

ORDINANCE NO. 2019-31-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE
FROM AW TO I3

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 Wayne Township, Tippecanoe County,
Indiana



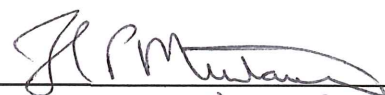
See Attached Exhibit A

Section 2: The above-described real estate should be and the same is hereby rezoned
from AW TO I3.

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 2nd day of December, 2019.

VOTE:

<u>yes</u>	 _____ Tracy Brown David Byers Thomas Murtaugh, President
<u>yes</u>	 _____ Tracy Brown David Byers, Vice President
<u>yes</u>	 _____ Thomas P. Murtaugh Tracy Brown, Member

ATTEST:



Robert Plantenga, Auditor

Parcel No. 79-09-23-400-001.000-028

A parcel of land in the Southeast fractional quarter of Section 23, Township 22 North, Range 6 West, located in Wayne Township, Tippecanoe County, Indiana, described more particularly as follows:

Beginning at a point 1977.1 feet North and 728.9 feet S 72 degrees 00' E of the Southwest corner of the Southeast fractional quarter of Section 23, Township 22 North, Range 6 West; thence continuing S 72 degrees 00' E parallel to the South line of Burnett's Reserve 1536.5 feet to the center of State Road No. 25; thence N 24 degrees 07 1/2' E along the centerline of said State Road 435.6 feet; thence N 72 degrees 00' W parallel to the South line of Burnett's Reserve 1536.5 feet; thence S 24 degrees 07 1/2' W parallel to the centerline of State Road No. 25, 435.6 feet to the place of beginning, containing 15.30 acres, more or less, including 0.30 acres of State Road No. 25 right of way.

EXCEPTING therefrom a rectangular tract of 80 feet frontage along State Road 25 and extending 326 feet northwesterly, which excepted tract lies in the Southeast corner of the tract above described.

ALSO EXCEPT:

A parcel of land in the Southeast fractional quarter of Section twenty-three (23), Township twenty-two (22) North, Range six (6) West, described more particularly as follows:

Commencing at the Southwest corner of the Southeast fractional quarter (Bernsten Monument per records) of Section twenty-three (23), Township twenty-two (22) North, Range six (6) West; thence North zero degrees twenty-five minutes forty-five seconds (00° 25' 45") East along the West line of said quarter section two thousand fifty-eight and nine hundredths (2058.09) feet; thence parallel with the South line of Burnett's Reserve South seventy-one degrees thirty-seven minutes fifteen seconds (71° 37' 15") East one thousand eight hundred fifty and ninety-seven hundredths (1850.97) feet to the POINT OF BEGINNING; thence continuing South seventy-one degrees thirty-seven minutes fifteen seconds (71° 37' 15") East parallel with the South line of Burnett's Reserve four hundred four and eighty-nine hundredths (404.89) feet to a point in the centerline of State Road No. 25. Said point also being the Southeast corner of a sixty hundredths (0.60) acre tract recorded as Instrument No. 8610744 in the Office of the Tippecanoe County Recorder; thence on and along said centerline North twenty-four degrees forty-seven minutes thirty-one seconds (24° 47' 31") East two hundred eighteen (218.00) feet; thence North seventy-one degrees thirty-seven minutes fifteen seconds (71° 37' 15") West four hundred four and eighty-nine hundredths (404.89) feet; thence South twenty-four degrees forty-seven minutes thirty-one seconds (24° 47' 31") West two hundred eighteen (218.00) feet to the POINT OF BEGINNING, containing two and fourteen thousandths (2.014) acres, more or less, including one hundred seventy-five thousandths (.175) acre of State Road No. 25 right-of-way.

ALSO EXCEPT:

A parcel of land in the Southeast fractional quarter of Section twenty-three (23) Township twenty-two (22) North, Range six (6) West, more particularly described as follows:

Commencing at the Southeast corner of a fifteen and thirty hundredths (15.30) acre tract recorded in Instrument #8610744; thence running northerly along the center of State Road 25 a distance of eighty (80) feet to the point of beginning; thence continuing along State Road 25 a distance of one hundred thirty-eight (138.00) feet; thence North seventy-one degrees thirty-seven minutes fifteen seconds (71° 37' 15") West four hundred forty-four and ninety-two hundredths (444.92) feet; thence South twenty-four degrees forty-seven minutes thirty-one seconds (24° 47' 31") West two hundred eighteen (218.00) feet; thence South seventy-one degrees thirty-seven minutes fifteen seconds (71° 37' 15") East one hundred nineteen and fourteen hundredths (119.14) feet; thence North twenty-four degrees forty-five minutes fourteen seconds (24° 45' 14") East seventy-nine and ninety-eight hundredths (79.98) feet; thence South seventy-one degrees thirty-seven minutes fifteen seconds (71° 37' 15") East three hundred twenty-six (326.00) feet to the point of beginning, containing one and sixty-one hundredths (1.61) acres, more or less.

13.09

Parcel No. 79-09-23-400-006.000-028

A three (3) acres tract of ground in the Southeast fractional quarter of Section twenty-three (23), Township twenty-two (22) North, Range six (6) West, Wayne Township, Tippecanoe County, Indiana, described more particularly as follows:

Beginning at a point in the centerline of State Road 25, two hundred four and one tenth (204.1) feet South twenty-four degrees thirty-nine minutes (24°-39') West of the intersection of said centerline with the South line of Section five (5) of Burnett's Reserve; thence continuing South twenty-four degrees thirty-nine minutes (24°-39') West along said Road centerline two hundred fifty (250) feet; thence North seventy-two degrees (72°) West parallel with said Burnett's Reserve South Line five hundred twenty-three (523) feet; thence North twenty-four degrees thirty-nine minutes (24°-39') East parallel with the Road centerline two hundred fifty (250) feet to West line of ten (10) acres tract, thence South seventy-two degrees (72°) East parallel with said Reserve line five hundred twenty-three (523) feet to the place of beginning, containing three (3) acres, more or less. Subject to easement for highway, State Road No. 25.

EXCEPTING THEREFROM the following described real estate, to-wit: Being a part of the Southeast fractional quarter of Section twenty-three (23), Township twenty-two (22) North, Range six (6) West, Wayne Township, Tippecanoe County, Indiana, described as follows: Commencing at the intersection of the centerline of State Road 25 and the South line of Section five (5) of Burnettes' Reserve; thence South twenty-four degrees thirty-nine minutes zero seconds (24° 39' 00") West along said centerline of State Road 25 for two hundred four and ten hundredths (204.10) feet to the point of beginning; thence continuing South twenty-four degrees thirty-nine minutes zero seconds (24° 39' 00") West along said centerline for two hundred fifty (250) feet; thence North seventy-two degrees zero minutes zero seconds (72° 00' 00") West for a distance of two hundred fifty-five (255) feet; thence North seventeen degrees seventeen minutes forty-seven seconds (17° 17' 47") East (along existing fence) for two hundred forty-eight and thirty-four hundredths (248.34) feet; thence South seventy-two degrees zero minutes zero seconds (72° 0' 00") East for two hundred eighty-seven (287) feet to the point of beginning, containing one and fifty-four hundredths (1.54) acres, more or less, subject to existing highway easement.