

ORDINANCE NO. 2007-11-CM

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE,
FROM R1 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:

Part of the real estate conveyed to Par-View Corporation as recorded in Deed Record 282, Page 45 and Deed Book 71, Page 2678 in the Office of the Recorder for Tippecanoe County, Indiana (ORTCI), being a part of the East Half of the Southeast Quarter of Section 15, Township 23 North, Range 5 West, in Wabash Township, Tippecanoe County, Indiana, being more particularly described as follows:

Beginning at the southwestern corner of Lot 1 in the Parview Minor Subdivision as recorded in Plat Cabinet C, Slide C-5 (ORTCI); thence South 60° 12' 30" East along the southern line of said Lot 1 for 119.90 feet to the southeastern corner of said Lot 1 and the southwestern corner of a 0.52 acre tract conveyed to Thomas W. Seabolt, Jr. as recorded in Document No. 05012254 (ORTCI); thence South 74° 57' 50" East along the southern line of the said Seabolt tract for 126.67 feet to the southeastern corner thereof; thence North 15° 02' 10" East along the eastern line of the said Seabolt tract for 109.58 feet to the southern right-of-way line of State Road 26 in accordance with Document No. 06002533 (ORTCI); thence South 60° 12' 30" East along the said right-of-way line for 300.33 feet to the western line of a 10.003 acre tract conveyed to Mary Phyllis Windle and Mary Elizabeth Fuqua in Deed Book 86, Page 385 (ORTCI); thence South 0° 01' 02" West along the western line of the said Windle-Fuqua land and its southwardly extension for 1,726.92 feet to the northeastern corner of a 6.73 acre tract conveyed to John G. Helmkamp as recorded in Deed Book 78, Page 6489 (ORTCI); thence North 89° 42' 25" West along the northern line of the said Helmkamp land for 790.99 feet to the northwestern corner of the said Helmkamp land, said point being on the western line of the said East Half of the Southeast Quarter; thence North 0° 17' 07" East along the said western line of the said East Half (the northern portion also being along the approximate centerline of County Road 325 West) for 1,288.03 feet to the westwardly extension of the southern line of Lot 3 in the Parview Subdivision, Phase II, as recorded in Plat Cabinet D, Slide 78 (ORTCI); thence along the exterior lines, and the extension thereof, of the said Lot 3 for the following four (4) courses: (1)

thence South 89° 42' 54" East for 92.17 feet; (2) thence North 45° 17' 07" East for 53.50 feet; (3) thence North 0° 17' 07" East for 212.17 feet; (4) thence North 89° 42' 54" West for 130.00 feet to the western line of the said East Half and the said approximate centerline; thence North 0° 17' 07" East along the said western line of the East Half and along the said approximate centerline for 416.55 feet to the southwestern corner of a 0.971 acre tract as conveyed to Cindy H. Nakatsu as recorded in Document No. 9603217 (ORTCD); thence South 77° 16' 22" East along the southern line of the said Nakatsu tract for 128.66 feet to the southeastern corner thereof, said point being on the western line of Lot 2 in the said Parview Subdivision, Phase II; thence South 25° 32' 11" West along the western line of said Lot 2 for 28.62 feet to the southwestern corner of said Lot 2; thence South 60° 12' 30" East along the southern line of said Lot 2 for 164.14 feet to the southeastern corner of said Lot 2; thence North 15° 02' 10" East along the eastern line of said Lot 2 for 41.28 feet to the point of beginning, containing 32.41 acres, more or less.

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

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 5th day of March, 2007.

VOTE:

YES

YES

YES

John Knochel
John Knochel President

KD Benson
KD Benson Vice President

Ruth E. Shedd
Ruth Shedd Member

Attest: Jennifer Weston
~~Robert Plantenga~~ Auditor
Jennifer Weston