

ORDINANCE NO. 2007-07-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE, FROM A TO RE.

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:

ATTACHED EXHIBIT "A"

Section 2. The real estate described above should be and the same is hereby rezoned from A to RE.

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

(Adopted and passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this 5th day of February, 2006.⁷

VOTE:

<u>yes</u>	<u>KD Benson</u> KD Benson (President)
<u>yes</u>	<u>Ruth E. Shedd</u> Ruth Shedd (Vice President)
<u>yes</u>	<u>John Knochel</u> John Knochel (Member)

Attest: Jennifer Weston
~~Robert Plantenga~~ Jennifer Weston (Auditor)

EXHIBIT "A"

MODERNIZED DESCRIPTION (PHASE 1)(27.584 ACRES ±)

Part of the Northwest Quarter of Section 21, and part of the Southwest Quarter of Section 16, all in Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 16, being marked by a Berntsen monument; Thence South $88^{\circ}54'22''$ East, along the South line of the Southwest Quarter of Section 16, a distance of 803.88 feet to the Point of Beginning of this description; Thence North $00^{\circ}44'20''$ East, a distance of 71.02 feet to a tangent curve to the left; Thence Northerly and Northwesterly, along said tangent curve having a radius of 45.00 feet, a central angle of $64^{\circ}01'43''$, a chord length of 47.71 feet which bears North $31^{\circ}16'32''$ West, and an arc length of 50.29 feet; Thence North $63^{\circ}17'23''$ West, a distance of 82.19 feet to a tangent curve to the right; Thence Northwesterly and Northerly, along said tangent curve having a radius of 105.00 feet, a central angle of $64^{\circ}01'43''$, a chord length of 111.33 feet which bears North $31^{\circ}16'32''$ West, and an arc length of 117.34 feet; Thence North $00^{\circ}44'20''$ East, a distance of 163.11 feet; Thence South $89^{\circ}15'39''$ East, a distance of 1405.61 feet; Thence South $01^{\circ}26'39''$ East, a distance of 413.10 feet to the South line of the Southwest Quarter of Section 16; Thence continuing South $01^{\circ}26'39''$ East crossing into the Northwest Quarter of Section 21, a distance of 626.96 feet; Thence South $88^{\circ}26'51''$ West, a distance of 722.49 feet; Thence South $01^{\circ}15'39''$ East, a distance of 401.26 feet; Thence North $47^{\circ}18'53''$ West, a distance of 70.17 feet; Thence North $11^{\circ}04'18''$ West, a distance of 57.29 feet; Thence North $79^{\circ}25'03''$ West, a distance of 86.14 feet; Thence North $41^{\circ}33'26''$ West, a distance of 142.59 feet; Thence South $75^{\circ}20'38''$ West, a distance of 89.78 feet; Thence North $89^{\circ}52'39''$ West, a distance of 225.02 feet; Thence North $00^{\circ}46'26''$ West, a distance of 266.46 feet to a non tangent curve to the right; Thence Southwesterly and Westerly, along said non-tangent curve having a radius of 230.00 feet, a central angle of $54^{\circ}13'44''$, a chord length of 209.65 feet which bears South $63^{\circ}58'40''$ West, and an arc length of 217.69 feet; Thence North $88^{\circ}54'29''$ West, a distance of 584.05 feet to the East right of way line of County Road 500 West; Thence South $00^{\circ}46'26''$ East, along said right of way, a distance of 59.01 feet; Thence South $89^{\circ}13'34''$ West, a distance of 30.00 feet to the West line of the Northwest Quarter of Section 21 and approximate centerline of County Road 500 West; Thence North $00^{\circ}46'26''$ West, along the West line of the Northwest Quarter of Section 21 and approximate centerline of County Road 500 West, a distance of 180.00 feet; Thence North $89^{\circ}13'34''$ East, a distance of 30.00 feet to the East right of way of County Road 500 West; Thence South $00^{\circ}46'26''$ East, along said right of way, a distance of 60.96 feet; Thence South $88^{\circ}54'29''$ East, a distance of 586.00 feet to a tangent curve to the left; Thence Easterly, Northeasterly, and Northerly, along said tangent curve having a radius of 170.00 feet, a central angle of $90^{\circ}21'16''$, a chord length of 241.16 feet which bears North $45^{\circ}54'58''$ East, and an arc length of 268.09 feet; Thence North $00^{\circ}44'20''$ East, a distance of 465.36 feet to the Point of Beginning, containing 35.991 Acres, more or less.

EXCEPT:

Part of the Northwest Quarter of Section 21 and part of the Southwest Quarter of Section 16, all in Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 16, being marked by a Berntsen Monument; Thence South $88^{\circ}54'22''$ East, along the South line of the Southwest Quarter of Section 16, a distance of 863.88 feet; Thence North $00^{\circ}44'20''$ East, a distance of 137.04 feet; Thence North $63^{\circ}17'23''$ West, a distance of 33.37 feet; Thence North $00^{\circ}44'20''$ East, a distance of 36.24 feet; Thence South $89^{\circ}15'39''$ East, a distance of 244.80 feet; Thence North $00^{\circ}44'20''$ East, a distance of 157.49 feet; Thence South $89^{\circ}15'39''$ East, a distance of 336.18 feet; Thence South $00^{\circ}44'20''$ West, a distance of 180.19 feet; Thence South $52^{\circ}06'10''$ West, a distance of 22.00 feet; Thence South $41^{\circ}10'22''$ East, a distance of 469.90 feet; Thence North $88^{\circ}33'40''$ West, a

distance of 377.80 feet; Thence South 57°56'33" West, a distance of 280.29 feet; Thence North 89°15'40" West, a distance of 234.30 feet; Thence North 00°44'20" East, a distance of 345.47 feet to the Point of Beginning, containing 8.407 Acres, more or less. Containing after said exception, 27.584 Acres, more or less, being 8.911 Acres in Section 16 and 18.673 Acres in Section 21.

Bearings in the above description are based upon S.P.C. Grid North (N.A.D. 83) as determined by the Tippecanoe County Section Corner Perpetuation Project.

Subject to all easements, rights of way and restrictions of record.