

ORDINANCE NO. 2009-06-01M

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE, FROM A & RE 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 Wabash Township, Tippecanoe County, Indiana, to wit:

ATTACHED EXHIBIT "A"

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

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 18th day of May, 2009.

VOTE:

yes

yes

yes

John Knuchel
(President)

D. S. P.
(Vice President)

H. P. Mantau
(Member)

Attest: Jennifer Webster
(Auditor)

DESCRIPTION (36.014 ACRES ±)

Part of the Northwest Quarter of Section 21, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter, being marked by a Berntsen monument; Thence South $00^{\circ}46'26''$ East, along the West line of the Northwest Quarter of Section 21 and the approximate centerline of County Road 500 West, a distance of 407.86 feet to the Point of Beginning of this description; Thence South $88^{\circ}54'29''$ East, a distance of 364.79 feet to a non-tangent curve to the right; Thence Southeasterly and Southerly, along said non-tangent curve having a radius of 50.00 feet, an internal angle of $43^{\circ}20'30''$, a chord length of 36.93 feet which bears South $20^{\circ}34'44''$ East, and an arc length of 37.82 feet; Thence South $01^{\circ}05'31''$ West, a distance of 174.50 feet to a tangent curve to the right; Thence Southerly, Southwesterly and Westerly, along said tangent curve having a radius of 20.00 feet, an internal angle of $90^{\circ}00'00''$, a chord length of 28.28 feet which bears South $46^{\circ}05'31''$ West, and an arc length of 31.42 feet; Thence South $88^{\circ}54'29''$ East, a distance of 100.00 feet to a non-tangent curve to the right; Thence Westerly, Northwesterly and Northerly, along said non-tangent curve having a radius of 20.00 feet, an internal angle of $90^{\circ}00'00''$, a chord length of 28.28 feet which bears North $43^{\circ}54'29''$ West, and an arc length of 31.42 feet; Thence North $01^{\circ}05'31''$ East, a distance of 174.50 feet to a tangent curve to the right; Thence Northerly and Northeasterly, along said tangent curve having a radius of 50.00 feet, an internal angle of $43^{\circ}20'30''$, a chord length of 36.93 feet which bears North $22^{\circ}45'47''$ East, and an arc length of 37.82 feet; Thence South $88^{\circ}54'29''$ East, a distance of 341.05 feet; Thence North $00^{\circ}44'20''$ East, a distance of 101.75 feet; Thence South $89^{\circ}15'40''$ East, a distance of 60.00 feet; Thence South $00^{\circ}44'20''$ West, a distance of 20.00 feet; Thence South $89^{\circ}15'40''$ East, a distance of 15.00 feet; Thence South $00^{\circ}44'20''$ West, a distance of 20.00 feet; Thence South $89^{\circ}15'40''$ East, a distance of 219.30 feet; Thence North $57^{\circ}56'33''$ East, a distance of 280.29 feet; Thence South $88^{\circ}33'40''$ East, a distance of 405.86 feet; Thence South $00^{\circ}27'38''$ East, a distance of 139.83 feet to a tangent curve to the right; Thence Southerly and Southwesterly, along said tangent curve having a radius of 60.00 feet, an internal angle of $41^{\circ}24'35''$, a chord length of 42.43 feet which bears South $20^{\circ}14'39''$ West, and an arc length of 43.36 feet to a tangent curve to the left; Thence Southwesterly, Southerly, Southeasterly, Easterly, Northeasterly, Northerly and Northwesterly, along said tangent curve having a radius of 60.00 feet, an internal angle of $262^{\circ}49'09''$, a chord length of 90.00 feet which bears North $89^{\circ}32'22''$ East, and an arc length of 275.22 feet to a tangent curve to the right; Thence Northwesterly and Northerly, along said tangent curve having a radius of 60.00 feet, an internal angle of $41^{\circ}24'35''$, a chord length of 42.43 feet which bears North $21^{\circ}09'55''$ West, and an arc length of 43.36 feet; Thence North $00^{\circ}27'38''$ West, a distance of 137.84 feet; Thence South $88^{\circ}33'40''$ East, a distance of 274.85 feet; Thence South $01^{\circ}26'39''$ East, a distance of 431.57 feet; Thence South $88^{\circ}26'51''$ West, a distance of 722.49 feet; Thence South $01^{\circ}15'39''$ East, a distance of 638.38 feet; Thence North $89^{\circ}52'39''$ West, a distance of 1356.46 feet to a point on the West line of the Northwest Quarter and approximate centerline of County Road 500 West; Thence North $00^{\circ}46'26''$ West, along the West line of the Northwest

Quarter and approximate centerline of County Road 500 West, a distance of 913.43 feet to the Point of Beginning, containing 36.014 Acres, more or less.

Bearings in the above description are based upon S.P.C. Grid North (N.A.D. 83) as determined by the Tippecanoe County Section Corner Perpetuation Project.

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

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