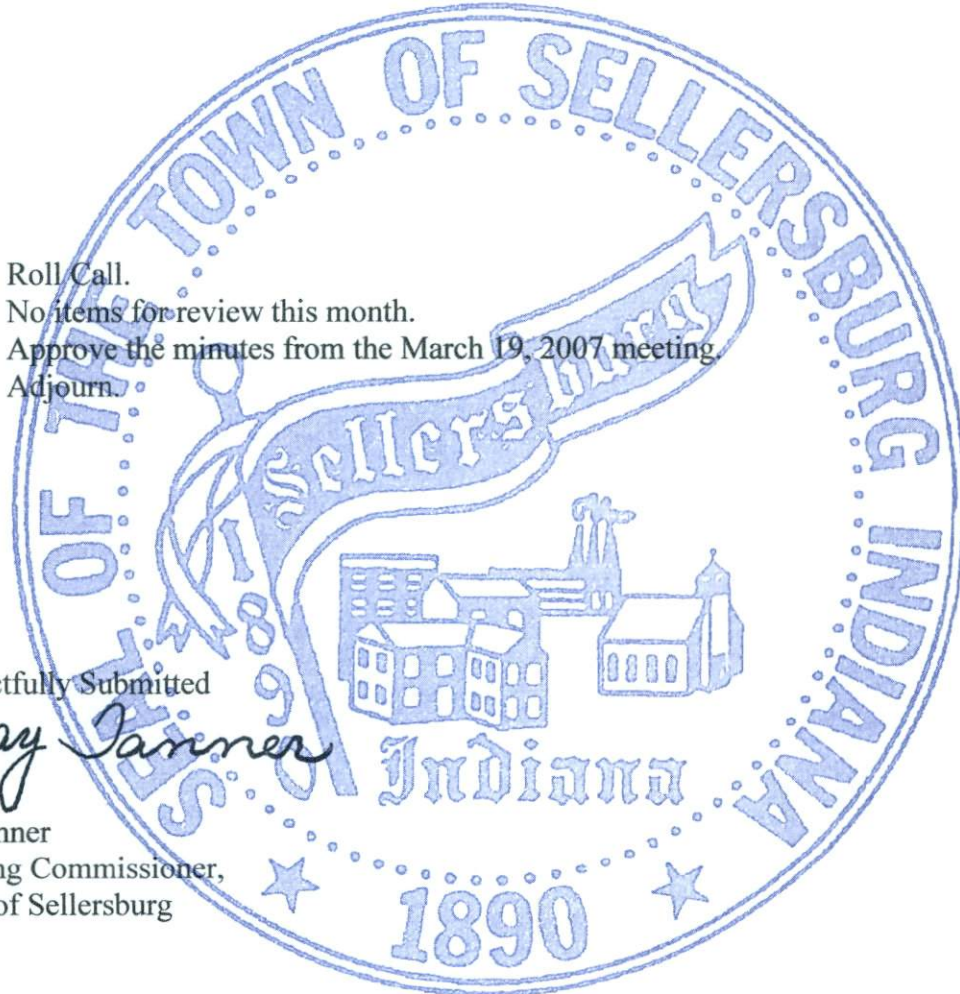
April 16, 2007

1. Roll Call.
2. No items for review this month.
3. Approve the minutes from the March 19, 2007 meeting
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

April 16, 2007

The Sellersburg Planning and Zoning Commission met April 16, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:20 P.M.

Members present were, President Thomas L. Schuster, Vice President William K Voyles, Member Michael J. Hostetler, Member James L. Hudgins, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

Member Franklin T. Boggess was absent.

WILLIAM K. VOYLES makes a motion to approve the minutes of the March 19, 2007 meeting as written, seconded by Michael J. Hostetler. 6-aye, 0-nay, motion approved.

MICHAEL J. HOSTETLER makes a motion to adjourn the meeting, seconded by Michael N. Lockhart. 6-aye, 0-nay, motion approved and meeting adjourned at 6:21 P.M.




Thomas L. Schuster, President

William K. Voyles, Vice-President

Franklin T. Boggess



Michael J. Hostetler, Member



James F. Hudgins, Member



Louis R. Imhof, Jr., Member



Michael N. Lockhart, Member



David L. Kinder, Secretary

Town of Sellersburg

316 EAST UTICA STREET
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SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

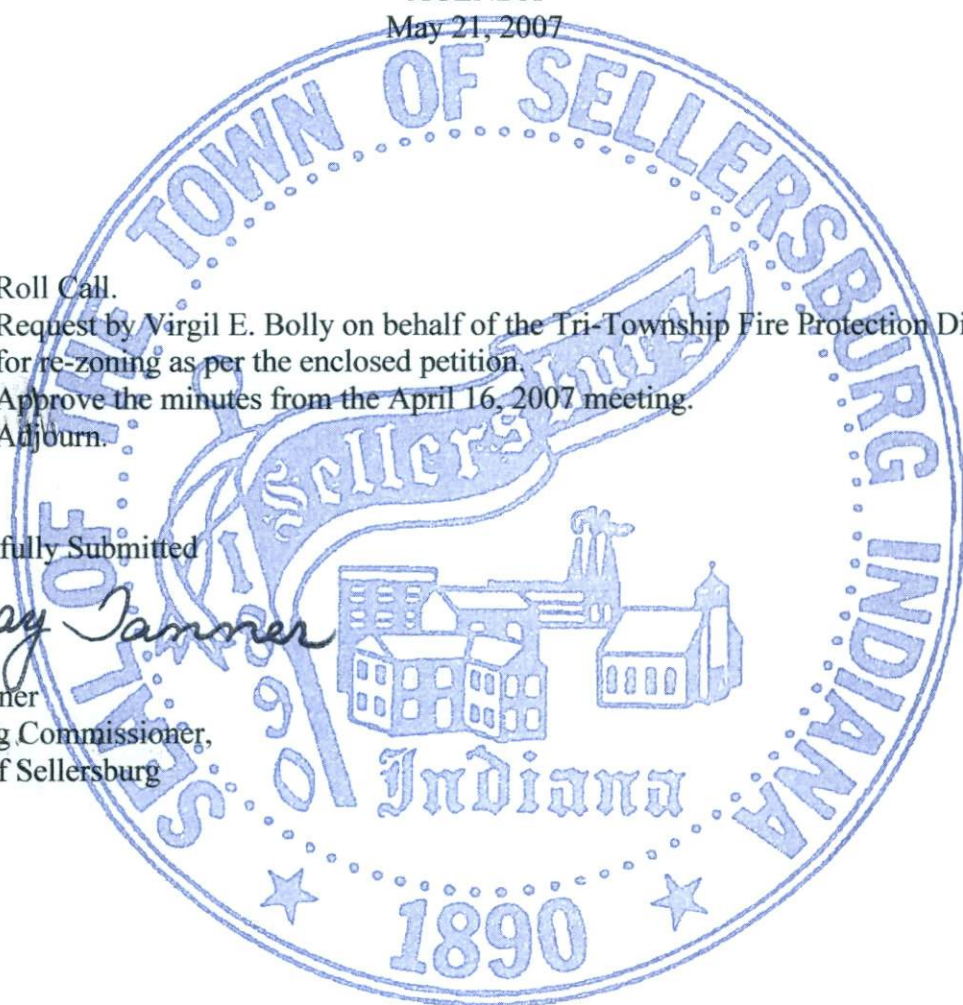
May 21, 2007

1. Roll Call.
2. Request by Virgil E. Bolly on behalf of the Tri-Township Fire Protection District for re-zoning as per the enclosed petition.
3. Approve the minutes from the April 16, 2007 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

May 21, 2007

The Sellersburg Planning and Zoning Commission met May 21, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:30 P.M.

Members present were, President Thomas L. Schuster, Member Michael J. Hostetler, Member James L. Hudgins, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

Vice-President William K. Voyles and Member Franklin T. Boggess were absent.


VIRGIL E. BOLLY, (Attorney-at-Law), representing the Tri-Township Fire Protection District (Sellersburg Fire Department) request the rezoning of property on East Utica Street, in Sellersburg, be rezoned from Business and Single Family Residence to General Business. (See attached items).

Michael N. Lockhart makes a motion to grant the zoning changes, seconded by Louis R. Imhof, Jr. 4-aye, 1-abstains, motion granted.

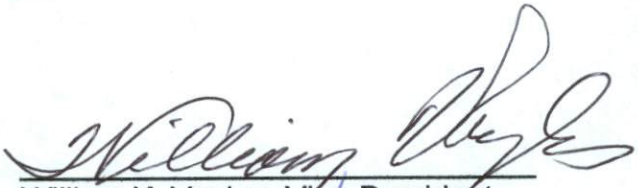
LOUIS R. IMHOF, JR. makes a motion to approve the minutes of the April 16, 2007 meeting, seconded by Michael J. Hostetler. 5-aye, 0-nay, motion approved.

MCHAEL J. HOSTETLER makes a motion to adjourn the meeting, seconded by Louis R. Imhof, Jr. 5-aye, 0-nay, motion approved and meeting adjourned at 6:38 P.M.

Attachments: Petition of Tri-Township Fire Protection District
 Legal Notice of Petition
 Copies of Certified Mail Receipts
 Proof of Publication



Thomas L. Schuster, President



William K. Voyles, Vice-President

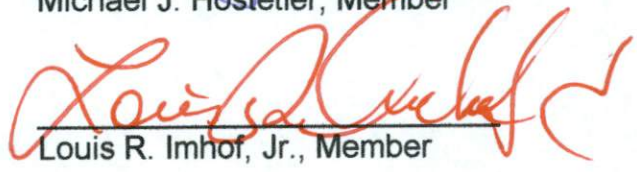
Franklin T. Boggess



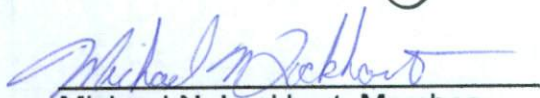
Michael J. Hostetler, Member



James F. Hudgins, Member



Louis R. Imhof, Jr., Member



Michael N. Lockhart, Member



David L. Kinder, Secretary

PETITION

TOWN OF SELLERSBURG PLANNING AND ZONING COMMISSION

In the matter of:
TRI-TOWNSHIP FIRE PROTECTION DISTRICT

The undersigned petitioners respectfully request an amendment to the zoning map of the Town of Sellersburg, with respect to the following real estate in Clark County, Indiana, to-wit;

Tract 1 (Key Number 017-3-0210)

A part of Survey Number 110 of the Illinois Grant, Clark County, Indiana, more particularly described as follows: Commencing at an iron pin at the southernmost corner of Lot 1, Bottorff's Addition to the Town of Sellersburg, Plat Book 3, page 77, and running thence N 39 deg. 45' 30" W, with the line of a 14 foot wide alley for a distance of 120.0 feet to an iron pin, the true place of beginning of the tract herein described; thence continuing N 39 deg. 45' 30" W, with the line of the alley for a distance of 59.3 feet to an iron pin; thence running N 49 deg. 56' 21" E with the line of an old fence a distance of 192.0 feet to an iron pin; thence running S 39 deg. 45' 30" E, a distance of 60.9 feet to an iron pin; thence running S 50 deg. 25' W, a distance of 192.0 feet to the true place of beginning, containing in all 0.265 acre.

Tract 2 (Key Number 017-1-0380)

Being a part of Survey #110 of the Illinois Grant to Clark County, Indiana and being further described as follows: Beginning at the southern most corner of Lot #1 in Bottorff's Addition to the Town of Sellersburg as shown in Plat Book 3, Page 77 of said county records; Thence N. 41 deg. 09' 28" W. , along the northeast line of a 14 foot wide alley, 179.3 feet to a steel pin, the TRUE PLACE OF BEGINNING: Thence continuing N. 41 deg. 21' 06" W., along said northeast line, 43.24 feet to a mag nail; Thence N. 30 deg. 30' 21" E., along another line of said alley, 50.91 feet to a steel pin; Thence N. 46 deg. 33' 41" E., 311.14 feet to a "mag" nail in Utica Street; Thence S. 41 deg. 33' 48" E., along said street, 70.34 feet to a "mag" nail; Thence S. 48 deg. 38' 09" W., 359.57 feet to the TRUE PLACE OF BEGINNING. Containing 22,606 square feet and being subject to all legal highways and easements of record.

EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE: A part of Survey #110 of the Illinois Grant, Clark County, Indiana and more particularly described as follows: Beginning at the south corner of Lot #1 in Bottorff Addition to the Town of Sellersburg as shown in Plat Book 3, Page 77 in the office of the Clark County Recorder; Thence N. 41 deg. 09' 28" W. , along the northeast line of a 14 foot alley, a distance of 179.3 feet to an iron pin; thence N. 48 deg. 38' 09" E. 223.40 feet to an iron pin w/cap, the TRUE POINT OF BEGINNING; continuing N. 48 deg. 38' 09" E., 136.17 feet to a mag nail in the center of Utica Street; thence N. 41 deg. 33' 48" W., with the center of Utica Street, a distance of 70.34 feet to a mag nail; thence S. 46 deg. 33' 41" W. 136.29 feet to an iron pin w/cap; thence S. 41 deg. 33' 48" E., 65.47 feet to the true point of beginning, containing 0.213 acre, subject to the R/W of Utica Street and all easements, apparent or of record.

Tract 3 (Key Number 017-25-0400)

Parcel 1: Forty-five (45) front feet running to a point in the rear, off the West side of one-half lot recorded in Record 109, pages 27, 28. That part of Survey No. 110 of the Illinois Grant, bounded thus: Beginning at Louis Diefenbach's line and running thence 45 feet East; thence South to a Locust stake; thence from Locust stake North along said Diefenbach's and Carrie Lanz line to a stone in the Utica Road in the Town of Sellersburg, Indiana. With privilege of roadway on East side of above described real estate.

Parcel 2: A parcel of land in Survey No. 110 of the Illinois Grant, in the Town of Sellersburg, Clark County, Indiana, bounded thus: Being a strip of land 10 feet wide and 160 feet in length off the east side of the Diefenbach lot which is described in Deed Record 123, page 393.

Subject to all easements, restrictions and protective covenants of record affecting the same.

Subject to all legal highways, and rights-of-way and easements.

Tract 4 (Key Number 017-25-0360)

Part of Survey No. 110 of the Illinois Grant, bounded as follows: Beginning at a stone in the center of Utica Street (Formerly known as Utica and Salem Road); thence South 66 degrees East with said road 5 poles to a stone; thence South 24 degrees West 10 poles; thence North 66 degrees West 5 poles; thence North 24 degrees East 10 poles to the place of beginning, containing 50 poles of land. Said real estate being in the Town of Sellersburg.

EXCEPTING that part of said real estate conveyed to the Town of Sellersburg by deed dated December 11, 1967, and of record in Deed Record 290, Page 319 in the office of the Recorder of Clark County, Indiana.

Tract 5 (Key Number 017-25-0390)

A part of the Illinois Grant, Survey No. 110, situated on the South side of Utica Street, in Sellersburg, lying between Nathin Smith's and John Garricks lots, fronting Sixty six feet, running South One Hundred and Sixty feet and back line running Sixty six feet, containing One quarter of an acre of land more or less with appurtenances thereto belonging.

Except Ten feet off the front and back and running the full length of lot line running South sold to Noble LaMaster and Pearl LaMaster, his wife.

Tract 6 (Key Number 017-22-0290)

In Block E of Miller Addition to the Town of Sellersburg, said County and State, described thus: Lot No. 1; beginning at the N. E. corner of said lot; thence S. 33 ½ deg. W. about 98 feet to Miller Avenue; then N. W. with the N. E. side of said Miller Avenue 28 2/3 feet to Lot No. 2 in said Block E; thence N. 33 ½ deg. 100 feet to a stake; thence S. E. 37 feet to the beginning. Lot No. 2 beginning at the N. E. corner of said lot; thence S. 33 ½ deg. 100 feet to Miller Avenue; thence N. W. with the N. E. side of said Miller Avenue 25 feet to Lot No. 3 in said Block E thence N. 33 ½ deg. E. 102 feet to a stake; thence S. E. 25 feet to the beginning.

Tract 7 (Key Number 017-25-0710)

A part of the Illinois Grant 110, Clark County, Indiana and more particularly described as follows: beginning at the stone on the south corner of Lot No. 40 of the Plat of Sellersburg; thence S. 67 deg. 13' E. 22.8 feet to a P. K. nail, the true point of beginning; continuing S. 67 deg. 13' E. 36.5 feet to an iron pin; thence N. 46 deg. 33' 41" E. 54.53 feet to a P. K. nail; thence N. 64 deg. 02' 19" W. 51.33 feet to an iron pin; thence S. 30 deg. 35' 48" W. 53.24 feet to the true point of beginning containing 0.0522 acre, subject to all easements, apparent or of record.

Tract 8 (Key Number 017-25-0410)

A part of Survey 110 of the Illinois Grant, Clark County, Indiana, and more particularly described as follows: beginning at the stone on the south corner of Lot No. 48 in the Plat of Sellersburg; thence S. 67 degrees 13' E. 59.3 feet to an iron pin; thence N. 46 degrees 33' 41" E. 54.53 feet to a P. K. nail, the true point of beginning; continuing N. 46 degrees 33' 41" E., 125.14 feet to a P. K. nail in Utica Street; thence N. 67 degrees 13' W., with said street, 86.38 feet to a P. K. nail; thence S. 30 degrees 35' 48" W., 112.72 feet to an iron pin; thence S. 64 degrees 02' 19" E., 51.33 feet to the true point of beginning, containing 0.1797 acre, subject to the R/W of Utica Street, an undefined driveway easement along west line and all other easements, apparent or of record.

ALSO, a part of Survey No. 110 of the Illinois Grant, located in the Town of Sellersburg, Clark County, Indiana, and more particularly described as follows: beginning at the iron pin, set over the stone, on the south corner of Lot No. 40 of the Original Plat of the Town of Sellersburg, thence S. 67 degrees 13' E. 22.8 feet to a P. K. nail, the true point of beginning, continuing S. 67 degrees 13' E. 36.5 feet to an iron pin; thence S. 43 degrees 33' 41" W. 131.47 feet to an iron pin; thence N. 30 degrees 35' 48" E. 121.43 feet to the true point of beginning, containing 0.0504 acre, subject to all easements, apparent of record.

Tract 9 (Key Numbers 017-25-0370, 017-25-0380, 017-25-0350 and 017-22-0300)
Lots Nos. Three (3), Four (4), and Five (5) in Block E, Miller's Addition to the Town of Sellersburg, Indiana, as recorded in Plat Book 4, Page 105 in the office of the Recorder of Clark County, Indiana.

ALSO, a part of Survey No. 110 of the Illinois Grant in Sellersburg, Clark County, Indiana, described as follows, to-wit: Beginning at the Northwest corner of Lot No. 5, Block E, Miller's Addition to the Town of Sellersburg, as recorded in Plat Book 4, Page 105, thence with the North line of said Lot No. 5 South 68 degrees 04' 30" East, 1.42 feet to the true place of beginning, thence continuing with the North line of Lot no. 5, 4, and 3 of Block E, Miller's Addition, South 68 degrees 04' 30" East, 76 feet to an iron pin in the North line of Lot No. 2 of said Addition. Said pin being South 68 degrees 04' 30" East, 2.42 feet from the Northeast corner of Lot No. 3 of said Addition. Thence North 20 degrees 25' East, 146.6 feet more or less to a point in the South right-of-way line of Utica Street; thence with the South right-of-way line of Utica Street, North 67 degrees 13' West, 77.02 feet, more or less, to a point; thence South 20 degrees West, 147.6 feet, more or less, to the true place of beginning. Containing in all 0.44 Acres, more or less.

Local address of property is 426 E. Utica Street, Sellersburg, IN 47172.

is requested that all nine tracts be zoned Central Business.

Specific reason for requesting rezoning: Character and natural use of the land and surrounding area is changing to business uses.

Dated and signed by petitioners at Sellersburg, Clark County, Indiana, this 26th day of April, 2007.



Virgil E. Bolly, Attorney
for Petitioner, Tri-Township
Fire Protection District

Petition prepared by:
Virgil E. Bolly
Attorney for Petitioner

air copy

372/07
9.38

*emailed to
legals@newsandtribune.com*

TOWN OF SELLERSBURG
PLANNING AND ZONING COMMISSION

LEGAL NOTICE

Notice is hereby given that TRI-TOWNSHIP FIRE PROTECTION DISTRICT, has filed a petition with the Town of Sellersburg Planning and Zoning Commission, requesting to rezone the following described real estate in the Town of Sellersburg, Clark County, Indiana, from Central Business and Single Family Residences (R-1 District) to all General Business, to-wit:

Tract 1 (Key Number 017-3-0210)

A part of Survey Number 110 of the Illinois Grant, Clark County, Indiana, more particularly described as follows: Commencing at an iron pin at the southernmost corner of Lot 1, Bottorff's Addition to the Town of Sellersburg, Plat Book 3, page 77, and running thence N 39 deg. 45' 30" W, with the line of a 14 foot wide alley for a distance of 120.0 feet to an iron pin, the true place of beginning of the tract herein described; thence continuing N 39 deg. 45' 30" W, with the line of the alley for a distance of 59.3 feet to an iron pin; thence running N 49 deg. 56' 21" E with the line of an old fence a distance of 192.0 feet to an iron pin; thence running S 39 deg. 45' 30" E, a distance of 60.9 feet to an iron pin; thence running S 50 deg. 25' W, a distance of 192.0 feet to the true place of beginning, containing in all 0.265 acre.

Tract 2 (Key Number 017-1-0380)

Being a part of Survey #110 of the Illinois Grant to Clark County, Indiana and being further described as follows: Beginning at the southern most corner of Lot #1 in Bottorff's Addition to the Town of Sellersburg as shown in Plat Book 3, Page 77 of said county records; Thence N. 41 deg. 09' 28" W. , along the northeast line of a 14 foot wide alley, 179.3 feet to a steel pin, the TRUE PLACE OF BEGINNING: Thence continuing N. 41 deg. 21' 06" W., along said northeast line, 43.24 feet to a mag nail; Thence N. 30 deg. 30' 21" E., along another line of said alley, 50.91 feet to a steel pin; Thence N. 46 deg. 33' 41" E., 311.14 feet to a "mag" nail in Utica Street; Thence S. 41 deg. 33' 48" E., along said street, 70.34 feet to a "mag" nail; Thence S. 48 deg. 38' 09" W., 359.57 feet to the TRUE PLACE OF BEGINNING. Containing 22,606 square feet and being subject to all legal highways and easements of record.

EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE: A part of Survey #110 of the Illinois Grant, Clark County, Indiana and more particularly described as follows: Beginning at the south corner of Lot #1 in Bottorff Addition to the Town of Sellersburg as shown in Plat Book 3, Page 77 in the office of the Clark County Recorder; Thence N. 41 deg. 09' 28" W. , along the northeast line of a 14 foot alley, a distance of 179.3 feet to an iron pin; thence N. 48 deg. 38' 09" E. 223.40 feet to an iron pin w/cap, the TRUE POINT OF BEGINNING; continuing N. 48 deg. 38' 09" E., 136.17 feet to a mag nail in the center of Utica Street; thence N. 41 deg. 33' 48" W., with the center of Utica Street, a distance of 70.34 feet to a mag nail; thence S. 46 deg. 33' 41" W. 136.29 feet to an iron pin w/cap; thence S. 41 deg. 33' 48" E., 65.47 feet to the true point of beginning, containing 0.213 acre, subject to the R/W of Utica Street and all easements, apparent or of record.

Tract 3 (Key Number 017-25-0400)

Parcel 1: Forty-five (45) front feet running to a point in the rear, off the West side of one-half lot recorded in Record 109, pages 27, 28. That part of Survey No. 110 of the Illinois Grant, bounded thus: Beginning at Louis Diefenbach's line and running thence 45 feet East; thence South to a Locust stake; thence from Locust stake North along said Diefenbach's and Carrie Lanz line to a stone in the Utica Road in the Town of Sellersburg, Indiana. With privilege of roadway on East side of above described real estate.

Parcel 2: A parcel of land in Survey No. 110 of the Illinois Grant, in the Town of Sellersburg, Clark County, Indiana, bounded thus: Being a strip of land 10 feet wide and 160 feet in length off the east side of the Diefenbach lot which is described in Deed Record 123, page 393.

Subject to all easements, restrictions and protective covenants of record affecting the same.

Subject to all legal highways, and rights-of-way and easements.

Tract 4 (Key Number 017-25-0360)

Part of Survey No. 110 of the Illinois Grant, bounded as follows: Beginning at a stone in the center of Utica Street (Formerly known as Utica and Salem Road); thence South 66 degrees East with said road 5 poles to a stone; thence South 24 degrees West 10 poles; thence North 66 degrees West 5 poles; thence North 24 degrees East 10 poles to the place of beginning, containing 50 poles of land. Said real estate being in the Town of Sellersburg. EXCEPTING that part of said real estate conveyed to the Town of Sellersburg by deed dated

December 11, 1967, and of record in Deed Record 290, Page 319 in the office of the Recorder of Clark County, Indiana.

Tract 5 (Key Number 017-25-0390)

A part of the Illinois Grant, Survey No. 110, situated on the South side of Utica Street, in Sellersburg, lying between Nathin Smith's and John Garricks lots, fronting Sixty six feet, running South One Hundred and Sixty feet and back line running Sixty six feet, containing One quarter of an acre of land more or less with appurtenances thereto belonging.

Except Ten feet off the front and back and running the full length of lot line running South sold to Noble LaMaster and Pearl LaMaster, his wife.

Tract 6 (Key Number 017-22-0290)

In Block E of Miller Addition to the Town of Sellersburg, said County and State, described thus: Lot No. 1; beginning at the N. E. corner of said lot; thence S. 33 ½ deg. W. about 98 feet to Miller Avenue; then N. W. with the N. E. side of said Miller Avenue 28 2/3 feet to Lot No. 2 in said Block E; thence N. 33 ½ deg. 100 feet to a stake; thence S. E. 37 feet to the beginning. Lot No. 2 beginning at the N. E. corner of said lot; thence S. 33 ½ deg. 100 feet to Miller Avenue; thence N. W. with the N. E. side of said Miller Avenue 25 feet to Lot No. 3 in said Block E thence N. 33 ½ deg. E. 102 feet to a stake; thence S. E. 25 feet to the beginning.

Tract 7 (Key Number 017-25-0710)

A part of the Illinois Grant 110, Clark County, Indiana and more particularly described as follows: beginning at the stone on the south corner of Lot No. 40 of the Plat of Sellersburg; thence S. 67 deg. 13' E. 22.8 feet to a P. K. nail, the true point of beginning; continuing S. 67 deg. 13' E. 36.5 feet to an iron pin; thence N. 46 deg. 33' 41" E. 54.53 feet to a P. K. nail; thence N. 64 deg. 02' 19" W. 51.33 feet to an iron pin; thence S. 30 deg. 35' 48" W. 53.24 feet to the true point of beginning containing 0.0522 acre, subject to all easements, apparent or of record.

Tract 8 (Key Number 017-25-0410)

A part of Survey 110 of the Illinois Grant, Clark County, Indiana, and more particularly described as follows: beginning at the stone on the south corner of Lot No. 48 in the Plat of Sellersburg; thence S. 67 degrees 13' E. 59.3 feet to an iron pin; thence N. 46 degrees 33' 41" E. 54.53 feet to a P. K. nail, the true point of beginning; continuing N. 46 degrees 33' 41" E., 125.14 feet to a P. K. nail in Utica Street; thence N. 67 degrees 13' W., with said street, 86.38 feet to a P. K. nail; thence S. 30 degrees 35' 48" W., 112.72 feet to an iron pin; thence S. 64 degrees 02' 19" E., 51.33 feet to the true point of beginning, containing 0.1797 acre, subject to the R/W of Utica Street, an undefined driveway easement along west line and all other easements, apparent or of record.

ALSO, a part of Survey No. 110 of the Illinois Grant, located in the Town of Sellersburg, Clark County, Indiana, and more particularly described as follows: beginning at the iron pin, set over the stone, on the south corner of Lot No. 40 of the Original Plat of the Town of Sellersburg, thence S. 67 degrees 13' E. 22.8 feet to a P. K. nail, the true point of beginning, continuing S. 67 degrees 13' E. 36.5 feet to an iron pin; thence S. 43 degrees 33' 41" W. 131.47 feet to an iron pin; thence N. 30 degrees 35' 48" E. 121.43 feet to the true point of beginning, containing 0.0504 acre, subject to all easements, apparent of record.

Tract 9 (Key Numbers 017-25-0370, 017-25-0380, 017-25-0350 and 017-22-0300)

Lots Nos. Three (3), Four (4), and Five (5) in Block E, Miller's Addition to the Town of Sellersburg, Indiana, as recorded in Plat Book 4, Page 105 in the office of the Recorder of Clark County, Indiana.

ALSO, a part of Survey No. 110 of the Illinois Grant in Sellersburg, Clark County, Indiana, described as follows, to-wit: Beginning at the Northwest corner of Lot No. 5, Block E, Miller's Addition to the Town of Sellersburg, as recorded in Plat Book 4, Page 105, thence with the North line of said Lot No. 5 South 68 degrees 04' 30" East, 1.42 feet to the true place of beginning, thence continuing with the North line of Lot no. 5, 4, and 3 of Block E, Miller's Addition, South 68 degrees 04' 30" East, 76 feet to an iron pin in the North line of Lot No. 2 of said Addition. Said pin being South 68 degrees 04' 30" East, 2.42 feet from the Northeast corner of Lot No. 3 of said Addition. Thence North 20 degrees 25' East, 146.6 feet more or less to a point in the South right-of-way line of Utica Street; thence with the South right-of-way line of Utica Street, North 67 degrees 13' West, 77.02 feet, more or less, to a point; thence South 20 degrees West, 147.6 feet, more or less, to the true place of beginning. Containing in all 0.44 Acres, more or less.

Local address of above is 426 E. Utica Street, Sellersburg, IN 47172.

All persons are hereby notified that a public hearing will be held on Monday, May 21, 2007, at 6:30 o'clock P. M., in the meeting room of the Sellersburg Town Hall, 316 E. Utica Street, Sellersburg, IN 47172, to consider said request.

A copy of the petition and drawings are available for inspection at the Town Hall Mondays thru Fridays, 9:00 a.m. to 4:00 p.m. Written objections that are filed prior to the hearing with the Inspector will be considered. Oral comments will be heard at the public hearing. The hearing may be continued from time to time as found necessary.

Dated this 26th day of April, 2007.



President, Town of Sellersburg Planning and Zoning
Commission

To be published in the
Evening News 10 days prior
to meeting date.

SENDER: COMPLETE THIS SECTION

Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, on the front if space permits.

Article Addressed to:
 Roger Bagshaw
 402 E. UICHA ST.
 SELEERSBURG IN 47172

Article Number
 (Transfer from service label) 7006 0810 0001 0752 7976

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent Addressee

B. Received by (Printed Name)
 Roger Bagshaw

C. Date of Delivery
 05-07-07

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:
 MAY 11 2007

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 Registered Return Receipt for Merchandise
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Certified Fee	2.20
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	\$1.00
Total Postage & Fees	\$ 4.88

Sent To: Roger Bagshaw
 Street, Apt. No. or PO Box No. 402 E. UICHA ST.
 City, State, ZIP+4 SELEERSBURG IN 47172

PS Form 3800, June 2002 See Reverse for Instructions

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Article Addressed to:
 BAM Investments, LLC
 Attn: Will Dierking
 2305 River Road
 Louisville, KY 40206

Article Number
 (Transfer from service label) 7006 0810 0001 0752 7983

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent Addressee

B. Received by (Printed Name)
 George B. Young

C. Date of Delivery
 5/3/07

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:
 MAY 4 2007

3. Service Type
 Certified Mail Express Mail
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4. Restricted Delivery? (Extra Fee) Yes

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Certified Fee	\$2.40
Return Receipt Fee (Endorsement Required)	\$1.85
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.88

Sent To: Bam Investments LLC
 Street, Apt. No. or PO Box No. 2305 River Rd
 City, State, ZIP+4 Louisville Ky 40206

PS Form 3800, June 2002 See Reverse for Instructions

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Article Addressed to:
 David Forsce
 1522 Sportsman Dr
 Jeffersonville
 IN 47130

Article Number
 (Transfer from service label) 7006 0810 0001 1154 5157

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent Addressee

B. Received by (Printed Name)
 David Forsce

C. Date of Delivery
 05-03-07

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	\$1.00
Total Postage & Fees	\$ 4.88

Sent To: David Forsce
 Street, Apt. No. or PO Box No. 1522 Sportsman Dr
 City, State, ZIP+4 Jeff IN 47130

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, on the front if space permits.

Article Addressed to:
 James A. Mitchell Sr.
 Eileen L. Mitchell
 81 E. UICHA Street
 SELEERSBURG, IN 47172

Article Number
 (Transfer from service label) 7006 0810 0001 1154 5133

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent Addressee

B. Received by (Printed Name)
 Eileen Mitchell

C. Date of Delivery
 MAY 2 2007

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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Postage	\$ 0.63
Certified Fee	2.20
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	\$1.00
Total Postage & Fees	\$ 4.88

Sent To: James A. Mitchell Sr & Eileen L.
 Street, Apt. No. or PO Box No. 81 E. UICHA ST.
 City, State, ZIP+4 SELEERSBURG IN 47172

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SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:
C, '40n Roy Daily
16217 Beal Rd
Borden, IN
47106

2. Article Number
(Transfer from service label) 7006 0810 0001 1154 5249

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Carleton Roy* Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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MAY 7 2007

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Certified Fee 2.40 03
Return Receipt Fee (Endorsement Required) 1.85
Restricted Delivery Fee (Endorsement Required) \$0.00
Total Postage & Fees \$ 4.88 04/30/2007

Sent To *Carleton Roy Daily*
Street, Apt. No., or PO Box No. *16217 Beal Rd*
City, State, ZIP+4 *Borden IN 47106*

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Jennifer L. Montgomery
430 Miller Ave.
SEWASBURG
IN 47172

2. Article Number
(Transfer from service label) 7006 0810 0001 1154 5188

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Jennifer Montgomery* Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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MAY 4 2007

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Postage \$ 6.33 0772
Certified Fee 2.40 03
Return Receipt Fee (Endorsement Required) 1.85
Restricted Delivery Fee (Endorsement Required) \$0.00
Total Postage & Fees \$ 4.88 04/30/2007

Sent To *Jennifer L. Montgomery*
Street, Apt. No., or PO Box No. *430 Miller Ave*
City, State, ZIP+4 *Sewasburg IN 47172*

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Indiana Bell Telephone Co.
Property Tax Department
SBC Communications Inc.
One Bell Center
Room 36
St. Louis, MO 63101

2. Article Number
(Transfer from service label) 7006 0810 0001 1154 5201

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *K. Boy* Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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MAY 4 2007

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Postage \$ 6.33
Certified Fee 2.40
Return Receipt Fee (Endorsement Required) 1.85
Restricted Delivery Fee (Endorsement Required) \$0.00
Total Postage & Fees \$ 4.88

Sent To *Indiana Bell Telephone Co*
Street, Apt. No., or PO Box No. *One Bell Ctr Rm 36*
City, State, ZIP+4 *St. Louis MO 63101*

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Martha Meyer Trust
Box 34290
Louisville
KY 40232

2. Article Number
(Transfer from service label) 7006 0810 0001 1154 5144

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Larry Lewis* Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

RECEIVED
MAY 3 2007

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OFFICIAL USE

Postage \$ 6.33
Certified Fee 2.40
Return Receipt Fee (Endorsement Required) 1.85
Restricted Delivery Fee (Endorsement Required) \$0.00
Total Postage & Fees \$ 4.88

Sent To *Martha Meyer Trust*
Street, Apt. No., or PO Box No. *Box 34290*
City, State, ZIP+4 *Louisville KY 40232*

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 my D. NOLAN &
 Cynthia L. NOLAN
 229 N. Fern St
 SELEERSBURG
 IN 47172

2. Article Number
 (Transfer from service label) 7006 0810 0001 1154 5232

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Cynthia Nolan* Agent Addressee

B. Received by (Printed Name)
 Cynthia Nolan

C. Date of Delivery
 5-1-07

D. Is delivery address different from item 1? Yes No
 YES, enter delivery address below

MAY 2 2007

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.63	0772
Certified Fee	2.40	03
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	10.00	
Total Postage & Fees	\$ 4.88	04/30/2007

Sent To
 Anthony D. & Cynthia Nolan
 Street, Apt. No. or PO Box No. 229 N. Fern St
 City, State, ZIP+4 SELEERSBURG IN 47172

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Lola Perkins and
 Pamela Kay Perkins
 128 Broadway St
 SELEERSBURG
 IN 47172

2. Article Number
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Lola Perkins* Agent Addressee

B. Received by (Printed Name)
 Lola Perkins

C. Date of Delivery
 5-1-07

D. Is delivery address different from item 1? Yes No
 YES, enter delivery address below

MAY 2 2007

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.63	0772
Certified Fee	2.40	03
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	10.00	
Total Postage & Fees	\$ 4.88	04/30/2007

Sent To
 Lola Perkins & Pamela K Perkins
 Street, Apt. No. or PO Box No. 128 Broadway St
 City, State, ZIP+4 SELEERSBURG IN 47172

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Milton J. Fackler
 Joyce Fackler
 200 Broadway St
 SELEERSBURG
 IN 47172

2. Article Number
 (Transfer from service label) 7006 0810 0001 1154 5225

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Milton Fackler* Agent Addressee

B. Received by (Printed Name)
 Milton J. Fackler

C. Date of Delivery
 5-1-07

D. Is delivery address different from item 1? Yes No
 YES, enter delivery address below

MAY 2 2007

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

U.S. Postal Service™
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OFFICIAL USE

Postage	\$.63	0772
Certified Fee	2.40	03
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	10.00	
Total Postage & Fees	\$ 4.88	04/30/2007

Sent To
 Milton J. & Joyce Fackler
 Street, Apt. No. or PO Box No. 200 Broadway St
 City, State, ZIP+4 SELEERSBURG IN 47172

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Mary Morris
 Pam Morris
 4200 Evan Jacobi Rd
 GEORGETOWN
 IN 47122

2. Article Number
 (Transfer from service label) 7005 1160 0002 7955 2653

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Mary Morris* Agent Addressee

B. Received by (Printed Name)
 Mary Morris

C. Date of Delivery
 5-1-07

D. Is delivery address different from item 1? Yes No
 YES, enter delivery address below

MAY 2 2007

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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Postage	\$.63	0772
Certified Fee	2.40	03
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	10.00	
Total Postage & Fees	\$ 4.88	04/30/2007

Sent To
 Mary & Pam Morris
 Street, Apt. No. or PO Box No. 4200 Evan Jacobi Rd
 City, State, ZIP+4 Georgetown IN 47122

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Wm A. Boyer
 Angela M. Boyer
 420 Miller Ave
 Sellersburg
 IN 47172

2. Article Number
 (Transfer from service label) 7006 0810 0001 1154 5177

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Angela Boyer Agent Addressee

B. Receiver (Printed Name)
 Angela Boyer

C. Date of Delivery
 04/30/2007

3. Service Type:
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.63	0772
Certified Fee	2.40	03
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.88	04/30/2007

Sent To: Wm A. + Angela M. Boyer
 Street, Apt. No., or PO Box No. 420 Miller Ave
 City, State, ZIP+4 Sellersburg IN 47172

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Gary L. Hardsaw
 434 Miller Ave.
 Sellersburg
 IN 47172

Article Number
 (Transfer from service label) 7006 0810 0001 1154 5195

S Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Gary L. Hardsaw Agent Addressee

B. Receiver (Printed Name)
 Gary L. Hardsaw

C. Date of Delivery
 04/30/2007

3. Service Type:
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

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OFFICIAL USE

Postage	\$ 0.63	0772
Certified Fee	2.40	03
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.88	04/30/2007

Sent To: Gary L. Hardsaw
 Street, Apt. No., or PO Box No. 434 Miller Ave
 City, State, ZIP+4 Sellersburg IN 47172

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

Postage	\$ 0.63	0772
Certified Fee	2.40	03
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.88	04/30/2007

Sent To: Dawn Wells
 Street, Apt. No., or PO Box No. 506 W. Union St
 City, State, ZIP+4 Sellersburg IN 47172

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.63	0772
Certified Fee	2.40	03
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.88	04/30/2007

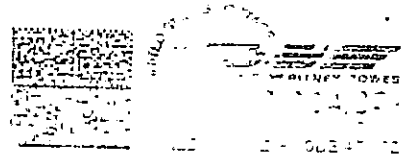
Sent To: Jeffrey M. Hendren
 Street, Apt. No., or PO Box No. 7814 Trade Mall
 City, State, ZIP+4 Indianapolis IN 46228

PS Form 3800, June 2002 See Reverse for Instructions

VIRGIL E. BOI
 ATTORNEY AT LAW
 P. O. BOX 72
 204 E. UTICA STREET
 SELLSBURG, INDIANA 47152



7006 0810 0001 1154 5126



NSS

John Neace and
 William J. Dierking
 1638 E. Maple Street, Suite B
 New Albany, IN 47150

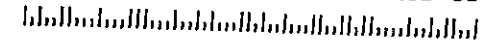
1st NOTICE _____
 2nd NOTICE _____
 RETURN _____

NIXIE 402 1 25'05/02/07

RETURN TO SENDER
 NO SUCH NUMBER
 UNABLE TO FORWARD

47150/9999
 4717271413

BC: 47172141904 *0770-08231-30-43



7006 0810 0001 1154 5126

U.S. Postal Service™
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OFFICIAL USE

Postage	\$.03	9772
Certified Fee	\$2.00	03
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.88	04/30/2007

Sent To: John Neace & Wm. J. Dierking
 Street, Apt. No. or PO Box No.: 1638 E. Maple St. Suite B
 City, State, ZIP+4: New Albany IN 47150

PS Form 3800, June 2002. See Reverse for Instructions

SECURED MAIL™

VIRGIL E. BOLLY
ATTORNEY AT LAW
P. O. BOX 72
204 E. UTICA STREET
SELLERSBURG, INDIANA 46177



7006 0810 0001 1159 5146 170



REFUSED

Bam Investments, LLC
501 E. Lewis & Clark Parkway
Clarksville, IN 47129



REFUSED 3-1
REFUSED 30

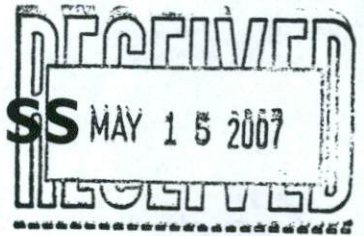
Proof of Publication

**TOWN OF SELLERSBURG
PLANNING AND ZONING
COMMISSION
LEGAL NOTICE**

Notice is hereby given that TRI-TOWNSHIP FIRE PROTECTION DISTRICT, has filed a petition with the Town of Sellersburg Planning and Zoning Commission requesting to rezone the following described real estate in the Town of Sellersburg, Clark County, Indiana, from Central Business and Single Family Residences (R-1 District) to all General Business, to-wit: Tract 1 (Key Number 017-3-0210) A part of Survey Number 110 of the Illinois Grant, Clark County, Indiana, more particularly described as follows: Commencing at an iron pin at

the southernmost corner of Lot 1, Bottorff's Addition to the Town of Sellersburg, Plat Book 3, page 77, and running thence N 39 deg. 45' 30" W, with the line of a 14 foot wide alley for a distance of 120.0 feet to an iron pin, the true place of beginning of the tract herein described; thence continuing N 39 deg. 45' 30" W, with the line of the alley for a distance of 59.3 feet to an iron pin; thence running N 49 deg. 56' 21" E with the line of an old fence a distance of 192.0 feet to an iron pin; thence running S 39 deg. 45' 30" E, a distance of 60.9 feet to an iron pin; thence running S 50 deg. 25' W, a distance of 192.0 feet to the true place of beginning, containing in all 0.265 acre. Tract 2 (Key Number 017-1-0380) Being a part of Survey #110 of the Illinois Grant to Clark County, Indiana and being further described as follows: Beginning at the southernmost corner of Lot #1 in Bottorff's Addition to the Town of Sellersburg as shown in Plat Book 3, Page 77 of said county records; Thence N. 41 deg. 09' 28" W., along the northeast line of a 14 foot wide alley, 179.3 feet to a steel pin, the TRUE PLACE OF BEGINNING: Thence continuing N. 41 deg. 21' 06" W., along said northeast line, 43.24 feet to a mag nail; Thence N. 30 deg. 30' 21" E., along another line of said alley, 50.91 feet to a steel pin; Thence N. 46 deg. 33' 41" E., 311.14 feet to a "mag" nail in Utica Street; Thence S. 41 deg.

**STATE OF INDIANA
COUNTY OF CLARK - SS**



Selena K. Timberlake

Pam Brown On oath says that she is the bookkeeper of The Evening News and in the employ of the publisher of

THE EVENING NEWS,

a daily newspaper of general circulation printed and published in the city of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for #(/) time(s) to-wit: In issue of said The Evening News dated: May 10, 20 07.

(X) *Selena K. Timberlake*

**STATE OF INDIANA
COUNTY OF CLARK**

subscribed and sworn to before me this 11th day of May, 20 07.

(X) *Joann Galligan* JOANN GALLIGAN

**Notary Public, Clark County, Indiana
(My Commission Expires)**

August 27, 2014

Publication

Fee \$ 308.86

06513875

*PD. 5-1507
CR 10891*

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

June 18, 2007

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the May 15, 2007 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

June 18, 2007


The Sellersburg Planning and Zoning Commission met June 18, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:29 P.M.

Members present were, President Thomas L. Schuster, Vice-President William K. Voyles Member Michael J. Hostetler, Member James L. Hudgins, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.


Member Franklin T. Boggess was absent.

MICHAEL J. HOSTETLER, makes a motion to approve the minutes of the May 15, 2007 meeting, seconded by James L. Hudgins. 6-aye, 0-nay, motion approved.

LOUIS R. IMHOF, Jr. makes a motion to adjourn the meeting, seconded by William K. Voyles. 6-aye, 0-nay, motion approved and meeting adjourned at 6:34 P.M.



Thomas L. Schuster, President



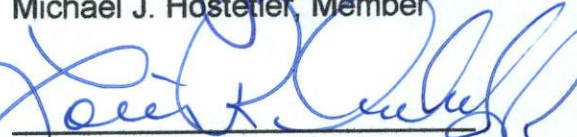
William K. Voyles, Vice-President

Franklin T. Boggess




Michael J. Hostetler, Member

James F. Hudgins, Member



Louis R. Imhof, Jr., Member



Michael N. Lockhart, Member



David L. Kinder, Secretary

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

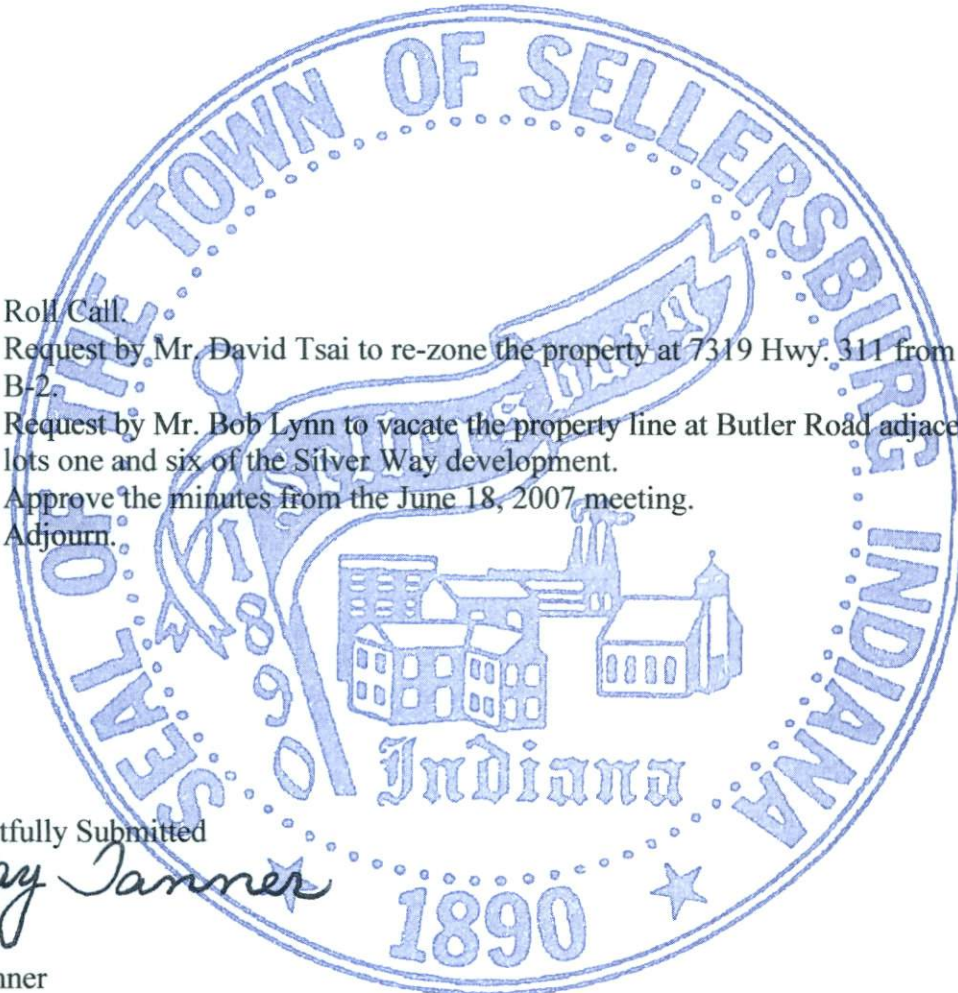
July 16, 2007

1. Roll Call.
2. Request by Mr. David Tsai to re-zone the property at 7319 Hwy. 311 from R-1 to B-2.
3. Request by Mr. Bob Lynn to vacate the property line at Butler Road adjacent to lots one and six of the Silver Way development.
4. Approve the minutes from the June 18, 2007 meeting.
5. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

July 16, 2007

The Sellersburg Planning and Zoning Commission met July 16, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:29 P.M.

Members present were, President Thomas L. Schuster, Vice-President William K. Voyles Member Michael J. Hostetler, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

Member Franklin T. Boggess and Member James L. Hudgins were absent.

MR. THOMAS BOOFER requests a rezoning of the property at 7319 Highway 311, from R-1 to B-2. This property is owned by David Tsai.

LOUIS R. IMHOF, JR. makes a motion to approve the rezoning of the property, seconded by William K. Voyles. 5-aye, 0-nay, motion approved.

Mr. Boofter will have an attorney prepare the Ordinance for the next Town Council meeting.

MR. BOB LYNN did not appear at the meeting. "Jay" Tanner, Building Commissioner, stated that Mr. Lynn wanted to vacate a property line at Butler Road for construction of homes.

WILLIAM K. VOYLES makes a motion to deny Mr. Lynn's' request, seconded by Louis R. Imhof, Jr. 5-aye, 0-nay, motion approved and request denied.

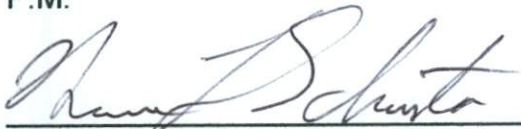
LOUIS R. IMHOF, Jr. makes a motion to approve the minutes of the June 18, 2007 meeting, seconded by Michael J. Hostetler. 5-aye, 0-nay, motion approved.

SELLERSBURG PLAN COMMISSION MEETING

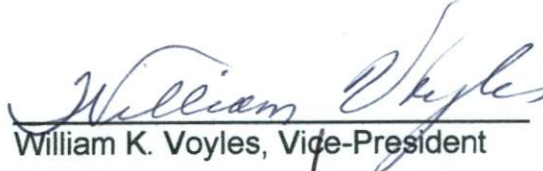
JULY 16, 2007

Page 2 of 2 pages

LOUIS R. IMHOF, Jr. makes a motion to adjourn the meeting, seconded by William K. Voyles. 6-aye, 0-nay, motion approved and meeting adjourned at 6:46 P.M.



Thomas L. Schuster, President



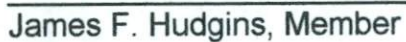
William K. Voyles, Vice-President



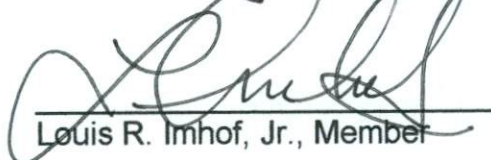
Franklin T. Boggess



Michael J. Hostetler, Member



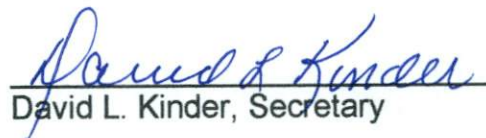
James F. Hudgins, Member



Louis R. Imhof, Jr., Member



Michael N. Lockhart, Member



David L. Kinder, Secretary

ATTACHMENTS: 3

**Proof of
Publication**

**NOTICE OF PUBLIC
HEARING**

Notice by the Sellersburg Plan Commission. Notice is hereby given that the Sellersburg Plan commission will hold a Public Hearing on July 16, 2007 at 6:00pm in the Meeting Room of the Sellersburg Town Hall lo-

cated at 316 East Utica Stret, Sellersburg, Indiana to consider a petition by David Tsai to allow the following: Request to re-zone from Residential to commercial (zone R-1 to zone B-2) On property commonly known as 7319 W. HWY 311 and also described by the following: A part of Survey No. 88 Illinois Grant in Clark County, Indiana, bounded as follows: Beginning at a point in State Highway 31-W, 1059.245 feet southwest from an iron pin in the center line of State Highway 31-W, said iron pin being South 54 deg. 22' West 2350.92 feet from the north corner of Survey No. 88 Illinois Grant; running thence North 25 deg. 10' East 100 feet; thence at right angles North 64 deg. 50' West 435.6 feet to a stake; thence South 25 deg. 10' West 100 feet to a stake; thence South 64 Deg. 50' East 435.6 feet to the place of beginning, containing 1 acres, more or less, of the Clark County, Indiana Records. A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172. Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Plan Commission Secretary at the Public Hearing. Said public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary. Sellersburg Plan Commission. July 6

**STATE OF INDIANA
COUNTY OF CLARK - SS**

**Selena K. Timberlake On oath says that she is the
bookkeeper of The Evening News and in the employ of
the publisher of**

THE EVENING NEWS,

**a daily newspaper of general circulation printed and
published in the city of Jeffersonville, Clark County,
State of Indiana, and further says that the annexed
advertisement was published in said paper for #()
time(s) to-wit: In issue of said The Evening News
dated: July 6, 2007.**

(X) Melissa Sohmay

**STATE OF INDIANA
COUNTY OF CLARK**

subscribed and sworn to before me this
9TH day of July, 2007.

(X) Joann Galligan JOANN GALLIGAN

**Notary Public, Clark County, Indiana
(My Commission Expires)**

August 27, 2014

Publication

Fee \$ 75.96
06514575

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
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For delivery information visit our website at www.usps.com

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$3.06



Sent To S.W.D., Inc
 Street, Apt. No., or PO Box No. 172 Williamsburg Dr.
 City, State, ZIP+4 Jeffersonville IN 47138
 PS Form 3800, August 2006 See Reverse for Instructions

7006 3450 0002 0730 8652

**U.S. Postal Service™
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Postage	\$	\$471.72
Certified Fee		
Return Receipt Fee (Endorsement Required)		\$0.41
Restricted Delivery Fee (Endorsement Required)		\$2.65
Total Postage & Fees	\$	\$474.78



Sent To R.B. & LACE Clinic
 Street, Apt. No., or PO Box No. 7315 Hwy 311
 City, State, ZIP+4 Sellersburg IN 47172
 PS Form 3800, August 2006 See Reverse for Instructions

6998 0620 2000 0546 9002

Prescribed by State Board of Accounts, Boyce Forms Systems, Murcie, In

GENERAL FORM NO. 352 (REV. 1997)

RECEIPT

SELLERSBURG BUILDING COMMISSIONER

No 2294

Bldg Commissioner FUND

SELLERSBURG IN., June 28 2007

RECEIVED FROM Thomas Boelter \$ 100.00
 THE SUM OF One Hundred & 00/100 DOLLARS
 FOR Re-zoning Application Fee
 PERMIT NO. N/A

CASH _____ CHECK 1025 OTHER _____
 E.F.T. _____ C.C./B.C. _____ OTHER _____

Jay Turner
 AUTHORIZED SIGNATURE

THE EVENING NEWS
 221 Spring Street
 P.O. Box 867
 JEFFERSONVILLE, IN 47130-0867
 (812) 283-6636

CASH RECEIPT

Date 7-3-07 87447
 Received From Thomas Boelter
 Address _____
 Dollars \$ 75.96
 For Legal Ad # 06514575

CASH CHECK 1026
 MONEY ORDER

By M. Schray

SELLERSBURG MPO
SELLERSBURG, Indiana
471729998

2047860772 -0099

06/28/2007

(812)246-9031

03:15:13 PM

Product Description	Sales Receipt		Final Price
	Sale Qty	Unit Price	

SELLERSBURG IN 47172			\$0.41
----------------------	--	--	--------

Zone-0 First-Class

Letter

0.40 oz.

Certified

Label #:

70063450000207308669

\$2.65

Issue PVI:

\$3.06

JEFFERSONVILLE IN 47130

\$0.41

Zone-1 First-Class

Letter

0.40 oz.

Certified

Label #:

70063450000207308652

\$2.65

Issue PVI:

\$3.06

Total: \$6.12

Paid by:

Cash

\$6.15

Change Due:

-\$0.03

Order stamps at USPS.com/shop or call
1-800-Stamp24. Go to USPS.com/clicknship
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Bill#: 1000100828531

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SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

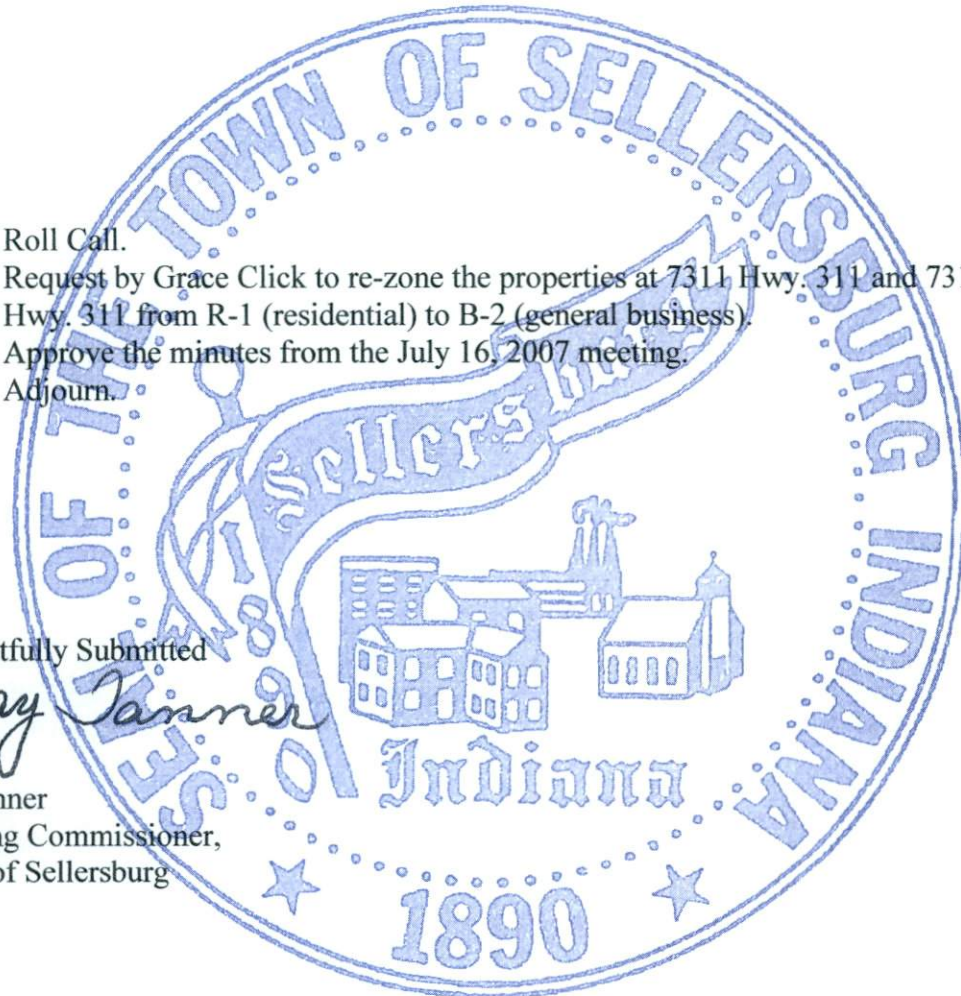
August 20, 2007

1. Roll Call.
2. Request by Grace Click to re-zone the properties at 7311 Hwy. 311 and 7315 Hwy. 311 from R-1 (residential) to B-2 (general business).
3. Approve the minutes from the July 16, 2007 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

August 20, 2007

The Sellersburg Planning and Zoning Commission met August 20, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:24 P.M.

Members present were, President Thomas L. Schuster, Vice-President William K. Voyles, Member Michael J. Hostetler, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

GRACE CLICK requests re-zoning of the properties at 7311 and 7315 Highway 311 from R-1 (residential) to B-2 (general business).

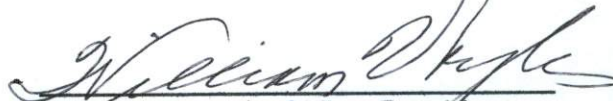
Publication in The Evening News for the property at 7311 was incorrectly published as a request for zoning from R-1 to R-2. Ms. Click states the newspaper is aware of the error and has agreed to republish the correct zoning request.

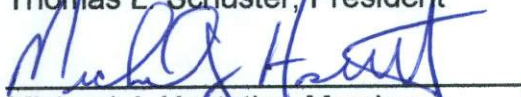
MICHAEL N. LOCKHART makes a motion to table this request until the September 17, 2007 meeting, seconded by Michael J. Hostetler. 5-aye, 0-nay, motion approved.

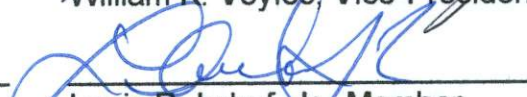
MICHAEL J. HOSTETLER makes a motion to approve the minutes of the July 16, 2007 meeting as written, seconded by Louis R. Imhof, Jr. 5-aye, 0-nay, motion approved.

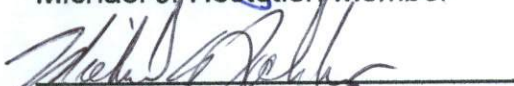
MICHAEL J. HOSTETLER makes a motion to adjourn the meeting, seconded by William K. Voyles. 5-aye, 0-nay, motion approved and meeting adjourned at 6:31 P.M.


Thomas L. Schuster, President


William K. Voyles, Vice-President


Michael J. Hostetler, Member


Louis R. Imhof, Jr., Member


Michael N. Lockhart, Member

David L. Kinder, Secretary

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

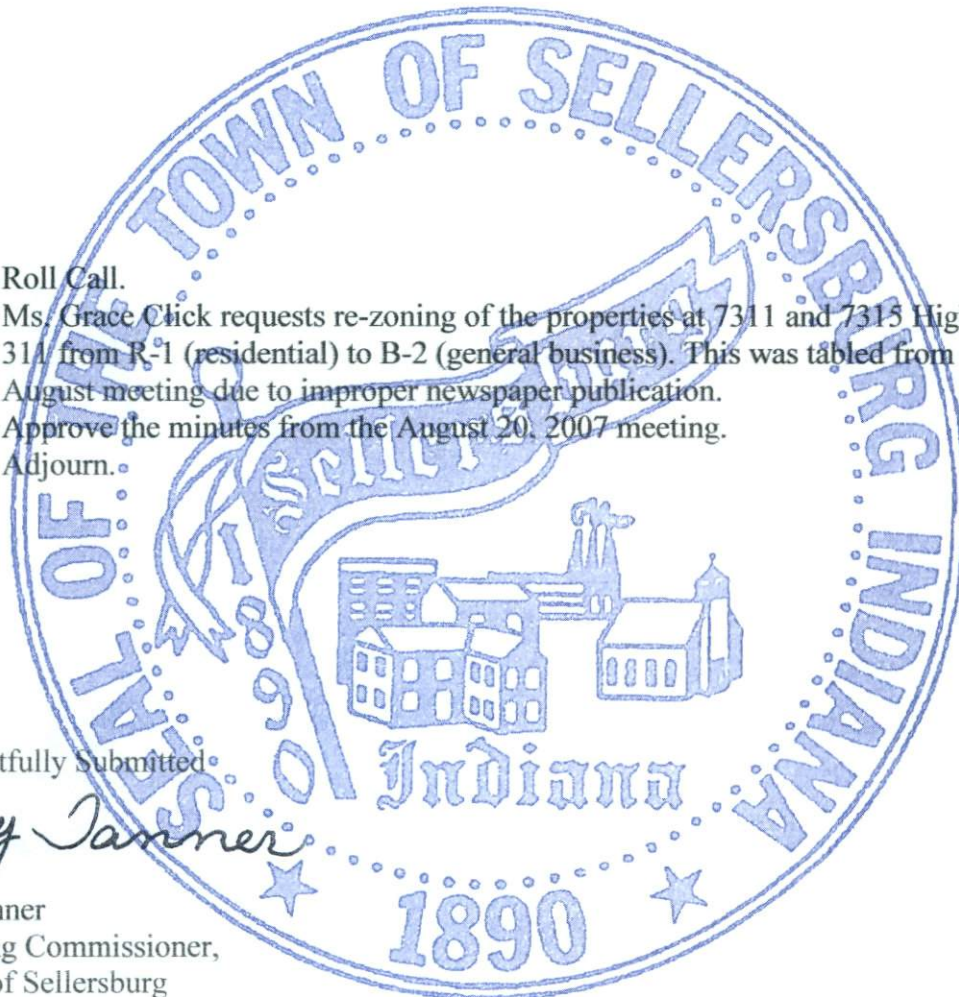
September 17, 2007

1. Roll Call.
2. Ms. Grace Click requests re-zoning of the properties at 7311 and 7315 Highway 311 from R-1 (residential) to B-2 (general business). This was tabled from the August meeting due to improper newspaper publication.
3. Approve the minutes from the August 20, 2007 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

September 17, 2007

The Sellersburg Planning and Zoning Commission met September 17, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:24 P.M.

Members present were, President Thomas L. Schuster, Vice-President William K. Voyles, Member Thomas M. McEwen, Member Michael J. Hostetler, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Member Randall W. Mobley, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.


Thomas M. McEwen and Randall W. Mobley were given the Oath of Office by Sellersburg Clerk-Treasurer David L. Kinder

GRACE CLICK requests re-zoning of the properties at 7311 and 7315 Highway 311 from R-1 (residential) to B-2 (general business).

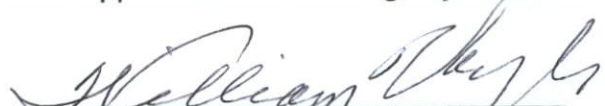
Louis R. Imhof, Jr. makes a motion to approve the re-zoning of the properties from R-1 (residential) to B-2 (general business), seconded by Michael N. Lockhart. 7-aye, 0-nay, motion approved.

WILLIAM K. VOYLES makes a motion to approve the minutes of the August 20, 2007 meeting as written, seconded by Michael J. Hostetler. 5-aye, 0-nay, motion approved.

LOUIS R. IMHOF, JR. makes a motion to adjourn the meeting, seconded by Michael J. Hostetler. 5-aye, 0-nay, motion approved and meeting adjourned at 6:30 P.M.




Thomas L. Schuster, President




William K. Voyles, Vice-President



Michael J. Hostetler, Member




Louis R. Imhof, Jr., Member



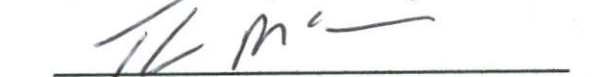
Michael N. Lockhart, Member



David L. Kinder, Secretary



Randall W. Mobley, Member



Thomas M. McEwen, Member

NOTICE OF PUBLIC HEARING

Notice by the Sellersburg Plan Commission Notice is hereby given that the Sellersburg Plan Commission will hold a Public Hearing on August 20, 2007 at 6:00 PM in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Grace Click to allow the following: Rezone the property at 7315 Hwy 311 in Sellersburg from R-1 to B-2 On property commonly known as 7315 Hwy 311 and also described by the following: A PART OF SURVEY 88 OF THE ILLINOIS GRANT IN CLARK COUNTY, INDIANA, BOUNDED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF STATE HIGHWAY 31-W, 1159.245 FEET SOUTHWEST FROM AN IRON PIN IN THE CENTER LINE OF STATE HIGHWAY 31-W, SAID IRON PIN BEING SOUTH 54 DEG. AND 22 MIN. WEST 2350.92 FEET FROM THE NORTH CORNER OF SURVEY NO. 88 ILLINOIS GRANT; RUNNING THENCE NORTH 25 DEG. 10 MIN. EAST 100 FEET TO A POINT; THENCE AT RIGHT ANGLES NORTH 64 DEG. 50 MIN. WEST 435.6 FEET TO A STAKE; THENCE SOUTH 25 DEG. 10 MIN. WEST 100 FEET TO A STAKE; THENCE SOUTH 64 DEG. 50 MIN. EAST 435.6 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE (1) ACRES, MORE OR LESS. THE ABOVE DESCRIBED REAL ESTATE IS CONVEYED SUBJECT TO ANY AND ALL EASEMENTS AND /OR RESTRICTIONS OF PUBLIC RECORD THAT MAY APPLY TO THE ABOVE DESCRIBED REAL ESTATE. A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172. Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary. Sellersburg Plan Commission Aug 7

GLACE CLICK
 7315 HWY 311
 SELLERSBURG

7006 3450 0002 0731 2901

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Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

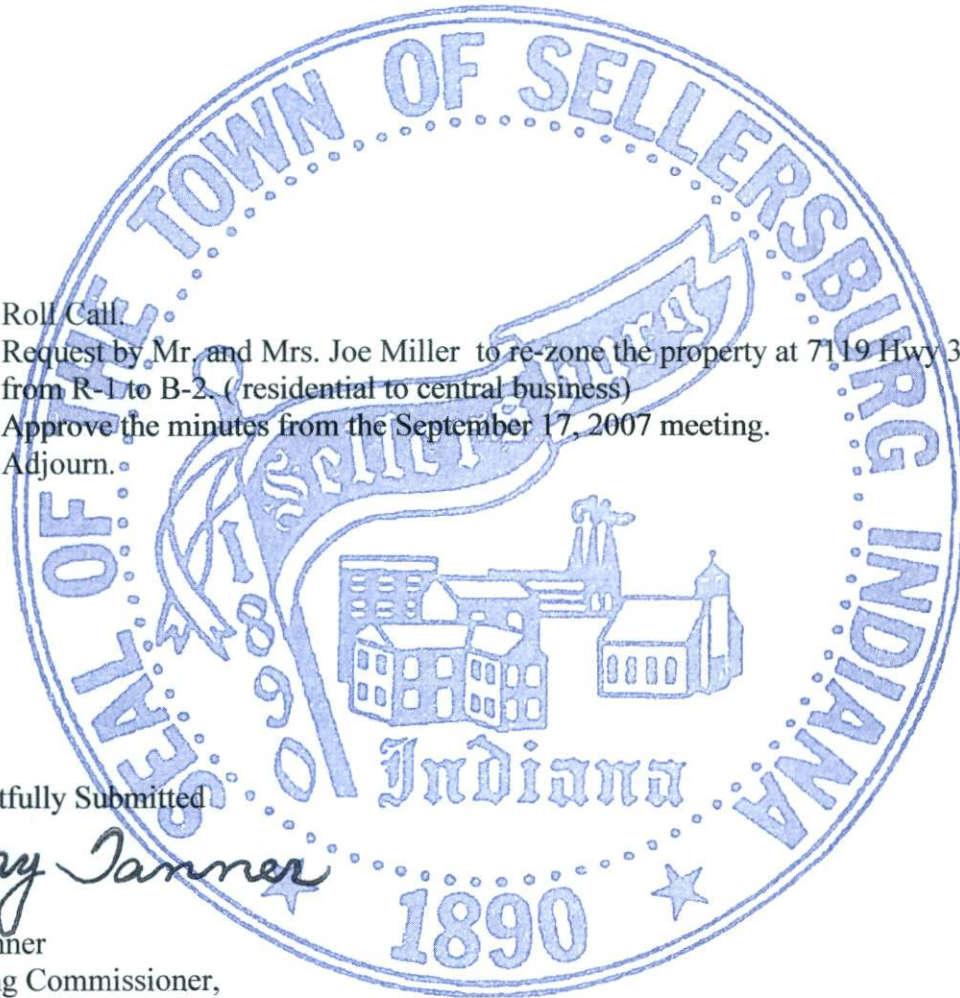
October 15, 2007

1. Roll Call.
2. Request by Mr. and Mrs. Joe Miller to re-zone the property at 7119 Hwy 31E. from R-1 to B-2. (residential to central business)
3. Approve the minutes from the September 17, 2007 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

October 15, 2007

The Sellersburg Planning and Zoning Commission met October 15, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:08 P.M.

Members present were, President Thomas L. Schuster, Vice-President William K. Voyles, Member Michael J. Hostetler, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Member Thomas M. McEwen, Member Randall W. Mobley, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

MR. & MRS. JOE MILLER request the re-zoning of the property at 7119 US Highway 31E from R-1 (residential) to B-2 (general business).

DAN WOOSLEY, 1308 Celesta Way speaks against the re-zoning unless the property cannot be sold later for any type of business.

JOE GOOSTREE, 1310 Celesta Way says he supports Mr. Woosley's position.

RAY CARBER 1402 Celesta Way speaks and says he also supports the Woosley position.

MIKE KAVANAUGH wants to purchase the property and use it for his insurance business.

LOUIS R. IMHOF, JR. makes a motion to approve the re-zoning request with the stipulation that if the property is sold after this re-zoning the property reverts back to the R-1 zoning, seconded by William K. Voyles. 7-aye, 0-nay, motion approved.

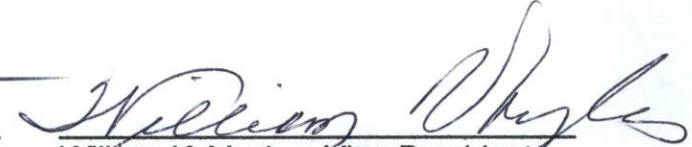
LOUIS R. IMHOF, JR. makes a motion to approve the minutes of the September 17, 2007 meeting as written, seconded by Michael N. Lockhart. 7-aye, 0-nay, motion approved.

Sellersburg Plan Commission
October 15, 2007
Page 2 of 2 pages

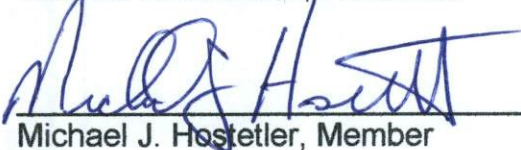
WILLIAM K. VOYLES makes a motion to adjourn the meeting, seconded by Michael J. Hostetler. 7 p.m., 0-nay, motion approved and meeting adjourned at 6:40 P.M.



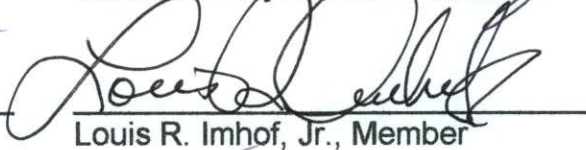
Thomas L. Schuster, President



William K. Voyles, Vice President



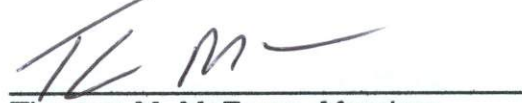
Michael J. Hostetler, Member



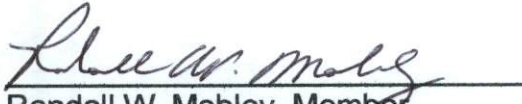
Louis R. Imhof, Jr., Member



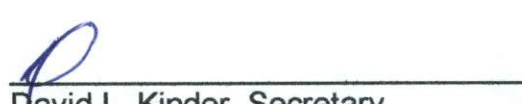
Michael N. Lockhart, Member



Thomas M. McEwen, Member



Randall W. Mobley, Member



David L. Kinder, Secretary

**Proof of
Publication**

**NOTICE OF PUBLIC
HEARING**

Notice by the Sellersburg Plan Commission. Notice is hereby given that the Sellersburg Plan Commission will hold a Public Hearing on Monday, October 15, 2007 at 6:00 pm in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Rita Miller to allow the following: Rezone the property at 7119 Highway 31 East, parcel 17 -00037-004 in Sellersburg from R-1 to B-2 on the property commonly known as 7119 Highway 31 East, Sellersburg, Indiana 47172 and also described by the following: A part of Lot 22, in Greenwood Unit No. 1, a Subdivision in Surveys 66 and 67 of the Illinois Grant in Clark County, Indiana, recorded in Plat Book 6, Page 197, in the Office of the Recorder of Clark County, Indiana, described as follows: Beginning at the northeast corner of said lot; thence South 7 degrees 29 minutes 00 seconds East 39.069 meters (120.15 feet) along the eastern line of said lot to the southeast corner of said lot; thence South 81 degrees, 52 minutes 00 seconds West 5.046 meters (16.56 feet) along the southern line of said lot; thence North 7 degrees 28 minutes 42 seconds West 36.392 meters (119.40 feet) to the northwestern line of said lot; thence North 54 degrees 02 minutes 47 seconds East 5.736 meters (18.82 feet) along said northwestern line to the point beginning and containing 190.3 square meters (2048 square feet) more or less. A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg Indiana 47172. Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing. Said Public Hearing will be open to the public and any objections will be heard at this meeting. Hearings may be continued, from time to time as may be necessary, Sellersburg Plan Commission.

**STATE OF INDIANA
COUNTY OF CLARK - SS**

**Melissa Tolnay On oath says that she is the
bookkeeper of The Evening News and in the employ of
the publisher of**

THE EVENING NEWS,

**a daily newspaper of general circulation printed and
published in the city of Jeffersonville, Clark County,
State of Indiana, and further says that the annexed
advertisement was published in said paper for #(1)
time(s) to-wit: In issue of said The Evening News
dated: September 29, 2007.**

(X) Melissa Tolnay

**STATE OF INDIANA
COUNTY OF CLARK**

subscribed and sworn to before me this
8TH day of October, 2007.

(X) Joann Galligan
JOANN GALLIGAN

**Notary Public, Clark County, Indiana
(My Commission Expires August 27, 2014.)**

Publication

Fee \$ 66.10

06515479

7006 3450 0002 0730 06979

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 or PO Box No. 1310 Celesta Way
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Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 5.21	09/27/2007	

Sent To Larry & Sue Ellen Koetter, Sherwood Apt Box 16
 Street, Apt. No.,
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Return Receipt Fee (Endorsement Required)	\$2.15		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 5.21	09/27/2007	

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 Street, Apt. No.,
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Return Receipt Fee (Endorsement Required)	\$2.15		
Restricted Delivery Fee (Endorsement Required)	\$4.10		
Total Postage & Fees	\$ 9.31	09/27/2007	

Sent To Joan Worsley
 Street, Apt. No.,
 or PO Box No. 1308 Celesta Way
 City, State, ZIP+4 Sellersburg IN 47172

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Return Receipt Fee (Endorsement Required)	\$2.15		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 5.21	09/27/2007	

Sent To Lawrence & Charisse Rothbauer
 Street, Apt. No.,
 or PO Box No. 7117 Highway 31 East
 City, State, ZIP+4 Sellersburg IN 47172

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$2.15		Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 5.21		09/27/2007

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Board of Aviation Commissioners
Street, Apt. No.,
or PO Box No. City County Bldg
City, State, ZIP+4
Jeffersville IN 47130

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Total Postage & Fees	\$ 5.21		09/27/2007

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or PO Box No. 7004 Airport Drive
City, State, ZIP+4
Sellersburg IN 47172

TO SPEAK AT COUNCIL MEETING

NAME	SUBJECT
Rita Miller	rezone R1-B2
Mike Kavanaugh	" " " "
Dan Woosley	"
Ray Carter	" "
Joe Goostree	" " "

7119 Highway 31 East
Sellersburg, Indiana 47172

September 27, 2007

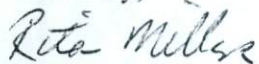
To Whom It May Concern:

Rita Miller has filed a petition with the Sellersburg Plan Commission requesting the property described as 7119 Highway 31 East be rezoned from R-1 to B-2. The applicant is requesting a rezoning to allow a proposed insurance company on the site.

The Plan Commission will hold a Public Hearing on said petition prior to making a recommendation to the Sellersburg Town Council concerning the rezoning of said property. This meeting will be held on Monday, October 15, 2007 at 6:00 p.m. in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg IN 47172.

Said Public Hearing will be open to the public and any objections will be heard at this hearing. Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing.

Sincerely,



Rita Miller

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

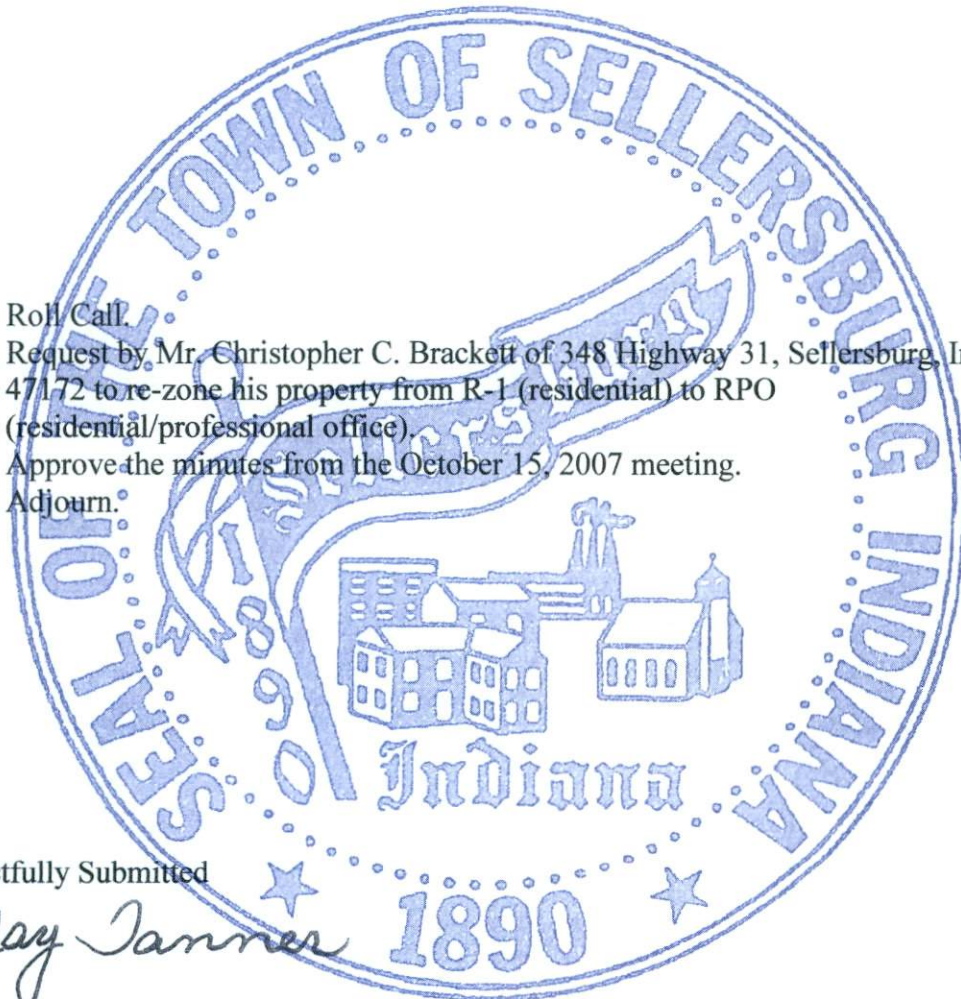
November 19, 2007

1. Roll Call.
2. Request by Mr. Christopher C. Brackett of 348 Highway 31, Sellersburg, In. 47172 to re-zone his property from R-1 (residential) to RPO (residential/professional office).
3. Approve the minutes from the October 15, 2007 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

November 19, 2007

The Sellersburg Planning and Zoning Commission met November 19, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:25 P.M.

Members present were, President Thomas L. Schuster, Vice-President William K. Voyles, Member Michael J. Hostetler, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Member Thomas M. McEwen, Member Randall W. Mobley, Public Works Director Kenneth J. Alexander and David L. Kinder, Secretary.

Building Commissioner Jonas "Jay" Tanner was absent.

NATHAN GRIMES, (Renaissance Design Build) requesting that the Hardy Business Center, 8007 State Road 311, lots numbers 7, 8, 9, 10, 11, 12 and 13 be re-plated into one Lot, Lot #7.

WILLIAM K. VOYLES makes a motion to re-plat lots numbers 7, 8, 9, 10, 11, 12 and 13 into one lot, lot #7 as requested, seconded by Louis R. Imhof, Jr. 7-aye, 0-nay, motion approved.

LOUIS R. IMHOF, JR. makes a motion to approve the minutes of the October 15, 2007 meeting, seconded by William K. Voyles. 7-aye, 0-nay, motion approved.

(continued page 2)

Sellersburg Plan Commission
November 19, 2007
Page 2 of 2 pages

MICHAEL J. HOSTETLER makes a motion to adjourn the meeting, seconded by William K. Voyles. 7-aye, 0-nay, motion approved and meeting adjourned at 6:40 P.M.

Thomas L. Schuster, President

William K. Voyles, Vice-President

Michael J. Hostetler, Member

Louis R. Imhof, Jr., Member

Michael N. Lockhart, Member

Thomas M. McEwen, Member

Randall W. Mobley, Member

David L. Kinder, Secretary

ATTACHMENTS: Planning & Zoning Board Petition
Copy of letter to adjoining property owners
Proof of Publication
US Postal Certified Receipts
Re-plat map of Hardy Business Centre Phase 2

Proof of Publication

NOTICE OF Public Hearing
Notice by the Sellersburg
Plan Commission Notice is
... hereby given that the Sell-
ersburg Plan Commission
will hold a Public Hearing
on November 19, 2007, at
6:00 P.M. in the Meeting
Room of the Sellersburg
Town Hall located at 316
East Utica Street, Sellers-
burg, Indiana to consider a
petition by Hardy Develop-
ment Corp. to allow the fol-
lowing: Replat of Hardy
Business Centre Phase II
On property commonly
know as 8007 S.R. #311,
Sellersburg, IN 47172 and
also described by the fol-
lowing: Phase II, Hardy
Business Centre For Hardy
Development Corp. Being
a part of Survey 108 of the
Illinois Grant, Silver Creek
Township, Town of Sellers-
burg, Clark County, Indiana
and being more particularly
described, as, follows: Be-
ginning at the North corner
of Survey No. 108; Thence,
South 50°15'00"W, 208.10
feet more or less, to a point;
Thence, South 40°00'00"E,
825.00 feet more or less, to
a point; Thence, South
50°15'00"W, 261.29 feet
more or less, to a point;
Thence, South 39°15'00"E,
328.00 feet more or less, to
a point; Thence, South
50°15'00"W, 189.75 feet
more or less, to a point;
Thence, South 39°15'00"E,
231.35 feet more or less, to
a point; Said point being a
12" x 12" fence post and
the True Point of Beginning;
Thence, North 50°15'00"E,
384.75 feet more or less, to
a point; Thence, South
42°23'33"W, 556.54 feet
more or less, to a point;
Said point being on the
westerly right-of-way line of
Charlestown Road (Hwy
111); Thence, along the
westerly right-of-way line of
Charlestown Road (Hwy
#311), South 9°06'25"W,
263.67 feet more or less, to
a point; Thence, leaving
the westerly right-of-way
line of Charlestown Road,
North 65°44'19"W, 235.15
feet more or less, to a point;
Thence, South 9°08'11"W,
216.58 feet more or less, to
a point; Thence, North
65°44'19"W, 206.57 feet
more or less, to a point;
Thence, South 31°41'18"W,
82.17 feet more or less, to
a point; Thence, North
58°18'42"W, 250.00 feet
more or less, to a point;
Thence, North 31°41'18"E,
362.06 feet more or less, to
a point; Thence, North
57°55'47"W, 150.77 feet, to
the True Point of Beginning
and containing 329,733.47
square feet of 7.570 acres.
A copy of this petition and
all pertaining thereto are on
file and available for exami-
nation prior to the Public
Hearing at the offices of the
Sellersburg Building Com-
missioners located in the
Sellersburg Town Hall at
316 Utica Street, Sellers-
burg, Indiana 47172. Writ-
ten Comments in support of
or in opposition of the Peti-
tion may be filed with or
mailed to the Sellersburg
Building Commissioner pri-
or to the Public Hearing at
the above address, or filed
with the Plan Commission
Secretary at the Public
Hearing. Said Public Hear-
ing will be open to the pub-
lic and any objectors will be
heard at this meeting. Hear-
ings may be continued from
time to time as may be nec-
essary. Sellersburg Plan
Commission Nov 9,

**STATE OF INDIANA
COUNTY OF CLARK - SS**

Melissa Tolnay On oath says that she is the
bookkeeper of The Evening News and in the employ of
the publisher of

THE EVENING NEWS,

a daily newspaper of general circulation printed and
published in the city of Jeffersonville, Clark County,
State of Indiana, and further says that the annexed
advertisement was published in said paper for #()
time(s) to-wit: In issue of said The Evening News
dated: November 9, 2007.

(X) Melissa Tolnay

**STATE OF INDIANA
COUNTY OF CLARK**

subscribed and sworn to before me this

12TH day of November, 2007.

(X) Joanne Galligan
JOANNE GALLIGAN

Notary Public, Clark County, Indiana
(My Commission Expires August 27, 2014.)

P
F

58-77

**SELLERSBURG PLANNING AND ZONING BOARD PETITION
(Application Form)**

We, HARDY DEVELOPMENT CORP do hereby formally petition the Sellersburg
(Property Owners Name)

Planning and Zoning Board to REPLAT OF HARDY BUSINESS CENTRE, PHASE II
(Action Requested)

for the property located at 8007 SR 311, SELLERSBURG, IN 47122

Petition to be presented to the Sellersburg Planning & Zoning Board for action on

NOVEMBER 19, 2007 at 6:00 PM.
(Meeting Date)


Property Owner Signature

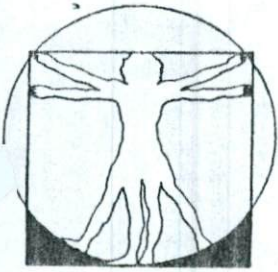
Property Owner Signature (If Applicable)

P.O. Box 916
Property Owner's Address

CHARLESTOWN, IN 47111

502-533-0475
Property Owner's Phone Number

11/07/07
Date



RENAISSANCE DESIGN BUILD, INC.

117 S. INDIANA AVENUE

SELLERSBURG, INDIANA 47172

TELEPHONE 812-246-5897

FACSIMILE 812-248-4320

www.renaissancedesignbuild.com

November 7, 2007

Re: Adjoining Property Owners

Notice of Public Hearing

**Notice of the Sellersburg Plan Commission
Notice is hereby given that The Sellersburg Plan
Commission will hold a Public Hearing on
November 19, 2007**

At 6:00 P.M.

**In the Meeting room of the Sellersburg Town
Hall located at 316 East Utica Street,
Sellersburg, IN to consider a petition by Hardy
Development Corp. to allow the following: Replat of
Hardy Business Centre, Phase II
on property commonly known as 8007 SR 311 and also described
by the following: Being a part of Survey No. 108
Of the Illinois Grant, Town of Sellersburg, Clark
County, Indiana, and being more particularly described as follows:**

Exhibit "A"

Phase II, Hardy Business Centre
For Hardy Development Corp.

Being a part of Survey 108 of the Illinois Grant, Silver Creek Township, Town of Sellersburg, Clark County, Indiana and being more particularly described as follows:

Beginning at the North corner of Survey No. 108;
Thence, South 50°15'00"W, 208.10 feet more or less, to a point;
Thence, South 40°00'00"E, 825.00 feet more or less, to a point;
Thence, South 50°15'00"W, 261.29 feet more or less, to a point;
Thence, South 39°15'00"E, 328.00 feet more or less, to a point;
Thence, South 50°15'00"W, 169.75 feet more or less, to a point;
Thence, South 39°15'00"E, 231.35 feet more or less, to a point;
Said point being a 12" x 12" fence post and the True Point of Beginning;
Thence, North 50°15'00"E, 384.75 feet more or less, to a point;

Thence, South 42°23'33"W, 556.54 feet more or less, to a point,
Said point being on the westerly right-of-way line of Charlestown Road
(Hwy #311); Thence, along the westerly right-of-way line of Charlestown
Road (Hwy #311), South 9°06'25"W, 263.67 feet more or less, to a point;
Thence, leaving the westerly right -of-way line of Charlestown Road,
North 65°44'19"W, 235.15 feet more or less, to a point;
Thence, South 9°08'11"W, 216.58 feet more or less, to a point;
Thence, North 65°44'19"W, 206.57 feet more or less, to a point;
Thence, South 31°41'18" W 82.17 feet more or less, to a point;
Thence, North 58°18'42"W, 250.00 feet more or less, to a point;
Thence, North 31°41'18"E, 362.08 feet more or less, to a point;
Thence, North 57°55'47"W, 150.77 feet to the True Point of Beginning
and containing 329,733.47 square feet or 7.60 acres.

**A copy of this petition, and all pertaining thereto are on file
And available for examination prior to the Public Hearing at
The offices of the Sellersburg Town Hall at 316 Utica Street,
Sellersburg, Indiana 47172. Written comments in support of or in
opposition of the petition may be filed with or mailed to the Sellersburg
Building Commissioner prior to the Public Hearing at the above
address, or filed with the Plan Commission Secretary at the Public
Hearing. Said Public Hearing will be open to the public and any
objectors will be heard at this meeting. Hearings may be continued from
time to time as may be necessary. Sellersburg plan Commission.**

7005 1160 0002 7953 1849

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Postage	\$ 10.41	0772	
Certified Fee	\$2.65	02	
Return Receipt Fee (Endorsement Required)	\$2.15		Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 15.21	11/09/2007	

Sent To **Nova Star**
 Street, Apt. No.; or PO Box No. **P.O. Box 383**
 City, State, ZIP+4 **Charlestown, IN 47111**

PS Form 3800, June 2002 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$2.15		Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 15.21	11/09/2007	

Sent To **Winter Song, LLC**
 Street, Apt. No.; or PO Box No. **5617 Bardstown Road**
 City, State, ZIP+4 **Louisville, KY 40291**

PS Form 3800, June 2002 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$2.15		Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 15.21	11/09/2007	

Sent To **River Valey Financial Bank**
 Street, Apt. No.; or PO Box No. **S.R. #311**
 City, State, ZIP+4 **Sellersburg, IN 47172**

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0002 7953 1801

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Postage	\$ 10.41	0772	
Certified Fee	\$2.65	02	
Return Receipt Fee (Endorsement Required)	\$2.15		Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 15.21	11/09/2007	

Sent To **Mazie Hecker**
 Street, Apt. No.; or PO Box No. **8009 Hwy 311**
 City, State, ZIP+4 **Sellersburg, IN 47172**

PS Form 3800, June 2002 See Reverse for Instructions

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Postage	\$ 10.41	0772	
Certified Fee	\$2.65	02	
Return Receipt Fee (Endorsement Required)	\$2.15		Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 15.21	11/09/2007	

Sent To **First Baptist Church**
 Street, Apt. No.; or PO Box No. **7912 Hwy 311**
 City, State, ZIP+4 **Sellersburg, IN 47172**
United States of America

PS Form 3800, June 2002 See Reverse for Instructions

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Postage	\$ 10.41	0772	
Certified Fee	\$2.65	02	
Return Receipt Fee (Endorsement Required)	\$2.15		Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 15.21	11/09/2007	

Sent To **Lenora Coons**
 Street, Apt. No.; or PO Box No. **8010 Hwy. 31 W**
 City, State, ZIP+4 **Sellersburg, IN 47172**

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0002 7953 1818

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Certified Fee	\$2.65	02	

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OFFICIAL USE


Postage	\$ 10.41	0772
Certified Fee	11.87	02
Return Receipt Fee (Endorsement Required)	12.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	14.00	
Total Postage & Fees	\$ 38.43	11/09/2007

Sent To	<i>HS Hardy</i>
Street, Apt. No., or PO Box No.	<i>PO Box 916</i>
City, State, ZIP+4	<i>Charlestown, IN 47111</i>

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:


 Lenora Coons
 8010 Hwy. 31 W.
 Sellersburg, IN 47172

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Lenora L. Coons* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 X *LENORA L. COONS* *11/10/03*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No


3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:


 First Baptist Church
 7912 Hwy 311
 Sellersburg, IN 47172
 United States of America

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *First Baptist Church* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
Opal Stephens *11/10/03*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No


3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:


 Mazie Hecker
 8009 Hwy 311
 Sellersburg, IN 47172
 United States of America

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Mazie Hecker* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
Mazie Hecker *11/10/03*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

SELLERSBURG PLAN COMMISSION

AGENDA

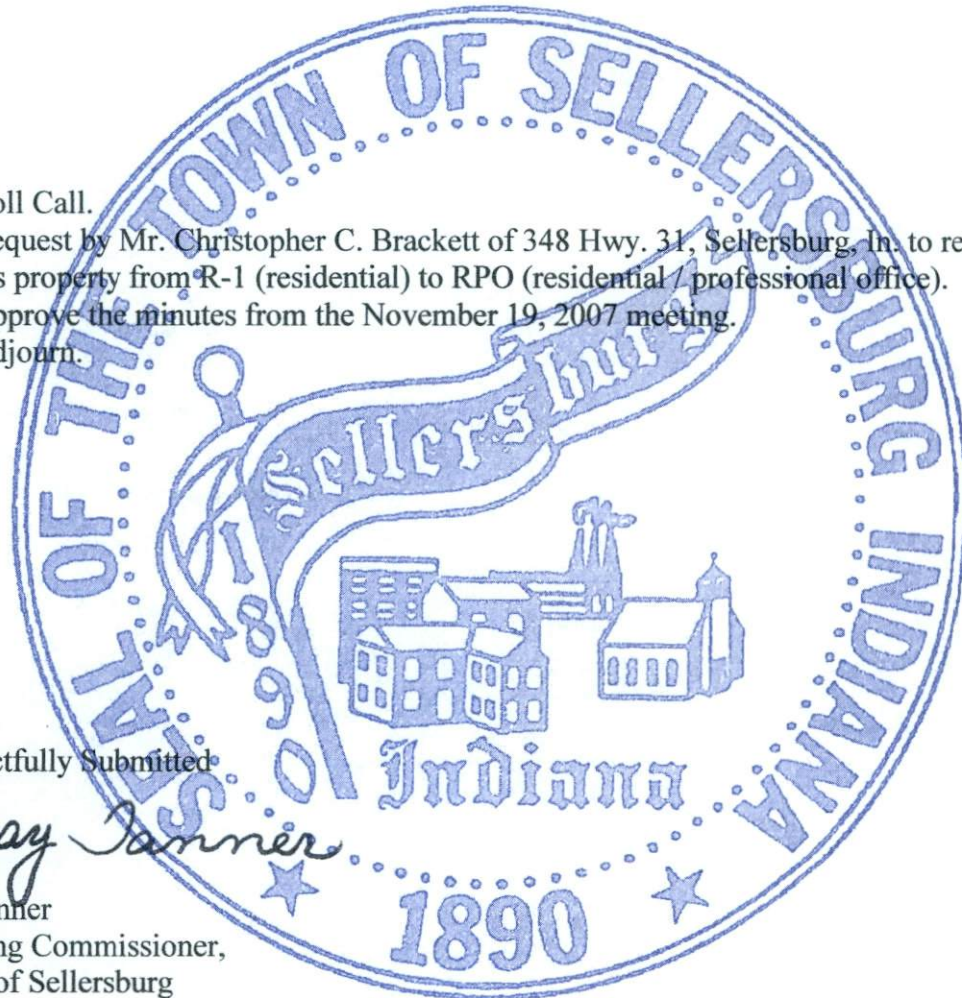
December 17, 2007

1. Roll Call.
2. Request by Mr. Christopher C. Brackett of 348 Hwy. 31, Sellersburg, In. to re-zone his property from R-1 (residential) to RPO (residential / professional office).
3. Approve the minutes from the November 19, 2007 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner

Jay Tanner
Building Commissioner,
Town of Sellersburg



SELLERSBURG PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

December 17, 2007

The Sellersburg Planning and Zoning Commission met December 17, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:24 P.M.

Members present were, President Thomas L. Schuster, Vice-President William K. Voyles, Member Michael J. Hostetler, Member Louis R. Imhof, Jr., Member Randall W. Mobley, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

Member Michael N. Lockhart and Member Thomas M. McEwen were absent.

JOHN KRAFT (Attorney-at-Law), representing Christopher C. Brackett of 348 Highway 31 for re-zoning of his property from R-1 (residential) to RPO (residential/professional office).

Mr. Kraft presents the notice of meeting Proof of Publication and receipts for Petition by certified mail.

MICHAEL GILLENWATER, (Attorney-at-Law), representing West Clark School Corporation speaks opposing the zoning change.

After discussion Louis R. Imhof makes a motion to table this request until the January meeting, seconded by William K. Voyles.

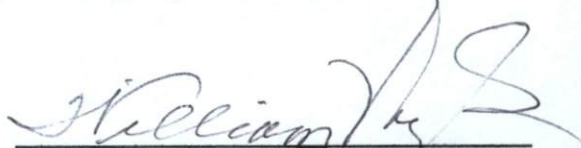
LOUIS R. IMHOF, Jr. makes a motion to approve the minutes of the November 19, 2007 meeting as written, seconded by William K. Voyles. 5-aye, 0-nay, motion approved.

**Sellersburg Plan Commission Meeting
December 17, 2007
Page 2 of 2 pages**

LOUIS R. IMHOF, Jr. makes a motion to adjourn, seconded by William K. Voyles. 5-aye, 0-nay, motion approved, meeting adjourned at 6:48 P.M.

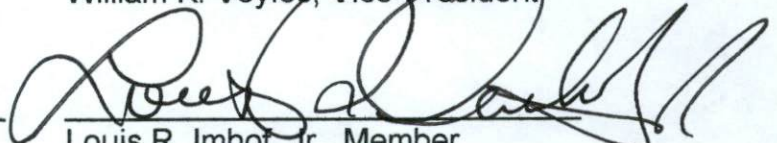


Thomas L. Schuster, President



William K. Voyles, Vice-President

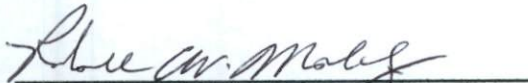
Michael J. Hostetler, Member



Louis R. Imhof, Jr., Member

Michael N. Lockhart, Member

Thomas M. McEwen, Member



Randall W. Mobley, Member

David L. Kinder, Secretary

ATTACHMENTS: Proof of Publication
US Postal Certified Receipts

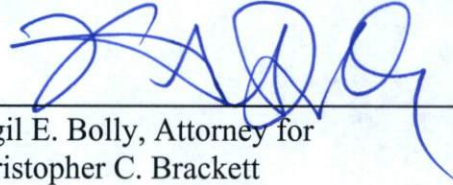
Adjoining Property Owners:

Dawn Brading
352 Highway 31
Sellersburg, IN 47172

West Clark Community Schools
601 Renz Avenue
Sellersburg, IN 47172

Esscroc Materials, Inc.
Highway 31
Sellersburg, IN 47172

I certify that the above have been sent copies of the Petition by certified mail on November 5, 2007.



Virgil E. Bolly, Attorney for
Christopher C. Brackett

Z:\Jan\CLIENT\RE\ZONING\brackett\Adjoining Property Owners.wpd

11.5.07
Mailed to
Jay Tanner

**Proof of
Publication**

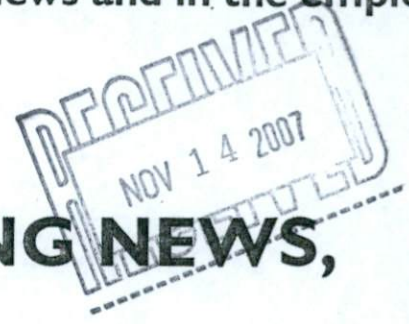
**TOWN OF SELLERSBURG
PLANNING AND ZONING
COMMISSION**

LEGAL NOTICE

Notice is hereby given that CHRISTOPHER C. BRACKETT has filed a petition with the Town of Sellersburg Planning and Zoning Commission, requesting to rezone the following described real estate in the Town of Sellersburg, Clark County, Indiana, from Single Family Residences (R-1 District) to RPO (Residential/Professional Office), to-wit: Part of Survey No. 130 of the Illinois Grant, bounded thus: Beginning at a stake in Mary Renz's east line, said stake being South 4 deg. 17' East 96 feet from a stone in the Southwest corner of a lot formerly owned by Saphrona Sellers, said stone being also the original Northwest corner of a two acre tract is a part; thence North 83 deg. 51' East 276 feet to the West right of way line of said Highway No. 31; thence South 3 deg. 21' East with said right of way line 187.9 feet to a stake; thence South 88 deg. West with Mrs. Andrew Renz's line 273 feet to a stake in Mary Renz's east line, the original southwest corner of the two acre tract; thence North 4 deg. 17' West 168 feet to the place of beginning, containing 1.11 acre, more or less. EXCEPTING THEREFROM the following described real estate, to-wit: Part of Survey No. 130 of the Illinois Grant, bounded thus: Beginning at a stake in Mary Renz's east line; said stake being South 4 deg. 17' East 204.0 feet from a stone in the Southwest corner of a lot formerly owned by Saphrona Sellers, said stone being also the original North West corner of a 2 acre tract of which this tract is a part, thence North 88 deg. 00' East 274.0 feet to the West right of way line of State Highway N. 31; thence South 3 deg. 21' East with said right of way line 60.0 feet to a stake; thence South 88 deg. 00' West with Mrs. Andres Rentz's North line 273.0 feet to a stake in Mary Renz's East line, the original Southwest corner of the two acre tract; thence North 4 deg. 17' West with Mary Renz's east line 60.0 feet to the place of beginning, containing 37/100 of an acre, more or less. Subject to any and all easements, restrictions and/or protective covenants of public record which may apply to the above property

**STATE OF INDIANA
COUNTY OF CLARK - SS**

**Melissa Tolnay On oath says that she is the
bookkeeper of The Evening News and in the employ of
the publisher of**



THE EVENING NEWS,

**a daily newspaper of general circulation printed and
published in the city of Jeffersonville, Clark County,
State of Indiana, and further says that the annexed
advertisement was published in said paper for #()
time(s) to-wit: In issue of said The Evening News
dated: November 9, 2007.**

(X) Melissa Tolnay

**STATE OF INDIANA
COUNTY OF CLARK**

subscribed and sworn to before me this
12TH day of November, 2007.

(X) Joann Galligan
JOANN GALLIGAN

*Pa. 11-14-07
check 1572*

**Notary Public, Clark County, Indiana
(My Commission Expires August 27, 2014.)**

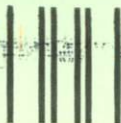
Publication

Fee \$ 93.87

06515834

UNITED STATES POSTAL SERVICE

Bracklott, reasoning



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Vincent E. Bolly
P.O. Box 72
Sellersburg, IN
47172

054E 9002

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dawn Brading
352 Highway 31
Sellersburg, IN 47172

2. Article Number

(Transfer from service label)

7006 3450 0002 0730 5415

COMPLETE THIS SECTION FOR DELIVERY

A. Signature

X *Brittany Palbo* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

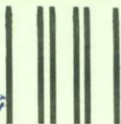
3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

Brackett Reasoning

• Sender: Please print your name, address, and ZIP+4 in this box •

Vincent E. Folly
P.O. Box 72
SETIERSBURG, IN
44172

6826 55TT 7000 0780 9004

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Esscroc Materails, Inc.
Highway 31
Sellersburg, IN 47172

2. Article Number

(Transfer from service label)

7006 0810 0001 1155 9789

COMPLETE THIS SECTION

A. Signature

Dorothy Gadd

- Agent
 Addressee

B. Received by (Printed Name)

Dorothy Gadd

C. Date of Delivery

11-20-07

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

NOV 04 2007

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

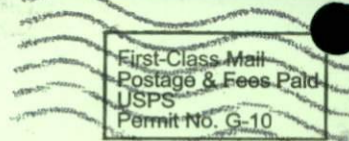
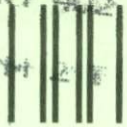
4. Restricted Delivery? (Extra Fee)

Yes

UNITED STATES POSTAL SERVICE

LOUISVILLE KY 402

NOV 2007 PM 2



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

Brackett Re zoning

• Sender: Please print your name, address, and ZIP+4 in this box •

Virgil E. Bolly
P.O. Box 72
SEIHERSBURG, IN
47172

72 B001



2226 55TT T000 0T80 9002

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

West Clark Community Schools
601 Renz Avenue
Sellersburg, IN 47172

2. Article Number

(Transfer from service label)

7006 0810 0001 1155 9 2

COMPLETE THIS SECTION OF DELIVERY

A. Signature

X

Brandy Kector

 Agent Addressee

B. Received by (Printed Name)

Brandy Kector

C. Date of Delivery

11-6-07

D. Is delivery address different from item 1?

If YES, enter delivery address below:

 Yes No

NOV 09 2007

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

THE EVENING NEWS

221 Spring Street
P.O. Box 867
JEFFERSONVILLE, IN 47130-0867
(812) 283-6636

**CASH
RECEIPT**

Date 7-3-07

87447

Received From Thomas Boelter

Address _____

For Legal Ad # 0105/4575 Dollars \$ 75.96

CASH 1026 CHECK
 MONEY ORDER

By M. Shney

THE EVENING NEWS

221 Spring Street

P.O. Box 867

JEFFERSONVILLE, IN 47130-0867

(812) 283-6636

**CASH
RECEIPT**

Date 8-21-07

87169

Received From, Sace Click

Address _____

For Legal Ad Dollars \$ 67.89

CASH

CHECK

MONEY ORDER

By C.M. Solway

210

RECEIPT

SELLERSBURG BUILDING COMMISSIONER

No 2294

Bldg Commissioner FUND

SELLERSBURG IN., June 28 2007

RECEIVED FROM THOMAS BOOFER \$100.00

THE SUM OF One Hundred & ⁰⁰/₁₀₀ DOLLARS

FOR Re-zoning Application Fee

PERMIT NO. N/A

CASH _____ CHECK 1025 OTHER _____

E.F.T. _____ C.C./B.C. _____ OTHER _____

Jay Tanner
AUTHORIZED SIGNATURE

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SELLERSBURG, IN 47172

OFFICIAL USE

Postage	\$	\$0.39	0772
Certified Fee		\$2.40	01
Return Receipt Fee (Endorsement Required)		\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$2.79	12/30/2006

Sent To

Dodd trust / Rhonda Steele

Street, Apt. No.;

or PO Box No.

9720 Hwy 60

City, State, ZIP+4

Sellersburg

7006 0820 0001 0752 7292

Certified Mail Provides:

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- A record of delivery kept by the Postal Service for two years

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- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 0.41	0772
Certified Fee	\$2.65	02
Return Receipt Fee (Endorsement Required)	\$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	11/05/2007

Sent To

Dawn Brading

Street, Apt. No.;
or PO Box No.

352 Highway 31

City, State, ZIP+4

SEIERSBURG IN 47172

5145 0620 2000 054E 9002

Certified Mail Pieces:

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- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

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IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

7006 0810 0001 1155 9789

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21

0772

02

Postmark
Here

11/05/2007

Sent To ESSROC Materials Inc
 Street, Apt. No.;
 or PO Box No. Highway 31
 City, State, ZIP+4 SELIERSBURG IN 47172

Certified Mail Privileges:

PS Form 3800, June 2002 (Reverse)

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 40.41
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 45.21

0772

02

Postmark
Here

11/05/2007

Sent To

West Clark Comm. Schools

Street, Apt. No.,
or PO Box No.

601 Renz Ave

City, State, ZIP+4

Sellersburg IN 47172

7006 0810 0001 1155 9772

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

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- Certified Mail is *not* available for any class of international mail.
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- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage \$ 471.72
SELLERSBURG IN 47172

Certified Fee

\$0.41

Return Receipt Fee
(Endorsement Required)

\$2.65

Restricted Delivery Fee
(Endorsement Required)

\$0.00

Total Postage & Fees \$

\$0.00



Sent To

R.B. & GRACE Clark

\$3.06

06/28/2007

Street, Apt. No.;
or PO Box No.

7315 Hwy 311

City, State, ZIP+4

Sellersburg IN 47172

7006 3450 0002 0730 8669

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail[®] or Priority Mail[®].
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS[®] postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

JEFFERSONVILLE IN 47130

OFFICIAL USE

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$3.06



06/28/2007

Sent To

S.W.D., INC

Street, Apt. No.;
or PO Box No.

1712 Williamsburg Dr.

City, State, ZIP+4

Jeffersonville IN 47130

7006 3450 0002 0730 8652
2598 0620 2000 0546 0007

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

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IMPORTANT: Save this receipt and present it when making an inquiry.

SELLERSBURG MPO
SELLERSBURG, Indiana
471729998
2047860772 -0098

09/06/2007 (812)246-9031 12:02:19 PM

Product Description	Sale Qty	Unit Price	Final Price
Duplicate Domestic Return Receipt		\$0.00	
Name: grace click			
Mail Item Rcpt #:		700634500002073096	
Return Receipt After Mailing		\$3.80	
Name: grace click			
Mail Item Rcpt #:		700634500002073096	
PVI	1	\$3.80	\$3.80
Return Receipt After Mailing		\$3.80	
Name: grace click			
Mail Item Rcpt #:		700634500002073129	
PVI	1	\$3.80	\$3.80
Return Receipt After Mailing		\$3.80	
Name: grace click			
Mail Item Rcpt #:		700634500002073129	
PVI	1	\$3.80	\$3.80
Return Receipt After Mailing		\$3.80	
Name: grace click			
Mail Item Rcpt #:		700634500002073096	
PVI	1	\$3.80	\$3.80
Return Receipt After Mailing		\$3.80	
Name: grace click			
Mail Item Rcpt #:		700634500002073096	
PVI	1	\$3.80	\$3.80
Return Receipt After Mailing		\$3.80	
Name: grace click			
Mail Item Rcpt #:		700634500002073129	
PVI	1	\$3.80	\$3.80

Total: \$22.80

Paid by:
Cash \$23.00
Change Due: -\$0.20

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

Bill#: 1000200645504
Clerk: 01

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

HELP US SERVE YOU BETTER

Go to: <http://gx.gallup.com/pos>

TELL US ABOUT YOUR RECENT
POSTAL EXPERIENCE

YOUR OPINION COUNTS

Customer Copy

SELLERSBURG MPO
SELLERSBURG, Indiana
471729998

2047860772 -0099

06/28/2007

(812)246-9031

03:15:13 PM

Sales Receipt

Product Description	Sale Qty	Unit Price	Final Price
---------------------	----------	------------	-------------

SELLERSBURG IN 47172 Zone-0 First-Class Letter			\$0.41
--	--	--	--------

0.40 oz. Certified			\$2.65
Label #:	70063450000207308669		

Issue PVI: \$3.06

JEFFERSONVILLE IN 47130 Zone-1 First-Class Letter			\$0.41
---	--	--	--------

0.40 oz. Certified			\$2.65
Label #:	70063450000207308652		

Issue PVI: \$3.06

Total: \$6.12

Paid by: *[Signature]* \$6.15

Cash *[Signature]* \$6.15

Change-Due: -\$0.03

Order stamps at USPS.com/shop or call
1-800-Stamp24. Go to USPS.com/clicknship
to print shipping labels with postage.
For other information call 1-800-ASK-USPS.

Bill#: 1000100828531

City: 04

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

HELP US SERVE YOU BETTER

Go to: <http://gx.gallup.com/pos>

TELL US ABOUT YOUR RECENT
POSTAL EXPERIENCE

YOUR OPINION COUNTS

Customer Copy

SURVEYOR'S REPORT

The purpose of this survey was to replot a previously recorded subdivision plat recorded at Plat Book 14, pg 33 consisting of lots 7- 13 into one lot.

In accordance with Title 865, Article 1, Rule 12, Sections 1 through 29 of the Indiana Administrative Code, the following observations are submitted regarding the cause and amount of uncertainty in the location of the lines and corners found and established on this survey as a result of:

- A. Availability and condition of reference monuments;
- B. Occupation or possession lines;
- C. Clarity or ambiguity of the record description used and/or adjoiners description, and;
- D. The Theoretical Uncertainty of the measurements.

The subject lies within an area classified as an Urban survey and is within the relative positional accuracy specifications of 0.07 feet plus 50 parts per million.

This survey is a retracement of Deed Drawer 27, instrument 10839 in Survey No. 108 of the Illinois Grant, Sellersburg Clark County, Indiana. The tract described is part of the overall tract described in Deed Drawer 27, Instrument 10839, which was surveyed by David Ruckman in 1995. The tract described also includes instrument 200213520 which has been incorporated in entirety as lot 1 of Hardy Business Center, Phase 1. The tract described in instrument 200213520 was surveyed by Stephen Marshall in 2004. The 16.5' wide Indiana Bell Telephone Easement was vacated by instrument 200514531.

It should be noted that both descriptions call for the boundary to be extended to the center of State Highway 311. This in effect creates a 30-foot title overlap. The 30-foot strip was apparently conveyed to the State of Indiana by means of a Right-of-Way Grant circa 1930. The County Recorders Office does not have clear or concise records of this conveyance. The Indiana Department of Transportation was not able to supply any historical right-of-way documentation regarding this area of State Highway 311. Information regarding this matter was obtained from numerous surveys done along this highway corridor.

Title insurance documentation was provided for Hardy Development Corporation, Deed Drawer 27, Instrument No. 10839 by Commonwealth Land Title Insurance Company, Policy No. 207-23B359, File No. R95, 464.

A new description was written to eliminate this title overlap and make reference to the new lines and corner monuments established by this Survey.

The current deed lines shown hereon are based on three monuments cited in the deeds for the subject tracts. These monuments were found to agree within 0.11 feet of the deed courses and distances and the lines shown were established according to those deed dimensions.

No fences were observed along the lines of the subject tract. Overhead utility lines along State Highway 311 and providing service to the adjoining tract to the south, were found to extend across the subject property. No easements for these utilities were cited in the record documents or provided to this Surveyor.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

- Due to availability and condition of reference monuments: 0.00 up to 0.11 feet.
- Due to occupation or possession lines: Utility lines as discussed.
- Due to clarity or ambiguity of the record description used and/or adjoining's description: None

HARDY BUSINESS CENTRE, PHASE 2 DESCRIPTION

Being a part of Survey No. 108 of the Illinois Grant, Town of Sellersburg, Clark County, Indiana, and being more particularly described as follows:

Commencing at the north corner of Survey No. 108;
 Thence South 50° 15' 00" West, 208.10 feet;
 Thence South 40° 00' 00" East, 825.00 feet;
 Thence South 39° 15' 00" West, 261.29 feet;
 Thence South 39° 15' 00" East, 328.00 feet;
 Thence South 50° 15' 00" West, 169.75 feet;
 Thence South 39° 15' 00" East, 231.35 feet to a found 12x12 fence post and the point of Beginning;
 Thence North 50° 15' 00" East, 384.75 feet to a found 5/8" steel pin with cap "Ruckman";
 Thence South 42° 23' 33" East, 556.54 feet to a found 5/8" steel pin with cap "Blann";
 Thence South 09° 07' 52" West, 263.70 feet to a found 5/8" steel pin with cap "Blann";
 Thence North 65° 44' 19" West, 229.35 feet to a found 5/8" steel pin with cap "Blann";
 Thence South 09° 07' 52" West, 208.32 feet to a found 5/8" steel pin with cap "Blann";
 Thence North 65° 44' 19" West, 212.33 feet to a found 5/8" steel pin with cap "Blann";
 Thence South 31° 41' 18" West, 81.96 feet to a found 5/8" steel pin with cap "Blann";
 Thence with a curve to the right with a radius of 60 feet and a curve length of 51.52 feet and a cord bearing North 58° 18' 42" West 50 feet;
 Thence North 58° 22' 17" West to a found 5/8" steel pin with cap "Blann" at 200.00 feet;
 Thence North 31° 41' 18" East, 362.08 feet to a found corner post;
 Thence North 57° 55' 47" West, 150.77 feet to the point of beginning and containing 7.59 Acres more or less.

NOTES

The word "Certify" or "Certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Description is made to the parties named hereon and it is not transferable to additional institutions or subsequent owners.

This survey was performed with the benefit of title examination.

Documents referred to by Deed Drawer, Deed Record, and/or Instrument are records on file at the Clark County, Indiana Recorder's Office.

All monuments shown hereon as found or set are within 0.3 feet of the ground surface unless otherwise noted.

I UNDERSTAND HARDY DEVELOPMENT CORP. OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLOTTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLOT, AND SUBDIVIDED, SOLD REAL ESTATE IN ACCORDANCE WITH THE WITHIN REPLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS REPLAT OF HARDY BUSINESS CENTRE, PHASE 2 AN ADDITION TO THE TOWN OF SELLERSBURG, INDIANA.

THERE ARE AREAS OF GROUND AS SHOWN ON THIS REPLAT AND MARKED "DRAINAGE AND PUBLIC UTILITY EASEMENT", RESERVED FOR USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF PIPES, DITCHES, MAINS, POLES, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED AND ALSO INGRESS AND EGRESS TO ADJACENT PROPERTIES. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED ON SOLD STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHT OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER TO KEEP ALL DITCHES AND SWALES ON THE LOT OF SOLD OWNER CLEAN, MOWED, CLEARED AND UNOBSTRUCTED FOR THE FLOW OF WATER. THE OWNER OF SOLD LOT SHALL NOT DEPOSIT, THROW OR DISCARD DEBRIS, GRASS CLIPPINGS, LEAVES OR ANY OTHER SUCH ITEMS IN SOLD DITCHES OR SWALES WHICH IMPEDE THE FLOW OF WATER.

THE FOREGOING COVENANTS, (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2028 (TWENTY-FIVE YEAR PERIOD), AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IT IS AGREED TO CHANGE SUCH COVENANTS (OR RESTRICTION), IN WHOLE OR IN PART. (OR RESTRICTIONS), IT IS AGREED TO CHANGE SUCH COVENANTS (OR RESTRICTION), BY JUDGMENT OR COURT ORDER SHALL INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTION), IS HEREBY DEDICATION TO THE PUBLIC AND IN NO WAY THEREOF ERRECTED OF MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATION TO THE PUBLIC AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

FOR ADDITIONAL COVENANTS AND RESTRICTIONS SEE MISCELLANEOUS DEED I 20041662 RECORDED IN CLARK COUNTY, INDIANA RECORDER'S OFFICE.

WITNESS MY HAND AND NOTORIAL SEAL THIS 19th DAY OF NOVEMBER, 2007

Eugene Hardy
 EUGENE HARDY, HARDY BUSINESS DEVELOPMENT CORP
H.S. Hardy
 H.S. HARDY, HARDY BUSINESS DEVELOPMENT CORP

STATE OF INDIANA
 COUNTY OF CLARK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED EUGENE HARDY AND H.S. HARDY OF HARDY DEVELOPMENT CORPORATION AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTORIOUS SEAL THIS 19th DAY OF NOVEMBER, 2007

Notary Public
 NOTARY PUBLIC

I, Daniel S. Blann, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana, and this plat is the result of a boundary survey, performed by me, as recorded in

Instrument _____ in the office of the recorder Clark County, Indiana.

Registered Land Surveyor No. LS 2030053

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

Name: *Notary Public*

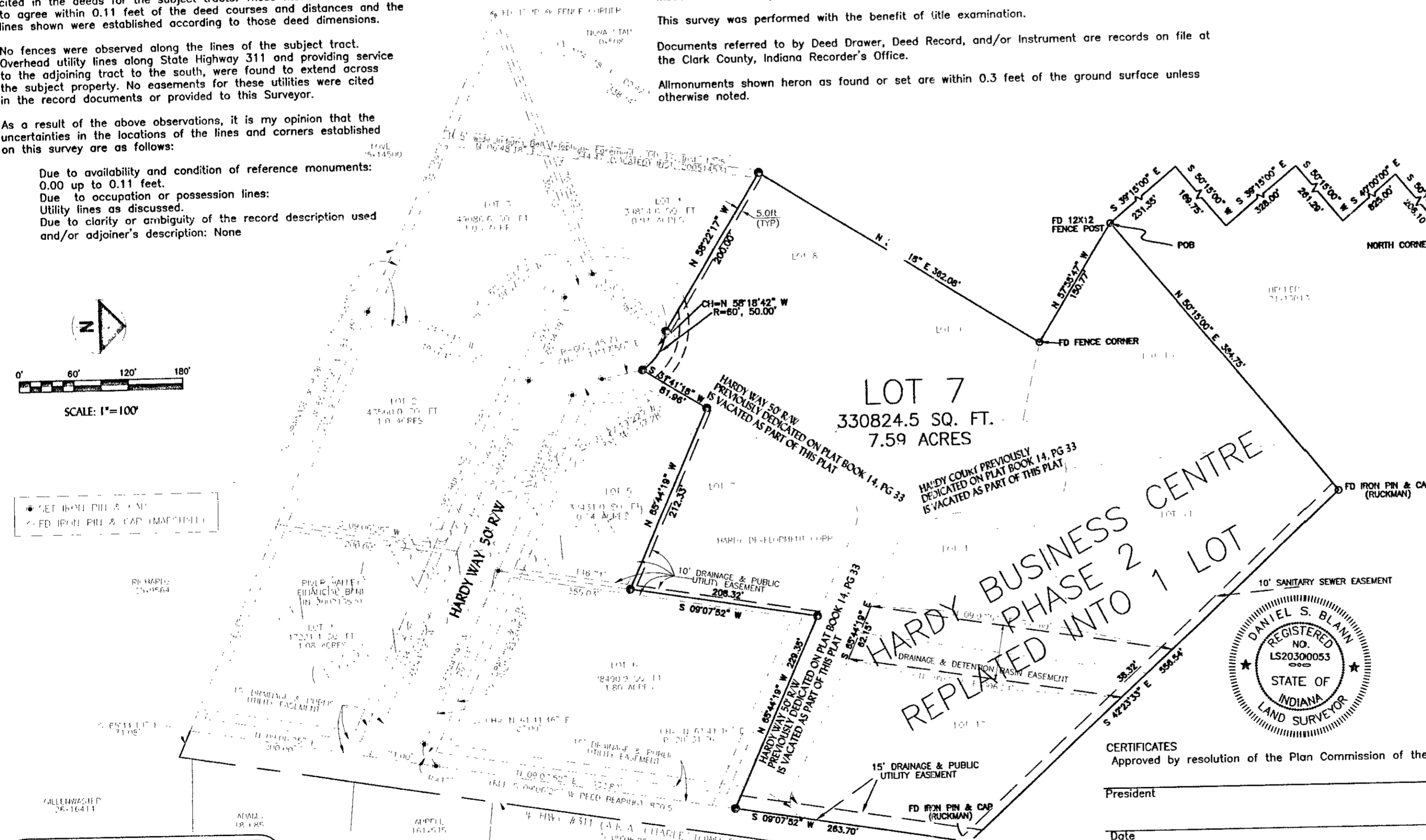


CERTIFICATES
 Approved by resolution of the Plan Commission of the Town of Sellersburg, Indiana.

President _____
 Date _____
 Attest: Secretary _____

The Owner, or his representative, hereby irrevocably offers for dedication to the Town of Sellersburg all the streets, local government uses, easements, parks, road right-of-way and required utilities shown on the subdivision plat and construction plans.

Signature: _____
 Date: _____



NOTE:
 ALL DRAINAGE & PUBLIC UTILITY EASEMENTS AND ROAD RIGHTS-OF-WAY PREVIOUSLY DEDICATED IN PLAT BOOK 14, PAGE 33 ARE VACATED BY APPROVAL OF THIS PLAT, UNLESS OTHERWISE NOTED.

Foresight Land Surveying, Inc.
 "Combining Accuracy and Professionalism for a Superior Final Product."
 Daniel S. Blann, PLS
 Travis A. Norman, PLS
 Phone: (812) 358-4170 Fax: (812) 358-4192
 Address: 410 N. Sugar St., Brownstown, IN 47220
 Date: 01/05/06 Drawn by: MAM Scale: 1" = 100'
 Project No. #05333 Checked by: DSB Sheet 1 of 1

REPLAT OF HARDY BUSINESS CENTRE PHASE 2
RENAISSANCE DESIGN BUILD, INC.
 117 S. INDIANA AVENUE
 SELLERSBURG, IN 47172
 PHONE: 812-246-5897
 FAX: 812-248-4320

DRAWN BY: B. SMALLWOOD
 CHECKED BY: N. GRIMES
 APPROVED BY: N. GRIMES

10/31/2007
 REVISIONS:
 * 11/16/2007

JOB NO.: 2004-055A SHEET NUMBER: 1 OF 1