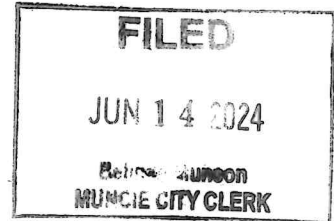


ORDINANCE NO. 15-24

BEING AN ORDINANCE TO AMEND  
THE CITY OF MUNCIE  
COMPREHESIVE ZONING ORDINANCE  
FROM THE R 4 RESIDENCE ZONE  
TO THE R 5 RESIDENCE ZONE

FOR LOTS 10 AND 11 IN BLOCK 9 AND LOT 12 IN BLOCK 10 OF HENRY C. MARTIN'S  
ADDITION TO THE CITY OF MUNCIE



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

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

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA, as follows:

Section 1. That the City of Muncie Comprehensive Zoning Ordinance, heretofore adopted on the 5<sup>th</sup> day of November, 1973, be amended, changed and supplemented so as to include in the R 5 Residence Zone the following described real estate located in the City of Muncie, Indiana to wit:

Lots 10 and 11 in Block 9 and Lot 12 in Block 10 of Henry C. Martin's Addition to the City of Muncie, Delaware County, Indiana.

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

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

	YEAS	NAYS	ABSTAIN	ABSENT
Dale Basham	✓			
Jerry Dishman	✓			
Brandon Garrett	✓			
Jeff Green	✓			
Sara Gullion	✓			
William McIntosh Sr.	✓			
Harold Mason Jr.	✓			
Nora Powell	✓			
Ro Selvey	✓			

Passed by the Common Council of the City of Muncie, Indiana, this 1st day of July, 2024.

Jerry Dishman  
President of the Common Council  
City of Muncie, Indiana

Presented by me to the Mayor for his approval this 1st day of July, 2024.

Belinda Munson  
Belinda Munson, City Clerk  
City of Muncie, Indiana

The above ordinance approved (vetoed) by me this 1st day of July, 2024.

Dan Ridenour  
Dan Ridenour, Mayor of the City of Muncie,  
Indiana

ATTEST:

Belinda Munson  
Belinda Munson, City Clerk of Muncie, Indiana

This ordinance is proposed by:

Jerry Dishman  
City Council Member

This ordinance is approved in form by:

MaShade Hamilton  
Corporate Counsel

## **MPC 05-24Z CARDINAL PROPERTIES INC**

### **Description & Location: Lots 10, 11 & 12 in Henry C. Martin's Addition**

The lots are located at the NW and NE Corners of Dill St. & Gilbert St. and were formally addressed as 310, 300 & 308 N. Dill St., Muncie. Travel approx. .75 miles east from the intersection of the Tillotson Ave and Gilbert St. to the intersection of Gilbert St. and Dill St. Lot 12 is the NW corner of the intersection; Lot 11 is the NE corner of the intersection; Lot 10 is directly north of Lot 11.

**Streets:** Gilbert St. is classified as a Secondary Arterial with an 80' proposed ROW according to the Thoroughfare Plan Map. Dill St. is classified as a Local Road with a 50' proposed ROW according to the Thoroughfare Plan Map.

**Land Use:** The land use in the immediate area is R 5 and R 4 Residence Zones.

**Zoning:** The applicant owns several adjoining properties that are zoned R 5 and would like to have the 3 parcels zoned the same.

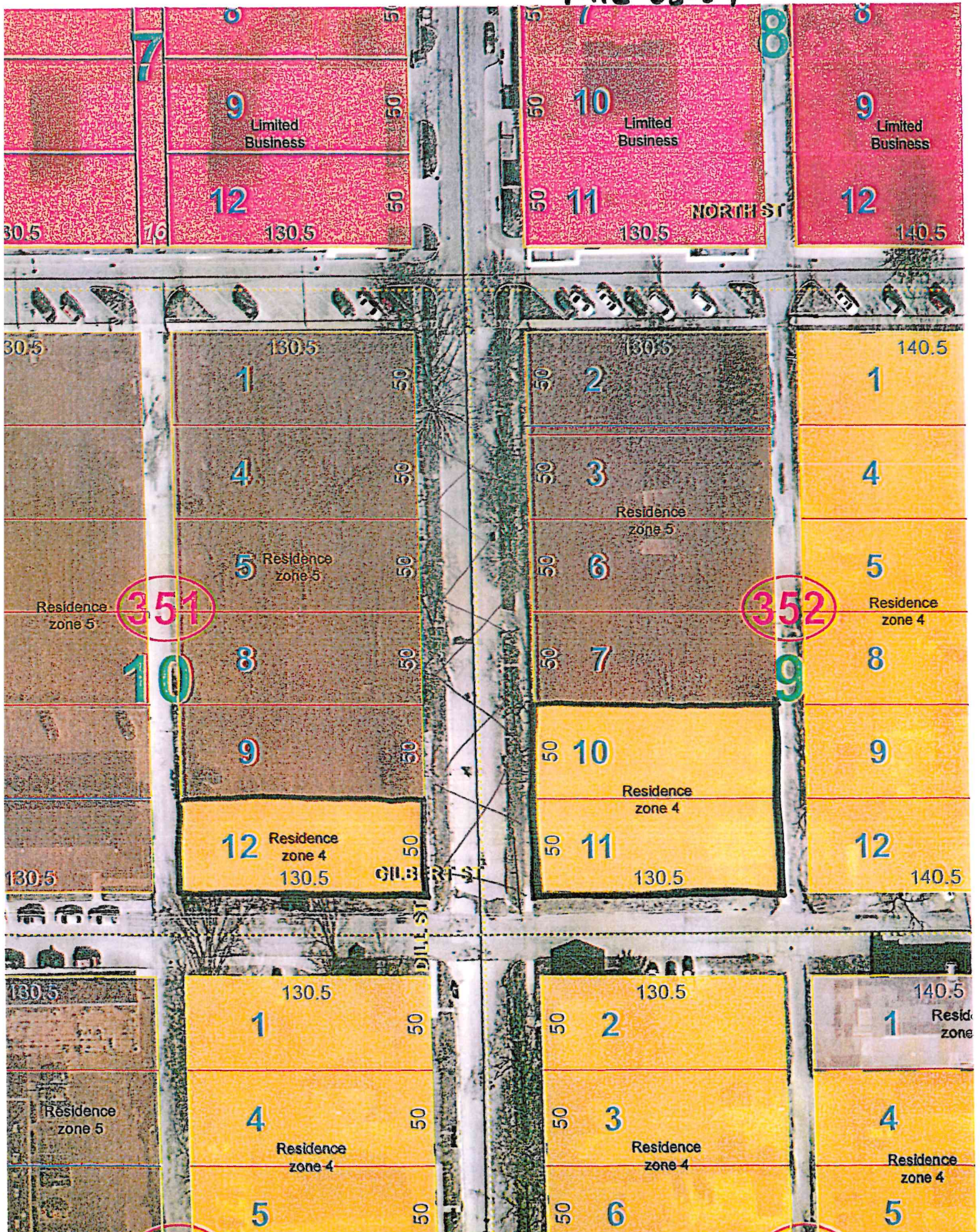
**Additional Information:** The applicant plans to develop a condominium complex and if they do not rezone the property, some of the proposed structures will have 2 different zoning designations. These parcels are located in Area 3 of the University Village Overlay District. A few of the primary goals for Area 3, as stated in the City of Muncie Comprehensive Zoning Ordinance are as follow:

- Allow for a unique mix of new residential uses, which will serve a broad market demand currently not being met in the Muncie community.
- Encourage redevelopment of older single family residential properties for higher density residential use which combine multiple family platted lots.
- Provide new housing types which are fully integrated into the District and complement the guiding Principles of the District.

Asking for the 3 lots to be rezoned is just one part of the proposed project. Currently there is a request to vacate Dill St. between North St. and Gilbert St. The request to vacate is scheduled to be heard by City Council on June 3rd, 2024. This project will go before the Village Review Committee once City Council acts on the request.



MPC 05-24





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

June 6, 2024

**To the Honorable:**

Common Council of the City of Muncie, Indiana

**Dear Council Members:**


The Delaware-Muncie Metropolitan Plan Commission hereby submits to you the following report on the application of: Cardinal Properties INC, 2800 W. Bethel Ave., Muncie, IN, such applicant petitioning the Commission to rezone the real estate as described in the application, generally located at: Lots 10 and 11 in Block 9 and Lot 12 in Block 10 of Henry C. Martin's Addition to the City of Muncie, Delaware County, Indiana. from zone classification: R 4 Residence Zone to zone classification: R 5 Residence Zone.


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

NOW, THEREFORE, the Delaware-Muncie Metropolitan Plan Commission hereby FAVORABLY RECOMMENDS (7-0) the application for rezoning.

**DELAWARE-MUNCIE METROPOLITAN  
PLAN COMMISSION**

BY:

  
\_\_\_\_\_  
Allen Wiseley, President

  
\_\_\_\_\_  
Kylene, Swackhamer, Secretary

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION  
PROPOSED ZONING CHANGE APPLICATION**

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: May 14, 2024

Case No.: MPC 05-242

(1) Applicant: Cardinal Properties INC- Stephen Wachtmann

Address: 2800 W Bethel Ave, Muncie, IN Phone: 765-285-7072

(2) Record of Applicant's Ownership:

A. ☒ By Deed:

Deed Book No. & Page No.: 2023R06114

Date of Deed: 05/11/2023

B. ☐ By Recorded Contract:

Misc. Book No. & Page No.: \_\_\_\_\_

Date of Contract: \_\_\_\_\_

C. ☐ By Unrecorded Contract:

Date of Contract: \_\_\_\_\_

Name of Contract Seller: \_\_\_\_\_

Book No. & Page No. Of Deed in Seller's Name: \_\_\_\_\_

(3) Legal Description of Property for which rezoning is requested: (From the Deed or Abstract).

See attached

(4) Common Address of Property Involved:

300, 301, & 308 N Dill St. Muncie, IN

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

From the Residence Zone 4 Zone

To the Residence Zone 5 Zone

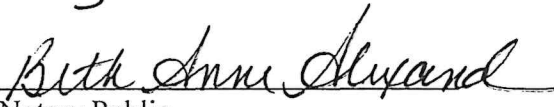
- (6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)
- They will be placing a condominium complex on parcels 1109351012000, 1109352006000, and 1109352005000. Some of the structures will cross onto other parcels of a different zoning.
- (7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.
- They will sell the properties after they develop them in the way specified in item 6.
- (8) State how the proposed change will not adversely affect the surrounding area.
- It will make the parcels more in compliance with the VRC overlay purpose.
- (9) Will certain variances be requested if the proposed zoning change is granted?  
(If yes, list the variances)
- No
- (10) Has the applicant provided stamped, addressed envelopes to send notices of this rezoning to all the property owners within 300 feet? yes
- Has the applicant discussed this rezoning with those owners personally? Yes
- (If answer is yes, give their attitudes toward the rezoning.)
- Yes, a letter from the neighborhood association will be submitted prior to the meeting. Stamped envelopes prepared and submitted by Ashton Land Surveyors along with this application.
- (11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?  
(If answer is yes, attach copy of it and/or explain.)
- No

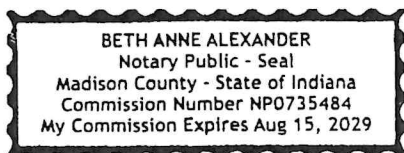
## AFFIDAVIT

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

SIGNATURES:  \_\_\_\_\_

Subscribed and sworn to before me this 13<sup>th</sup> day of May, 2024

  
Notary Public



Aug. 15, 2029  
My Commission Expires

Resident of Madison County

State of Indiana

### DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the 6<sup>th</sup> day of June, 2024.

Signed 

Date May 15, 2024



**RESOLUTION OF THE BOARD  
OF DIRECTORS OF  
CARDINAL PROPERTIES, INC.**

**RECITALS**

A. Cardinal Properties, from time to time receives donations of real estate and tangible and intangible personal property (collectively "Property").

B. It is sometimes necessary or desirable for Cardinal Properties to sell, transfer, or otherwise deal with said Property.

C. In order to facilitate such sales, transfers or other dealings with said Property, it is desirable for the Board of Directors of Cardinal Properties to authorize and designate certain officers and employees of the Foundation to execute and deliver the documents necessary to carry out such transactions on behalf of Cardinal Properties.

**RESOLUTION**

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CARDINAL PROPERTIES, INC.:

1. That the President of the Board or the President of the Ball State University Foundation or the Treasurer of the Ball State University Foundation, acting singly, are hereby authorized, for and on behalf of Cardinal Properties, to execute and deliver all documents, including but not limited to deeds, contracts, mortgages, bills of sale, leases, assignments, and trust agreements, as may be necessary or desirable to acquire, sell, transfer or otherwise deal with a property, real or personal, in which Cardinal Properties may acquire an interest.


2. That the President of the Board or the President of the Foundation or the Treasurer of the Foundation, acting singly, are hereby authorized, and have signature authority on behalf of Cardinal Properties, Inc.

3. This Resolution shall remain in full force and effect from and after its adoption until specifically revoked or amended by the Board of Directors.

### CERTIFICATION

Stephen J. Wachtmann hereby certifies: that he is the duly elected and qualified Secretary of Cardinal Properties, Inc.; that the above Resolution of the Cardinal Properties Board of Directors was duly adopted at a meeting of the Board of Directors, duly called and held on November 4, 2022; and that effective November 4, 2022, the current, President of Cardinal Properties, President of the Foundation, and Treasurer of the Foundation are Randall E. Pond, Jean Kramer Crosby, and Stephen J. Wachtmann, respectively.

IN WITNESS WHEREOF, I have signed this Certificate on this 16<sup>th</sup> day of November 2022.

  
\_\_\_\_\_  
Stephen J. Wachtmann  
Ball State University Foundation

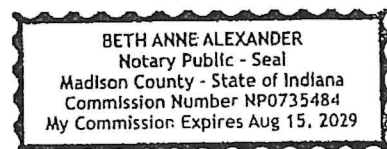
Certificate of Acknowledgement  
State of Indiana  
County of Delaware

DELAWARE COUNTY

On this 16<sup>th</sup> day of November 2022, before me, Beth Anne Alexander, undersigned Notary Public, personally appeared, Stephen J. Wachtmann, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed it.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
My Commission expires: August 15, 2029



IN Title  
7P

Duly Entered for Taxation  
Transfer Fees \$ 380.00 *fw*

MAY 11 2023

*WEC*  
DELAWARE CO. AUDITOR

2023R06114  
JAN SMOOT  
DELAWARE COUNTY RECORDER  
RECORDED ON  
05/11/2023 03:11 PM  
REC FEE 25.00  
PAGES: 7  
RECORDED AS PRESENTED

File No. 20230158

### WARRANTY DEED

*This Indenture Witnesseth*, That, P Shaw Properties, LLC, a/ka/ P. Shaw Properties, LLC, an Indiana limited liability company (Grantor) *Conveys and Warrants* to Cardinal Properties, Inc., an Indiana nonprofit corporation, (Grantee) for the sum of no consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

See attached Exhibit "A",

*Subject To* any and all easements, assessments, agreements, and restrictions of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this warranty deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

This deed was prepared without the benefit of a title search and the parties herein agree to hold the preparer harmless from any loss or damage arising therefrom.

*In Witness Whereof*, Grantor has executed this deed this 1<sup>ST</sup> day of May, 2023.

P Shaw Properties, LLC, a/ka/ P. Shaw Properties, LLC,  
an Indiana limited liability company

*James P. Borgmann*  
BY: James P. Borgmann, Agent

### STATE OF INDIANA, COUNTY OF DELAWARE SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared James P. Borgmann, Agent of P Shaw Properties, LLC, a/ka/ P. Shaw Properties, LLC, an Indiana limited liability company, ("Vendor") who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contain are true.





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot Numbered 8 in Block Numbered 8 in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 415 N Dicks St.; Muncie, IN 47303**

**Parcel No. 18-11-09-310-013.000-003**

Lots Numbered Ten (10) and Eleven (11) in Block Twenty-two (22) in the Eastern Indiana Normal University Addition to the City of Muncie, Indiana.

**Commonly known as: 300 N McKinley & 304 N McKinley; Muncie, IN 47303**

**Parcel No. 18-11-08-478-006.000-003**

Lots Numbered Three (3) and Six (6) in Block Numbered Six (6) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 518 N Martin; Muncie, IN 47303**

**Parcel No. 18-11-09-306-003.000-003**

Lot One (1) in Block Twenty-one (21) in the Eastern Indiana Normal University Addition to the City of Muncie, Indiana, as shown in Plat Book 3, page 41, in the Office of the Recorder of Delaware County, Indiana.

**Commonly known as: 1701 W North St.; Muncie, IN 47303**

**Parcel No. 18-11-08-479-007.000-003**

Lot Number Nine (9) in Block Number Nine (9) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 307 N Dicks St.; Muncie, IN 47303**

**Parcel No. 18-11-09-352-011.000-003**

Lot Numbered Six (6) in Block Numbered 21 in Eastern Indiana Normal University Addition to the City of Muncie, Indiana.

**Commonly known as: 318 N Calvert St.; Muncie, IN 47303**

**Parcel No. 18-11-08-479-003.000-003**

Lot Number Two (2) in Block Twenty-one (21) in the Eastern Indiana Normal University Addition to the City of Muncie, Indiana, as shown in Plat Book 3 page 41 in the office of the Recorder of Delaware County, Indiana.

**Commonly known as: 324 N Calvert St.; Muncie, IN 47303**

**Parcel No. 18-11-08-479-001.000-003**

Lot Number Five (5) in Block Number Twenty-one (21) in Eastern Indiana Normal University Addition to the City of Muncie, Indiana.

**Commonly known as: 317 N Martin St.; Muncie, IN 47303**  
**Parcel No. 18-11-08-479-009.000-003**

Lot Number Seven (7) in Block Numbered Ten (10) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 312 N Martin St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-004.000-003**

Lot Number Eight (8) in Block Number Twenty-one (21) in Eastern Normal University Addition to the City of Muncie, Indiana.

**Commonly known as: 315 N Martin St.; Muncie, IN 47303**  
**Parcel No. 18-11-08-479-010.000-003**

Lot Number Six (6) in Block Number Ten (10) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 318 N Martin St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-003.000-003**

Lot Number Eight (8) in Block Number Ten (10) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 311 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-010.000-003**

Lot Number Three (3) in Block Number Twenty-one (21) in Eastern Indiana Normal University Addition to the City of Muncie, Indiana.

**Commonly known as: 320 N Calvert St.; Muncie, IN 47303**  
**Parcel No. 18-11-08-479-002.000-003**

Lot Number Three (3) in Block Number Ten (10) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 320 N Martin S.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-002.000-003**

Lot Numbered 2 in Block Numbered 6 in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 526 N Martin St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-306-001.000-003**

Lot Number Five (5) in Block Number Eight (8) in Henry C. Martin's Addition to the City of Muncie, Delaware County, Indiana, the plat of which is recorded in Plat Book 2, page 68 in the Office of the Recorder of Delaware County, Indiana.

**Commonly known as: 419 N Dicks St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-310-012.000-003**

Lot Number Ten (10) in Block Numbered Three (3) in H. C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 323 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-007.000-003**

Lot Number Eleven (11) in Block Number Thirty-two (32) in the Eastern Indiana Normal University Addition to the City of Muncie, Indiana.

**Commonly known as: 1820 W Main St.; Muncie, IN 47303**  
**Parcel No. 18-11-08-486-006.000-003**

Lot Numbered 7 in Block Numbered 9 in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 312 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-352-004.000-003**

Lot Numbered 1 in Block Numbered 32 in Eastern Indiana Normal University Addition to Muncie, Indiana.

**Commonly known as: 1801 W Washington St. & 125 N Calvert Ave.; Muncie, IN 47303**  
**Parcel No. 18-11-08-486-007.000-003**

Lot Numbered 11 in Block Numbered 9 in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 300 N Dill St.; Muncie, IN 47303; 1516 W Gilbert St; Muncie, IN 47303**  
**Parcel No. 18-11-09-352-006.000-003**

Lot 10 in Block Number 9 in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 308 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-352-005.000-003**

Lot Number Twelve (12) in Block Number Ten (10) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 301 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-012.000-003**



Lot number 4 in block number 32 in the Eastern Indiana Normal University Addition to the City of Muncie, Indiana.

**Commonly known as: 121 N Calvert St.; Muncie, IN 47304**  
**Parcel No. 18-11-08-486-008.000-003**

Lot Number One (1) in Block Number Nine (9) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 323 N Dicks St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-352-007.000-003**

Lot Number Twelve (12) in Block Number Eight (8) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 1500 W North St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-310-015.000-003**

Lots Numbered Nine (9) and Twelve (12) in Block Number Eight (8) in Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 405 N Dicks St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-310-014.000-003**

Lot Numbered Six (6) in Block Nine (9) in H.C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 314 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-352-003.000-003**

Lot Numbered Five (5) in Block Number Ten (10) in Henry C. Martin's Addition to the City of Muncie, now in the Town of Normal City, Indiana.

**Commonly known as: 315 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-009.000-003**

Lot Numbered Four (4) in Block Number Ten (10) in Henry C. Martin's Addition to the City of Muncie, now in the Town of Normal City, Indiana.

**Commonly known as: 319 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-008.000-003**

Lot numbered Three (3) in Block number Nine (9) in Henry C. Martin's Addition to the City of Muncie, Indiana, excepting therefrom five (5) feet of equal width off of the entire north side thereof.

**Commonly known as: 320 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-352-002.000-003**

Lot Number Two (2) and Five (5) feet off the North side of Lot Number Three (3) in Block Number Nine (9) of the Henry C. Martin Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 2, page 68 in the Office of the Recorder of Delaware County, Indiana.

**Commonly known as: 322 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-352-001.000-003**

Lot Numbered Two (2) in Block Number Ten (10) in the Henry C. Martin's Addition to the City of Muncie, Indiana.

**Commonly known as: 324 N Martin St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-001.000-003**

Lot Numbered Twelve (12) in Block Number Thirty-two (32) in the Eastern Indiana Normal University Addition to the City of Muncie, Indiana.

**Commonly known as: 101 N Calvert St.; Muncie, IN 47303**  
**Parcel No. 18-11-08-486-012.000-003**

Lot Numbered Nine (9) in Block Ten (10) in the H.C. Martin Addition to the City of Muncie, Indiana.

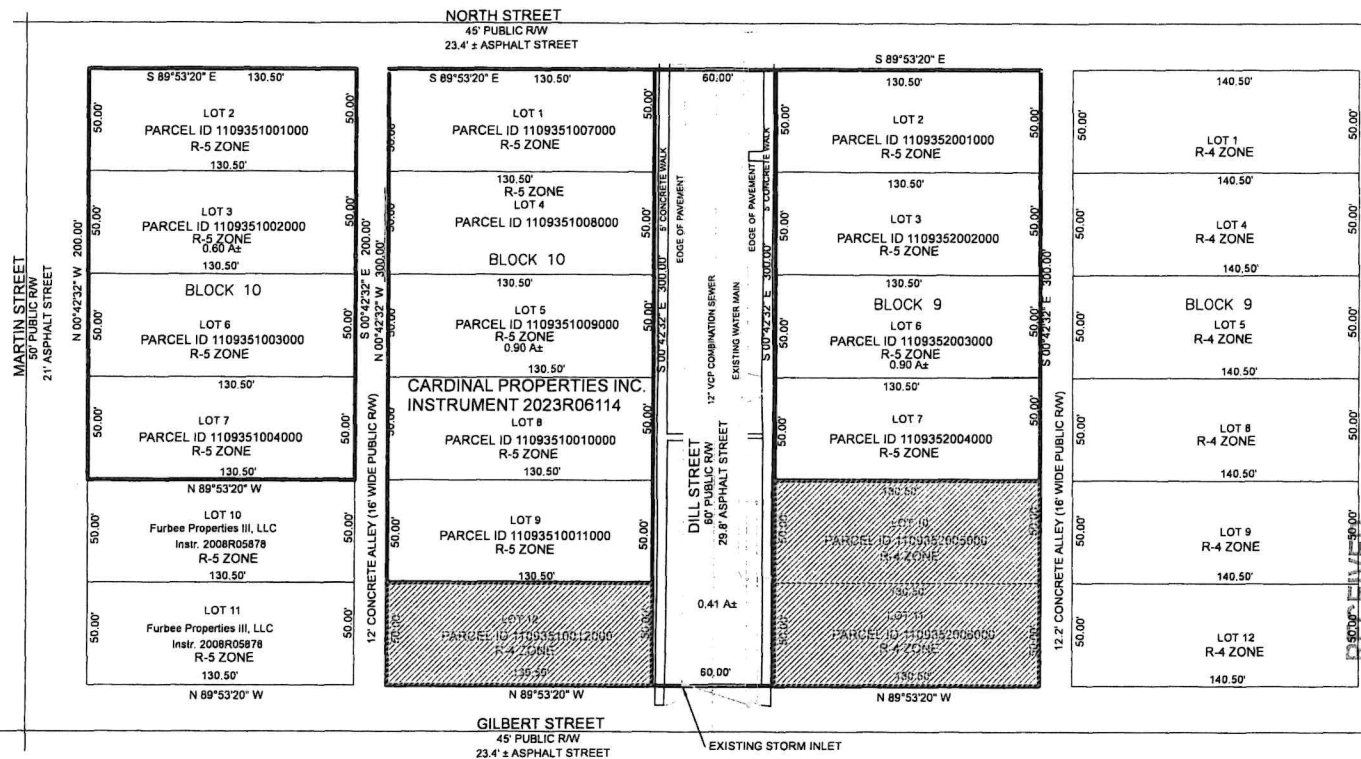
**Commonly known as: 303 N Dill St.; Muncie, IN 47303**  
**Parcel No. 18-11-09-351-011.000-003**

Lot Numbered 4 in Block Numbered 29 in Eastern Indiana Normal University Addition to the City of Muncie, Indiana.

**Commonly known as: 223 N Calvert St.; Muncie, IN 47303**  
**Parcel No. 18-11-08-482-008.000-003**



Cardinal Properties is desiring to rezone Lot 12 of Block 10 and Lots 10 - 11 of Block 9 in Henry C. Martin's Addition to the City of Muncie.



Accuracy or completeness of subsurface features is not certified.  
This Instrument Prepared by: Haldon L. Ashton  
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN  
REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS  
DOCUMENT, UNLESS REQUIRED BY LAW (HALDON L. ASHTON).

Revisions	
Date:	
Reason:	
Date:	
Reason:	
Drawn: LNR Date: 4/18/2024 Job: 2024103 Client: TRADEMARK HOMES Owner: CARDINAL PROP. Crew: EHA Electronic Field Book Field Date: 3-11-24 IUPPS REF. #	

REZONING OF R-4 PARCELS  
TO R-5

SECTION CORNER COORDINATES ARE BASED ON  
INDIANA STATE PLANE, EAST ZONE (NORTH AMERICAN  
DATUM OF 1983, CORS 98 EPOC 2002.000)



1111 West Washington Street, Muncie, IN 47304  
Ph: (765) 242-5104 Fax: (765) 242-5104  
Email: info@ashtonland.com

Sheet 1 of 1

MAY 15 2024

DELAWARE-MUNCIE  
METROPOLITAN PLAN COMMISSION