

## ORDINANCE NO. 2000-44-CM

An ordinance to amend the zoning ordinance of Tippecanoe County, Indiana, to rezone certain real estate, from A to. PDRS.

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:

A part of the East Half of the Southwest Quarter and a part of the East Half of the Northwest Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows:

**COMMENCING** at the southeast corner of the southwest quarter of said section; thence along the east line of said quarter North 00 degrees 35 minutes 11 seconds West 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 888.14 feet to the **POINT OF BEGINNING**; thence continuing along said center line North 60 degrees 25 minutes 24 seconds West 614.72 feet to the west line of the east half of said southwest quarter; thence along said west line North 00 degrees 24 minutes 54 seconds West 1289.09 feet to the northwest corner of said east half-quarter; thence along the west line of the east half of the aforesaid northwest quarter North 00 degrees 13 minutes 37 seconds West 391.46 feet; thence North 89 degrees 35 minutes 05 seconds East 324.26 feet; thence South 75 degrees 11 minutes 10 seconds East 236.87 feet; thence South 14 degrees 48 minutes 50 seconds West 252.91 feet to the point of curvature of a curve having a radius of 275.00 feet, the radius point of which bears South 75 degrees 11 minutes 10 seconds East; thence southerly along the arc of said curve a distance of 152.24 feet to the point of tangency thereof bearing South 73 degrees 05 minutes 43 seconds West from the radius point; thence South 16 degrees 54 minutes 17 seconds East 139.91 feet to the point of curvature of a curve having a radius of 225.00 feet, the radius point of which bears South 73 degrees 05 minutes 43 seconds West; thence southerly along the arc of said curve a distance of 76.46 feet to the point of tangency thereof bearing South 87 degrees 26 minutes 04 seconds East from the radius point; thence South 02 degrees 33 minutes 56 seconds West 210.72 feet to the point of curvature of a curve having a radius of 175.00 feet, the radius point of which bears South 87 degrees 26 minutes 04 seconds East; thence southerly along the arc of said curve a distance of 94.42 feet to the point of tangency thereof bearing South 61 degrees 39 minutes 10 seconds West from the radius point; thence South 28 degrees 20 minutes 50 seconds East 122.20 feet to the point of curvature of a curve 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 thereof bearing South 67 degrees 41 minutes 44 seconds East from the radius point; thence South 22 degrees 18 minutes 16 seconds West 188.15 feet to the point of curvature of a curve 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 thereof bearing South 77 degrees 58 minutes 49 seconds West from the radius point; thence South 12 degrees 01 minutes 11 seconds East 110.06 feet to the point of curvature of a curve 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 **POINT OF BEGINNING**, said point bearing South 64 degrees 29 minutes 29 seconds East from the radius point. Containing 23.21 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, described as follows: **COMMENCING** at the southeast corner of said southwest quarter; thence along the east line thereof North 00 degrees 35 minutes 11 seconds West 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 888.14 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 14.78 feet to the **POINT OF BEGINNING**, said point bearing South 67 degrees 05 minutes 47 seconds East from the radius point; thence North 60 degrees 41 minutes 20 seconds West a distance of 150.91 feet; thence North 60 degrees 31 minutes 10 seconds West a distance of 241.23; thence North 60 degrees 31 minutes 47 seconds West a distance of 138.99 feet; thence North 61 degrees 08 minutes 14 seconds West a distance of 56.47 feet; thence North 60 degrees 40 minutes 05 seconds West a distance of 32.97 feet; thence North 00 degrees 24

minutes 53 seconds West a distance of 313.18 feet; thence South 40 degrees 05 minutes 08 seconds East a distance of 29.22 feet; thence South 58 degrees 05 minutes 22 seconds East a distance of 27.00 feet; thence South 71 degrees 32 minutes 13 seconds East a distance of 30.41 feet; thence South 25 degrees 59 minutes 29 seconds East a distance of 33.47 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 86.39 feet; thence South 06 degrees 57 minutes 30 seconds West a distance of 95.58 feet; thence South 20 degrees 05 minutes 07 seconds West a distance of 36.58 feet; thence South 29 degrees 12 minutes 21 seconds West a distance of 7.47 feet; thence South 59 degrees 39 minutes 38 seconds East a distance of 250.43 feet to the point of curvature of curve having a radius of 48.58 feet, the radius point of which bears North 30 degrees 20 minutes 22 seconds East; thence easterly along said curve an arc distance of 36.79 feet to the point of reverse curvature of a curve having a radius of 329.55 feet, the radius point of which bears South 13 degrees 02 minutes 50 seconds East; thence easterly along said curve an arc distance of 51.13 feet to the point of reverse curvature with a non-tangent curve having a radius of 167.64 feet, the radius point of which bears North 09 degrees 24 minutes 31 seconds East; thence easterly along said curve an arc distance of 55.50 feet to a point bearing South 09 degrees 33 minutes 36 seconds East from the radius point; thence South 73 degrees 55 minutes 15 seconds East a distance of 41.77 feet; thence South 59 degrees 30 minutes 31 seconds East a distance of 50.16 feet; thence South 50 degrees 32 minutes 56 seconds East a distance of 33.99 feet; thence South 58 degrees 00 minutes 48 seconds East a distance of 21.84 feet; thence North 85 degrees 02 minutes 03 seconds East a distance of 17.82 feet; thence North 79 degrees 59 minutes 58 seconds East a distance of 8.06 feet to the point of curvature of a curve having a radius of 325.00 feet, the radius point of which bears South 89 degrees 47 minutes 41 seconds West; thence southwesterly along said curve an arc distance of 131.08 feet to the **POINT OF BEGINNING**. Containing 1.42 acres, more or less.

**ALSO, EXCEPT,** A 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 the southeast corner of said southwest quarter; thence along the east line of said quarter North 00 degrees 35 minutes 11 seconds West 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 1502.86 feet to the west line of said east half-quarter; thence along said west line North 00 degrees 24 minutes 54 seconds West a distance of 486.09 feet to the **POINT OF BEGINNING**; thence North 74 degrees 43 minutes 01 seconds East a distance of 19.25 feet; thence North 89 degrees 36 minutes 47 seconds East a distance of 36.46 feet; thence North 64 degrees 39 minutes 35 seconds East a distance of 24.55 feet; thence North 79 degrees 45 minutes 31 seconds East a distance of 82.43 feet; thence North 86 degrees 59 minutes 26 seconds East a distance of 46.40 feet; thence North 86 degrees 46 minutes 30 seconds East a distance of 7.26 feet; thence South 47 degrees 33 minutes 47 seconds East a distance of 12.60 feet; thence North 89 degrees 23 minutes 27 seconds East a distance of 18.60 feet; thence North 16 degrees 16 minutes 12 seconds West a distance of 9.89 feet; thence North 62 degrees 40 minutes 02 seconds West a distance of 17.48 feet; thence North 09 degrees 50 minutes 01 seconds West a distance of 15.31 feet; thence North 49 degrees 09 minutes 07 seconds East a distance of 106.43 feet; thence North 42 degrees 08 minutes 28 seconds East a distance of 50.07 feet; thence North 63 degrees 50 minutes 59 seconds East a distance of 201.58 feet; thence North 79 degrees 38 minutes 28 seconds East a distance of 20.42 feet to a point on a curve having a radius of 175.00 feet, the radius point of which bears North 71 degrees 02 minutes 25 seconds East; thence northerly along said curve an arc distance of 50.02 feet to a point bearing South 87 degrees 24 minutes 43 seconds West from the radius point; thence North 01 degrees 58 minutes 22 seconds East a distance of 68.23 feet; thence South 60 degrees 53 minutes 42 seconds West a distance of 304.05 feet; thence South 54 degrees 25 minutes 13 seconds West a distance of 50.34 feet; thence South 56 degrees 13 minutes 13 seconds West a distance of 61.38 feet; thence South 50 degrees 33 minutes 12 seconds West a distance of 134.93 feet; thence North 84 degrees 45 minutes 16 seconds West a distance of 18.47 feet; thence North 17 degrees 38 minutes 16 seconds West a distance of 7.67 feet; thence North 61 degrees 16 minutes 18 seconds West a distance of 11.10 feet; thence South 76 degrees 10 minutes 38 seconds West a distance of 15.32 feet; thence South 47 degrees 47 minutes 06 seconds West a distance of 27.57 feet; thence South 00 degrees 24 minutes 51 seconds East a distance of 69.15 feet to the **POINT OF BEGINNING**. Containing 1.33 acres, more or less.

**ALSO, EXCEPT,** A part of the East Half of the Southwest Quarter and part of the East Half of the Northwest Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: **COMMENCING** at the southeast corner of said southwest quarter; thence along the east line of said quarter North 00 degrees 35 minutes 11 seconds West 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 1502.86 feet to the west line of said east

half-quarter; thence along said west line North 00 degrees 24 minutes 54 seconds West a distance of 1120.27 feet to the **POINT OF BEGINNING**; thence North 55 degrees 54 minutes 21 seconds East a distance of 21.74 feet; thence North 72 degrees 00 minutes 09 seconds East a distance of 55.93 feet; thence North 84 degrees 03 minutes 37 seconds East a distance of 36.82 feet; thence South 76 degrees 21 minutes 32 seconds East a distance of 5.98 feet; thence South 58 degrees 43 minutes 16 seconds East a distance of 16.22 feet; thence North 76 degrees 12 minutes 20 seconds East a distance of 11.49 feet; thence North 63 degrees 43 minutes 37 seconds East a distance of 5.26 feet; thence North 54 degrees 28 minutes 06 seconds East a distance of 67.92 feet; thence North 42 degrees 13 minutes 55 seconds East a distance of 60.16 feet; thence North 71 degrees 54 minutes 45 seconds East a distance of 12.67 feet; thence North 43 degrees 10 minutes 28 seconds East a distance of 33.15 feet; thence North 36 degrees 53 minutes 25 seconds East a distance of 30.23 feet; thence North 18 degrees 26 minutes 52 seconds East a distance of 28.67 feet; thence North 32 degrees 01 minutes 13 seconds West a distance of 10.90 feet; thence North 30 degrees 38 minutes 56 seconds East a distance of 10.27 feet; thence North 18 degrees 40 minutes 56 seconds East a distance of 62.31 feet; thence North 24 degrees 32 minutes 09 seconds East a distance of 66.56 feet; thence North 41 degrees 44 minutes 02 seconds East a distance of 54.49 feet; thence North 53 degrees 29 minutes 47 seconds East a distance of 61.93 feet; thence North 79 degrees 23 minutes 53 seconds East a distance of 77.45 feet; thence South 76 degrees 41 minutes 01 seconds East a distance of 18.28 feet; thence North 14 degrees 48 minutes 50 seconds East a distance of 87.70 feet; thence North 75 degrees 11 minutes 10 seconds West a distance of 236.87 feet; thence South 89 degrees 35 minutes 05 seconds West a distance of 324.26 feet to the west line of the East Half of the aforesaid Northwest Quarter; thence South 00 degrees 13 minutes 37 seconds East along said west line a distance of 391.40 feet to the southwest corner thereof-, thence South 00 degrees 24 minutes 54 seconds East along the west line of the East Half of the aforesaid Southwest Quarter distance of 168.82 feet to the **POINT OF BEGINNING**. Containing 4.37 acres, more or less.

Containing, after said exceptions, 16.09 acres, more or less.

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

Section 3. The ordinance shall be in full force and effect from and after its adoption.

Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 6<sup>th</sup> day of July, 2000.

VOTE:

Yes \_\_\_\_\_

Ruth E. Shedd  
Ruth E. Shedd, President

Yes \_\_\_\_\_

John L. Knochel  
John L. Knochel, V. Pres.

Yes \_\_\_\_\_

Kathleen Hudson  
Kathleen Hudson, Member

Attest: Robert A. Plantenga  
Robert A. Plantenga, Auditor