

ORDINANCE NO. 2009-05 - CM

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE, FROM RE TO A.**

**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:**

**ATTACHED EXHIBIT "A"**

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

**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 18<sup>th</sup> day of May, 200 .**

**VOTE:**

yes

yes

yes

John Koehler  
(President)

Robt S. G.  
(Vice President)

J.P. Minton  
(Member)

**Attest:** Jennifer Weston  
(Auditor)

**REZONE DESCRIPTION**  
**(11.803 ACRES ±)**

Part of the Northwest Quarter of Section 21, and part of the Southwest Quarter of Section 16, all in Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 16, being marked by a Berntsen monument; Thence South  $88^{\circ}54'22''$  East, along the South line of the Southwest Quarter of Section 16, a distance of 803.88 feet to the Point of Beginning of this description; Thence North  $00^{\circ}44'20''$  East, a distance of 71.02 feet to a tangent curve to the left; Thence Northerly and Northwesterly, along said tangent curve having a radius of 45.00 feet, a central angle of  $64^{\circ}01'43''$ , a chord length of 47.71 feet which bears North  $31^{\circ}16'32''$  West, and an arc length of 50.29 feet; Thence North  $63^{\circ}17'23''$  West, a distance of 82.19 feet to a tangent curve to the right; Thence Northwesterly and Northerly, along said tangent curve having a radius of 105.00 feet, a central angle of  $64^{\circ}01'43''$ , a chord length of 111.33 feet which bears North  $31^{\circ}16'32''$  West, and an arc length of 117.34 feet; Thence North  $00^{\circ}44'20''$  East, a distance of 163.11 feet; Thence South  $89^{\circ}15'39''$  East, a distance of 1405.61 feet; Thence South  $01^{\circ}26'39''$  East, a distance of 413.10 feet to the South line of the Southwest Quarter of Section 16; Thence continuing South  $01^{\circ}26'39''$  East, crossing into the Northwest Quarter of Section 21, a distance of 195.39 feet; Thence North  $88^{\circ}33'40''$  West, a distance of 274.85 feet; Thence South  $00^{\circ}27'38''$  East, a distance of 137.84 feet to a tangent curve to the left; Thence Southerly and Southeasterly, along said tangent curve having a radius of 60.00 feet, an internal angle of  $41^{\circ}24'35''$ , a chord length of 42.43 feet which bears South  $21^{\circ}09'55''$  East, and an arc length of 43.36 feet to a tangent curve to the right; Thence Southeasterly, Southerly, Southwesterly, Westerly, Northwesterly, Northerly and Northeasterly, along said tangent curve having a radius of 60.00 feet, an internal angle of  $262^{\circ}49'09''$ , a chord length of 90.00 feet which bears South  $89^{\circ}32'22''$  West, and an arc length of 275.22 feet to a tangent curve to the left; Thence Northeasterly and Northerly, along said tangent curve having a radius of 60.00 feet, an internal angle of  $41^{\circ}24'35''$ , a chord length of 42.43 feet which bears North  $20^{\circ}14'39''$  East, and an arc length of 43.36 feet; Thence North  $00^{\circ}27'38''$  West, a distance of 139.83 feet; Thence North  $88^{\circ}33'40''$  West, a distance of 28.06 feet; Thence North  $41^{\circ}10'22''$  West, a distance of 469.90 feet; Thence North  $52^{\circ}06'10''$  East, a distance of 22.00 feet; Thence North  $00^{\circ}44'20''$  East, a distance of 180.19 feet; Thence North  $89^{\circ}15'39''$  West, a distance of 336.18 feet; Thence South  $00^{\circ}44'20''$  West, a distance of 157.49 feet; Thence North  $89^{\circ}15'39''$  West, a distance of 244.80 feet; Thence South  $00^{\circ}44'20''$  West, a distance of 36.24 feet; Thence South  $63^{\circ}17'23''$  East, a distance of 33.37 feet; Thence South  $00^{\circ}44'20''$  West, a distance of 442.51 feet; Thence North  $89^{\circ}15'40''$  West, a distance of 60.00 feet; Thence North  $00^{\circ}44'20''$  East, a distance of 305.84 feet to the Point of Beginning, containing 11.803 Acres, more or less, being 8.911 Acres in Section 16 and 2.892 Acres in Section 21.

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

Subject to all easements, rights of way and restrictions of record.