

ORDINANCE NO 2005-17-CM

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

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY
OF TIPPECANOE, INDIANA:

SECTION I:

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 Wabash Township, Tippecanoe County, Indiana, to wit:

A part of the southeast quarter of Section Thirty-four (34), Township Twenty-four (24) North, Range Five (5) West, in Wabash Township, Tippecanoe County, Indiana, being part of the property as depicted on a plat of survey by Vester and Associates, Inc., Job No. E-95130, Document No. 98-05255, recorded March 6, 1998, in the office of the Tippecanoe County Recorder.

Commencing at the northeast corner of the west half of the southeast quarter of Section 34-24-5; thence along the west line of the east half of the southeast quarter of said Section 34, South 00°52'44" East, 790.00 feet; thence South 89°07'15" West, 459.00 feet; thence South 45°32'52" West, 30.82 feet to the point of beginning of the herein described tract; thence South 45°32'52" West, 127.75 feet; thence South 69°21'32" West, 28.97 feet,- thence North 89°51'49" West, 6.29 feet; thence along a non-tangent curve to the right (said curve being concave southwesterly, having a radius of 133.00 feet and a chord bearing South 25°38'08" East, 115.66 feet) an arc distance of 119.65 feet; thence South 00°08'11" West, 0.85 feet; thence North 89°51'49" West, 165.45 feet; thence South 00°08'11" West, 26.00 feet; thence North 89°51'49" West, 385.00 feet; thence along a tangent curve to the right (said curve having a radius of 25.00 feet and a chord bearing North 76°48'42" West, 11.29 feet) an arc distance of 11.39 feet,- thence North 00°08'11" East, 160.98 feet; thence North 89°51'49" West, 32.00 feet; thence South 28°40'28" West, 62.80 feet-, thence South 00°08'11" West, 86.14 feet thence along a tangent curve to the right (said curve having a radius of 25.00 feet and a chord bearing South 30°44'50" West, 25.46 feet) an arc distance of 26.71 feet; thence North 85°46'55" West, 112.32 feet; thence North 00°08'11" East, 360.82 feet; thence South 89°51'49" East, 423.40 feet; thence along a non-tangent curve to the right (said curve being concave easterly, having a radius of 138.00 feet and a chord bearing North 03°26'34" West, 17.23 feet) an arc distance of 17.24 feet; thence North 00°08'11" East, 2.83 feet; thence along a tangent curve to the left (said curve having a radius of 200.00 feet and a chord bearing North 02°43'08" West, 19.93 feet) an arc distance of 19.93 feet; thence North 05°34'27" West, 30.30 feet; thence along a tangent curve to the right (said curve having a radius of 200.00 feet and a chord bearing North 02°43'08" West, 19.93 feet) an arc distance of 19.93 feet,- thence North 00°08'11" East, 35.02 feet; thence along a tangent curve to the left (said curve having a radius of 15.00 feet and a chord bearing North 09°35'57" West, 5.07 feet) an arc distance of 5.10 feet; thence South 89°51'49" East, 37.72 feet; thence along a non-tangent curve to the left (said curve being concave easterly, having a radius of 15.00 feet and a chord bearing South 09°52'19" West, 5.07 feet) an arc distance of 5.10 feet; thence South 00°08'11" West, 35.02 feet; thence along a tangent curve to the right (said curve having a radius of 200.00 feet and a chord bearing South 02°59'30" West, 19.93 feet) an arc distance of 19.93 feet; thence South 05°50'49" West, 30.30 feet; thence along a tangent curve to the left (said curve having a radius of 200.00 feet and a chord bearing South 02°59'30" West, 19.93 feet) an arc distance of 19.93 feet; thence South 00°08'11" West, 2.83 feet; thence along a tangent curve to the left (said curve having a radius of 112.00 feet and a chord bearing South 04°16'47" East, 17.25 feet) an arc distance of 17.27 feet; thence South 89°51'49" East, 153.06 feet; thence South 57°42'33" East, 259.61 feet to the point of beginning, containing 6.01 acres, more or less.

ALSO

Commencing at the southeast corner of the west half of the southeast quarter of Section 34-24-5; thence along the west line of the east half of the southeast quarter of said Section 34, North 00°52'44" West, 847.59 feet, thence South 63°26'54" West, 51.92 feet-, thence North 33°50'49" West, 84.55 feet to the point of beginning of the herein described tract; thence North 33°50'49" West, 393.60 feet,, thence South 56°09'11" West, 134.99 feet,- thence South 33°50'49" East, 183.67 feet,- thence South 56°09'12" West, 30.00 feet- thence North 33°50'49" West, 175.99 feet; thence South 56°09'11" West, 113.00 feet,- thence South

33°50'49" East, 385.92 feet; thence North 56°09'11" East, 277.99 feet to the point of beginning, containing 2.37 acres, more or less.

ALSO

Commencing at the northeast corner of the west half of the southeast quarter of Section 34-24-5; thence along the west line of the east half of the southeast quarter of said Section 34, South 00°52'44" East, 790.00 feet; thence South 89°07'15" West, 459.00 feet, thence South 45°32'52" West, 158.57 feet; thence along a non-tangent curve to the right (said curve being concave westerly, having a radius of 150.00 feet and a chord bearing South 23°15'46" East, 119.14 feet) an arc distance of 122.52 feet, - thence South 00°08'11" West, 43.85 feet; thence North 89°51'49" West, 38.00 feet; thence South 00°08'11" West, 13.00 feet to the point of beginning of the herein described tract; thence along a non-tangent curve to the right (said curve being concave southwesterly, having a radius of 25.00 feet and a chord bearing South 61°17'36" East, 23.91 feet) an arc distance of 24.93 feet; thence South 00°08'11" West, 196.72 feet; thence along a tangent curve to the left (said curve having a radius of 167.00 feet and a chord bearing South 16°51'19" East, 97.61 feet) an arc distance of 99.05 feet; thence South 33°50'49" East, 56.03 feet; thence South 75°20'08" West, 69.88 feet; thence South 33°50'49" East, 84.00 feet; thence South 46°36'17" West, 152.53 feet-, thence South 74°57'18" West, 59.45 feet-, thence North 76°13'18" West, 142.13 feet; thence North 42°48'51" West, 60.77 feet; thence North 47°11'09" East, 20.35 feet,- thence North 39°14'15" West, 119.75 feet,- thence along a non-tangent curve to the left (said curve being concave northwesterly, having a radius of 213.00 feet and a chord bearing North 43°51'08" East, 51.25 feet) an arc distance of 51.38 feet; thence along a tangent curve to the right (said curve having a radius of 25.00 feet and a chord bearing North 77°57'25" East, 32.81 feet) an arc distance of 35.79 feet; thence South 61°01'41" East, 106.69 feet-, thence along a tangent curve to the right (said curve having a radius of 40.00 feet and a chord bearing South 34°27'47" East, 35.78 feet) an arc distance of 37.09 feet; thence along a tangent curve to the left (said curve having a radius of 40.00 feet and a chord bearing North 59°33'15" East, 73.88 feet) an arc distance of 157.15 feet; thence along a tangent curve to the right (said curve having a radius of 40.00 feet and a chord bearing North 26°25'43" West, 35.78 feet) an arc distance of 37.09 feet; thence North 00°08'11" East, 314.00 feet; thence along a tangent curve to the right (said curve having a radius of 25.00 feet and a chord bearing North 45°08'11" East, 35.36 feet) an arc distance of 39.27 feet, thence South 89°51'49" East, 94.45 feet; to the point of beginning, containing 2.43 acres, more or less.

ALSO

Commencing at the northeast corner of the west half of the southeast quarter of Section 34-24-5; thence along the west line of the east half of the southeast quarter of said Section 34, South 00°52'44" East, 790.00 fee; thence South 89°07'15" West, 459.00 feet; thence South 45°32'52" West, 158.57 feet; thence along a non-tangent curve to the right (said curve being concave westerly, having a radius of 150.00 feet and a chord bearing South 23°15'46" East, 119.14 feet) an arc distance of 122.52 feet; thence South 00°08'11" West, 43.85 feet; thence North 89°51'49" West, 38.00 feet; thence South 00°08'11" West, 13.00 feet; thence along a non-tangent curve to the right (said curve being concave southwesterly, having a radius of 25.00 feet and a chord bearing South 61°17'36" East, 23.91 feet) an arc distance of 24.93 feet; thence South 00°08'11" West, 196.72 feet; thence along a tangent curve to the left (said curve having a radius of 167.00 feet and a chord bearing South 16°51'19" East, 97.61 feet) an arc distance of 99.05 feet; thence South 33°50'49" East, 56.03 feet thence South 75°20'08" West, 69.88 feet; thence South 33°50'49" East, 84.00 feet; thence South 46°36'17" West, 152.53 feet; thence South 74°57'18" West, 59.45 feet thence North 76°13'18" West, 142.13 feet; thence North 42°48'51" West, 60.77 feet; thence South 47°11'09" West, 40.09 feet; thence South 70°28'34" West, 70.31 feet to the point of beginning of the herein described tract; thence South 70°28'34" West, 97.41 feet; thence South 89°07'17" West, 104.20 feet; thence North 63°22'02" West, 18.57 feet; thence North 10°01'57" East, 110.63 feet; thence along a non-tangent curve to the left (said curve being concave northerly, having a radius of 40.00 feet and a chord bearing North 70°49'48" East, 39.03 feet) an arc distance of 40.77 feet,- thence along a tangent curve to the right (said curve having a radius of 40.00 feet and a chord bearing North 65°52'55" East, 32.86 feet) an arc distance of 33.87 feet; thence South 89°51'49" East, 26.08 feet; thence along a tangent curve to the left (said curve having a radius of 213.00 feet and a chord bearing North 81°27'34" East, 64.27 feet) an arc distance of 64.51 feet; thence South 17°13'03" East, 124.41 feet to the point of beginning, containing 0.56 acres, more or less.

ALSO

Commencing at the northeast corner of the west half of the southeast quarter of Section 34-24-5; thence along the west line of the east half of the southeast quarter of said Section 34, South 00°52'44" East, 790.00 feet; thence South 89°07'15" West, 459.00 feet; thence South 45°32'52" West, 158.57 feet; thence along a non-tangent curve to the right (said curve being concave westerly, having a radius of 150.00 feet and a chord bearing South 23°15'46" East, 119.14 feet) an arc distance of 122.52 feet; thence South 00°08'11" West, 43.85 feet; thence North 89°51'49" West, 359.45 feet; thence South 00°08'11" West, 13.00 feet to the point of beginning of the herein described tract; thence along a non-tangent curve to the right (said curve being concave southwesterly, having a radius of 25.00 feet and a chord bearing South 61°17'36" East, 23.91 feet) an arc distance of 24.93 feet; thence South 00°08'11" West, 195.56 feet; thence along a tangent curve to the right (said curve having a radius of 183.00 feet and a chord bearing South 45°08'11" West, 258.80 feet) an arc distance of 287.46 feet; thence North 89°51'49" West, 43.51 feet; thence along a non-tangent curve to the right (said curve being concave northeasterly, having a radius of 40.00 feet and a chord bearing North 52°41'17" West, 15.72 feet) an arc distance of 15.82 feet; thence along a tangent curve to the left (said curve having a radius of 40.00 feet and a chord bearing South 61°52'38" West, 77.88 feet) an arc distance of 107.19 feet; thence South 75°06'33" West, 123.59 feet; thence North 00°08'11" East, 129.64 feet; thence North 60°55'56" East, 133.59 feet; thence North 54°33'47" West, 48.10 feet; thence North 25°10'49" East, 103.27 feet; thence along a non-tangent curve to the left (said curve being concave northerly, having a radius of 40.00 feet and a chord bearing North 87°26'01" East, 37.24 feet) an arc distance of 38.74 feet; thence South 30°18'46" East, 138.81 feet; thence South 37°23'16" West, 4.33 feet; thence South 89°51'49" East, 70.00 feet; thence North 00°08'11" East, 147.86 feet; thence North 86°20'17" West, 118.30 feet; thence along a non-tangent curve to the left (said curve being concave westerly, having a radius of 40.00 feet and a chord bearing North 22°21'19" West, 35.09 feet) an arc distance of 36.33 feet; thence along a tangent curve to the right (said curve having a radius of 40.00 feet and a chord bearing North 24°07'05" West, 32.86 feet) an arc distance of 33.87 feet thence North 00°08'11" East, 12.08 feet; thence along a tangent curve to the right (said curve having a radius of 25.00 feet and a chord bearing North 45°08'11" East, 35.36 feet) an arc distance of 39.27 feet; thence South 89°51'49" East, 230.00 feet to the point of beginning, containing 2.51 acres, more or less.

Containing in all, 13.88 acres, more or less.

SECTION II:

The real estate described above should be and the same is hereby rezoned from PDRS & R1 to PDRS.

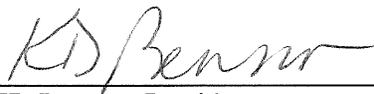
SECTION III:

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

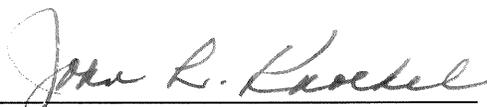
Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 6th day of June, 2005.

VOTE:

Yes


KD Benson, President

Yes


John L. Knochel, Vice President

Yes


Ruth E. Shedd, Member

ATTEST:


Robert A. Plantenga, Auditor