

ORDINANCE NO. 2005-31-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE, FROM "R1 AND I3" TO "R1B".

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 Wea Township, Tippecanoe County, Indiana, to wit:

A part of the Northwest Quarter of Section 14 and a part of the Southwest Quarter of Section 11, all in Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, also described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 14, said corner being marked by a Berntsen monument; thence North 0 degrees 56 minutes 12 seconds West (bearings based on NAD83(86) data published by the Tippecanoe County Surveyor's Office) along the west line of said quarter section a distance of 2649.49 to the northwest corner of said quarter section, said corner being marked by an engraved stone; thence North 89 degrees 45 minutes 09 seconds East along the north line of said quarter section a distance of 184.80 feet to the southeast corner of the land described in a deed to DF Properties, LLP, recorded at Record # 9911257, said corner being marked by a 5/8" rebar with a yellow plastic cap stamped "Schneider Firm #0001 " hereinafter referred to as a "Schneider rebar"; thence North 0 degrees 45 minutes 36 seconds West along the east line of said land a distance of 2110.53 feet to a "Schneider rebar" on the centerline of the former C. C. C. & St. Louis Railroad; thence South 58 degrees 42 minutes 46 seconds East along said centerline a distance of 1808.20 feet to the point of beginning; thence continuing South 58 degrees 42 minutes 46 seconds East along said centerline a distance of 1109.13 feet to a "Schneider rebar" on the east line of the Southwest Quarter of said Section 11; thence South 0 degrees 53 minutes 02 seconds East along said east line a distance of 584.68 feet to the southeast corner of said quarter section, said corner being marked by a Berntsen monument; thence South 0 degrees 43 minutes 31 seconds East along the east line of the Northwest Quarter of said Section 14 a distance of 27.22 feet; thence South 89 degrees 52 minutes 26 seconds West a distance of 1304.99 feet; thence North 0 degrees 56 minutes 12 seconds West a distance of 558.95 feet; thence northerly along a tangent curve to the right (said curve having a radius of 150.00 feet, a chord length of 83.25 feet and a chord bearing of North 15 degrees 10 minutes 31 seconds East) an arc distance of 84.36 feet-, thence North 31 degrees 17 minutes 14 seconds East a distance of 645.32 feet to the point of beginning, containing 0.77 acre in Section 14 and 26.18 acres in Section 11 and containing, in all, 26.95 acres, more or less.

Section 2. The real estate described above should be and the same is hereby rezoned from "R1 AND I3" to "R1B".

Section 3. The 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 6<sup>th</sup> day of September, 2005.

VOTE:

No

  
KD Benson, President

Yes

  
John L. Knochel, Vice President

Yes

  
Ruth E. Shedd, Member

ATTEST:

  
Robert A. Plantenga, Auditor