

ORDINANCE NO 2006-19-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
TIPPECANOE COUNTY, INDIANA,  
TO REZONE CERTAIN REAL ESTATE FROM PDRS TO R1

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

SECTION I:

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 Tippecanoe Township, Tippecanoe County, Indiana, to wit:

A part of the Northwest Quarter and a part of the Northeast Quarter of Section 29, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, described as follows:

COMMENCING at the northeast corner of said northwest quarter; thence along the east line of said quarter section South 00 degrees 04 minutes 09 seconds East 45.02 feet to a point on a line parallel with and distant 45.00 feet South of the north line of said quarter section; thence parallel with said north line North 88 degrees 22 minutes 13 seconds West a distance of 722.48 feet to a 5/8" rebar with yellow cap stamped "Schneider Eng., Firm #0001 (hereinafter referred to as a "Rebar") at a northerly corner of a tract of land described in a deed to Dillinger Development, LLC Instrument No. 9907922 in the Office of the Recorder of Tippecanoe County); thence along a westerly line of said Dillinger tract South 08 degrees 09 minutes 50 seconds West a distance of 248.88 feet to a "Rebar" at a corner of said tract and the **POINT OF BEGINNING**, said point being on a curve having a radius of 725.00 feet, the radius point of which bears South 08 degrees 09 minutes 50 seconds West; thence westerly along the arc of said curve a distance of 103.30 feet to a "Rebar" at the point of tangency thereof bearing North 00 degrees 00 minutes 00 seconds West from said radius point; thence North 90 degrees 00 minutes 00 seconds West a distance of 225.08 feet to a "Rebar" at the point of curvature of a curve having a radius of 325.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds West; thence westerly along the arc of said curve a distance of 9.94 feet to the point of reverse curvature of a curve having a radius of 10.00 feet, the radius point of which bears North 01 degree 45 minutes 06 seconds West; thence northerly along the arc of said curve a distance of 13.98 feet to a point bearing South 78 degrees 21 minutes 49 seconds West from said radius point; thence South 14 degrees 44 minutes 25 seconds East a distance of 61.49 feet to a point on a northerly line of said Dillinger tract and a point on a curve having a radius of 250.00 feet, the radius point of which bears South 06 degrees 33 minutes 26 seconds East; thence easterly along the arc of said curve a distance of 28.61 feet to a "Rebar" at the point of tangency thereof bearing North 00 degrees 00 minutes 00 seconds East from said radius point; the next nineteen courses being along the northerly lines of said tract, North 90 degrees 00 minutes 00 seconds East 200.92 feet to a "Rebar" at the point of curvature of a curve having a radius of 675.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds West; thence easterly along the arc of said curve a distance of 105.21 feet to a "Rebar" bearing North 08 degrees 55 minutes 50 seconds East from said radius point; thence South 08 degrees 55 minutes 50 seconds West 105.00 feet to a "Rebar"; thence South 76 degrees 49 minutes 31 seconds East 84.37 feet to a "Rebar"; thence South 68 degrees 20 minutes 13 seconds East 84.37 feet to a "Rebar"; thence South 61 degrees 12 minutes 50 seconds East 93.48 feet to a "Rebar"; thence South 61 degrees 03 minutes 32 seconds East 104.27 feet to a "Rebar"; thence South 65 degrees 40 minutes 22 seconds East 110.20 feet to a "Rebar"; thence South 21 degrees 31 minutes 56 seconds West 83.54 feet to a "Rebar"; thence South 68 degrees 28 minutes 04 seconds East 76.63 feet to a "Rebar"; thence South 02 degrees 01 minutes 33 seconds West 185.47 feet to a "Rebar"; thence South 87 degrees 58 minutes 27 seconds East 596.94 feet to a "Rebar"; thence North 13 degrees 40 minutes 22 seconds West 321.30 feet to a "Rebar"; thence North 28 degrees 47 minutes 59 seconds West 231.69 feet to a "Rebar"; thence North 79 degrees 24 minutes 21 seconds West 272.65 feet to a "Rebar"; thence North 66 degrees 52 minutes 37 seconds West 479.12 feet to a "Rebar"; thence North 72 degrees 43 minutes 50 seconds West 89.50 feet to a "Rebar"; thence South 11 degrees 33 minutes 01 seconds West 132.00 feet to a "Rebar" at a point on a curve having a radius of 725.00 feet, the radius point of which bears South 11 degrees 33 minutes 01 seconds West; thence westerly along the arc of said curve a distance of 42.85 feet to the **POINT OF BEGINNING**. Containing 10.02 acres, more or less.

SECTION II:

The real estate described above should be and the same is hereby rezoned from PDRS to R1.

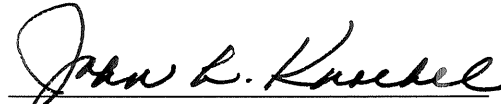
SECTION III:

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 5<sup>th</sup> day of September, 2006.

VOTE:

Yes

  
John L. Knochel, President

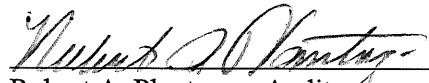
Yes

  
Ruth E. Shedd, Vice President

Yes

  
KD Benson, Member

ATTEST:

  
Robert A. Plantenga, Auditor