

**ORDINANCE 97-17-CM**

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

**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:

**Legal Description**

A part of the Northwest Quarter of Section Twelve (12), Township Twenty-two (22) North, Range Four (4) West, Wea Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at an iron pipe marking the southeast corner of the Northwest Quarter of Section 12-22-4; thence North 0°-00'-00" East along the east line of said quarter section a distance of 60.00 feet to a re-bar marking the point of beginning of the herein described tract; thence North 89°-21'-34" West a distance of 717.55 feet; thence North 0°-02'-39" East a distance of 140.00 feet; thence South 89°-21'-34" East a distance of 174.04 feet; thence North 0°-09'-33" East a distance of 723.54 feet to a re-bar; thence South 89°-35'-49" East a distance of 291.37 feet to a re-bar; thence South 0°-00'-00" West a distance of 724.77 feet; thence South 89°-21'-34" East a distance of 250.00 feet to the east line of said quarter section; thence South 0°-00'-00" West along said east line a distance of 140.00 feet to the point of beginning, containing 7.166 acres.

**EXCEPTING THEREFROM**, a part of the Northwest Quarter of Section Twelve (12), Township Twenty-two (22) North, Range Four (4) West, Wea Township, Tippecanoe County, Indiana, being more completely described as follows to-wit:

Commencing at an iron pipe marking the southeast corner of the Northwest Quarter of Section 12-22-4; thence North 0°-00'-00" East along the east line of said quarter section a distance of 60.00 feet to a re-bar marking the point of beginning of the herein described tract; thence North 89°-21'-34" West, a distance of 250.00 feet; thence North 0°-00'-00" East a distance of 140.00 feet; thence South 89°-21'-34" East a distance of 250.00 feet to the east line of said quarter section; thence South 0°-00'-00" West along said east line a distance of 140.00 feet to the point of beginning, containing 0.803 acre.

**ALSO EXCEPTING THEREFROM**, a part of the Northwest Quarter of Section Twelve (12), Township Twenty-two (22) North, Range Four (4) West, Wea Township, Tippecanoe County, Indiana, being more completely described as follows to-wit:

Commencing at an iron pipe marking the southeast corner of the Northwest Quarter of Section 12-22-4; thence North 89°-21'-34" West along the south line of said quarter section a distance of 717.60 feet to a railroad spike; thence North 0°-02'-39" East a distance of 60.00 feet to the point of beginning of the herein described tract; thence continuing North 0°-02'-39" East a distance 140.00 feet; thence South 83°-21'-34" East a distance of 174.04 feet; thence South 0°-09'-33" West a distance of 140.00 feet; thence North 89°-21'-34" West a distance of 173.76 feet to the point of beginning, containing 0.559 acre.

**ALSO EXCEPTING THEREFROM**, a part of the Northwest Quarter of Section Twelve (12), Township Twenty-two (22) North, Range Four (4) West, Wea Township, Tippecanoe County, Indiana, being more completely described as follows:

Commencing at a  $\frac{3}{4}$  inch pipe which marks the northwest corner of Parcel 3 of Parcelization as recorded in Miscellaneous No. 86 Page 21 on January 10, 1986, in the office of the Recorder of Tippecanoe County; thence South 89 degrees 59 minutes 52 seconds East 374.50 feet along the north line of said Parcel 3 and Parcel 2 of said Parcelization to the **POINT OF BEGINNING** of this description; thence South 89 degrees 59 minutes 52 seconds East 249.61 feet along the north line of said Parcel 2 to the northeast corner of said Parcel 2; thence South 00 degrees 23 minutes 45 seconds East 71.15 feet along the east line of said Parcel 2; thence South 60 degrees 22 minutes 20 seconds West 334.60 feet to the west line of said Parcel 2; thence North 00 degrees 14 minutes 12 seconds West 217.89 feet along said west line; thence North 65 degrees 50 minutes 22 seconds East 45.65 feet to the point of beginning and containing 1.021 acres, more or less.

**ALSO EXCEPTING THEREFROM** a part of the Northwest Quarter of Section Twelve (12), Township Twenty-two (22) North, Range Four (4) West of the Second Principal Meridian, Tippecanoe County, Indiana, described as follows:

Commencing at a  $\frac{3}{4}$  inch pipe which marks the northwest corner of Parcel 3 of Parcelization as recorded in Miscellaneous No. 86 Page 21 on January 10, 1986, in the office of the Recorder of Tippecanoe County; thence South 89 degrees 59 minutes 52 seconds East 332.77 feet along the north line of said Parcel 3 to the northeast corner of Parcel 2 of said Parcelization and being the **POINT OF BEGINNING** of this description; thence South 89 degrees 59 minutes 52 seconds East 41.73 feet along the north line of said Parcel 2; thence South 65 degrees 50 minutes 22 seconds West 45.65 feet to the west line of said Parcel 2; thence North 00 degrees 14 minutes 12 seconds West 18.69 feet along said west line to the point of beginning and containing 0.009 acres, more or less.

**ALSO** a part of the northwest quarter of Section 12, Township 22 North, Range 4 West of the Second Principal Meridian in Wea Township, Tippecanoe County, Indiana, being a portion of a tract previously described in Deed Record 86 Page 186 Tippecanoe County Recorder's Office, and more completely described as follows, to wit: Commencing at an iron pipe marking the southeast corner of the Northwest Quarter of Section 12, Township 22 North, Range 4 West; thence north 89 degrees 21 minutes 34 seconds west along the south line of said quarter section a distance of 250 feet to a railroad spike for the Point of Beginning of the herein described tract; thence north 89 degrees 21 minutes 34 seconds west continuing along the south line of said quarter section a distance of 293 feet 95 hundredths to a railroad spike for the southwest corner of the tract herein described; thence North 0 degrees 09 minutes 34 seconds east a distance of 60 feet; thence south 89 degrees 21 minutes 34 seconds east parallel with the south line of said quarter section and along the south line of a tract described in document number 91-02727 recorded in said recorder's office a distance of 293 feet 78 hundredths; thence south 00 degrees 00 minutes 00 seconds west a distance of 60 feet 00 hundredths to the Point of Beginning containing 0.405 acres (17631.0 square feet).

Section 2. The real estate described above should be and the same is hereby rezoned from R1 to I.

Section 3. 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 June, 1997.

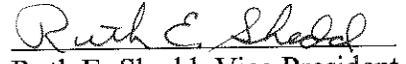
**VOTE:**

BOARD OF COMMISSIONERS OF  
THE COUNTY OF TIPPECANOE

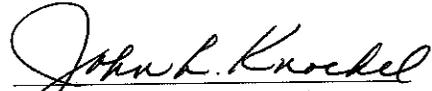
**YES**

  
Kathleen Hudson, President

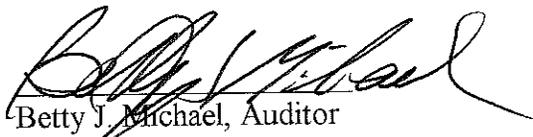
**YES**

  
Ruth E. Shedd, Vice President

**YES**

  
John L. Knochel, Member

**ATTEST:**

  
Betty J. Michael, Auditor