

ORDINANCE 96-09-CM

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN
REAL ESTATE FROM R3 & LB TO GB**

**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 Wea Township, Tippecanoe County, Indiana, to-wit:

EXHIBIT A

A part of the Northwest fractional quarter of Section 1, Township 22 North, Range 4 West and a part of the Northeast fractional quarter of Section 2, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, described as follows:

Beginning at the Northwest corner of said Northwest fractional quarter; thence North 90 degrees 0' East along the Northern line of said Northwest fractional quarter, 1,258.99 feet; thence South 0 degree 5' East, 1,067.67 feet; thence North 89 degrees 14' West crossing into said Northeast fractional quarter, 1,934.33 feet; thence North 0 degree 20' West, 450.00 feet; thence South 89 degrees 40' West, 425.00 feet; thence South 0 degree 20' East, 252.60 feet to the center line of State Road 38; thence North 57 degrees 27' West along the center line of State Road 38, 726.97 feet; thence North 32 degrees 10' East, 538.35 feet to the Northern line of said Northeast fractional quarter; thence North 90 degrees 0' East along the Northern line of said Northeast fractional quarter, 1,425.93 feet to the point of beginning, containing 60.29 acres, more or less of which 30.69 acres are located in said Section 1 and 29.60 acres are located in said Section 2.

EXCEPT part of Section 2, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, and described as: Beginning at a point on the North line of the above said Section 2, said point being North 90 degrees 0' West 1027.34 feet of the Northeast corner of the above said Section 2 and running thence North 90 degrees 0' West 398.59 feet; thence South 32 degrees 10' West 538.35 feet to the centerline of Indiana Highway 38; thence South 57 degrees 27' East 337.42 feet along the said centerline; thence North 32 degrees 10' East 752.81 feet, more or less to the point of beginning. Containing a gross acreage of 5.001 acres, less .507 acres for two 30 foot highway easements resulting in 4.494 acres net.

EXCEPT a part of the Northeast fractional quarter of Section 2, Township 22 North, Range 4 West, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of said quarter section, thence North 89 degrees 30' 50" East 264.91 feet along the North line of said section to the center line of S.R. 38; thence along said center line Southeasterly 1,561.50 feet along an arc to the left and having a radius of 348,223.41 feet and subtended by a long chord having a bearing of South 57 degrees 51' 22" East and a length of 1,561.50 feet to a Southeast corner of the owners' land; thence North 0 degree 59' 34" East 35.01 feet along the East line of the owners' land to the Northeastern boundary of S.R. 38 and the point of beginning of this description; thence along the boundary of said S.R. 38 Northwesterly 237.54 feet along an arc to the right and having a radius of 348,193.41 feet and subtended by a long chord having a bearing of North 57 degrees 57' 43" West and a length of 237.54 feet to the Northeastern boundary of the intersection of said S.R. 38 and County Road 200 South; thence North 26 degrees 25' 28" West 26.93 feet along the boundary of the intersection of said S.R. 38 and said County Road to the Southeastern boundary of said County Road; thence North 31 degrees 46' 27" East 50.12 feet along the boundary of said County Road; thence South 15 degrees 1' 5" East 36.71 feet; thence South 59 degrees 2' 44" East 212.50 feet to the East

line of the owners' land; thence South 0 degree 59' 34" West 45.54 feet along said East line to the point of beginning and containing 0.217 acres, more or less.

EXCEPT, Parts of the Northwest Quarter of Section One (1), Township 22 North, Range 4 West, and The Northeast Quarter of Section Two (2), Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, described as follows: The point of beginning of this description being the Northwestern corner of the said Northwest quarter of said section one (1) being the same location as the southwestern corner of the southwest quarter of section 36, Township 23 North, Range 4 West; thence South 89 degrees 51' 00" East along the northern line of the northwest quarter of Section One (1), 1,258.99 feet; thence South 0 degrees 05' 00" East 50.00 feet; thence North 89 degrees 51' 00" West 1,258.97 feet; thence South 90 degrees West crossing into the Northeast quarter of said section two (2), 515.63 feet; thence in a southwesterly direction on a curve to the left having a central angle of 28 degrees 04' 03", a radius of 768.51 feet, an arc length of 376.47 feet; thence South 48 degrees 48' 28" West, 349.02 feet; thence in a Southwesterly direction on a curve to the left having a central angle of 3 degrees 30' 00", a radius of 768.51 feet, an arc length of 46.95 feet; thence South 32 degrees 11' 00" West, 292.86 feet; thence South 36 degrees 00' 55" East, 26.93 feet; thence South 32 degrees 11' 00" West, 30.16 feet to the centerline of State Road 38 as now exists; thence North 57 degrees 27' 40" West along the centerline of State Road 38 as now exists; 125.00 feet; thence North 32 degrees 11' 00" East, 752.77 feet to the Northern line of the Northeast Quarter of Section Two (2); thence North 90 degrees 00' 00" East along the Northern line of the Northeast Quarter of said Section Two (2); 1,026.61 feet to the point of beginning of this description.

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 **2nd day of January, 1996.**

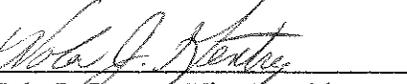
VOTE:

YES

BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE, INDIANA


William D. Haan, President

YES


Nola J. Gentry, Vice President

YES


Gene Jones, Member

Attest: 
Betty J. Michael, Auditor