

**LEGAL NOTICE OF PUBLIC HEARING
FOR REZONING PETITION
BROWN COUNTY AREA PLAN COMMISSION**

Notice is hereby given that Tim Clark for the Brown County Board of Commissioners, has filed a petition with the Area Plan Commission of Brown County, Indiana for Rezoning of property owned by William Jacob Capital, LLC to wit:

Legal description of premises (see attached).

The petitioner is requesting approval for rezoning the described property from General Business (GB), Floodplain (FP), and Floodway (FW) to Secondary Residential (R2), Floodplain (FP), and Floodway (FW). The location of the properties is to the south and west of 279 West Main Street, Nashville, Indiana within Washington Township.

The file on this matter is available for public inspection at least 10 days prior to the hearing, during the regular working hours at the Brown County Area Plan Commission office in the County Office Building located at 201 Locust Lane, Nashville, Indiana.

The Commission will hold a public hearing on the petition on March 25, 2025, during a meeting commencing at 6:00 p.m. in the second-floor meeting room in the County Office Building. All interested persons will be given the opportunity to be heard in reference to the matters set out in the petition. This notice is being published to notify persons affected by this petition by order of the Area Plan Commission. Written comments regarding the petition, which are filed with the secretary of the Area Plan Commission before the hearing will be considered. The hearing may be continued from time to time.

If you have a disability that requires special assistance for your participation in the meeting, please contact the Area Plan Commission at (812) 988-5490.

Petitioner: Tim Clark for the Brown County Commissioners

Petitioner Signature:  Date: 3/5/2025

Parcel 1:

Part of the Fractional Section 24, Township 9 North, Range 2 East of the Second Principal Meridian, Washington township, Brown County, Indiana, described as follows:

Commencing at a sandstone found marking the Northeast corner of the Fractional said Section 24; thence South 00 degrees 10 minutes 12 seconds East (Bearing from the Town of Nashville) on and along the East line of said Fractional Section 24, 1110.85 feet to the South edge of Main Street; thence North 89 degrees 50 minutes 00 seconds West with the South edge of said Main Street 7.81 feet to a 1/2 inch rebar found marking the Northwest corner of In-Lot Number 204 in the Town of Nashville; thence continuing North 89 degrees 50 minutes 00 seconds West with the South edge of said Main Street 165.00 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set; thence North 00 degrees 00 minutes 00 seconds East 30.00 feet to a 2 inch Mag Nail with aluminum disc (stamped Bennett S0438) set in the center of said Main Street and Helmsburg County Road; thence North 89 degrees 50 minutes 00 seconds West with the center of said Helmsburg County Road 28.22 feet to a 2 inch Mag Nail with aluminum disc (stamped Bennett S0438) set in the intersection of said County Road and Jackson Branch and the beginning; thence leaving the center of said Helmsburg County Road South 13 degrees 30 minutes 53 seconds West with the center of said Jackson Branch 987.18 feet to the intersection of said Jackson Branch and the center of the North fork of Salt Creek; thence leaving the center of said Jackson Branch the following Eight (8) courses are with the center of said North fork of Salt Creek; North 70 degrees 08 minutes 28 seconds West 89.02 feet, North 50 degrees 26 minutes 14 seconds West 205.02 feet, North 74 degrees 04 minutes 10 seconds West 216.74 feet, South 68 degrees 19 minutes 14 seconds West 120.80 feet, South 70 degrees 13 minutes 43 seconds West 28.85 feet, South 57 degrees 15 minutes 33 seconds West 383.19 feet, South 45 degrees 17 minutes 11 seconds West 136.09 feet and South 33 degrees 15 minutes 49 seconds West 49.24 feet to the intersection of said North fork of Salt Creek and Harden Hollow Branch; thence leaving said North Fork of Salt Creek the following Nineteen (19) courses are with the center of said Harden Hollow Branch; North 23 degrees 15 minutes 14 seconds West 52.62 feet, North 13 degrees 48 minutes 38 seconds West 70.61 feet, North 82 degrees 17 minutes 14 seconds West 22.93 feet, thence 41 degrees 56 minutes 27 seconds West 18.51 feet, South 05 degrees 34 minutes 42 seconds West 32.99 feet, South 56 degrees 47 minutes 00 seconds West 19.33 feet, South 54 degrees 11 minutes 58 seconds West 42.17 feet, South 66 degrees 48 minutes 37 seconds West 22.60 feet, North 60 degrees 48 minutes 05 seconds West 22.43 feet, North 12 degrees 28 minutes 38 seconds East 143.35 feet, North 32 degrees 23 minutes 01 seconds West 63.86 feet, North 17 degrees 09 minutes 03 seconds West 36.04 feet, North 41 degrees 23 minutes 16 seconds West 65.38 feet, North 17 degrees 39 minutes 34 seconds West 38.68 feet, North 13 degrees 30 minutes 33 seconds East 75.18 feet, North 52 degrees 50 minutes 04 seconds East 17.54 feet, North 00 degrees 20 minutes 56 seconds West 73.36 feet, North 13 degrees 59 minutes 55 seconds West 16.89 feet and North 32 degrees 18 minutes 09 seconds West 32.27 feet to a 2 inch Mag Nail with aluminum disc (stamped Bennett S0438) set in the intersection of said Harden hollow Branch the following Eight (8) courses are with said Helmsburg County Road: North 45 degrees 46 minutes 30 seconds East 43.22 feet, North 42 degrees 27 minutes 45 seconds East 620.25 feet, North 43 degrees 40 minutes 45 seconds East 58.10 feet, North 59 degrees 09 minutes 27 seconds East 63.49 feet, North 80 degrees 04 minutes 18 seconds East 83.54 feet, South 89 degrees 48 minutes 19 seconds East 69.28 feet, South 89 degrees 56 minutes 59 seconds East 315.56 feet and North 89 degrees 11 minutes 33 seconds East 480.61 feet to the beginning. (Containing 24.695 acres more or less)

Parcel 2:

Part of the Fractional Section 24, Township 9 North, Range 2 East of the Second Principal Meridian, Washington Township, Brown County, Indiana described as follows:

Commencing at a sandstone found marking the Northeast corner of the Fraction said Section 24; thence South 00 degrees 10 minutes 12 seconds East (bearing from the Town of Nashville) on and along the East line of said Fraction

Section 24, 1110.85 feet to the South edge of Main Street; thence North 89 degrees 50 minutes 00 seconds West with the South edge of said Main Street 7.81 feet to a 1/2 inch rebar found marking the Northwest corner of In-Lot Number 204 in the Town of Nashville and the beginning; thence leaving the South edge of said Main Street South 00 degrees 00 minutes 00 seconds West 371.00 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set marking the Southwest corner of In-lot Number 199 in the Town of Nashville; thence North 89 degrees 50 minutes 00 seconds West 289.54 feet to the approximate center of Jackson Branch; thence North 13 degrees 30 minutes 53 seconds East with the approximate center of said Branch 412.13 feet to a 2 inch Mag Nail with aluminum disc (stamped Bennett S0438) set in the intersection of said Branch and Helmsburg County Road; thence South 89 degrees 50 minutes 00 seconds East with the center of said Helmsburg County Road 28.22 feet to a 2 inch Mag Nail (stamped Bennett S0438) set in the center of said Helmsburg County Road and said Main Street; thence South 00 degrees 00 minutes 00 seconds West 30.00 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set on the South edge of said Main Street; thence South 89 degrees 50 minutes 00 seconds East with the South edge of said Main Street 165.00 feet to the beginning, containing 2.108 acres, more or less. (1.405 acres in the Town of Nashville).

Parcel 3:

Part of the Fractional Section 24, Township 9 North, Range 2 East of the Second Principal Meridian, Washington Township, Brown County, Indiana described as follows:

Commencing at a sandstone found marking the Northeast corner of the Fractional said Section 24; thence South 00 degrees 10 minutes 12 seconds East (bearing from the Town of Nashville) on and along the East line of said Fractional Section 24, 1110.85 feet to the South edge of Main Street; thence North 89 degrees 50 minutes 00 seconds West with the South edge of said main Street 7.81 feet to a 1/2 inch rebar found marking the Northwest corner of In-Lot Number 204 in the Town of Nashville; thence South 00 degrees 00 minutes 00 seconds West 371.00 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set marking the Southwest corner of In-Lot Number 199 in the Town of Nashville and the beginning; thence continuing South 00 degrees 00 minutes 00 seconds West 749.00 feet to the center of the North fork of Salt Creek; thence the following three (3) courses are with the center of said North fork of Salt Creek; North 59 degrees 16 minutes 53 seconds West 43.66 feet, North 65 degrees 55 minutes 42 seconds West 279.85 feet and North 67 degrees 46 minutes 46 seconds West 141.79 feet to the intersection of said North fork of Salt Creek and Jackson Branch; thence leaving the North fork of said Salt Creek North 13 degrees 30 minutes 53 seconds East with said Jackson Branch 575.04 feet; thence leaving said Jackson Branch South 89 degrees 50 minutes 00 seconds East 289.54 feet to the beginning. (Containing 5.459 acres more or less with 2.577 acres being in the Town of Nashville).

Parcel 4:

Part of the Fractional Section 24, Township 9 North, Range 2 East of the Second Principal Meridian and part of the West Half of the Fractional Section 19, Township 9 North, Range 3 East of the Second Principal Meridian all in Washington Township, Brown County, Indiana, described as follows:

Commencing at a sandstone found marking the Southeast corner of the Fractional Southeast Quarter of the Southeast Quarter of said Section 24; thence North 00 degrees 10 minutes 12 seconds West (bearing from the Town of Nashville) on and along the East line of said Fractional Southeast Quarter, Southeast Quarter 1895.44 feet to the beginning; thence South 56 degrees 08 minutes 44 seconds West 220.86 feet to the Center of the North fork of Salt Creek; thence the following Twenty three (23) courses are with the center of said North fork of Salt Creek; North 28 degrees 15 minutes 25 seconds West 501.80 feet, North 42 degrees 49 minutes 54 seconds West 101.12 feet, North 46 degrees 28 minutes 12 seconds West 66.54 feet, North 58 degrees 04 minutes 17 seconds West 363.00 feet, North 55 degrees 52 minutes 56 seconds West 304.15 feet, North 64 degrees 11 minutes 15 seconds West 198.38 feet, North 52 degrees 20 minutes 20 seconds West 133.46 feet, North 42 degrees 20 minutes 15 seconds West 78.06 feet, North 23 degrees 26 minutes 24 seconds West 135.02 feet, North 07 degrees 09 minutes 23 seconds East 112.15 feet, North 33 degrees 15 minutes 49 seconds East 49.24 feet, North 45 degrees 17 minutes 11 seconds East 136.09 feet, North 57 degrees 15 minutes 33 seconds East 383.19 feet, North 70 degrees 13 minutes 43 seconds East 28.85 feet, North 68 degrees 19 minutes 14 seconds East 120.80 feet, South 74 degrees 04 minutes 10 seconds East 216.74 feet, South 50 degrees 26 minutes 14 seconds East 205.02 feet, South 70 degrees 08 minutes 28 seconds East 89.02 feet, South 67 degrees 46 minutes 46 seconds East 141.79 feet, South 65 degrees 55 minutes 42 seconds East 279.85 feet, South 58 degrees 16 minutes 53 seconds East 242.11 feet, South 37 degrees 36 minutes 43 seconds East 367.22 feet and South 43 degrees 36 minutes 07 seconds East 505.72 feet; thence leaving the center of the North fork of said Salt Creek South 55 degrees 40 minutes

09 seconds West 80.00 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set; thence South 56 degrees 08 minutes 44 seconds West 795.68 feet to the beginning. (Containing 43.451 acres more or less)

EXCEPT THEREFROM: Part of the Fractional Section 24, Township 9 North, Range 2 East of the Second Principal Meridian, Washington Township, Brown County, Indiana, described as follows:

Commencing at a sandstone found marking the Northeast corner of the said Fraction Section 24; thence South 00 degrees 10 minutes 12 seconds East (bearing from the Town of Nashville) on and along the East line of said Fraction Section 24, 2166.42 feet; thence North 90 degrees 00 minutes 00 seconds West 473.61 feet to a chain link fence corner post and the beginning; thence South 32 degrees 41 minutes 05 seconds West 350.00 feet to a chain link fence corner post; thence North 57 degrees 19 minutes 44 seconds West 525.00 feet to a chain link fence corner post; thence North 32 degrees 41 minutes 05 seconds East 350.00 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set; thence South 57 degrees 19 minutes 44 seconds East 525.00 feet to the beginning, containing in said exception 4.218 acres more or less. Containing in all after said exception 39.233 acres more or less.

Parcel 5:

Part of the Fractional Section 24, Township 9 North, Range 2 East of the Second Principal Meridian and part of the Fractional West Half of Section 19, Township 9 North, Range 3 East of the Second Principal Meridian all in Washington Township, Brown County, Indiana, described as follows:

Commencing at a 1/2 inch (inside diameter) iron pipe found marking the Southwest corner of the Fractional West Half of said Section 19; thence North 00 degrees 10 minutes 12 seconds West (bearing from the Town of Nashville) on and along the West line of said Fractional West Half 1351.55 feet to the Southwest corner (calculated) of the Fractional Northwest Quarter of the Southwest Quarter of said Section 19; thence North 88 degrees 47 minutes 50 seconds East on and along the South line of said Fractional Northwest Quarter, Southwest Quarter 71.07 feet to the center of the North fork of Salt Creek and the beginning; thence the following three (3) courses are with the center of the North fork of said Salt Creek; North 32 degrees 57 minutes 19 seconds East 27.98 feet, North 22 degrees 26 minutes 48 seconds West 201.04 feet and North 39 degrees 01 minutes 11 seconds West 309.14 feet; thence leaving the center of the North fork of said Salt Creek North 56 degrees 08 minutes 44 seconds East 1016.54 feet to a 5/6 inch capped rebar (stamped Bennett S0438) set; thence South 32 degrees 49 minutes 51 seconds East 139.30 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set; thence South 58 degrees 49 minutes 51 seconds East 37.00 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set; thence South 30 degrees 49 minutes 48 seconds East 183.51 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set on the West Right of Way of State Road Number 46; thence the following three (3) courses are with said West Right of Way; South 07 degrees 20 minutes 27 seconds West 77.98 feet, along a curve to the right having a radius of 773.51 feet and a chord bearing and distance of South 27 degrees 35 minutes 26 seconds West 535.45 feet and a curve length of 546.77 feet and along a curve to the right having a radius of 2820.92 feet and a chord bearing and distance of South 50 degrees 26 minutes 32 seconds West 256.06 feet and a curve length of 256.15 feet to a 5/8 inch capped rebar (stamped Bennett S0438) set on the South line of said Northwest Quarter, Southwest Quarter; thence leaving said West Right of Way South 88 degrees 47 minutes 50 seconds West 333.95 feet to the beginning. (Containing 14.061 acres more or less.)

Note: The acreage indicated in this legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.