

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

Jurisdiction: (Check One)

Submitted: 12/10/24

Delaware County

Case No.: MPC 01-25 Z

City of Muncie

(1) Applicant: Surmukh Singh

Address: 501 Jackson Street Phone: 317-544-9936
Anderson, IN 46016

(2) Record of Applicant's Ownership:

A. By Deed:
Deed Book No. & Page No.: Inst. No. 2024R/10643
Date of Deed: _____

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:
4300 block of Williamsburg Blvd.

(5) Proposed zoning change: (Give exact zone classification.)
From the Residence Zone 2 Zone
To the Variety Business Zone

(6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)
Commercial Business / Hotel

(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.
Owner will develop

(8) State how the proposed change will not adversely affect the surrounding area.
The properties to the West, North and East are currently zoned Variety Business and are being used for business purposes for the majority of the properties.

(9) Will certain variances be requested if the proposed zoning change is granted?
(If yes, list the variances)
Yes, we are working with the Plan Commission staff to determine Variances needed.

(10) Has the applicant provided stamped, addressed envelopes to send notices of this rezoning to all the property owners within 300 feet? Yes
Has the applicant discussed this rezoning with those owners personally? No
(If answer is yes, give their attitudes toward the rezoning.)

(11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?
(If answer is yes, attach copy of it and/or explain.)

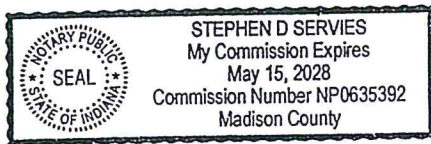
None

AFFIDAVIT

(I or We) Surmukh Singh 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: Surmukh Singh

Subscribed and sworn to before me this 6th day of December, 2024



Stephen D. Servies
Notary Public

May 15, 2028
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 9 day of January, 2025.

Signed [Signature]

Date 12-31-24

LAND DESCRIPTION (EAST PARCEL):

A part of the Fractional Northwest Quarter of Section 6, Township 20 North, Range 10 East, Delaware County, Indiana being described as follows:

Commencing at the southwest corner of the Fractional Northwest Quarter of Section 6, Township 20 North, Range 10 East; thence South 89 degrees 08 minutes 54 seconds East 425.00 feet along the south line of said Fractional Northwest Quarter to the POINT OF BEGINNING; thence North 00 degrees 24 minutes 20 seconds West 300.00 feet parallel with the west line of said Fractional Northwest Quarter to the south right-of-way line of Williamsburg Boulevard; thence south 89 degrees 08 minutes 54 seconds East 159.53 feet along the south right-of-way line of said Williamsburg Boulevard and parallel with the south line of said Fractional Northwest Quarter; thence North 00 degrees 51 minutes 06 seconds West 10.00 feet along the southerly right-of-way line of said Williamsburg Pike to a point of curvature that is South 00 degrees 51 minutes 06 seconds East 330.00 feet from the radius point of said curve; thence northeasterly along said curve and the south right-of-way line of Williamsburg Boulevard 245.49 feet to a point being South 43 feet 28 minutes 30 seconds East 330.00 feet from the radius point of said curve to the westerly line of a tract of land described in Deed Record 2000, Page 2784 in the Office of the Recorder of Delaware County; thence South 00 degrees 52 minutes 06 seconds West 97.18 feet along the westerly line of said tract of land; thence South 89 degrees 08 minutes 54 seconds East 113.30 feet along the west line said tract of land and parallel with the south line of said Fractional Northwest Quarter; thence South 01 degree 40 minutes 28 seconds East 206.87 feet along the westerly line of said Fractional Northwest Quarter; thence South 89 degrees 08 minutes 54 seconds East 40.00 feet along the westerly line of said tract of land and parallel with the south line of said Fractional Northwest Quarter; thence South 01 degree 40 minutes 28 seconds East 100.00 feet to the south line of said Fractional Northwest Quarter; thence North 89 degrees 08 minutes 54 seconds West 543.17 feet along the south line of said Fractional Northwest Quarter to the POINT OF BEGINNING. Containing 3.759 acres, more or less, being subject to all applicable easements and rights-of-way of record.

IN title
32.
\$500

2024R10643
JAN SMOOT
DELAWARE COUNTY RECORDER
RECORDED ON
08/05/2024 03:18 PM
REC FEE 25.00
OVERAGE 5.00
PAGES: 3
RECORDED AS PRESENTED

File No: 20241539
Parcel Number: 18-11-06-100-028.000-003

WARRANTY DEED

This Indenture Witnesseth, That Eddie Gene McKibben, (Grantor), Conveys and Warrants to Surmukh Singh, (Grantee) for the sum of One Dollar (\$1.00) and other valuable 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"

Grantor Eddie Gene McKibben herein represents that he and Norma Fern McKibben acquired title to said property as husband and wife, tenants by the entireties, and that Norma Fern McKibben died November 26, 2020, leaving Eddie Gene McKibben, as the sole owner of said real estate.

Subject To real estate taxes, not yet due and payable, any and all covenants, easements, assessments, agreements, and restrictions of record.

In Witness Whereof, Grantor has executed this deed this 26th day of July, 2024.

Eddie Gene McKibben

Eddie Gene McKibben

STATE OF INDIANA, COUNTY OF DELAWARE) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared Eddie Gene McKibben, 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 contained are true

Duly Entered for Taxation
Transfer Fees \$ 1000 *ERP*

AUG 02 2024

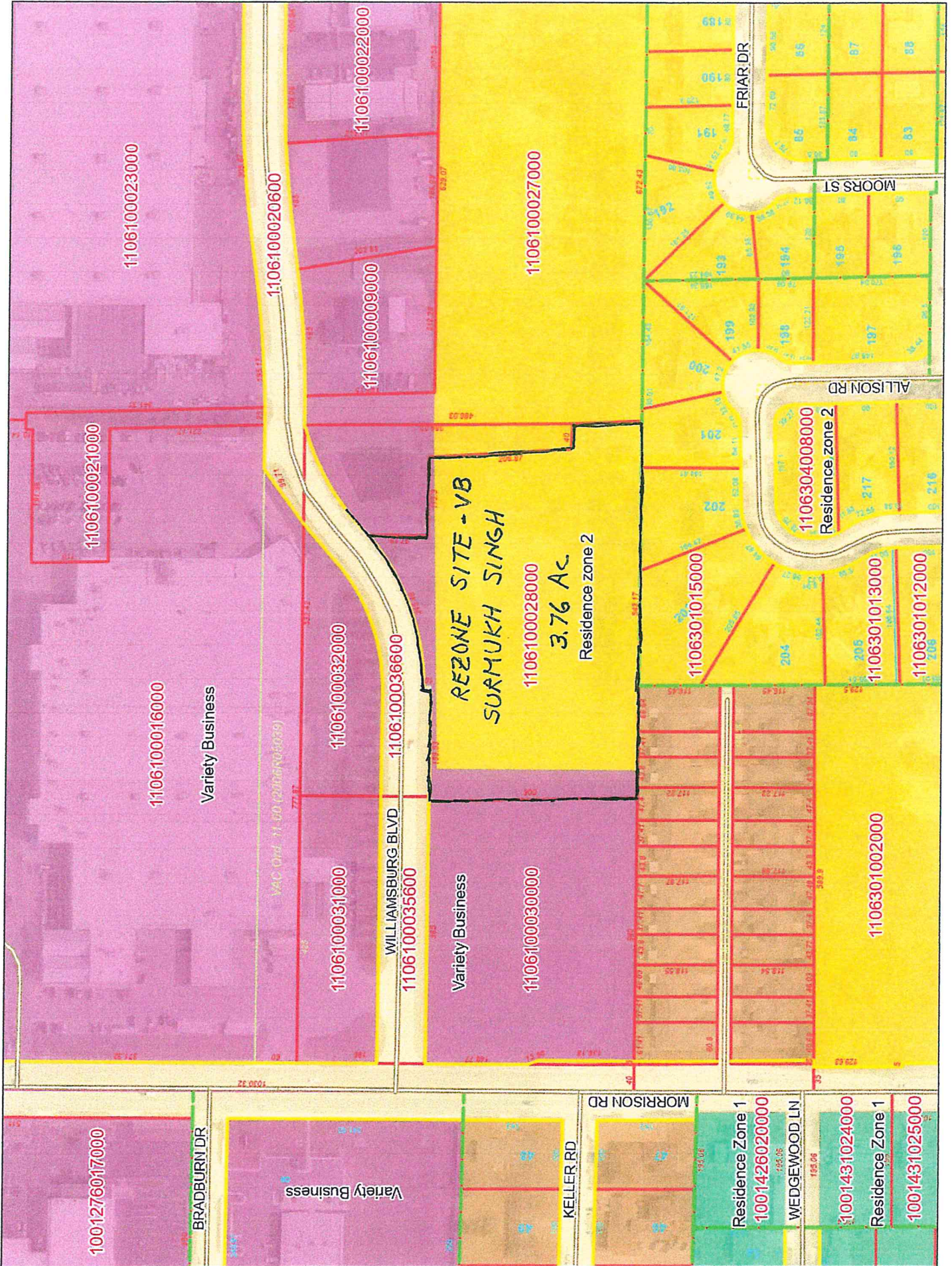
col & col
DELAWARE CO. AUDITOR



EXHIBIT "A"

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1001276017000

BRADBURN DR

Variety Business

KELLER RD

MORRISON RD

Residence Zone 1
1001426020000

WEDGEWOOD LN

1001431024000

Residence Zone 1

1001431025000

1106100021000

1106100023000

1106100016000
Variety Business

1/4 C Ord 11-60 (2010/R3-0059)

1106100020600

1106100032000

1106100031000

1106100036600

1106100035600

WILLIAMSBURG BLVD

Variety Business

1106100030000

REZONE SITE - VB
SURMUKH SINGH

1106100028000

3.76 AC
Residence zone 2

1106100027000

1106301015000

1106304008000

Residence zone 2

1106301013000

1106301012000

1106301002000

FRIAR DR

MOORS ST

ALLISON RD

195.06

195.06

195.06

195.06

195.06

