

ORDINANCE NO. 2004-09-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE REAL ESTATE,
FROM AW TO R1B.

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 Sheffield Township, Tippecanoe County, Indiana, to wit:

The following legal description is taken directly from the description of Tract 1 in the Warranty Deed for the Jan, Inc. property, Key No. 118-00900-0109, as Described in Document No. 93-14268, recorded July 02, 1995, in the office of the Tippecanoe County Recorder.

All that part of the Southwest fractional quarter of Section nine (9), in Township twenty-two (22) North, Range three (3) west, lying East of the Wyandotte Road, containing, thirty-two and 82/100 (32.82) acres, more or less.

Also a part of the Northwest quarter of Section nine (9) in Township and Range aforesaid, described as follows:

Beginning at a point twelve and 76/100 (12.76) chains West of the Southeast quarter of said quarter section: thence North sixteen and one and one half hundredths (16.01 1/2) chains to a stone; thence East six and 68/100 (6.68) chains; thence North sixty-two and one half (62 1/2) degrees East six and 88/100 (6.880) chains to a stone; thence South nineteen and twenty four and one half hundredths (19.24 1/2) chains; thence West twelve and 76/100 (12.76) chains to the place of beginning, containing twenty-one and 36/100 (21.36) acres more or less but subject to legal highways.

Except: A part of the fractional Southwest Quarter of Section 9, Township 22 North, Range 3 West, situated in Sheffield Township, Tippecanoe County, Indiana and being more particularly described as follows:

Beginning at an iron pipe in the South line of said Southwest fractional Quarter; said pipe located N 90°00'00" W (assumed bearing, 1043.02 feet from a corner stone found at the Southeast corner of the said Southwest fractional Quarter; thence continuing N 90°00'00" W upon and along the South line of said Southwest fractional Quarter and the North line of Richardsville Reserve a distance of 410.03 feet to a railroad spike in the approximate centerline of Dayton Road; thence N 08°33'49" W upon and along the approximate centerline of Dayton Road a distance of 209.00 feet to a railroad spike; thence S 89°39'51" E, 387.59 feet to an iron pipe; thence S 00°00'00" E, 4.00 feet to an iron pipe; thence S 87°55'14" E, 53.61 feet to an iron pipe; thence S 00°00'00" W, 198.45 feet to the point of beginning.

Subject to a right-way to Tippecanoe County over and across the following-described property:

A part of the fractional Southwest Quarter of Section 9, Township 22 North, Range 3 West, situated in Sheffield Township, Tippecanoe County Indiana, and being more particularly described as follows:

Beginning at an iron pipe on the South line of said Southwest fractional Quarter; said pipe located N 90°00'00" W (assumed bearing), 1412.94 feet from a corner stone found at the Southeast corner of the said Southwest fractional Quarter; thence Continuing N 90°00'00" W upon and along the South line of said Southwest fractional Quarter and the North line of Richardsville Reserve a distance of 40.41 feet to a railroad spike in the approximate centerline of Dayton Road; thence N 08°33'49" W upon and along the approximate centerline of Dayton Road a distance of 209.00 feet to a railroad spike; thence S 89°39'51" E 40.45 feet to an iron pipe; thence S 08°33'49" E, 208.76 feet to the point of beginning.

Also: A part of the Southwest fractional Quarter of Section 9, Township 22 North, Range 3 West, situated in Sheffield Township, Tippecanoe County, Indiana and being more particularly described as follows:

Beginning at an iron pipe in the South line of said Southwest fractional Quarter; said pipe located N 90°00'00" W (assumed bearing), 989.36 feet from a corner stone found at the Southeast corner of the said Southwest fractional Quarter; thence continuing N 90°00'00" W upon and along the South line of said Southwest fractional Quarter and the North line of Richardsville Reserve a distance of 53.96 feet to an iron pipe; thence N 00°00'00" E, 198.45 feet to an iron pipe, thence S 87°55'14" E, 61.06 feet to an iron pipe; thence S 02°02'49" W, 196.37 feet to the point of beginning.

Also Except: A part of the fractional Southwest Quarter of Section 9, Township 22 North, Range 3 West, situated in Sheffield Township, Tippecanoe County, Indiana and being more particularly described as follows: Beginning at an iron pipe in the South line of said Southwest fractional Quarter; said pipe located N 90°00'00" W (assumed bearing), 459.36 feet from a corner stone found at the Southeast corner of the said Southwest fractional Quarter; thence continuing N 90°00'00" W upon and along the South line of said Southwest fractional Quarter and the North line of Richardsville Reserve a distance of 530.00 feet to an iron pipe; thence N 02°02'49" E, 196.37 feet to an iron pipe; thence N 89°59'50" E, 522.66 feet to an iron pipe; thence S 00°05'47" E, 196.27 feet to the point of beginning, containing 2.371 acres.

Section 2. The real estate described above should be and the same is hereby rezoned from AW to R1B.

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

(Adopted and passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this day of March, 2004.

VOTE

Ruth E. Shedd, President

John L. Knochel, Vice President

KD Benson, Member

ATTEST:

Robert A. Plantenga, Auditor

CONTINUED MARCH 1, 2004 BUT NEVER BROUGHT BACK FOR A VOTE.

REWRITTEN AS ORD. 2004-29-CM