

ORDINANCE 93-27-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN
REAL ESTATE FROM A & AB TO AB.

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

EXHIBIT A

A part of the East Half of the Northeast Quarter of Section 28, Township 24 North, Range 4 West, and described as follows:

Beginning at the Northeast corner of said Section 28, said point being marked by a boat spike set in the present pavement on State Road No. 43, and running thence South 0 degrees, 37 minutes and 30 seconds East along the center line of the present pavement of said State Road No. 43, and the approximate Section line a distance of 920.4 feet; thence South 89 degrees, 22 minutes and 30 seconds West, 75.0 feet; thence South 0 degrees, 37 minutes and 30 seconds East, 550.00 feet; thence South 2 degrees, 04 minutes 30 seconds West, 850.9 feet; thence South 43 degrees, 27 minutes and 30 seconds West, 100.61 feet; thence North 66 degrees, 56 minutes and 30 seconds West, 1232.6 feet to a point on the West line of the East Half of the Northeast Quarter of said Section 28; thence North 0 degrees, 28 minutes, and 30 seconds West, 1894.6 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 28; thence North 89 degrees, 14 minutes and 30 seconds East along the North line of said Section 28 a distance of 1309.1 feet to the place of beginning, containing 62.55 acres, more or less, subject to the right-of-way of State Road No. 43, and the County Gravel Road running along the North side.

Containing 62.55 acres, more or less.

Exception No. 1:

EXCEPT a part of the Northeast Quarter of Section 28, Township 24 North, Range 4 West, in Tippecanoe Township, Tippecanoe County, Indiana, more completely described as follows, to-wit:

Beginning at a point that is 840.4 feet South 0°37'30" East and 30.0 feet South 89°22'30" West from the Northeast corner of said Section 28, said point of beginning being 30.0 feet West of the center line of the existing pavement of State Road 43 and 80.00 feet North of the North end of the proposed Limited Access Fence for Interstate 65; thence South 89°22'30" West a distance of 200.00 feet to an iron pipe; thence North 0°37'30" West and parallel to the West right of way line of State Road 43 a distance of 200.00 feet to an iron pipe; thence North 89°22'30" West a distance of 200.00 feet to an iron pipe on said West right of way line of State Road 43; thence South 0°37'30" East along said West right of way line a distance of 200.00 feet to an iron pipe at the place of beginning, containing 0.92 acres, more or less.

Containing .92 of an acre, more or less. (Sun Oil, Parcel 1)

Exception No. 2:

ALSO EXCEPT a part of the East One-Half of the Northeast One-Quarter of Section 28, Township 24 North, Range 4 West in Tippecanoe Township, Tippecanoe County, Indiana, and more particularly described as follows: Beginning at a point 440.53' South $00^{\circ}37'30''$ East and 30.00' South $89^{\circ}22'30''$ West of the Northeast corner of the Northeast Quarter of Section 28, Township 24 North, Range 4 West, said point being on the West Right of Way line of State Road #43 and 480' North $00^{\circ}37'30''$ West of the end of the limited access right of way Interstate Route #65, thence South $00^{\circ}37'30''$ East a distance of 200.00' over and along the West Right of Way line of said State Road #43 to a point, thence South $89^{\circ}22'30''$ West, a distance of 200.00' to a point, thence North $00^{\circ}37'30''$ West, a distance of 200.00' to a point, thence North $89^{\circ}22'30''$ East a distance of 200.00' to the place of beginning, containing 0.92 acres, more or less.
(Texaco, Parcel 1)

Exception No. 3:

ALSO EXCEPT a part of the East Half of the Northeast Quarter of Section Twenty-Eight (28), Township Twenty-Four (24) North, Range Four (4) West in Tippecanoe Township, Tippecanoe County, Indiana, and more particularly described as follows:

The beginning point for said tract is located as follows: From a point 840.53 feet South $00^{\circ}37'30''$ East and 30 feet South $89^{\circ}22'30''$ West of the Northeast corner of the Northeast Quarter of Section Twenty-Eight (28), Township Twenty-Four (24) North, Range Four (4) West, said point being on the West right of way line of State Road No. 43 and North $00^{\circ}37'30''$ West 80 feet of the end of the limited access right of way of Interstate Route No. 65; thence South $00^{\circ}37'30''$ East a distance of 80 feet over and along the West right of way line of said State Road 43 to a point at the end of the limited access right of way of said Interstate Route No. 65; thence on and along the Westerly right of way line of said limited access right of way South $89^{\circ}22'30''$ West a distance of 45 feet; thence South $00^{\circ}37'30''$ East on and said right of way a distance of 550 feet; thence on and along along said right of way South $02^{\circ}04'30''$ West a distance of 850.90 feet to a point; thence South $43^{\circ}27'30''$ West 100.61 feet to a point; thence North $66^{\circ}56'30''$ West 35 feet to the point of beginning. From said point of beginning thence North $66^{\circ}56'30''$ West 455 feet to a point; thence North $00^{\circ}37'30''$ West 880 feet to a point; thence North $89^{\circ}22'30''$ East 460 feet to a point; thence South $00^{\circ}37'30''$ East 150 feet to a point, thence South $2^{\circ}04'30''$ West 910 feet to the point of beginning.

Containing approximately 10 acres.

Exception No. 4:

ALSO EXCEPT a part of the East Half of the Northeast Quarter of Section 28, Township 24 North, Range 4 West, in Tippecanoe Township, Tippecanoe County, Indiana, more completely described as follows:

Beginning at a point 640.4 feet South $0^{\circ}37'30''$ East and 375 feet South $89^{\circ}22'30''$ West from the Northeast corner of said Section 28; thence North $89^{\circ}22'30''$ East, 145.0 feet; thence South $0^{\circ}37'30''$ East, 220.0 feet; thence South $89^{\circ}22'30''$ West, 505.0 feet; thence South $0^{\circ}37'30''$ East, 50.0 feet; thence South $89^{\circ}22'30''$ West, 474.1 feet; thence North $0^{\circ}28'30''$ West, 200.0 feet; thence North $89^{\circ}22'30''$ East 474.1 feet; thence North $34^{\circ}52'30''$ East, 150.0 feet; thence North $75^{\circ}22'30''$ East, 130.0 feet; thence South $0^{\circ}37'30''$ East, 60.0 feet; thence North $60^{\circ}52'30''$ East, 90.0 feet; thence South $45^{\circ}52'30''$ East 94.5 feet to the place of beginning of this description, containing 4.93 Acres, more or less.

Exception No. 5:

ALSO EXCEPT beginning at the Northeast corner of said Section 28 and running South 0 degrees, 37 minutes and 30 seconds East along the center line of the existing pavement on State Road No. 43 and the approximate section line a distance of 440.4 feet; thence South 89 degrees, 22 minutes and 30 seconds West a distance of 518.5 feet; thence North 0 degrees, 45 minutes and 30 seconds West a distance of 438.8 feet to a point on the north line of said Section 28; thence North 89 degrees, 14 minutes and 30 seconds East along said section line a distance of 519.5 feet to the place of beginning, containing 4.71 acres, more or less.

Exception No. 6:

ALSO EXCEPT Lots Numbered One (1) and Two (2) in Woodsacre Subdivision Part I, and Lots Numbered Three (3) and Four (4) in Woodsacre Subdivision Part II, located in Tippecanoe Township, Tippecanoe County, Indiana.

Exception No. 7:

ALSO EXCEPT a part of the East Half of the Northeast Quarter in Section 28, Township 24 North, Range 4 West, in Tippecanoe Township, Tippecanoe County, Indiana, and described as follows:

Beginning at a point that is 920.4 feet South and 75.0 feet West of the Northeast corner of said Section 28, said point being 75.0 feet West of the center line of the existing pavement on State Road No. 43; thence South 0 degrees, 37 minutes and 30 seconds West and parallel with the center line of the existing pavement on State Road No. 43 a distance of 400.00 feet; thence South 89 degrees, 22 minutes and 30 seconds West a distance of 300.0 feet; thence North 0 degrees, 37 minutes and 30 seconds West a distance of 400.0 feet; thence North 89 degrees, 22 minutes East a distance of 300 feet to the place of beginning.

Exception No. 8:

ALSO EXCEPT a part of the Northeast Quarter of Section 28, Township 24 North, Range 4 West, in Tippecanoe Township, Tippecanoe County, Indiana described as follows:

Commencing at the northeastern corner of the Northeast Quarter of said Section 28; thence South $89^{\circ}14'30''$ West along the northern line of the Northeast Quarter of said Section 28 and the centerline of County Road 600 North for 1,309.1 feet; thence South $0^{\circ}28'30''$ East for 225.00 feet to the POINT OF BEGINNING; thence North $89^{\circ}14'30''$ East for 325.00 feet; thence South $42^{\circ}30'$ East for 46.00 feet; thence South $70^{\circ}12'$ East for 53.00 feet; thence South $27^{\circ}00'$ West for 60.00 feet; thence South $63^{\circ}26'$ West for 101.00 feet; thence South $37^{\circ}40'$ West for 186.17 feet; thence South $89^{\circ}31'30''$ West for 172.14 feet; thence North $0^{\circ}28'30''$ West for 295.00 feet to the point of beginning, containing 2.01 acres, more or less.

(Parcel A)

Exception No. 9:

ALSO EXCEPT a part of the Northeast Quarter of Section 28, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, described as follows:

Commencing at the northeastern corner of the Northeast Quarter of said Section 28; thence South $89^{\circ}14'30''$ West along the northern line of the Northeast Quarter of said Section 28 and the approximate centerline of County Road 600 North for 1,309.1 feet; thence South $0^{\circ}28'30''$ East for 520.00 feet to the point of beginning; thence North $89^{\circ}31'30''$ East for 172.14 feet; thence North $37^{\circ}40'$ East for 186.17 feet; thence North $63^{\circ}26'$ East for 50.00 feet; thence South $66^{\circ}56'$ East for 173.51 feet; thence South $39^{\circ}00'$ West for 204.58 feet; thence South $55^{\circ}41'$ West for 230.00 feet; thence South $89^{\circ}22'30''$ West for 170.00 feet; thence North $0^{\circ}28'30''$ West for 187.34 feet to the point of beginning, containing 2.05 acres, more or less.

(Parcel B)

Exception No. 10:

ALSO EXCEPT a part of the Northeast Quarter of Section 28, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, described as follows:

Commencing at the northeastern corner of the Northeast Quarter of said Section 28; thence South $89^{\circ}14'30''$ West along the northern line of the Northeast Quarter of said Section 28 and the approximate centerline of County Road 600 North for 521.21 feet; thence South $0^{\circ}37'30''$ East for 518.66 feet to the POINT OF BEGINNING; thence South $0^{\circ}37'30''$ East for 36.95 feet; thence South $75^{\circ}22'30''$ West for 130.00 feet; thence South $34^{\circ}52'30''$ West for 150.00 feet; thence South $89^{\circ}22'30''$ West for 406.50 feet; thence North $55^{\circ}41'$ East for 230.00 feet; thence North $39^{\circ}00'$ East for 204.58 feet; thence South $73^{\circ}00'$ East for 312.58 feet to the point of beginning, containing 2.00 acres, more or less.

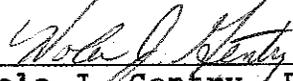
(Parcel 2)

Section 2. The real estate described above should be and the same is hereby rezoned from A & AB to AB.

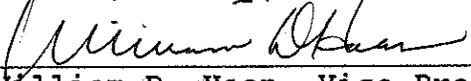
Section 3. This ordinance shall be in full force and effect from and after its passage.

Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 6th day of December, 1993.

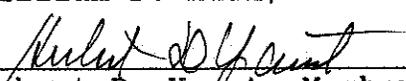
BOARD OF COMMISSIONERS OF THE
COUNTY OF TIPPECANOE COUNTY, INDIANA



Nola J. Gentry, President

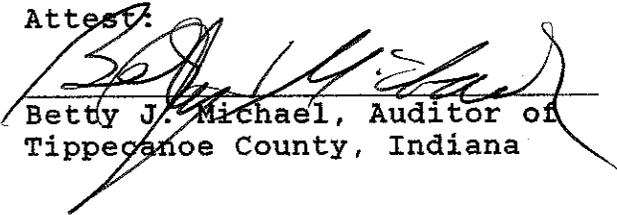


William D. Haan, Vice President



Hubert D. Yount, Member

Attest:



Betty J. Michael, Auditor of
Tippecanoe County, Indiana