

ORDINANCE NO. 2005-39-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE REAL ESTATE,
FROM A TO R-1.

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 Tippecanoe Township, Tippecanoe County, Indiana, to wit:

SEE ATTACHED LEGAL DESCRIPTION


Section 2. The real estate described above should be and the same is hereby rezoned from **A to R-1**.

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 3rd day of October, 2005.

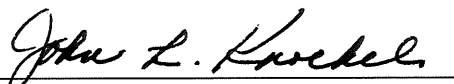
VOTE:

No



KD Benson, President

Yes




John L. Knochel, Vice President

Yes



Ruth E. Shedd, Member

ATTEST:



Robert A. Plantenga, Auditor

Legal Description

Part of the real estate conveyed to Nissan Chemical America Corporation by Personal Representative's Deed recorded December 21, 1993, as document number 93-29179, in the Office of the Recorder of Tippecanoe County, consisting of that part described as follows.

Parcel 1: (from 1993 deed)

A fractional part of the Southwest Fractional Quarter (1/4) of Section Nineteen (19), Township Twenty-four (24) North, Range Four (4) West, Tippecanoe Township, Tippecanoe County, Indiana, more fully described as follows:

Commencing at an iron pin found marking the Northeast corner of the Southwest Quarter of said Section Nineteen. said pin lying in County Road 50 West and marking the Northeast corner of Deed Record #85, Page 372, as found in the Office of the Tippecanoe County Recorder; thence South 00° 48' 03" East, 1314.74 feet along the East line of said Southwest Quarter and along said County Road, being the East line of said Deed Record to the established Southeast corner of the North Half of the Southwest Quarter as referred to in said Deed Record, being the place of beginning; thence south 00° 48' 03" East, 1317.26 feet, continuing along said East line of said Southwest Quarter to a P.K. Nail found marking the Southeast corner of said Southwest Quarter, said nail lying in the intersection of said County Road 50 West and County Road 600 North; thence South 89° 00' 21" West, 2450.33 feet along the South line of said Southwest Quarter and along said County Road and the extension thereof, to a Re-Rod set marking the Southwest corner of said Southwest Quarter; thence North 01° 00' 23" West, 100.68 feet along the West line of said Southwest Quarter to a pipe found marking the Southeast corner of the East Half of the Southeast Quarter of Section Twenty-four, Township Twenty -Four (24) North, Range Five West; thence

North 00° 51' 04" West, 1221.04 feet along the West line of said Southwest Quarter to a post being the established Southwest corner of the North Half of the Southwest Quarter as referred to in the aforesaid Deed Record #85, Page 372; thence North 89° 06' 37" East, 2451.74 feet along the established South line of said Deed Record to the place of beginning.

Containing 74.249 acres, more or less.

EXCEPTING THEREFROM: All that part of the Southwest Fractional Quarter (1/4) of section Nineteen (19), Township Twenty-Four (24) North, Range Four (4) West, Tippecanoe Township, Tippecanoe County, Indiana, lying South of the centerline of existing County Road 600 North.

Parcel 2: (from 1993 deed)

A fractional part of the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Twenty-four (24) North, Range Five (5) West, Tippecanoe Township, Tippecanoe County, Indiana, more fully described as follows:

Beginning at a pipe found marking the Southeast corner of the East Half of the Southeast Quarter of said Section Twenty-four (24); thence South 89° 55' 35" West, 1307.51 feet to a P.K. nail set marking the Southwest corner of the East Half of said Southeast Quarter, said nail marking the established Southeast corner of Document No, 90-14392 and 90-14393, as found in the office of the Tippecanoe County Recorder; thence North 00° 31' 09" West, 1667.13 feet along an existing fm= line, and the extension thereof, being the East line of said Deed Record to a re-Rod set being the established Southwest corner of the North thirty acres of the East Half of the Southeast Quarter as referred to in deed Record #85, Page 372, said Re-Rod being South 00° 31' 09" East 981.21 feet from a post marking the Northwest corner of the East Half of said Southeast Quarter; thence North 89° 55' 35" East 1299.50 feet along the South line of said North 30 acres to an existing fence post marking the Southeast corner of said North 30 acres, said post lying on the East line of said East Half and being South 00° 57' 53" East, 977.32 feet from a post marking the Northeast corner of the East Half of said Southeast Quarter; thence South 00° 38' 19" East, 446.17 feet along the East line of said Southeast Quarter, being a West line of said Deed Record #85, Page 372 to a post marking the Southwest corner of the North Half of the Southwest Quarter of Section Nineteen, as referred to in Deed Record #85, Page 372; thence South 00° 51' 04" East; 1221.04 feet along the East line of said Southeast Quarter to the place of beginning.

Containing 49.863 acres, more or less.

ALSO: (from 1993 deed)

All that part of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Twenty four (24) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, lying North of the centerline of existing County Road 600 North.

Subject to all roadways, easements, restrictions of record and taxes:

AND ALSO EXCEPTING THEREFROM: (from 1995 grant)

A part of the South Half of the fractional Southwest Quarter of Section 19, Township 24 North, Range 4 West of the Second Principal Meridian, Tippecanoe County, Indiana, described as follows:

Beginning at the southeast corner of the Southwest Quarter of said section; thence South 89 degrees 17 minutes 55 seconds West 240.68 feet along the south line of said quarter section; thence North 00 degrees 28 minutes 49 seconds West 21.00 feet; thence North 80 degrees 32 minutes 10 seconds East 161.99 feet; thence North 28 degrees 40 minutes 51 seconds East 61.51 feet; thence North 12 degrees 03 minutes 38 seconds East 117.82 feet; thence North 89 degrees 30 minutes 10 seconds East 25.00 feet to the east line of said quarter section; thence South 00 degrees 30 minutes 43 seconds East 214.09 feet along the east line of said quarter section to the point of beginning and containing 0.388 acres, more or less. The portion of the above-described real estate which is not already embraced within public rights of way contains 0.130 acres, more or less. All bearings in this description are based on the bearing system of Project No. STP-7779 (). [Note: The above described exception (of 0.388 acres) was conveyed by Nissan Chemical America Corporation to Tippecanoe County Board of Commissioners in a Grant of Right of Way recorded on November 15, 1995 as doc. #9519907.]

AND ALSO EXCEPTING THEREFROM: (from 2004 deed)

A part of the Southwest Quarter of Section 19, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at an iron pin in concrete found marking the Southeast corner of the Southwest Quarter of said Section 19, said pin lying in the intersection of County Road 50 West and County Road 600 North; Thence South $89^{\circ}17'39''$ West: along the South line of the Southwest Quarter and approximate centerline of County Road 600 North, a distance of 240.68 feet to a road nail set and the Point of Beginning of this description; Thence continuing South $89^{\circ}17'39''$ West, along the South line of the Southwest Quarter and approximate centerline of County Road 600 North, a distance of 1423.93 feet to a road nail set; Thence North $00^{\circ}30'50''$ West, parallel with the East line of the Southwest Quarter, a distance of 1320.07 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043" on the North line of the tract conveyed to Nissan Chemical America Corporation in Deed record 9329179; Thence North $89^{\circ}23'50''$ East, along the North line of Nissan Chemical America Corporation, a distance of 1664.61 feet to road nail on the East line of the Southwest Quarter and approximate centerline of County Road 50 West; Thence South $00^{\circ}30'50''$ East, along the East line of the Southwest Quarter and approximate centerline of County Road 50 West, a distance of 1102.98 feet to a road nail set Thence South $89^{\circ}29'54''$ West, a distance of 25.01 feet to a 4"x4" concrete right of way marks; Thence South $12^{\circ}03'32''$ West, a distance of 117.82 feet to a 4"x4" right of way marker; Thence South $28^{\circ}40'35''$ West, a distance of 61.51 feet to a 4"x4" concrete right of way marker; Thence South $80^{\circ}31'54''$ West, a distance of 161.99 feet to a 4"x4" concrete right of way marker; Thence South $00^{\circ}29'05''$ East.-a distance of 22.00 feet to the Place of Beginning, containing 50.000 acres, more or less.

The bearings in the above description are based upon S.P.C. (arid North (N.A.D. 83) as determined by the Tippecanoe County Section Corner Perpetuation Project.

Subject to existing public rights of way, roadways, and alleys and to easements, conditions, restrictions alai limitations of record.

Subject also to real estate taxes due and payable hereafter.

[Note: The above described exception (of 50 acres) was conveyed by Nissan Chemical America Corporation to Tippecanoe School Corporation by deed recorded on December 29, 2004, as document number 04035035 in the Office of the Recorder of Tippecanoe County.]