

ORDINANCE NO. 91-22-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN
REAL ESTATE, FROM GB & R1 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 Wabash Township, Tippecanoe
County, Indiana, to wit:

A part of the Northwest Quarter of the Southeast Quarter of
Section 2, Township 23 North, Range 5 West, in Wabash Township,
Tippecanoe County, Indiana, more completely described as follows:

Beginning at a point on the South line of the Northwest
Quarter of the Southeast Quarter of Section 2, Township 23 North,
Range 5 West, said point of beginning being 798.3 feet East of
the Southwest Corner of the Northwest Quarter of the Southeast
Quarter of said section 2; thence North 1238.8 feet to the South
right-of-way line of U.S. Highway Number 52; thence Easterly on
the South right-of-way line on U.S. Highway 52 for a distance of
493.8 feet; thence Southerly, 1234.5 feet to the South line of
the Northwest Quarter of the Southeast Quarter of said Section 2;
thence West on the said South line for a distance of 493.8 feet
to the place of beginning.

Said tract of land contains 14.0 acres more or less.

Part of the Southeast Quarter of Section 2, Township 23
North, Range 5 West, Wabash Township, Tippecanoe County, Indiana,
described as follows:

Commencing at the Southwestern corner of the Northwest
Quarter of said Southeast Quarter; thence North 89 degrees 40'42"
East, along the southern line of the Northwest Quarter of said
Southeast Quarter, 539.27 feet; thence North 0 degrees 0'0" East,
410.59 feet to a point on the eastern line of Woodmar
Subdivision, as recorded in Plat Book 9, Page 15, Office of the
Recorder, Tippecanoe County, Indiana, and the Point of Beginning
of this description; thence continuing North 0 degrees 0'0" East,
along the eastern line of said Woodmar Subdivision, 618.45 feet;
thence North 89 degrees 14'26" East, 147.58 feet; thence South 1
degree 14'26" West, 618.77 feet; thence South 89 degrees 14'26"
West, 134.18 feet to the Point of Beginning of this description,
containing 2.0 acres.

Commencing at the southwestern corner of the Northwest
Quarter of said Southeast Quarter; thence North 89 degrees 40'42"
East along the southern line of the Northwest Quarter of said
Southwest Quarter, 660.0 feet, to the Point of Beginning of this
description; thence North 0 degrees 06'34" West, 198.0 feet;
thence South 88 degrees 50'14" West, 119.96 feet to the
southeastern corner of Woodmar Subdivision, as recorded in Plat
Book 9, Page 15, Office of Recorder, Tippecanoe County, Indiana;
thence North 0 degrees 0'0" East, along the eastern line of said
Woodmar Subdivision, 216.98 feet; thence North 89 degrees 14'26"
East, 134.18 feet; thence North 1 degree 14'26" east, 618.77
feet; thence South 89 degrees 14'26" West, 145.58 feet to the
eastern boundary of said Woodmar Subdivision, 205.89 feet to the
southern right-of-way line of U.S. Highway 52 as now exists;
thence North 89 degrees 14'26" East along the southern right-of-
way line of U.S. Highway 52 as now exists, 253.80 feet; thence
South 0 degrees 14'16" East, 1238.8 feet to the southern line of
the Northwest Quarter of said Southeast Quarter; thence South 89
degrees 40'42" West along the southern line of the Northwest
Quarter of said Southeast Quarter, 138.8 feet to the Point of
Beginning of this description, containing 4.70 acres.

Excepting the following property:

Commencing at the Southwestern corner of the Northwest Quarter of said Southeast Quarter; thence North 89 degrees 40'42" East (All Bearings Assumed) along the Southern line of said Northwest Quarter 798.3 feet; thence North 0 degrees 14'16" West 1238.8 feet to a point on the South right-of-way line of US Highway Number 52, thence North 89 degrees 14'26" East along said South right-of-way line 159.0 feet to the Point of Beginning; Thence continue North 89 degrees 14'26" East along said South right-of-way line 148.0 feet; thence South 00 degrees 14'16" East 205.0 feet; thence South 89 degrees 14'26" West 148.0 feet; thence North 89 degrees 14'26" East 205.0 feet to the Point of Beginning and containing 0.70 acre, more or less.

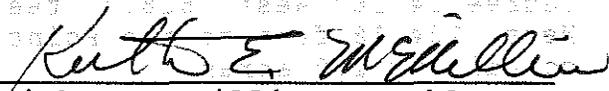
Also excepting the following property:
LEGAL DESCRIPTION (From Deed Record MF81-684)

A part of the Northwest Quarter of the Southeast Quarter of Section Two (2), Township Twenty-three (23) North, Range Five (5) West in Wabash Township, Tippecanoe County, Indiana, being more completely described as follows, to wit:

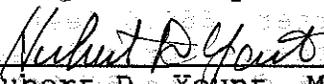
Commencing at the southwest corner of the Northwest Quarter of the Southeast Quarter of Section 2-23-5; thence North 88 degrees - 55' - 00" East along the south line of said quarter section a distance of 1292.10 feet; thence North 0 degrees 00'00" East a distance of 857.80 feet to a re-bar and the point of beginning of the herein described tract; thence North 89 degrees - 52' - 55" West a distance of 103.77 feet to a re-bar; thence North 0 degrees - 01' - 00" East a distance of 134.92 feet to a re-bar; thence North 36 degrees - 51' - 40" West a distance of 109.28 feet to a re-bar; thence North 2 degrees - 09' - 35" West a distance of 151.46 feet to a point on the south right-of-way of U.S. Highway Numbered 52, said point being marked by a re-bar; thence North 89 degrees - 25' - 00" East along said right-of-way a distance of 175.00 feet to an iron pipe; thence South 0 degrees - 00' - 00" West a distance of 375.70 feet to a re-bar and the point of beginning, containing 1.197 acres.

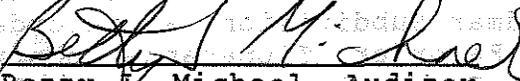
Section 2. The real estate described above should be and the same is hereby rezoned from GB & R1 to R1B.

Section 3. This 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 3rd day of September, 1991.


Keith E. McMillin, President


Nola J. Gentry, Vice President


Hubert D. Yount, Member

Attest: 
Betty J. Michael, Auditor