

**ORDINANCE NO. 2000-30-CM**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN  
REAL ESTATE, FROM A TO R1.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE  
COUNTY OF TIPPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana, to wit:

Part of the East Half of the Southwest Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows:

Commencing at a Berntsen A1NB monument marking the southeast corner of said southwest quarter; thence bearing North 00 degrees 35 minutes 11 seconds West along the east line of said southwest quarter 575.31 feet to the center line of State Road 26; thence along said center line North 60 degrees 25 minutes 24 seconds West a distance of 196.90 feet to a PK Nail at the Point of Beginning; thence North 00 degrees 35 minutes 11 seconds West parallel with the east line of said southwest quarter 389.50 feet; thence North 79 degrees 43 minutes 30 seconds East a distance of 172.20 feet to a point on the east line of said southwest quarter; thence North 00 degrees 35 minutes 11 seconds West along said east line a distance of 1047.18 feet to a point distant 471.47 feet south of the northeast corner thereof; thence South 89 degrees 24 minutes 49 seconds West a distance of 204.27 feet; thence South 87 degrees 00 minutes 32 seconds West a distance of 160.22; thence South 83 degrees 50 minutes 42 seconds West a distance of 189.83 feet; thence South 00 degrees 57 minutes 56 seconds West a distance of 74.79 feet; thence South 80 degrees 14 minutes 44 seconds West a distance of 181.09 feet; thence South 28 degrees 20 minutes 50 seconds East a distance of 87.89 feet to the point of curvature of a curve to the right, having a radius of 375.00 feet, the radius point of which bears South 61 degrees 39 minutes 10 seconds West; thence southerly along the arc of said curve a distance of 331.51 feet to the point of tangency, bearing South 67 degrees 41 minutes 44 seconds East from said radius point; thence South 22 degrees 18 minutes 16 seconds West 188.15 feet to the point of curvature of a curve to the left, having a radius of 175.00 feet, the radius point of which bears South 67 degrees 41 minutes 44 seconds East; thence southerly along the arc of said curve a distance of 104.84 feet to the point of tangency, bearing South 77 degrees 58 minutes 49 seconds West from said radius point; thence South 12 degrees 01 minutes 11 seconds East 110.06 feet to the point of curvature of a curve to the right, having a radius of 325.00 feet, the radius point of which bears South 77 degrees 58 minutes 49 seconds West; thence southerly along the arc of said curve a distance of 212.87 feet to the aforesaid centerline of State Road 26 at a point bearing South 64 degrees 29 minutes 29 seconds East from said radius point; thence South 60 degrees 25 minutes 24 seconds East along said centerline a distance of 691.23 feet to the Point of Beginning. Containing 19.98 acres, more or less.

Except; however, part of the East Half of the Southwest Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, being described as follows: Commencing at a Berntsen A1NB monument marking the southeast corner of said southwest quarter; thence bearing North 00 degrees 35 minutes 11 seconds West along the east line of said southwest quarter 575.31 feet to the center line of State Road 26; thence along said center line North 60 degrees 25 minutes 24 seconds West a distance of 196.90 feet; thence continuing North 60 degrees 25 minutes 25 seconds West along said center line a distance of 581.79 feet to the Point of Beginning; thence continuing North

60 degrees 25 minutes 24 seconds West along said center line a distance of 109.83 feet to a point on a curve having a radius of 325.00 feet, the radius point of which bears North 64 degrees 29 minutes 29 seconds West; thence northerly along said curve an arc distance of 124.71 feet to a point bearing South 86 degrees 28 minutes 35 seconds East from the radius point; thence North 72 degrees 44 minutes 33 seconds East a distance of 90.63 feet; thence North 81 degrees 51 minutes 58 seconds East a distance of 43.89 feet; thence South 79 degrees 54 minutes 08 seconds East a distance of 20.30 feet; thence North 74 degrees 39 minutes 10 seconds East a distance of 48.55 feet; thence North 56 degrees 51 minutes 30 seconds East a distance of 24.05 feet; thence North 10 degrees 01 minutes 34 seconds East a distance of 101.44 feet; thence North 21 degrees 46 minutes 42 seconds East a distance of 64.42 feet; thence North 48 degrees 27 minutes 22 seconds East a distance of 94.42 feet; thence North 56 degrees 55 minutes 05 seconds East a distance of 108.20 feet; thence North 78 degrees 43 minutes 17 seconds East a distance of 64.78 feet; thence South 64 degrees 23 minutes 58 seconds East. a distance of 55.27 feet; thence South 53 degrees 04 minutes 59 seconds East a distance of 140.91 feet; thence South 53 degrees 04 minutes 59 seconds East a distance of 140.91 feet; thence South 81 degrees 15 minutes 20 seconds East a distance of 47.23 feet; thence North 78 degrees 27 minutes 19 seconds East a distance of 18.21 feet; thence South 00 degrees 35 minutes 11 seconds East a distance of 170.97 feet; thence South 00 degrees 35 minutes 11 seconds East a distance of 170.97 feet; thence North 89 degrees 24 minutes 42 seconds West a distance of 23.37 feet; thence South 78 degrees 43 minutes 48 seconds West a distance of 64.78 feet; thence South 56 degrees 59 minutes 53 seconds West a distance of 12.01 feet; thence North 81 degrees 14 minutes 41 seconds West a distance of 23.58 feet; thence South 80 degrees 17 minutes 34 seconds West a distance of 74.61 feet; thence North 55 degrees 41 minutes 24 seconds West a distance of 12.05 feet; thence South 53 degrees 43 minutes 47 seconds West a distance of 133.39 feet; thence South 37 degrees 26 minutes 38 seconds West a distance of 100.02 feet; thence South 68 degrees 44 minutes 34 seconds West a distance of 17.98 feet; thence North 78 degrees 01 minutes 47 seconds West a distance of 17.02 feet; thence South 70 degrees 00 minutes 24 seconds West a distance of 28.49 feet; thence North 62 degrees 53 minutes 13 seconds West a distance of 7.48 feet; thence South 68 degrees 18 minutes 16 seconds West a distance of 140.61 feet; thence South 61 degrees 40 minutes 44 seconds West a distance of 23.02 feet; to the Point of Beginning. Containing 3.95 acres, more or less.


Section 2. The real estate described above should be and the same is hereby rezoned from A to R1.

Section 3. This ordinance shall be in full force and effect from and after its passage.


Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 1<sup>st</sup> day of May, 2000.

VOTE:

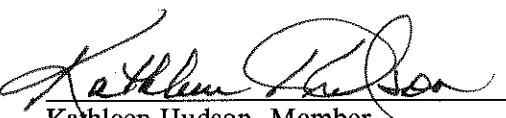
Yes

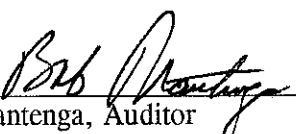
  
Ruth E. Shedd, President

Yes

  
John L. Knochel, Vice President

Yes

  
Kathleen Hudson, Member

Attest:   
Bob Plantenga, Auditor