

ORDINANCE NO. 2007-25-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE REAL ESTATE,
FROM R3 TO GB.

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:

SEE ATTACHED LEGAL DESCRIPTION

Section 2. The real estate described above should be and the same is hereby rezoned from R3 to GB.

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 2nd day of July, 2007.

VOTE:

yes

yes

yes

K.D. Benson
K.D. Benson, President

John L. Knochel
John L. Knochel, Vice President

Ruth E. Shedd
Ruth Shedd, Member

Attest: Jennifer Weston
Jennifer Weston, Auditor

A part of the Southwest Quarter of Section One (1), Township Twenty-three (23) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the southeast corner of the Southwest Quarter of said Section 1-23-5; thence North $0^{\circ}-20'-00''$ East along the east line of said Southwest Quarter a distance of 1605.21 feet to an iron pipe and the point of beginning of the herein described tract; thence North $89^{\circ}-40'-00''$ West a distance of 471.81 feet to a re-bar; thence North $39^{\circ}-52'-37''$ West a distance of 109.84 feet to a re-bar; thence North $54^{\circ}-27'-37''$ West a distance of 63.14 feet to a hinge nail; thence North $0^{\circ}-49'-38''$ East a distance of 140.43 feet to a re-bar; thence South $89^{\circ}-40'-00''$ East a distance of 593.08 feet to a point on the east line of said Southwest Quarter, said point being marked by a re-bar; thence South $0^{\circ}-20'-00''$ West along the east line of said Southwest Quarter a distance of 260.70 feet to the point of beginning, containing 3.366 acres.

A L S O:

A part of the Southwest Quarter of Section One (1), Township Twenty-three (23) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the southeast corner of the Southwest Quarter of said Section 1-23-5; thence North $0^{\circ}-20'-00''$ East a distance of 1605.21 feet; thence North $89^{\circ}-40'-00''$ West a distance of 471.81 feet to the point of beginning of the herein described tract; thence North $89^{\circ}-40'-00''$ West a distance of 123.54 feet; thence North $0^{\circ}-49'-38''$ East a distance of 120.29 feet; thence South $4^{\circ}-27'-37''$ East a distance of 63.14 feet; thence South $39^{\circ}-52'-37''$ East a distance of 109.84 feet to the point of beginning, containing 0.191 of an acre.

AN EASEMENT OF INGRESS AND EGRESS, being 24 feet of even width, 12 feet on each side of the following described centerline:

Commencing at the southeast corner of the Southwest Quarter of said Section 1-23-5; thence North $0^{\circ}-20'-00''$ East a distance of 1732.57 feet; thence North $89^{\circ}-40'-00''$ West a distance of 594.25 feet to the point of beginning of the herein described centerline; thence South $89^{\circ}-08'-53''$ West a distance of 170.32 feet; thence South $55^{\circ}-53'-23''$ West a distance of 23.50 feet to the easterly right-of-way line of U.S. 52 and the point of termination of the herein described easement.

A SIGN EASEMENT being more completely described as follows, to-wit: Commencing at the southeast corner of the Southwest Quarter of said Section 1-23-5; thence North $0^{\circ}-20'-00''$ East a distance of 1732.57 feet; thence North $89^{\circ}-40'-00''$ West a distance of 594.25 feet; thence South $89^{\circ}-08'-53''$ West a distance of 170.32 feet; thence South $55^{\circ}-53'-23''$ West a distance of 23.50 feet to the easterly right-of-way line of U.S. 52; thence southeasterly along said right-of-way line on a curve being concave southwesterly (said curve having a chord bearing of South $36^{\circ}-26'-30''$ East and a chord length of 12.00 feet) a distance of 12.00 feet to the point of beginning of the herein described easement; thence continuing southeasterly along said right-of-way line on said curve (said curve having a radius of 2373.83 feet, a chord bearing of South $36^{\circ}-14'-09''$ East and a chord length of 3.00 feet) a distance of 3.00 feet; thence North $55^{\circ}-53'-23''$ East a distance of 15.00 feet; thence North $36^{\circ}-14'-09''$ West a distance of 3.00 feet; thence South $55^{\circ}-53'-23''$ West a distance of 15.00 feet to the point of beginning.

134-06400-0257

A part of the East Half of the Southwest Quarter of Section One (1), Township Twenty-three (23) North, Range Five (5) West, described as follows:

Commencing at a point on the east line of the said East Half, ninety seven and twenty five hundredths (97.25) rods north of the southeast corner thereof; thence running West parallel with the south line of said West Half, forty five and seventy five hundredths (45.75) rods to the center of the public highway known as State Road Number 52; thence Northwest along the center line of said road, eighteen and thirty-six hundredths (18.36) rods; thence East parallel with the south line of the tract, fifty-five and twenty hundredths (55.20) rods to the east line of the said East Half; thence South along said east line, fifteen and eighty hundredths (15.80) rods to the place of beginning, containing five (5) acres. Located in Tippecanoe County, Indiana.

EXCEPT, A part of the Southwest Quarter of Section One (1), Township Twenty-three (23) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the southeast corner of the Southwest Quarter of said Section 1-23-5; thence North $0^{\circ} 20' 00''$ East along the east line of said Southwest Quarter a distance of 1605.21 feet to an iron pipe and the point of beginning of the herein described tract; thence North $89^{\circ} 40' 00''$ West a distance of 471.81 feet to a re-bar; thence North $39^{\circ} 52' 37''$ West a distance of 109.84 feet to a re-bar; thence North $54^{\circ} 27' 37''$ West a distance of 63.14 feet to a hinge nail; thence North $0^{\circ} 49' 38''$ East a distance of 140.43 feet to a re-bar; thence South $89^{\circ} 40' 00''$ East a distance of 593.08 feet to a point on the east line of said Southwest Quarter, said point being marked by a re-bar; thence South $0^{\circ} 20' 00''$ West along the east line of said Southwest Quarter a distance of 260.70 feet to the point of beginning, containing 3.366 acres.

ALSO EXCEPT, A part of the Southwest Quarter of Section One (1), Township Twenty-three (23) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the southeast corner of the Southwest Quarter of said Section 1-23-5; thence North $0^{\circ} 20' 00''$ East a distance of 1605.21 feet; thence North $89^{\circ} 40' 00''$ West a distance of 471.81 feet to the point of beginning of the herein described tract; thence North $89^{\circ} 40' 00''$ West a distance of 123.54 feet; thence North $0^{\circ} 49' 38''$ East a distance of 120.29 feet; thence South $4^{\circ} 27' 37''$ East a distance of 63.14 feet; thence South $39^{\circ} 52' 37''$ East a distance of 109.84 feet to the point of beginning, containing 0.191 acres.

An Easement of Ingress and Egress, being 24 feet of even width, 12 feet on each side of the following described centerline:

Commencing at the southeast corner of the Southwest Quarter of said Section 1-23-5; thence North $0^{\circ} 20' 00''$ East a distance of 1732.57 feet; thence North $89^{\circ} 40' 00''$ West a distance of 594.25 feet to the point of beginning of the herein described centerline; thence South $89^{\circ} 08' 53''$ West a distance of 170.32 feet; thence South $55^{\circ} 53' 23''$ West a distance of 23.50 feet to the easterly right-of-way line of U.S. 52 and the point of termination of the herein described easement.

A Sign Easement being more completely described as follows, to-wit:

Commencing at the southeast corner of the Southwest Quarter of said Section 1-23-5; thence North $0^{\circ} 20' 00''$ East a distance of 1732.57 feet; thence North $89^{\circ} 40' 00''$ West a distance of 594.25 feet; thence South $89^{\circ} 08' 53''$ West a distance of 170.32 feet; thence South $55^{\circ} 53' 23''$ West a distance of 23.50 feet to the easterly right-of-way line of U.S. 52; thence southeasterly along said right-of-way line on a curve being concave southwesterly (said curve having a chord bearing of South $36^{\circ} 26' 30''$ East and a chord length of 12.00 feet) a distance of 12.00 feet to the point of beginning of the herein described easement; thence continuing southeasterly along said right-of-way line on said curve (said curve having a radius of 2373.83 feet, a chord bearing of South $36^{\circ} 14' 09''$ East and a chord length of 3.00 feet) a distance of 3.00 feet; thence North $55^{\circ} 53' 23''$ East a distance of 15.00 feet; thence North $36^{\circ} 14' 09''$ West a distance of 3.00 feet; thence South $55^{\circ} 53' 23''$ West a distance of 15.00 feet to the point of beginning.