

ORDINANCE NO. 2018-1-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R1 TO R1A

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 Wabash Township, Tippecanoe County, Indiana

See Exhibit A Attached

Section 2: The above-described real estate should be and the same is hereby rezoned from R1 to R1A

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 January, 2018.

VOTE:

Yes

Tracy Brown
Tracy Brown, President

Yes

Thomas Murtaugh
Thomas Murtaugh, Vice President

Yes

David Byers
David Byers, Member

ATTEST:

Robert Plantenga
Robert Plantenga, Auditor

79-06-14-151-001.000-023, 134-07100-0096
79-06-14-100-001.000-023, 134-07100-0019

EXHIBIT A

PARCEL I:

The tract of land owned by Susan D. Andrews as recorded in Document Number 03020982 on 5/27/2003 in the Tippecanoe County Recorder's Office, and being a part of the north half of the southwest quarter of the northwest quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Beginning at a Mag nail marking the northwest corner of the north half of the southwest quarter of the northwest quarter of Section 14-23-5; thence North 89°-09'-38" East (bearings are based on north as determined by GPS) 1,293.12 feet along the north line of said quarter-quarter to a Starr capped rebar marking the northeast corner of said quarter-quarter; thence South 00°-14'-03" West 657.73 feet to an iron pipe marking the northeast corner of the Pine Meadows Planned Development as recorded in Document Number 00013272 on June 6, 2000, in said Recorder's office; thence South 89°-09'-48" West 760.62 feet along the north line of said planned development to a Coutts capped rebar marking the southeast corner of a tract of land owned by Barbara Schlinkert as recorded in Document Number 9608259 on May 2, 1996, in said Recorder's office; thence North 43°-26'-29" West 213.03 feet to a Starr capped rebar; thence North 50°-22'-26" West 150.00 feet to a bent iron pipe in a ditch; thence North 57°-44'-26" West 175.50 feet to an iron pipe; thence South 88°-48'-34" West 119.40 feet to a Mag nail on the west line of said Section, said point being in the surface of Klondike Road (County Road 300 West); thence North 00°-00'-30" East 308.34 feet along said west line and county road to the point of beginning, and containing 16.705 acres, more or less.

Except: 260 feet strip off the eastern end of said parcel, consisting of approximately 3.83 acres.

PARCEL II:

Part of the real estate conveyed to Edwin L. Swanson, et al in Deed Record 9502387 in the Office of the Tippecanoe County Recorder and being part of the Northwest Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows: Beginning at the northwest corner of the Northwest Quarter of Section 14, being marked by a Berntsen Monument; thence North 88° 37' 26" East along the north line of the Northwest Quarter and approximate center line of County Road 200 North (Lindberg Road), a distance of 375.96 feet to a P.K. Nail at the northwest corner of a tract owned by James P. and Sally S. Goad (Deed Record 9920428); thence South 00° 03' 02" East along the west line of Goad Tract a distance of 287.02 feet to a rebar; thence North 88° 41' 57" East along the south line of Goad Tract a distance of 190.08 feet to a rebar; thence North 00° 03' 17" West along the east line of Goad tract a distance of 287.26 feet to a P.K. Nail on the north line of

Northwest Quarter and approximate center line of County Road 200 North (Lindberg Road); thence North 88° 27' 26" East along the north line of Northwest Quarter and approximate center line of County Road 200 North (Lindberg Road), a distance of 555.36 feet to a railroad spike on the westerly railroad right of way; thence South 34° 39' 13" East along said railroad right of way a distance of 295.97 feet to a 5/8 inch diameter re-bar with a plastic cap stamped "RWG 880043" and hereafter referred to as a standard monument on the east line of the Northwest Quarter of the Northwest Quarter; thence South 00° 16' 45" East along the east line of the Northwest Quarter of the Northwest Quarter, a distance of 1075.07 feet to a fence corner post at the southeast corner of the Northwest Quarter of the Northwest Quarter; thence South 89° 05' 43" West, along the south line of the Northwest Quarter of the Northwest Quarter, a distance of 1293.13 feet to a Mag Nail on the west line of the Northwest Quarter and approximate centerline of County Road 300 West (Klondike Road); thence North 00° 04' 16" West along the west line of the Northwest Quarter and approximate center line of County Road 300 West (Klondike Road), a distance of 721.13 feet to a Mag Nail at the southwest corner of a 2.283 acre parcel (Parcelization No. P 02-70, Document No. 02022201, July 19, 2002); thence North 88° 37' 26" East along the south line of said 2.283 acre parcel a distance of 375.86 feet to a standard monument at the southeast corner of said 2.283 acre parcel; thence North 00° 04' 16" West along the east line of said 2.283 acre parcel a distance of 259.40 feet to a standard monument at the northeast corner of said 2.283 acre parcel; thence South 88° 37' 26" West, along the north line of said 2.283 acre a distance of 375.86 feet to a Mag Nail on the west line of the Northwest Quarter and approximate center line of County Road 300 West (Klondike Road); thence North 00° 04' 16" West along the west line of the Northwest Quarter and approximate center line of County Road 300 West (Klondike Road), a distance of 331.48 feet to the Point of Beginning, containing 35.065 acres, more or less.

ALSO Part of the real estate conveyed to Edwin L. Swanson, et al in Deed Record 9502387 in the Office of the Tippecanoe County Recorder and being part of the Northwest Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows: Beginning at the northeast corner of the Northwest of the Northwest Quarter of Section 14, being marked by a railroad spike; thence South 00° 47' 33" East, along the east line of the Northwest Quarter of the Northwest Quarter, a distance of 70.35 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043" at the easterly railroad right of way; thence North 34° 39' 13" West, along said railroad right of way, a distance of 84.16 feet to a mag nail on the north line of the Northwest Quarter and approximate centerline of County Road 200 North (Lindberg Road); thence North 88° 16' 31" East, along the north line of the Northwest Quarter and approximate centerline of County Road 200 North (Lindberg Road), a distance of 46.70 feet to the Point of Beginning, containing 0.038 of an acre, more or less. The total of both tracts being 35.103 acres, more or less.

EXCEPT A part of the Northwest Quarter of Section 14, Township 23 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on Right-of-Way Parcel Plat, dated December 17, 2004, prepared by Jacob E. Fitzsimmons, RLS No.

LS21200011, described as follows: Commencing at the northwest corner of said quarter section; thence North 88 degrees 37 minutes 25 seconds East 376.00 feet (375.96 feet per Instrument No. 04034497) along the north line of said quarter section; thence South 0 degrees 04 minutes 08 seconds East 30.01 feet to the south boundary of Lindberg Road and a north corner of the grantor's land and the point of beginning of this description; thence South 0 degrees 04 minutes 08 seconds East 12.60 feet along an east line of the grantor's land; thence South 88 degrees 33 minutes 43 seconds West 37.71 feet to point "2008" as designated on said Parcel Plat; thence South 60 degrees 21 minutes 18 seconds West 70.18 feet to point "2007" as designated on said Parcel Plat; thence South 78 degrees 32 minutes 36 seconds West 64.02 feet to point "2006" as designated on said Parcel Plat; thence North 88 degrees 26 minutes 55 seconds West 61.37 feet to point "2005" as designated on said Parcel Plat; thence South 53 degrees 15 minutes 44 seconds West 129.20 feet to point "2004" as designated on said Parcel Plat; thence South 20 degrees 26 minutes 56 seconds West 55.46 feet to point "2003" as designated on said Parcel Plat and the east boundary of Klondike Road and the west line of the grantor's land; thence North 0 degrees 04 minutes 08 seconds West 180.25 feet along said east boundary of Klondike Road and the west line of the grantor's land to the intersection of said east boundary of Klondike Road and the said south boundary of Lindberg Road and the northwest corner of the grantor's land; thence North 88 degrees 37 minutes 25 seconds East 345.99 feet along the said south boundary of Lindberg Road and the north line of the grantor's land to the point of beginning and containing 0.491 acres, more or less.

ALSO EXCEPT A part of the Northwest Quarter of Section 14, Township 23 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on Right-of-Way Parcel Plat, dated December 17, 2004, prepared by Jacob E. Fitzsimmons, RLS No. LS21200011, described as follows: Commencing at the northwest corner of said quarter section; thence North 88 degrees 37 minutes 25 seconds East 566.00 feet along the north line of said quarter section; thence South 0 degrees 04 minutes 08 seconds East 30.01 feet to the south boundary of Lindberg Road and a north corner of the grantor's land and the point of beginning of this description; thence North 88 degrees 37 minutes 25 seconds East 576.21 feet along said south boundary of Lindberg Road and the north line of the grantor's land to the southwestern line of the Kankakee Beaverville Railroad; thence South 34 degrees 38 minutes 03 seconds East 14.07 feet along said southwestern line to point "2013" as designated on said Parcel Plat; thence South 88 degrees 33 minutes 43 seconds West 584.21 feet to a west line of the grantor's land; thence North 0 degrees 04 minutes 08 seconds West 12.40 feet along said west line to the point of beginning and containing 0.161 acres, more or less.

ALSO EXCEPT A part of the Northwest Quarter of Section 14, Township 23 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on Right-of-Way Parcel Plat, dated December 17, 2004, prepared by Jacob E. Fitzsimmons, RLS No. LS21200011, described as follows: Commencing at the northwest corner of said quarter section; thence North 88 degrees 37 minutes 25 seconds East 1,241.44 feet along the north line of said quarter section to the northeastern line of the Kankakee Beaverville Railroad; thence South 34 degrees 38

minutes 03 seconds East 35.88 feet along said northeastern line to the south boundary of Lindberg Road and a north corner of the grantor's land and the point of beginning of this description; thence North 88 degrees 37 minutes 25 seconds East 27.39 feet along said south boundary of Lindberg Road and the north line of the grantor's land to the northeast corner of the grantor's land and the east line of the northwest quarter of said quarter section; thence South 0 degrees 03 minutes 11 seconds East 11.62 feet along said east line; thence South 88 degrees 33 minutes 43 seconds West 19.49 feet to said northeastern line and point "2016" as designated on said Parcel Plat; thence North 34 degrees 38 minutes 03 seconds West 13.92 feet along said northeastern line to the point of beginning and containing 0.006 acres, more or less.