

## LEGAL NOTICE

Notice is hereby that the Shelbyville Plan Commission will hold a hearing on January 7, 2026, at 7:00 PM, in the Shelbyville High School Auditorium at 2003 S. Miller St. Shelbyville, Indiana, 46176, to consider the following petition:

**PC 2025-15: LORM, LLC & Alisha Clay Annexation:** Formal recommendation on zoning classification (Zoning Map Amendment) for a proposed annexation, Common Council Ordinance No. 26-3052. Annexation and zoning classification of thirteen parcels off of East State Road 44, land containing approximately 429 acres. Parcel numbers: 73-07-34-400-007.000-001, 73-07-35-300-001.000-001, 73-07-35-200-008.000-001, 73-07-35-200-012.000-001, 73-07-35-300-003.000-001, 73-07-35-300-006.000-001, 73-07-35-300-008.000-001, 73-07-35-300-005.000-001, 73-07-35-400-001.000-001, 73-07-35-400-004.000-001, 73-11-02-200-006.000-001, 73-11-02-100-004.000-001, 73-07-35-300-007.000-001.

Location: Mostly vacant land on East State Road 44

Requested Zoning Classification: IG – General Industrial

Written comments in support of or in opposition to the petitions may be emailed to [arude@cityofshelbyvillein.com](mailto:arude@cityofshelbyvillein.com) or mailed to the Plan Commission Office (44 W. Washington Street, Shelbyville, IN, 46176) or filed with the Plan Commission Secretary at the Public Hearing and will be entered into public record and considered by the Plan Commission at the hearing.

Public Hearings are open to the public and public comment will be heard at the meeting. The meeting will also be streamed via the City's Youtube page, a link to which can be found on the City's website. Public Comment will be taken in person and virtually via Zoom. Any member of the public that wishes to provide public comment virtually via Zoom on a petition must contact the Plan Commission Secretary no later than 24 hours prior to the meeting, pursuant to Plan Commission Res. 2021-01. The request to participate electronically can be submitted here: <https://shelbyville.in.gov/PlanningDept/VirtualParticipationRequest>

To attend/observe the public meeting use the following link: <https://www.youtube.com/@cityofshelbyville/streams>

Pursuant to IC 5-14-9 the members of the Plan Commission, their appointing authority and term are:

Name	Appointing Authority	Term of Appointment
Richard (Doug) Cassidy	Shelbyville Board of Public Works and Safety	1/2/2024 - 12/31/2027
Joseph Lux	City of Shelbyville Mayor	1/1/2025 - 12/31/2028
Carter Hall	City of Shelbyville Mayor	4/22/2024 - 1/4/2026
Tyler Comstock	Serving By Virtue of Office as the City Engineer	
Betsy Means- Davis	City Council - To Serve At The Pleasure Of The Council	
Garrett (Gary) Nolley	Shelbyville Parks and Recreation Board	1/1/2024 - 12/31/2027
Scarlett Tinsley-Price	City of Shelbyville Mayor	1/1/2024 - 12/31/2027
James Garrett III	City of Shelbyville Mayor	1/22/2024 - 1/28/2026
Winnie Soviar	Shelby County Board of Commissioners	12/21/2022 - 12/31/2025
Michael Claxton	Shelby County Board of Commissioners	3/11/2025 - 1/31/2026
Duane Schuler	City of Shelbyville Mayor	8/25/2025 - 12/31/2025
Perry Richards	Mayor - Alternate Member	1/1/2025 - 12/31/2025

## LEGAL DESCRIPTIONS

**1 & 2** Parcel No. 73-07-34-400-007.000-001 and Parcel No. 73-07-35-300-001.000-

More commonly known as North 325 East, Shelbyville, Indiana 46176.

A part of the Southeast Quarter of Section 34 and a part of the Southwest Quarter of Section 35 both of Township 13 North, Range 7 East, Shelby County, Indiana; described as follows:

Commencing at the 5/8 inch rebar that marks the Southwest corner of the above described Southeast quarter of Section 34;

Thence with the South line of the quarter North 89 degrees 27 minutes 34 seconds East 2025.58 feet to a 5/8 inch rebar and the true point of beginning of the tract herein described;

Thence North 00 degrees 04 minutes 46 seconds West 2045.54 feet to a PK nail on the centerline of State Road 44;

Thence with said centerline North 62 degrees 03 minutes 28 seconds East 1306.31 feet to the North line of the above described Southwest quarter of Section 35;

Thence with said North line South 89 degrees 57 minutes 26 seconds East 76.15 feet to a 5/8 inch rebar; Thence South 00 degrees 09 minutes 43 seconds West 1844.32 feet to a 5/8 inch rebar;

Thence South 87 degrees 56 minutes 54 seconds West 122.62 feet to a 5/8 inch rebar;

Thence South 07 degrees 10 minutes 33 seconds West 824.24 feet to a 5/8 inch rebar on the South line of said Southwest quarter of Section 35;

Thence with said South line North 89 degrees 33 minutes 10 seconds West 308.99 feet to a 5/8 inch rebar marking the Southwest corner of said Southwest quarter of Section 35 and the Southeast corner of said Southeast quarter of Section 34;

Thence with the South line of said Southeast quarter of Section 34 North 89 degrees 27 minutes 34 seconds West 687.67 feet to the point of beginning, containing 63.550 acres more or less and subject to the right of way of State Road 44 on the Northerly line of the tract and also subject to any other existing right of ways, easements or restrictions.

Course data used in this description assumes the South line of the Southeast Quarter of Section 34 to have a bearing of South 89 degrees 27 minutes 34 seconds East.

Also:

A part of the Southeast Quarter of Section 34, Township 13 North, Range 7 East, Shelby County, Indiana, more particularly described as follows:

Thence South 89 degrees 44 minutes 54 seconds West 46.00 feet along the South line of said quarter section to the West line of a tract of land described in Deed Book 302, pages 592-593 in the Shelby County Recorder's Office;

Thence North 0 degrees 58 minutes 51 seconds West 1973.55 feet along the West line of said tract to the Southeastern right-of-way line of said S.R. 44;

Thence North 61 degrees 16 minutes 14 seconds East 58.42 feet along the Southeastern right-of-way line of said S.R. 44 to the prolonged line of an existing fence;

Thence South 0 degrees 49 minutes 03 seconds East 355.77 feet along the prolonged line of said fence and along said fence to the point of beginning and containing 2.228 acres, more or less, and subject to all easements, rights-of-way, covenants, and restrictions. Except therefrom the following:

A part of the Southeast Quarter of Section 34, Township 13 North, Range 7 East, and part of the Southwest Quarter of Section 35 Township 13 North, Range 7 East, Shelby County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Plat, marked EXHIBIT "B", described as follows:

Commencing at the Southeast corner of said Section 34, thence South 89 degrees 46 minutes 26 seconds West 209.604 meters (687.68 feet) along the South line of said Section 34 to the West line of the grantor's land;

Thence North 0 degrees 49 minutes 16 seconds West 595.263 meters (1952.96 feet) along said West line to a point, designated "888" on said plat and the point of beginning of this description;

(1) Thence North 0 degrees 52 minutes 01 seconds West 28.273 meters (92.76 feet) along said West line to the centerline of S.R. 44;

(2) Thence North 61 degrees 17 minutes 25 seconds East 421.970 meters (1384.42 feet) along said centerline to the North line of the Southwest quarter of said Section 35;

(3) Thence North 89 degrees 34 minutes 06 seconds East 52.770 meters (173.13 feet) along said North line to a point designated "518" on said plat;

(4) Thence South 61 degrees 17 minutes 25 seconds West 19.682 meters (64.57 feet) to a point, designated "517" on said plat;

(5) Thence continuing South 61 degrees 17 minutes 25 seconds West 18.905 meters (62.02 feet) to a point, designated "516" on said plat;

All that certain tract, or parcel of land, situated in the West half of the Northeast quarter of Section 35, Township 13 North, Range 7 East, Addison Township, Shelby County, Indiana, being a strip of land 25 feet wide, on the Southeasterly side of and adjoining the original center line of the grantee's railway, which is coincident with the center line of its main tract as now constructed and extending from the East line of said West half, Southwestwardly 1083 feet, more or less, measured along said original centerline to the land of the grantee, containing an area of 0.622 of an acre, more or less.

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4 Parcel No. 73-07-35-200-012.000-001

More commonly known as East State Road 44, Shelbyville, Indiana 46176.

Beginning at the Northeast corner of the East half of the Northeast quarter of Section 35, Township 13 North, Range 7 East, and running thence East 4 chains and 50 links;

Thence South 17 chains and 75 links to a corner stone;

Thence West 24 chains and 50 links to the West line of said tract; Thence North 17 chains and 75 links to the Northwest corner of said tract;

Thence East 20 chains to the place of beginning, containing 42 ½ acres, more or less;

Except therefrom all that part of said tract which lies North of the right of way of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Company. Said exception containing approximately 8 acres, more or less.

Except therefrom the following:

A part of the Northeast Quarter of Section 35, and a part of the Northwest Quarter of Section 36, all in Township 13 North, Range 7 East, in Shelby County, Indiana, and more particularly described as follows:

Beginning at a point 188.6 feet East of the Northwest corner of the Northwest Quarter of said Section 36, and running thence North 90 degrees 00 minutes East (assumed bearing) 108.4 feet along the North line of said quarter section to a railroad spike;

Thence South 00 degrees 33 minutes East 597.5 feet along a fence line to an iron pipe; Thence South 89 degrees 06 minutes West 168.6 feet along a fence line to another iron pipe; Thence North 26 degrees 05 minutes West 412.2 feet along a fence line to a wooden post;

A part of the West Half of the Northwest Quarter of Section 36, and a part of the East Half of the Northeast Quarter of Section 35, both in Township 13 North, Range 7 East, Shelby County, Indiana, being created from a survey (Job# 130-2021) by Jeffery Powell and being more particularly described as follows:

Commencing at the Northwest corner of the said half-quarter section, being marked by a 5/8" rebar and being per the Shelby County Ties;

Thence North 89 degrees 44 minutes 44 seconds East (Bearings based on NAO 83, Indiana East, State plane Coordinates) on and along the North line of the said half-quarter section a distance of 297.00 feet (4.50 chains) to the Northeast corner of a 42.5 acre tract described in Deed Record Book 295, Page 584 and also being the Northeast corner of a 3.69 acre tract described in Deed Record Book 324, Page 864;

Thence South 00 degrees 16 minutes 42 seconds East along the East line of the said tracts a distance of 592.06 feet to a point marked by a Sumerford capped rebar found to be approximately 0.5 feet South of the adjusted Northeast corner of a 1.424 acre tract described in Instrument No. 2007005018 and also marking the Southeast corner of the said 3.69 acre tract and said point also being the point of beginning of the tract herein described;

Thence continuing South 00 degrees 16 minutes 42 seconds East along the said line a distance of 593.44 feet to a stone found marking the Southeast corner of the said 42.5 acre tract as being called for per the parent description;

Thence South 89 degrees 04 minutes 48 seconds West along the South line of the said 42.5 acre tract a distance of 298.19 feet to a Powell capped rebar set on the West line of the said half-quarter section;

Thence North 00 degrees 13 minutes 18 seconds West along the West line of the said half-quarter section a distance of 815.45 feet to a Powell capped rebar set on the Westerly boundary line of the said 1.424 acre tract; the next two calls being along the boundary lines of the said 1.424 acre tract;

Thence North 26 degrees 03 minutes 28 seconds West a distance of 160.01 feet to a Powell capped rebar set marking the corner of the said 1.424 acre tract;

Thence North 15 degrees 03 minutes 32 seconds West a distance of 94.72 feet to a mag nail set marking the corner of the said 1.424 acre tract and being a point on the Southerly Right-of-way line of State Road 44;

Thence North 67 degrees 22 minutes 41 seconds East along the said Right-of-way line a distance of 22.19 feet to a 1.5" iron pipe found marking the Northwest corner of the said 3.69 acre tract; the next three calls being along the boundary lines of the said 3.69 acre tract;

That part of said real estate which is now within the right-of-way of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company, and also within the right-of-way of State Road No. 44 as the same is now surveyed and laid out across said lands.

Also, Commencing at the Southeast corner of the Southwest quarter of section thirty-five (35) in Township thirteen (13) North of Range seven (7) East and running thence North twenty-six (26) chains and ninety-six (96) links;

Thence West to the West line of said lands one hundred (100) rods; more or less,

Thence South to said section line twenty-six (26) chains and seventy two (72) links, more or less;

Thence East one hundred (100) rods, more or less, to place of beginning, containing sixty-six and two thirds ( $66 \frac{2}{3}$ ) acres. more or less.

Except the following described tract:

Beginning at a point twenty six (26) chains and ninety six (96) links North of the Southeast corner of the Southwest quarter of section thirty five (35) in Township thirteen (13) North and Range seven (7) East and running thence South seventeen (17) chains and thirteen (13) links;

Thence West nineteen (19) chains and thirty one (31) links, more or less, to the center of a public highway;

Thence North on and along the center of said public highway seventeen (17) chains and thirteen (13) links and thence East nineteen (19) chains and thirty two (32) links to the place of beginning.

Also, except the portion of the above described real estate which lies East of the center of the public highway.

Except, Beginning at an iron pipe on the North line of the Southwest quarter of Section 35, Township 13 North, Range 7 East, in Addison Township, Shelby County, Indiana, said point being 547.00 feet North 90 degrees 00 minutes 00 seconds East (assumed bearing) of the Northwest corner of said quarter section;

And running thence North 90 degrees 00 minutes 00 seconds East 458.35 feet along the North line of said quarter section to another iron pipe;

Thence South 00 degrees 38 minutes 02 seconds West 890.95 feet along a fence line to an iron pipe, Thence North 89 degrees 44 minutes 20 seconds West 445.90 feet along a fence line to an iron pipe,

Beginning at a point twenty six (26) chains and ninety six (96) links North of the Southeast corner of the Southwest quarter of section thirty five (35) in Township thirteen (13) North and Range seven (7) cast and running thence South seventeen (17) chains and thirteen (13) links;

Thence West nineteen (19) chains and thirty one (31) links, more or less, to the center of a public highway;

Thence North on and along the center of said public highway seventeen (17) chains and thirteen (13) links and thence East nineteen (19) chains and thirty two (32) links to the place of beginning.

Also, except the portion of the above described real estate which lies West of the center of the public highway. Also: 47 feet in width off of the entire South end of the following:

Beginning at a point twenty six (26) chains and ninety six (96) links North of the Southeast corner of the Southwest quarter of section thirty five (35) in Township thirteen (13) North and Range seven (7) East and running thence South seventeen (17) chains and thirteen (13) links;

Thence West nineteen (19) chains and thirty one (31) links, more or less, to the center of a public highway;

Thence North on and along the center of said public highway seventeen (17) chains and thirteen (13) links and thence East nineteen (19) chains and thirty two (32) links to the place of beginning.

Also:

Beginning at the Northeast corner of the West half of the Southeast quarter of section 35, Township 13 North, Range 7 cast and running thence West 20 chains and 21 links to the West line of said half quarter section;

Thence South 5 chains and 8 3/4 links;

Thence East to the East line of said West half of said Quarter section, and thence North 5 chains and 8 3/4 links to the place of beginning, containing 1 0.28 acres, more or less.

Also:

Beginning at the Northeast corner of the Southwest quarter of section 35, Township 13 North, Range 7 East and running thence South on and along the East line of said quarter section 13.53 chains to the Southeast corner of the herein described tract;

687.67 feet to the point of beginning, containing 63.550 acres more or less and subject to the right of way of State Road 44 on the Northerly line of the tract and also subject to any other existing right of ways, easements or restrictions.

Course data used in this description assumes the South line of the Southeast Quarter of Section 34 to have a bearing of South 89 degrees 27 minutes 34 seconds East.

The total consisting of 90.68 acres.

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## **11** Parcel No. 73-07-35-400-004.000-001

Beginning at a point 26 chains and 96 links North of the Southeast corner of the Southwest Quarter of Section 35, in Township 13 North and Range 7 East;

And running thence South 17 chains and 13 links;

Thence West 19 chains and 13 links, more or less, to the center of a public highway;  
Thence North on and along the center of said public highway 17 chains and 13 links;  
Thence East 19 chains and 32 links to the place of beginning.

Also, beginning at the Southwest corner of the East Half of the Southeast Quarter of Section 35, in Township 13 North, in Range 7 East and running thence West to the Northwest corner of the East Half of the Northeast Quarter of Section 2, in Township 12 North in Range 7 East and running thence North to the Northeast corner of a tract of land owned by Michael Yarling;

Thence East to the West line of said East Half of said Southeast Quarter of said Section 35 and thence South to the place of beginning, containing 3 and 62/100 acres, more or less.

Also, the Southeast Quarter of the Southeast Quarter of Section 35 in Township 13 North in Range 7 East, containing 41 and 61/100 acres, more or less.

Also, the Southwest Quarter of the Southeast Quarter of Section 35 in Township 13 North, in Range 7 East, except 18 and 1/4 acres belonging to Michael Yarling and except said 3.62 acres hereinabove conveyed, they being off of the entire South side of said Quarter Section containing in this tract 21 and 3/4 acres,

more or less.

Thence with said South line North 89 degrees 50 minutes 57 seconds West 127.82 feet to the point of beginning, containing 1.091 acres, more or less.

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**13** Parcel Number: 73-11-02-100-004.000-001

Property Address: 315 S 325 E, Shelbyville, Indiana

Twenty-eight and 425/1000ths (28.425) Acres off of the North end of the following described real estate to-wit:

Commencing at a corner set 15.41 chains West of the Southeast corner of the Northwest quarter of section 2, in Township 12 North and Range 7 East;

Thence West 15.41 chains;

Thence North 33 chains to the North line of said section; Thence East 15.41 chains to a corner;

Thence South 33 chains to the place of beginning.

Further less and except the following premises conveyed to Jeremy L. Harris, by virtue of a Deed from K & K Land, LLC, an Indiana limited liability company, dated December 21, 2021 and recorded December 23, 2021 as Instrument No. 2021009449, and re-recorded January 11, 2022 as Instrument No. 2022000231, and further described as follows:

A part of the Northwest Quarter of Section 2, Township 12 North, Range 7 East in Addison Township, Shelby County, Indiana, being created from a survey (Job# 85-2021) by Jeffery Powell and being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of Section 2, Township 12 North, Range 7 East, said point being a railroad spike over a stone per the Shelby County ties;

Thence South 89 degrees 54 minutes 23 seconds West (Bearings based on NAO 83, Indiana East, State plane Coordinates) along the South line of the said quarter section and being per the record deed distance of 1017.06 feet to the Southeast corner of the overall 50 acre tract described in Instrument 2021001528 and being the Southwest corner of a 50 acre tract described in Instrument 2018006477;

Thence North 00 degrees 25 minutes 20 seconds West along the common boundary line between the said 50 acre tracts a distance of 977.79 feet to a Powell capped rebar set 14.00 feet East of the approximate centerline of County Road 325 East at the

EXCEPTING THEREOUT and therefrom the parcel of land conveyed to the City of Shelbyville by General Warranty Deed from the City of Shelbyville Redevelopment Commission dated May, , 2019 and recorded May 8, 2019 as Instrument No.

2019002086, in the Office of the Recorder of Shelby County, Indiana

Arguments for and against the granting of the above-designated petition will be heard at this meeting. PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing. Written objections to this petition which are filed with the Secretary of the Commission, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Shelbyville, Indiana, this 13<sup>th</sup> day of December 2025, by the City of Shelbyville, Plan Commission.

Publication Date: December 13, 2025