

ORDINANCE NO. 2004-29-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
TIPPECANOE COUNTY, INDIANA, TO REZONE REAL ESTATE  
FROM AW TO R1 AND R1A.

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 Sheffield Township, Tippecanoe County, Indiana, to wit:

**WITHDRAWN**  
SEE ATTACHED LEGAL DESCRIPTION

Section 2. The real estate described above should be and the same is hereby rezoned from AW to R1 and R1A.

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

(Adopted and passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this

day of 2004.

VOTE:

\_\_\_\_\_  
Ruth E. Shedd, President

\_\_\_\_\_  
John L. Knochel, Vice President

\_\_\_\_\_  
KD Benson, Member

ATTEST:

\_\_\_\_\_  
Robert A. Plantenga, Auditor

LEGAL DESCRIPTION -ZONE R1

A part of the west half of Section Nine (9), Township Twenty-two (22) North, Range Three (3) West, in Sheffield Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the west quarter corner of Section 9-22-3; thence along the south line of the northwest quarter of said Section 9, South 88°56'56" East, 1004.96 feet to the centerline of Dayton Road and the point of beginning of the herein described tract; thence continuing along the south line of said northwest quarter, South 88°56'56" East, 771.82 feet to a 3/4" rebar with an aluminum cap stamped "VESTER & ASSOC. INC.", hereinafter referred to as a Vester capped rebar; thence North 00°20'12" West, 1056.67 feet to a 6" x 2" I-beam post; thence South 88°29'11" East, 440.43 feet; thence North 62°22'59" East, 451.99 feet to a stone; thence South 00°23'33" East, 1270.04 feet to the center of Section 9, marked by a Vester capped rebar; thence along the east line of the southwest quarter of said Section 9, South 00°29'32" East, 1066.05 feet to a Vester capped rebar on the north line of Richardville Reserve; thence along said north line, South 89°45'27" West, 459.29 feet to the southeast corner of the Saunders property as recorded in Document No. 97-07193; thence along the bounds of said Saunders property (97-07193) and an additional Saunders property as recorded in Document No. 87-09997 for the following six (6) courses: (1) North 00°23'20" West, 194.82 feet to a 1/2" pinched iron pipe; (2) South 89°42'54" West, 522.48 feet to a 1/2" pinched iron pipe; (3) North 88°11'33" West, 61.03 feet to a 1/2" pinched iron pipe; (4) North 88°04'56" West, 53.64 feet to a 1/2" iron pipe; (5) North 02°53'36" East, 4.07 feet to a 1/2" pinched iron pipe; (6) North

89°56'12" West, 387.78 feet to a "PK" nail in the centerline of Dayton Road; thence along said centerline, North 08°47'49" West, 907.83 feet to the point of beginning, containing 54.95 acres, more or less.

EXCEPT

A part of the west half of Section Nine (9), Township Twenty-two (22) North, Range Three (3) West, in Sheffield Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the west quarter corner of Section 9-22-3; thence along the south line of the northwest quarter of said Section 9, South 88°56'56" East, 1004.96 feet to the centerline of Dayton Road; thence along said centerline, South 08°47'49" East, 179.80 feet; thence North 81°12'11" East, 101.38 feet; thence along a tangent curve to the right (said curve having a radius of 100.00 feet and a chord bearing North 86°07'38" East, 17.17 feet) an arc distance of 17.19 feet; thence South 88°56'56" East, 219.80 feet to the point of beginning of the herein described tract; thence South 88°56'56" East, 399.49 feet; thence along a tangent curve to the left (said curve having a radius of 500.00 feet and a chord bearing South 89°43'14" East, 13.47 feet) an arc distance of 13.47 feet; thence North 89°30'28" East, 153.48 feet; thence North 00°20'12" West, 881.78 feet; thence along a tangent curve to the right (said curve having a radius of 100.00 feet and a chord bearing North 47°53'06" East, 149.15 feet) an arc distance of 168.33 feet; thence South 83°53'36" East, 164.43 feet; thence South 06°06'24" West, 104.30 feet; thence along a tangent curve to the left (said curve having a radius of 100.00 feet and a chord bearing South 02°50'46" West, 11.38 feet) an arc distance of 11.38 feet; thence South 00°24'52" East, 54.12 feet; thence North 89°35'08" East, 131.18 feet; thence South 00°27'12" East, 88.70 feet; thence North 89°30'28" East, 135.21 feet; thence South 10°50'37" West, 10.27 feet; thence along a tangent curve to the left (said curve having a radius of 100.00 feet and a chord bearing South 05°10'32" West, 19.75 feet) an arc distance of 19.78 feet; thence South 00°29'32" East, 674.27 feet; thence South 89°30'28" West, 119.65 feet; thence South 00°29'32" East, 127.76 feet; thence South 89°44'57" West, 569.38 feet; thence North 89°05'46" West, 394.53 feet; thence South 81°31'07" West, 13.31 feet; thence North 01°03'04" East, 128.59 feet to the point of beginning, containing 13.20 acres, more or less.

ALSO

A part of the west half of Section Nine (9), Township Twenty-two (22) North, Range Three (3) West, in Sheffield Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the west quarter corner of Section 9-22-3; thence along the south line of the northwest quarter of said Section 9, South 88°56'56" East, 1004.96 feet to the centerline of Dayton Road; thence along said centerline, South 08°47'49" East, 179.80 feet; thence North 81°12'11" East, 101.38 feet; thence along a tangent curve to the right (said curve having a radius of 100.00 feet and a chord bearing North 86°07'38" East, 17.17 feet) an arc distance of 17.19 feet; thence South 88°56'56" East, 100.14 feet; thence South 01°03'04" West, 101.38 feet; thence along a tangent curve to the left (said curve having a radius of 100.00 feet and a chord bearing South 03°52'22" East, 17.17 feet) an arc distance of 17.19 feet; thence South 08°47'49" East, 189.45 feet; thence North 81°12'11" East, 101.64 feet; thence along a tangent curve to the right (said curve having a radius of 100.00 feet and a chord bearing North 85°58'48" East, 16.66 feet) an arc distance of 16.67 feet; thence South 89°14'35" East, 16.01 feet to the point of beginning of the herein described tract; thence South 89°14'35" East, 358.89 feet; thence along a tangent curve to the left (said curve having a radius of 500.00 feet and a chord bearing South 89°37'35" East, 6.69 feet) an arc distance of 6.69 feet; thence North 89°59'26" East, 563.75 feet; thence South 00°00'34" East, 130.50 feet; thence North 81°51'35" West, 15.02 feet; thence North 89°46'16" West, 553.25 feet; thence North 89°23'19" West, 346.75 feet; thence South 81°41'45" West, 16.35 feet; thence North 00°45'25" East, 129.53 feet to the point of beginning, containing 2.71 acres, more or less.

LEGAL DESCRIPTION -ZONE R1A

A part of the west half of Section Nine (9), Township Twenty-two (22) North, Range Three (3) West, in Sheffield Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the west quarter corner of Section 9-22-3; thence along the south line of the northwest quarter of said Section 9, South 88°56'56" East, 1004.96 feet to the centerline of

Dayton Road; thence along said centerline, South 08°47'49" East, 179.80 feet; thence North 81°12'11" East, 101.38 feet; thence along a tangent curve to the right (said curve having a radius of 100.00 feet and a chord bearing North 86°07'38" East, 17.17 feet) an arc distance of 17.19 feet; thence South 88°56'56" East, 219.80 feet to the point of beginning of the herein described tract; thence South 88°56'56" East, 399.49 feet; thence along a tangent curve to the left (said curve having a radius of 500.00 feet and a chord bearing South 89°43'14" East, 13.47 feet) an arc distance of 13.47 feet; thence North 89°30'28" East, 153.48 feet; thence North 00°20'12" West, 881.78 feet; thence along a tangent curve to the right (said curve having a radius of 100.00 feet and a chord bearing North 47°53'06" East, 149.15 feet) an arc distance of 168.33 feet; thence South 83°53'36" East, 164.43 feet; thence South 06°06'24" West, 104.30 feet; thence along a tangent curve to the left (said curve having a radius of 100.00 feet and a chord bearing South 02°50'46" West, 11.38 feet) an arc distance of 11.38 feet; thence South 00°24'52" East, 54.12 feet; thence North 89°35'08" East, 131.18 feet; thence South 00°27'12" East, 88.70 feet; thence North 89°30'28" East, 135.21 feet; thence South 10°50'37" West, 10.27 feet; thence along a tangent curve to the left (said curve having a radius of 100.00 feet and a chord bearing South 05°10'32" West, 19.75 feet) an arc distance of 19.78 feet; thence South 00°29'32" East, 674.27 feet; thence South 89°30'28" West, 119.65 feet; thence South 00°29'32" East, 127.76 feet; thence South 89°44'57" West, 569.38 feet; thence North 89°05'46" West, 394.53 feet; thence South 81°31'07" West, 13.31 feet; thence North 01°03'04" East, 128.59 feet to the point of beginning, containing 13.20 acres, more or less.

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CONTINUED AUGUST 2, 2004

WITHDRAWN BY PETITIONER OCTOBER 4, 2004