

ORDINANCE NO. 2011-10-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTAE FROM R1 AND R3 TO PDRS

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

**Section 1:** The Unified Zoning Ordinance of Tippecanoe County, Indiana, being 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

See Attached Legal Description

**Section 2:** The above-described real estate should be and the same is hereby rezoned from R1 and R3 to PDRS.

**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 4<sup>th</sup> day of April 2011.

VOTE:

YES

David S. By  
President

YES

D.P. Minton  
Vice President

-

Absent  
Member

Attested:

Jennifer Weston  
Jennifer Weston, Auditor

**LEGAL DESCRIPTION:**

A part of the West Half of the Southwest Quarter of Section 12, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, within the bounds of Mida Development Group, LLC property as described in Document Number 9916703 recorded June 25, 1999 in the Office of the Tippecanoe County Recorder, as depicted on a Plat of Survey by Vester and Associates, Inc. Job E-99105, more completely described as follows:

Commencing at the Southwest corner of the West Half of the Southwest Quarter of Section 12-23-5, being marked by a Berntsen RT-1 aluminum monument; thence along the South line of said Quarter, South 89°47'49" East, 785.00 feet to a railroad spike with a cross "+" cut at the southeast corner of the West Lafayette Christian Church, Inc. property as described in Deed Book 78, Page 4724, recorded August 10, 1978 and Deed Book 78, Page 6502, recorded November 21, 1978 and Document Number 00017364 recorded August 10, 2000 in the Office of the Tippecanoe County Recorder; thence along said Church boundary the following seven (7) courses; (1) North 00°12'11" East, 55.78 feet to the Point of Beginning of the herein described tract; (2) continuing North 00°12'11" East, 288.72 feet; (3) North 89°47'49" West, 59.13 feet; (4) North 38°37'46" West, 91.33 feet; (5) along a tangent curve to the right (said curve having a radius of 125.00 feet, a chord bearing North 19°12'11" West, 83.07 feet) an arc distance of 84.67 feet; (6) North 00°12'11" East, 250.51 feet; (7) North 89°47'49" West, 643.80 feet to a 3/4" rebar with an aluminum cap stamped "Vester & Assoc., Inc." hereinafter referred to as a Vester capped rebar, on the West line of said half; thence along said West line North 00°00'43" West, 1014.06 feet; thence North 89°08'12" East, 723.21 feet to a Vester capped rebar and also the West line of Willowbrook TIC 13 property; thence along said West line South 00°28'47" East, 1305.39 feet; thence South 51°22'14" West, 31.44 feet; thence South 38°37'46" East, 130.83 feet to a tangent curve to the right (said curve having a radius of 115.03 feet, a chord bearing South 19°12'46" East, 76.48 feet) an arc distance of 77.96 feet; thence South 00°12'11" West, 34.05 feet; thence South 56°11'45" East, 12.24 feet; thence South 00°26'50" East, 127.99 feet; thence South 89°33'10" West, 19.01 feet; thence South 00°27'00" East, 48.16 feet; thence North 89°33'10" West, 23.19 feet to the Point of Beginning containing 18.008 acres, more or less.

ALSO:

Commencing at the southwest corner of the West Half of the Southwest Quarter of Section 12-5, being marked by a Berntsen RT-1 aluminum monument; thence along the south line of said Quarter, South 89 degrees 47 minutes 49 seconds East, 785.00 feet to a railroad spike with a cross "+" cut at the Southeast corner of the West Lafayette Christian Church, Inc. property as described in Deed Book 78, page 4724, recorded August 10, 1978 in the office of the Tippecanoe County Recorder and the point of beginning of the herein described tract; thence along

the east line of said Church boundary, North 00 degrees 12 minutes 11 seconds East, 31.63 feet to the South line of the City of West Lafayette property as described in Document Number 9915715 recorded June 15, 1999, in said Recorder's Office; thence along the south line of said City of West Lafayette property, North 88 degrees 29 minutes 44 seconds East, 23.47 feet to the west line of the public right-of-way as dedicated in Emma Subdivision, Plat Cabinet D, Slide 32, Document Number 98-11497, recorded August 18, 1989 in said Recorder's Office; thence along the West line of said right-of-way, South 00 degrees 26 minutes 50 seconds East, 32.33 feet to the south line of said Southwest Quarter; thence along the south line of said quarter North 89 degrees 47 minutes 49 seconds West, 23.83 feet to the point of beginning, containing 0.0174 acres, more or less.

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