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**ORDINANCE 97-27-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 Fairfield Township, Tippecanoe County, Indiana, to-wit:

**LEGAL DESCRIPTION**

In Wea Township, Tippecanoe County;

The Southeast quarter of Section 10;  
The South half of Section 11;  
The South half of Section 12;  
The Northeast quarter of Section 15;  
The North half of Section 14;  
The North Half of Section 13; and  
The Southeast quarter of Section 13 Northeast of the railroad;  
The Southwest quarter of Section 13 Northeast of the railroad;

Also:

A part of the southeast quarter of the Northeast quarter of Section 12 to-wit;

Beginning at the southwest corner of said tract, running thence north sixty-five and 66/100 (65.66) poles; thence east seventy-three and twenty-two hundredths (73.22) poles; thence south sixty-five and sixty-six hundredths (65.66) poles; thence west seventy-three and twenty-two hundredths (73.22) poles to the place of beginning, containing thirty (30) acres, more or less. Township 22 North, Range 4 West;

Also

In Sheffield Township, Tippecanoe County, Indiana;

The West half of the Southwest quarter of Section 7; and, that portion of the Northwest quarter of Section 18 lying Northeast of U.S. 52, EXCEPT the East half of the Northwest fractional quarter of Section eighteen (18), Township twenty-two (22) North, Range three (3) West, excepting forty-eight (48) acres off of the South end thereof, containing thirty-two (32) acres, more or less, Township 22 North, Range 3 West.

Excepting property described in the attached:

The East Half of the Southeast Quarter of Section Thirteen (13) in Township Twenty-Two (22) North, Range four (4) West, containing eighty (80) acres, more or less, located in Wea Township, Tippecanoe County, Indiana.

Three hundred ninety-six (396) feet of even width off of the entire North side of the West Half of the Southwest Quarter of Section Twelve (12), Township twenty-two (22) North, Range four (4) West, Wea Township, Tippecanoe County, Indiana, containing Twelve (12) acres, more or less.

The Northeast Quarter of Section Fifteen (15) in Township twenty-two (22) North, Range four (4) West. Located in Wea Township, Tippecanoe County, Indiana.

A part of both the East half of the Northeast Quarter, Section (14) Fourteen, Township (22) Twenty-two North, Range (4) West, Wea Township, Tippecanoe County, Indiana, being a part of those same lands described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 14, being marked by an iron pin (found); thence N 89° 41' 53" W along the South line of said Northeast Quarter of Section 14, also being the approximate centerline of County Road 450 South, 251.00 feet to a 5/8" rebar set this survey; thence N 0° 18' 07" E 440.00 feet to a 5/8" rebar cap set this survey; thence S 89° 41' 53" E parallel with said South line of the Northeast Quarter of Section 14, 333.68 feet to a 5/8" rebar with cap set this survey; thence S 0° 00' 00" W, 439.56 feet to a 5/8" rebar set this survey on the South line of said Northwest Quarter of Section 13, also being the approximate centerline of County Road 450 South; thence N 90° 00' 00" W along said South line of the Northwest Quarter of Section 13, 85.00 feet to the point of beginning, containing 3.382 acres, more or less.

A part of the East Half of the Northeast Quarter of Section (14) fourteen, Township (22) twenty-two North, Range (4) four West, Wea Township, Tippecanoe County, Indiana, being a part of those lands as described in Deed Record 309, Page 1169-170 recorded January 18, 1968 (sic) and being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 14, being marked by an iron pin found; thence North 89° 41' 53" West, along the south line of said Northeast Quarter of Section 14, also being the approximate centerline of County Road 450 South, 251.00 feet to a 5/8 inch capped rebar and the point of beginning; thence continuing North 89° 41' 53" West. 399.95 feet along the South line of the Northeast Quarter of Said Section 14, to a 5/8 inch capped rebar; thence Northeast 00° 18' 07" West, 440.00 feet to a 5/8 inch capped rebar; thence South 89° 41' 53" East, parallel with said South line of the Northeast Quarter of Section 14 and said approximate centerline of County Road 450 South, 399.95 feet to a 5/8 inch capped rebar; thence South 00'(sic) 18' 07" West, 440.00 feet to the point of beginning containing 3.394 acres more or less.

A part of the West half of the North West Quarter of Section Eighteen (18), in Township twenty-two (22) North, Range three (3) West, described as follows:

Beginning at a point one thousand one hundred seventy-nine and 75/100 (1179.75) feet South of the Northwest corner of the North West Quarter of said Section; thence East parallel to the North section line of said Section Two hundred twenty-three (223) feet; thence South parallel with the West Section line of said Section two hundred sixty one (261) feet; thence West parallel with the North section line of said Section Two hundred twenty-three (223) feet to the Section lien which is the center of a county gravel road; thence North along the Section line two hundred sixty-one (261) feet to the place of beginning, containing 1.34 acres, more or less. Located in Sheffield Township, Tippecanoe County, Indiana.

A part of the West Half of the Southwest Quarter of Section Seven (7) Township Twenty-two (22) North, Range Three (3) West, situated in Sheffield Township, Tippecanoe County, Indiana, described as follows:

The point of beginning is located by traverse commencing at the Southwest Corner of the Southwest Quarter of Section Seven (7) marked by a stone found; thence North 00° 00' 00" East (assumed bearing) 159.63 feet, to an iron pipe; thence North 88° 11' 00" East 312.57 feet to an iron pipe marking the point of beginning of this tract, thence North 01° 08' 30" West, 275.41 feet to an iron pipe; thence South 87° 35' 19" East, 365.25 feet to an iron pipe; thence South 01° 08' 30" East 248.48 feet to an iron pipe; thence South 88° 11' 00" West, 364.57 feet to the point of beginning, containing 2.192 acres.

All that part of the following described real estate that lies south and west of the New York Central Railway:

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Twenty eight (28) acres off of the south end of the east half of the northwest quarter of section 13, township 22 north, range 4 west, said tract herein described containing 1.2 acres more or less. Located in Wea Township, Tippecanoe County, Indiana.

A part of the North half of the Southeast quarter of section twelve (12) Township twenty-two (22) North, Range four (4) West, and described as follows, to-wit:

Beginning at a point on the North line four hundred seven and 0/10 (407.0) feet East of the Northwest corner of the Southeast quarter of said Section twelve (12), and running thence East on said North line a distance of one hundred fifty and 0/10 (150.0) feet; thence South at right angles to said North line a distance of two hundred ninety and 5/10 (290.5) feet; thence West parallel with said North line a distance of one hundred fifty and 0/10 (150.0) feet; thence North parallel with the East line a distance of two hundred ninety and 5/10 (290.5) feet to the place of beginning, containing one (1) acre, more or less.

Located in Wea township, Tippecanoe County, Indiana.

**EXCEPT** seventy-five (75) feet off of the entire East side of the above described tract.

A part of the North Half of the Southeast Quarter of Section Twelve (12) in Township Twenty-two (22) North, Range Four (4) West, described as follows, to-wit:

Beginning at the Northwest corner of the Southeast Quarter of said Section Twelve (12) in Township and Range aforesaid, and running thence East on the North line a distance of one hundred fifty-two and 0/10 feet; thence South at right angles to said North line a distance of two hundred ninety and 5/10 (290.5) feet; thence West and parallel with said North line a distance of one hundred forty-nine and 45/100 (140.45) feet to the West line of said Southeast Quarter; thence north on the said West line a distance of two hundred ninety and 5/10 (290.5) feet to the place of beginning, containing one (1.00) acre more or less.

The East half of the following described real estate, to-wit: A part of the North half of the Southeast Quarter of Section Twelve (12), Township Twenty-two (22) North, Range Four (4) West described as follows, to-wit: Beginning at a point on the North line One hundred fifty-two and 0/10 (152.0) feet East of the Northwest corner of the Southeast Quarter of said Section Twelve (12); in Township and Range aforesaid and running thence East on said North line a distance of One hundred eighty and 0/10 (180.0) feet; thence South at right angles to said North line a distance of Two hundred ninety and 5/10 (290.5) feet; thence West and parallel with said North line a distance of One hundred eighty and 0/10 (180.0) feet; thence North at right angles to said North line a distance of Two hundred Ninety and 5/10 (290.5) feet to the place of beginning.

A part of the North half of the Southeast quarter of Section Twelve (12), Township Twenty-two (22) North, Range Four (4) West and described as follows, to-wit:

Beginning at a point on the North line Five Hundred Fifty-Seven and 0/10 (557.0) feet East of the Northwest corner of the Southeast quarter of said Section Twelve (12) and running thence East on said North line a distance of One hundred fifty and 0/10 (150.0) feet; thence South at right angles to said North line a distance of Two Hundred Ninety and 5/0 (290.5) feet; thence West parallel with the said North line a distance on (sic) One Hundred Fifty and 0/10 (150.0) feet; thence North parallel with the East line a distance of Two Hundred Ninety and 5/10 (290.5) feet to the place of beginning, containing One (1.00) acre, more or less. Located in Wea Township, Tippecanoe County, Indiana.

A part of the north half of the southeast quarter of section twelve (12) township twenty-two (22) north, range four (4) west, and described as follows, to-wit: Beginning at a point on the north line seven hundred seven and 0/10 (707.0) feet east of the northwest corner of the southeast quarter of said section twelve (12) and running thence east on said north line a distance of one hundred forty-three and 0/10 (143.0) feet; thence south at a right angle to said north line a distance of two hundred ninety and 5/10 (290.5) feet; thence west parallel to said north line a distance of one hundred forty-three and 0/10

(143.0) feet; thence north parallel with the east line a distance of two hundred ninety and 5/10 (290.5) feet to the place of beginning, containing 0.95 acres, more or less.

A part of the North half of the Southeast quarter of section twelve (12) Township twenty-two (22) North, Range four (4) West, and described as follows, to-wit:

Beginning at a point on the North line 332.0 feet East of the Northwest corner of the Southeast quarter of said section twelve (12) and running East on said North line a distance of 75.0 feet; thence south at right angles to said North line a distance of 290.5 feet; thence West parallel with said North line a distance of 75.0 feet; thence North at right angles to said North line a distance of 290.5 feet to the place of beginning, containing 0.50 acres, more or less.

Seventy-five (75) feet off of the entire East side of the following described tract, to-wit:

A part of the North half of the Southeast Quarter of Section Twelve (12) in Township Twenty-two (22) North, Range Four (4) West, described as follows, to-wit: Beginning at a point on the North line four hundred seven and 0/10 (407.0) feet East of the Northwest corner of the Southeast Quarter of said Section Twelve (12) and running thence East on the North line a distance of one hundred fifty and 0/10 (150.0) feet; thence South at right angles to said North line a distance of two hundred ninety and 5/10 (290.50) feet; thence West parallel with said North line a distance of one hundred fifty and 0/10 (150.0) feet; thence North parallel with the East line a distance of two hundred ninety and 5/10 (290.5) feet to the place of beginning, containing one (1) acre, more or less. Located in Wea Township, Tippecanoe County, Indiana.

The West half of the following described real estate, to-wit:

A part of the North half of the Southeast quarter of section 12, township 22 North, range 4 West, described as follows, to-wit: Beginning at a point on the North line 152.0 feet East of the Northwest corner of the Southeast quarter of said section 12, in township and range aforesaid and running thence East on said North line a distance of 180.0 feet; thence south at right angles to said north line a distance of 290.5 feet; thence West parallel with said North line a distance of 180.0 feet; thence North at right angles to said North line a distance of 290.5 feet to the place of beginning, containing 1.20 acres, more or less.

Located in Wea Township, Tippecanoe County, Indiana.

The West Half of the Northwest Quarter of Section Fourteen (14) in Township Twenty-two (22) North, Range Four (4) West, containing 80 acres, more or less.

**ALSO**

A part of the Southwest Quarter of section Eleven (11), in Township Twenty-two (22) North, Range Four (4) West, bounded as follows, to-wit:

Commencing at the Southwest corner of said Southwest Quarter thereof and running thence East on said South line to the Southeast corner of said Southwest Quarter; thence North on the East line of said Southwest Quarter to the centerline of the right-of-way of the old Lafayette and Indianapolis Railroad, now running through said Southwest Quarter; thence in a Northwesterly direction on said centerline to the West line of said Southwest Quarter; thence South to the place of beginning. Located in Wea Township, Tippecanoe County, Indiana.

That portion of the Southeast Quarter of Section Ten (10) in Township Twenty-two (22) North, Range Four (4) West, lying to the South and West of the center line of the right-of-way of the old Lafayette and Indianapolis Railroad. Located in Wea Township, Tippecanoe County, Indiana.

Section 2. The real estate described above in Section 1 should be and the same is hereby rezoned from R1 to I.

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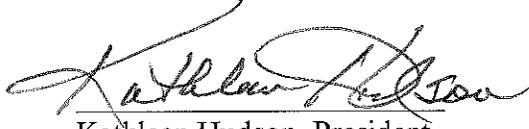
Section 3. This ordinance shall be in full force and effect from and after its passage.

Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 7<sup>th</sup> day of July, 1997.

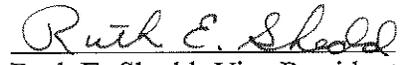
**VOTE:**

BOARD OF COMMISSIONERS OF THE  
COUNTY OF TIPPECANOE

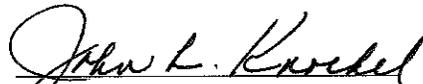
**YES**

  
Kathleen Hudson, President

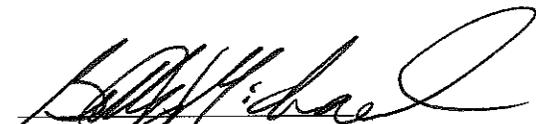
**YES**

  
Ruth E. Shedd, Vice President

**YES**

  
John L. Knochel, Member

**ATTEST:**

  
Betty J. Michael, Auditor