

ORDINANCE NO. 2011-01-CM

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

**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 Wea Township, Tippecanoe County, Indiana, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

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

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 3RD day of JANUARY, 2011.

**VOTE:**

yes

yes

yes

John Knochel  
John Knochel, ~~President~~ MEMBER

David Byers  
David Byers, ~~Vice President~~

Thomas Murtaugh  
Thomas Murtaugh, ~~Member~~ VICE PRESIDENT

Attest: Jennifer Weston  
Jennifer Weston, Auditor

**Legal Description –Ravenswood at Hickory Ridge Planned Development (Amended - Phase 1)**

A part of the southwest quarter of Section 15-22-4 Township Twenty-two (22) North, Range Four (4) West, Wea Township, Tippecanoe County, Indiana, being more completely described as follows:

Commencing at the northeast corner of the southwest quarter of Section 15-22-4 and the northeast corner of Ravenswood at Hickory Ridge Planned Development – Phase One (1) as per the plat thereof, recorded as Document Number 040103064 in the Tippecanoe County Recorder's Office; thence along the north line of said southwest quarter and the north line of said planned development, South 89°15'28" West, 648.03 feet to the northeasterly corner of Ravenswood at Hickory Ridge Planned Development, Phase Two (2) as per the plat thereof, recorded as Document Number 04021032 in said Recorder's Office; thence along the bounds of said planned development (Phase Two) for the following seven (7) courses: (1) continuing along the north line of said southwest quarter, South 89°15'28" West, 667.86 feet to the north quarter corner of said southwest quarter and a northerly corner of Hickory Ridge Subdivision- Phase One (1) as per the plat thereof, recorded as Document Number 04030613 in said Recorder's Office; (2) along the east line of said Hickory Ridge Subdivision – Phase One, South 00°44'45" East, 440.00 feet to the POINT OF BEGINNING of the herein described tract; (3) South 02°15'56" West, 505.71 feet to the northerly right-of-way line of Mondavi Boulevard as platted with said Hickory Ridge Subdivision – Phase One; (4) along said right-of-way line, South 78°00'53" East, 60.10 feet; (5) continuing along said right-of-way line and a tangent curve to the right (said curve having a radius of 630.00 feet and a chord bearing South 71°05'25" East, 151.90 feet) an arc length of 152.28 feet; (6) continuing along said right-of-way line, South 64°09'58" East, 199.82 feet; (7) continuing along said right-of-way line and a tangent curve to the left (said curve having a radius of 420.00 feet and a chord bearing North 86°22'40" East, 413.08 feet) an arc length of 431.85 feet; thence North 38°18'16" West, 220.75 feet to the centerline of Silverado Circle as platted with said planned development (Phase Two); thence along said centerline for the following nine (9) courses: (1) along a non-tangent curve to the right (said curve being concave northwesterly, having a radius of 75.00 feet and a chord bearing South 55°39'59" West, 10.39 feet) an arc length of 10.40 feet; (2) South 59°38'14" West, 30.57 feet; (3) along a tangent curve to the right (said curve having a radius of 75.00 feet and a chord bearing South 79°55'33" West, 52.01 feet) an arc length of 53.12 feet; (4) North 79°47'08" West, 75.44 feet; (5) along a tangent curve to the right (said curve having a radius of 75.00 feet and a chord bearing North 70°27'44" West, 24.30 feet) an arc length of 24.41 feet; (6) North 61°08'20" West, 236.34 feet; (7) along a tangent curve to the right (said curve having a radius of 75.00 feet and a chord bearing North 30°34'10" West, 76.29) an arc length of 80.03 feet; (8) North 00°00'00" East, 156.42 feet; (9) along a tangent curve to the right (said curve having a radius of 200.00 feet and a chord bearing North 09°39'01" East, 67.05 feet) an arc length of 67.37 feet; thence North 70°41'58" West, 187.42 feet; thence South 89°15'28" West, 43.04 feet to the point of beginning, containing 5.26 acres, more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD