

ORDINANCE NO. 2020-04-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM GB TO I3

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 Wea Township, Tippecanoe County, Indiana

SEE ATTACHED

Section 2: The above-described real estate should be and the same is hereby rezoned from **GB TO I3**.

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 1st day of June, 2020.

VOTE:

Yes


David Byers, President

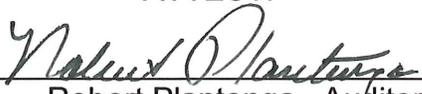
Yes


Tracy Brown, Vice President

Yes


Thomas Murtaugh, Member

ATTEST:


Robert Plantenga, Auditor

DESCRIPTION (D.R. 201212025409)

Parcel I

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 01°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 00°02'39" East a distance of 140.00 feet; thence South 89°21'34" East a distance of 174.04 feet; thence North 00°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°00'0" 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.

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 far 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 91-0272 recorded in said recorder's office a distance of 293 feet 7 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.

EXCEPT A port 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,

EXCEPT A port 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 of 140.00 feet; thence South 89°21'34" East a distance of 174.04 feet; thence South 0°09'13" 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 acres.

EXCEPT A part of the Northwest Quarter of Section 12, Township 22 North, Range 4 West of the Second Principal Meridian, Tippecanoe County, Indiana, described as follows:

Commencing at a ¾ inch pipe which marks the northwest corner of Parcel 3 of Parcelization as recorded in Miscellaneous Record 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 141.73 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.

EXCEPT A part of the Northwest Quarter of Section 12, Township 22 North, Range 4 West of the Second Principal Meridian, Tippecanoe County, Indiana, described as follows:

Commencing at a ¾ inch pipe which marks the northwest corner of Parcel 3 of Parcelization as recorded in Miscellaneous Record 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.**

(Per Title Commitment)

EXCEPT A port 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 inch 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 marking the point of beginning of the herein described tract; thence North 00°02'39" East a distance of 60.00 feet; thence South 89°21'34" East a distance of

173.76 feet; thence South 0°00'00" West a distance of 60.00 feet; thence North 89°21'34" West a distance of 173.76 feet to the point of beginning.

Parcel II

A part of the Northwest Quarter of Section 12, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, described as follows:

Commencing at a rebar per Tippecanoe County Surveyor References marking the Southeast corner of said Northwest Quarter; thence North 00°00'00" East along the East line of said Northwest Quarter a distance of 60.00 feet to the point of beginning, said point being the Southeast corner of a parcel known as Parcel #2 as recorded in Miscellaneous Record B6, Page 21 in the Office of the Tippecanoe County Recorder (rebar, 0.2 feet South 0.2 feet West of corner); thence North 89°21' 34" West along the South line of said Parcel #2 a distance of 250.00 feet; thence North 00°00'00" East along the projection of an along the East line of said Parcel #2 a distance of 793.61 feet to a 5/8 inch diameter by 30 inch long rebar with a yellow plastic cap stamped "Schneider Eng Firm #0001" set flush (known hereinafter as "Rebar") on the Southern right of way line of County Road 350 South as described in Instrument #97031B3 (Project Number RS-7B79(2)); thence North 60°46' 23" East along said Southern right of way line a distance of 43.91 feet to a "Rebar" on the North line of Parcel #1 (Misc. Record B6, Page 21); thence South 89°35'49" East along said North line of Parcel #1 a distance of 124.36 feet to a fence post on the East line of said Northwest Quarter; thence South 00°00'00" East along said East line a distance of 865.81 feet to the point of beginning, containing **4.863 acres, more or less.**

TOGETHER WITH a non-exclusive easement for ingress and egress being twenty (20) feet of even width, the East line of said easement being described as follows:

Commencing at an iron pipe marking the Southeast corner of the Northwest Quarter of Section 12-22-4; thence North 00°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 line; thence North 00°00'00" East along the East line of said Quarter Section a distance of 140.00 feet to the point of termination of the herein described line.

DESCRIPTION (D.R.201010010067)

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 rebar marking the point of beginning of the herein described tract; thence North 89°21' 34" West a distance of 250.00 feet; thence South 0°00'00" a distance of 60.00 feet; thence South 89°21' 34" East a distance of 250.00 feet to the point of beginning.

Subject to all easements, restrictions and rights of way of record.