

ORDINANCE 94-41-CM

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

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 Perry Township, Tippecanoe County, Indiana, to-wit:

DUNBAR HIGHLANDS

Tracts 12, 13, 14, 27 and 28 in the estate division of the Dunbar property, the plat thereof being recorded April 21, 1989 as Instrument Number 89-05074 in the Office of the Recorder of Tippecanoe County, Indiana, said tracts being platted upon a part of the Northwest Quarter of Section 19, Township 23 North, Range 3 West in Perry Township, Tippecanoe County, Indiana, being more particularly described as follows, to wit:

Beginning at the Southeast corner of said Northwest Quarter; THENCE South 89 degrees 22 minutes 00 seconds West along the South line of said Northwest Quarter and along the South line of said Tract 27 a distance of 564.12 feet to the Southwest corner of said Tract 27, said corner also being the Southeast corner of a tract of land conveyed in Deed Record MF 81-1632 (Heide) as recorded in said Recorder's office; THENCE North 00 degrees 28 minutes 51 seconds West along a Westerly line of said Tract 27 and along the East line of said Heide tract a distance of 330.00 feet to the Northeast corner of said Heide tract; THENCE South 89 degrees 22 minutes 00 seconds West along a Southerly line of said Tract 27 and along the North line of said Heide tract a distance of 264.00 feet to the Northwest corner of said Heide tract, said corner also being on the East line of a tract of land conveyed in Deed Record MF-77-3212 (Bible) as recorded in said Recorder's Office; THENCE North 00 degrees 28 minutes 51 seconds West along the West line of said Tract 27 and along the East line of said Bible tract a distance of 339.46 feet to a point on the South line of the North Half of the Southeast quarter of said Northwest Quarter, said point also being the Northeast corner of said Bible tract; THENCE South 89 degrees 28 minutes 27 seconds West along said South line and along the North line of said Bible tract and along the South line of said Tract 28 and the Southerly line of said Tract 14 a distance of 500.57 feet to the Northwest corner of said Bible tract, said point also being the Southwest corner of the North Half of the Southeast Quarter of said Northwest Quarter; THENCE South 00 degrees 20 minutes 49 seconds East along the West line of the Southeast Quarter of said Northwest Quarter and along the West line of said Bible tract and along the Easterly line of said Tract 14 a distance of 44.00 feet to the Southeasterly corner of said Tract 14; THENCE North 89 degrees 23 minutes 47 seconds West along the Southerly line of said Tract 14 and along the Northerly line of Tract 15 in said estate division a distance of 81.49 feet to the Easternmost corner of Tract 16 in said estate division; THENCE North 41 degrees 27 minutes 40 seconds West along the Southwesterly lines of said Tracts 14 and 12 and along the Northeasterly line of said Tract 16 a distance of 476.35 feet to the Northernmost corner of said Tract 16; THENCE North 60 degrees 16 minutes 01 seconds West along the Southwesterly line of said Tract 12 and along the Northeasterly line of Tract 17 in said estate division a distance of 63.80 feet to the Westernmost corner of said Tract 12; THENCE North 35 degrees 09 minutes 30 seconds East along the Northwestern line of said Tract 12 and the Southeastern line of Tract 11 in said estate division a distance of 473.80 feet to the Southerly line of Tract 7 in said estate division, said point being on a non-tangent curve concave Southwesterly, a radial from said point bears South 42 degrees 38 minutes 41 seconds West; THENCE Southeasterly along the Northerly line of said Tract 12 and along the Southerly line of said Tract 7 a length of 40.01 feet along an arc of said curve having a radius of 700.00 feet and a central angle of 03 degrees 16 minutes 30 seconds to a point on a reverse curve concave Northerly, a radial from said point bears North 45 degrees 55 minutes 11 seconds East;

THENCE Easterly along the Northerly line of said Tract 12 and along the Southerly line of said Tract 7 a length of 163.06 feet along an arc of said curve having a radius of 202.00 feet and a central angle of 46 degrees 15 minutes 06 seconds to a point on a non-tangent line, said point being in the West line of said Tract 13; THENCE North 00 degrees 19 minutes 53 seconds West along said West line of Tract 13 and along the East line of said Tract 7 a distance of 30.00 feet to the Northwest corner of the Southeast Quarter of said Northwest Quarter; THENCE North 89 degrees 42 minutes 49 seconds East along the North line of the Southeast Quarter of said Northwest Quarter and along the North line of said Tracts 13 and 28 a distance of 1,326.85 feet to the Northeast corner of the Southeast Quarter of said Northwest Quarter in the approximate centerline of County Road 550 East; THENCE South 00 degrees 30 minutes 29 seconds East along the East line of said Northwest Quarter and along the approximate centerline of said County Road and along the East lines of said Tracts 28 and 27 a distance of 1,335.81 feet to the POINT OF BEGINNING, containing 35.939 acres of land, more or less.

The basis of bearings of the above description is Brookfield Heights Subdivision. It is necessary to rotate the above bearings clockwise 00 degrees 30 minutes 18 seconds to conform with the bearings of said estate division.

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

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 3rd day of Oct., 1994.

BOARD OF COMMISSIONERS OF
THE COUNTY OF TIPPECANOE, INDIANA

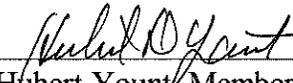
VOTE:

yes



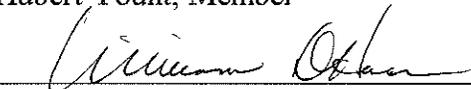
Nola Gentry, President (sic)

yes



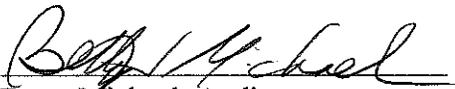
Hubert Yount, Member

yes



William Haan, Member (sic)

ATTEST:



Betty Michael, Auditor