

ORDINANCE NO. 2005-06-CM

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

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:

Part of the real estate conveyed to Fred M. Kuipers and Andrea D. Kuipers, as recorded in Deed Record MF77-4213, Deed Record 87-00865, and Deed Record 87-00866 in the Office of the Recorder for Tippecanoe County, Indiana (ORTCI), being a part of the Southwest Quarter of Section 28, Township 24 North, Range 4 West, in Tippecanoe Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the southwestern corner of the said Southwest Quarter of Section 28; thence North 89° 03' 28" East along the southern line of the said Southwest Quarter for 390.00 feet to the POINT OF BEGINNING, said point being the southeastern corner of Parcel One (1) in Parcelization P02-104 as recorded in Document Number 02030123 (ORTCI); thence North 0° 56' 32" West along the eastern line of the said Parcel One for 360.00 feet; thence North 41° 20' 20" West, continuing along the eastern line of the said Parcel One for 84.00 feet to the southwestern corner of Parcel Four (4) in the said Parcelization P02-104; thence North 47° 43' 53" East along the southern line of the said Parcel Four for 383.39 feet to the southeastern corner of the said Parcel Four and the western right-of-way line of Shootingstar Lane; thence southeastwardly and southwardly along the said western right-of-way line of Shootingstar Lane for the following twelve (12) courses: 1) thence southeastwardly along a non-tangent curve to the left, said curve having a radius of 246.00 feet and a central angle of 10° 12' 58", the radius point of which is located North 40° 02' 12" East from the last described point, for an arc length of 43.86 feet; 2) thence South 60° 10' 46" East, tangent to the preceding curve, for 217.85 feet; 3) thence southeastwardly on a curve to the right, said curve having a radius of 174.00 feet and a central angle of 47° 19' 10", for an arc length of 143.70 feet; 4) thence South 12° 51' 36" East for 138.93 feet; 5) thence South 1° 25' 16" West for 56.75 feet; 6) thence South 12° 51' 36" East for 20.00 feet; 7) thence South 28° 30' 08" East for 51.92 feet; 8) thence South 12° 51' 36" East for 75.00 feet; 9) thence southwardly on a curve to the right, said curve having a radius of 74.00 feet and a central angle of 11° 55' 04", for an arc length of 15.39 feet; 10) thence South 0° 56' 32" East for 39.55 feet; 11) thence South 89° 03' 28" West for 49.00 feet; 12) thence South 0° 56' 32" East for 40.00 feet to the southern line of the said Southwest Quarter and the approximate centerline of County Road 500 North; thence South 89° 03' 28" West along the said southern line and approximate centerline for 560.00 feet to the point of beginning, containing 7.54 acres, more or less.

ALSO

Commencing at the southwestern corner of the said Southwest Quarter of Section 28; thence North 89° 03' 28" East along the southern line of the said Southwest Quarter for 1,100.00 feet to the POINT OF BEGINNING, said point being at the intersection with the eastern right-of-way line of Shootingstar Lane; thence northwardly, northwestwardly, and northeastwardly along the said eastern right-of-way line of Shootingstar Lane for the following seventeen (17) courses: 1) thence North 0° 56' 32" West for 40.00 feet; 2) thence South 89° 03' 28" West for 49.00 feet; 3) thence North 0° 56' 32" West for 39.55 feet; 4) thence northwardly on a curve to the left, said curve having a radius of 126.00 feet and a central angle of 11° 55' 04", for an arc length of 26.21 feet; 5) thence North 12° 51' 6" West for 100.00 feet; 6) thence North 3° 34' 00" West for 55.73 feet; 7) thence North 12° 51' 36" West for 20.00 feet; 8) thence North 23° 03' 50" West for 50.80 feet; 9) thence North 12° 51' 36" West for 113.93 feet; 10) thence northwestwardly on a curve to the left, said curve having a radius of 226.00 feet and a central angle of 47° 19' 10", for an arc length of 186.65 feet; 11) thence North 60° 10' 46" West for 217.85 feet; 12) thence northwestwardly, northwardly, and northeastwardly on a curve to the right, said curve having a radius of 194.00 feet and a central angle of 99° 00' 21", for an arc length of 335.23 feet; 13) thence North 64° 57' 36" East, non-tangent to the preceding curve, for 40.00 feet; 14) thence North 53° 31' 09" East for 20.00 feet; 15) thence North 37° 24' 50" East for 42.38 feet; 16) thence North 56° 42' 14" East for 360.00 feet; 17) thence northeastwardly on a curve to the left, said curve having a radius of 426.00 feet and a

central angle of 30° 05' 15", for an arc length of 223.70 feet; thence South 63° 23' 01" East, departing from the said eastern right-of-way line of Shootingstar Lane, for 176.99 feet to the northeastern corner of the Southwest Quarter of the said Southwest Quarter of Section 28; thence South 0° 37' 33" East along the eastern line of the said Southwest Quarter of the Southwest Quarter for 200.00 feet; thence South 51° 27' 50" West for 378.52 feet; thence South 38° 32' 10" East for 461.63 feet; thence North 89° 03' 28" East for 315.00 feet; thence South 0° 37' 33" East for 525.00 feet to the southern line of the said Southwest Quarter and the approximate centerline of County Road 500 North; thence South 89° 03' 28" West along the said southern line and approximate centerline for 518.18 feet to the point of beginning, containing 15.43 acres, more or less.

Containing a total area of 22.97 acres, more or less.

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

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

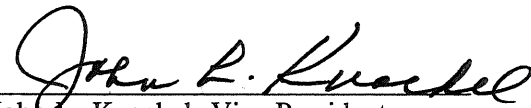
Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 7th day of February, 2005.

VOTE:

Yes


KD Benson, President

Yes


John L. Knochel, Vice President

Yes


Ruth E. Shedd, Member

ATTEST:


Robert A. Plantenga, Auditor