

ORDINANCE NO. 2018-09
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM A/RIB TO R1A

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, 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

(See attached Legal Description)

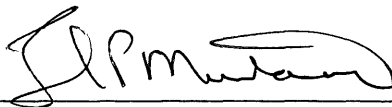
Section 2: The above-described real estate should be and the same is hereby rezoned from A/RIB to R1A.

Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this 5th day of March, 2018.

VOTE:

Yes



Thomas Murtaugh, President

Yes



David Byers, Vice President

Yes



Tracy Brown, Member

ATTEST:


Robert Plantenga, Auditor

17.58.10
02/09/18

Legal Description for Re-Zone
Zone A to Zone R-1-A

A part of the Northeast Quarter, a part of the East Half of the Northwest Quarter, and a part of the East Half of the Southwest Quarter of Section 14, Township 23 North, Range 5 West, in Wabash Township, Tippecanoe County, Indiana, described as follows:

Beginning at the Northwest Corner of the East Half of the Southwest Quarter of said Section; thence South 00°24'54" East along the West Line of said half-quarter section 114.27 feet; thence North 46°26'08" East 13.19 feet; thence North 81°52'33" East 96.23 feet; thence North 68°12'48" East 24.43 feet; thence North 84°17'38" East 45.59 feet; thence North 71°54'32" East 82.72 feet; thence North 43°10'34" East 33.15 feet; thence North 36°53'25" East 30.23 feet; thence North 18°26'45" East 28.67 feet; thence North 32°01'30" West 14.26 feet; thence South 85°14'24" West 18.21 feet; thence North 68°12'51" West 24.43 feet; thence North 21°03'07" West 21.05 feet; thence North 01°21'55" East 63.48 feet; thence North 29°45'42" East 12.18 feet; thence North 87°36'57" East 16.54 feet; thence North 11°31'44" East 261.81 feet; thence South 75°10'46" East 236.87 feet; thence North 14°48'50" East 27.32 feet; thence South 84°05'09" East 505.16 feet; thence North 61°58'48" East 311.00 feet to the southwestern right-of-way line of the railroad now or formerly known as the Kankakee, Beaverville and Southern Railroad; thence North 34°38'09" West along said right-of-way line 2,366.82 feet to the West Line of the East Half of the Northwest Quarter of said Section; thence South 00°13'37" East along said West Line 2,401.07 feet to the point of beginning, containing 35.772 acres, more or less.

EXCEPT THEREFROM that portion of Appleridge At The Orchard, Phase 2, Planned Development recorded as Document Number 04001952 on January 23, 2004 in the Office of the Tippecanoe County Recorder, Tippecanoe County, Indiana, lying within said 35.772-acre tract.

ALSO EXCEPT THEREFROM that portion of The Orchard Subdivision, Phase Three, Section One, recorded as Document Number 200909009548 on May 7, 2009 in the Office of the Tippecanoe County Recorder, Tippecanoe County, Indiana, lying within said 35.772-acre tract.

ALSO EXCEPT THEREFROM that portion of The Orchard Planned Development, Phase Four recorded as Document Number 201515001392 on January 26, 2015 in the Office of the Tippecanoe County Recorder, Tippecanoe County, Indiana, lying within said 35.772-acre tract.

ALSO EXCEPT THEREFROM that portion of said 35.772-acre tract designated as Flood Plain Zone shown on the Official Zoning Map for Tippecanoe County and as further described as follows; Commencing at the Northwest Corner of the East Half of the Southwest Quarter of said Section; thence North 00°16'44" West 389.10 feet to the Point of Beginning; thence along the following fourteen (19) courses:

- 1) North 00°16'44" West 647.27 feet;
- 2) North 85°36'12" East 81.11 feet;
- 3) North 68°54'40" East 52.56 feet;
- 4) North 55°46'15" East 55.58 feet;

- 5) North 26°38'00" East 25.24 feet;
- 6) North 32°01'04" East 79.47 feet;
- 7) North 55°01'15" East 41.14 feet;
- 8) North 78°41'43" East 42.97 feet;
- 9) South 65°42'21" East 57.32 feet;
- 10) South 23°50'56" East 79.20 feet;
- 11) South 03°30'19" East 82.70 feet;
- 12) South 16°08'30" West 71.63 feet;
- 13) South 24°42'59" West 151.14 feet;
- 14) South 65°17'10" East 26.91 feet;
- 15) South 26°48'50" West 46.51 feet;
- 16) South 89°13'28" West 109.04 feet;
- 17) South 15°34'07" West 132.81 feet;
- 18) South 06°16'53" West 259.53 feet;
- 19) South 89°40'09" West 138.62 feet to the Point of Beginning, containing 4.322 acres, more or less.

Containing after said exceptions 11.317 acres, more or less.