

00165

ORDINANCE NO. 87-17CWA

AN ORDINANCE AMENDING THE
UNIFIED ZONING ORDINANCE FOR
TIPPECANOE COUNTY, INDIANA

WHEREAS, the County of Tippecanoe did heretofore adopt on April 26, 1965, the Unified Zoning Ordinance for Tippecanoe County, Indiana; and

WHEREAS, the real estate hereinafter described is within the area of control subject to provisions of said Ordinance as adopted by Tippecanoe County, Indiana; and

WHEREAS, the Tippecanoe County Area Plan Commission has been requested to recommend that the following described real estate be rezoned from an R-1 classification to an R-3 district, to-wit:

A part of the West Half of the East Half of the Southwest Quarter of Section Twenty Four (24), Township Twenty Three (23) North, Range Four (4) West, Tippecanoe County, Indiana, and

also

A part of the East Half of the Northwest Quarter of the Southwest Quarter of Section Twenty Four (24), Township Twenty Three (23) North, Range Four (4) West, Tippecanoe County, Indiana, and more specifically described as follows:

Beginning at the Southeast corner of the Southwest Quarter of Section Twenty Four (24), Township Twenty Three (23) North, Range Four (4) West, Tippecanoe County; thence North Thirty Six Degrees, Six Minutes, Fifty Five Seconds West 1163.40 feet to a one-half inch steel rod, found, at the Southeast corner of the parcel herein described and the true point of beginning; (1) thence North Zero Degrees, Fifty Two Minutes, Fifty Four Seconds West 1732.96 feet along the East line of said parcel to a one-half inch iron pipe, set, at the intersection of existing fence lines at the Northeast corner of said parcel; (2) thence North Eighty Nine Degrees, Thirty Two Minutes, Forty Eight Seconds West 1022.34 feet along the North line of said parcel to a one-half inch steel rod, set, in the North bank of a small stream; (3) thence South Twenty Four Degrees, Twelve Minutes, Thirty Three Seconds West 115.69 feet along the North bank of said stream to a one-half inch iron pipe, set, in the East right-of-way line of I-65 frontage road; (4) thence South Thirty Five Degrees, Seventeen Minutes, Zero Seconds East 28.18 feet to a one-half inch iron pipe, set, in the said right-of-way line and approximately 43 feet from the East end of a large C.M. pipe measured along the approximate centerline of said pipe; (5) thence South Twenty One Degrees, Fourteen Minutes, Fifty Seconds East 412.31 feet along said right-of-way line to a one-half inch iron pipe, set, (concrete right-of-way monument laying on roadway backslope approximately 7 feet from point - apparently never installed); (6) thence South Thirty Five Degrees, Seventeen Minutes, Zero Seconds East 900.00 feet along said right-of-way line to a concrete right-of-way monument, found; (7) thence South Thirty Six Degrees, Four Minutes, Twenty Seconds East 397.65 feet (396.40' D.R.) along said right-of-way line to a concrete right-of-way monument, found; (8) thence Southeast 246.95 feet (249.29' D.R.) along an arc to the left having a radius of 1296.43 feet and subtended by a long chord having a bearing of South Forty Five Degrees, Forty Seven Minutes, Nine Seconds East and a length of 246.58 feet (South Forty Five Degrees, Twenty Six Minutes, Thirty Four Seconds East, 248.90' D.R.) to the true point of beginning and containing 25.24 acres, more or less.

Bearings base is the East right-of-way line of I-65 frontage road as described in courses (4) through (8).

The above described parcel is subject to a known 100 foot wide utility easement to the Public Service Company of Indiana for a high tension power line located approximately as shown on the plat.

WHEREAS, after due advertisement and conspicuous posting of a sign upon said real estate as required by ordinance, public hearing was held before the Tippecanoe County Area Plan Commission on June 17, 1987 and the Commission voted to recommend the requested rezoning.

BE IT ORDAINED BY THE COMMISSIONERS of the County of Tippecanoe, State of Indiana:

Section I. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of the municipal code is hereby amended to rezone the following described real estate, to-wit:

A part of the West Half of the East Half of the Southwest Quarter of Section Twenty Four (24), Township Twenty Three (23) North, Range Four (4) West, Tippecanoe County, Indiana, and

also

A part of the East Half of the Northwest Quarter of the Southwest Quarter of Section Twenty Four (24), Township Twenty Three (23) North, Range Four (4) West, Tippecanoe County, Indiana, and more specifically described as follows:

Beginning at the Southeast corner of the Southwest Quarter of Section Twenty Four (24), Township Twenty Three (23) North, Range Four (4) West, Tippecanoe County; thence North Thirty Six Degrees, Six Minutes, Fifty Five Seconds West 1163.40 feet to a one-half inch steel rod, found, at the Southeast corner of the parcel herein described and the true point of beginning; (1) thence North Zero Degrees, Fifty Two Minutes, Fifty Four Seconds West 1732.96 feet along the East line of said parcel to a one-half inch iron pipe, set, at the intersection of existing fence lines at the Northeast corner of said parcel; (2) thence North Eighty Nine Degrees, Thirty Two Minutes, Forty Eight Seconds West 1022.34 feet along the North line of said parcel to a one-half inch steel rod, set, in the North bank of a small stream; (3) thence South Twenty Four Degrees, Twelve Minutes, Thirty Three Seconds West 115.69 feet along the North bank of said stream to a one-half inch iron pipe, set, in the East right-of-way line of I-65 frontage road; (4) thence South Thirty Five Degrees, Seventeen Minutes, Zero Seconds East 28.18 feet to a one-half inch iron pipe, set, in the said right-of-way line and approximately 43 feet from the East end of a large C.M. pipe measured along the approximate centerline of said pipe; (5) thence South Twenty One Degrees, Fourteen Minutes, Fifty Seconds East 412.31 feet along said right-of-way line to a one-half inch iron pipe, set, (concrete right-of-way monument laying on roadway backslope approximately 7 feet from point - apparently never installed); (6) thence South Thirty Five Degrees, Seventeen Minutes, Zero Seconds East 900.00 feet along said right-of-way line to a concrete right-of-way monument, found; (7) thence South Thirty Six Degrees, Four Minutes, Twenty Seconds East 397.65 feet (396.40' D.R.) along said right-of-way line to a concrete right-of-way monument, found; (8) thence Southeast 246.95 feet (249.29' D.R.) along an arc to the left having a radius of 1296.43 feet and subtended by a long chord having a bearing of South Forty Five Degrees, Forty Seven Minutes, Nine Seconds East and a length of 246.58 feet (South Forty Five Degrees, Twenty Six Minutes, Thirty Four Seconds East,

ABE529

248.90' D.R.) to the true point of beginning and containing 25.24 acres, more or less.

Bearings base is the East right-of-way line of I-65 frontage road as described in courses (4) through (8).

The above described parcel is subject to a known 100 foot wide utility easement to the Public Service Company of Indiana for a high tension power line located approximately as shown on the plat.

Section II. The above described real estate should be and the same is hereby rezoned from R-1 to R-3.

Section III. This ordinance shall be in full force and effect from and or after its passage by the Commissioners of Tippecanoe County, Indiana.

PASSED AND ADOPTED by the Commisioners of Tippecanoe County, Indiana, upon this, the 6th day of July, 1987.

THE BOARD OF COMMISSIONERS
OF THE COUNTY OF TIPPECANOE

Eugene R. Moore

Bruce V. Osborn

Sue W. Scholer
Sue W. Scholer

ATTEST:

Sarah S. Brown
Sarah S. Brown, Auditor

ABE529