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ORDINANCE NO. 17-86 CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE, FROM R1 & R3 to LB.

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 the unified county code, is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to-wit:

A part of the West Half of the Southeast quarter of Section Twenty-four (24), Township Twenty-three (23) North, Range Four (4) West in Fairfield Township, Tippecanoe County, Indiana, being more completely described as follows, to wit:

Commencing at the southwest corner of the West Half of the Southeast Quarter of Section 24-23-4; thence South $89^{\circ} 10' 00''$ East along the south line of said quarter section a distance of 309.70 feet to a cross chiseled in concrete; thence North $0^{\circ} 6' 45''$ West a distance of 546.09 feet to a re-bar and the point of beginning of the herein described tract; thence continuing North $0^{\circ} 46' 45''$ West a distance of 279.31 feet to a re-bar; thence South $89^{\circ} 08' 45''$ East a distance of 770.00 feet to a re-bar; thence North $0^{\circ} 26' 50''$ West a distance of 561.33 feet to an iron pipe, said point being the southwest corner of the P. Schrader et al property (DR 318, Pg 429 and MF 77-544); thence North $89^{\circ} 14' 15''$ East along the southern boundary of said Schrader a distance of 209.00 feet to an iron pipe; thence North $0^{\circ} 45' 45''$ West along the eastern boundary of said Schrader a distance of 509.00 feet to an iron pipe; thence South $89^{\circ} 14' 15''$ West along the northern boundary of said Schrader a distance of 209.00 feet to an iron pipe; thence South $0^{\circ} 45' 46''$ East along the western boundary of said Schrader a distance of 209.00 feet to an iron pipe; thence South $59^{\circ} 26' 25''$ West a distance of 890.65 feet to a re-bar; thence North $0^{\circ} 46' 45''$ West a distance of 722.00 feet to an iron pipe on the southern boundary of Cedar Ridge Heights Subdivision; thence South $89^{\circ} 26' 20''$ East along said southern boundary a distance of 704.58 feet to an iron pipe, said point being the southeast corner of Lot #5 in said subdivision; thence North $0^{\circ} 45' 15''$ West along the eastern boundary of said Lot 5 a distance of 169.56 feet to an iron pipe, said point being the southwest corner of Lot #6 in said subdivision; thence South $89^{\circ} 26' 05''$ East along the southern boundary of said Lot #6 a distance of 382.75 feet to an iron pipe on the east line of the West Half of said quarter section; thence South $03^{\circ} 31' 30''$ West along said east line a distance of 1867.00 feet to the northeast corner of the L. Faker et al property; thence North $89^{\circ} 10' 10''$ West along the northern boundary of

said Faker a distance of 519.66 feet to an iron pipe; thence South $0^{\circ} 40' 15''$ West along the western boundary of said Faker a distance of 49.00 feet to an iron pipe on the northern right-of-way of an access road; thence North $39^{\circ} 56' 00''$ West along said right of way a distance of 12.49 feet to a right-of-way marker; thence northwesterly along a curve being concave southerly, having a radius of 622.96 feet, an interior angle of $45^{\circ} 25' 40''$, a chord length of 481.09 feet, and a chord bearing of North $50^{\circ} 24' 00''$ West a distance of 493.92 feet to a right-of-way marker; thence North $78^{\circ} 40' 15''$ West along said right-of-way a distance of 101.09 feet to a right-of-way marker; thence North $73^{\circ} 14' 26''$ West along said right-of-way a distance of 53.18 feet to a re-bar and the point of beginning, containing 27.434 acres.

ALSO

A part of the West half of the Southeast quarter of Section twenty-four (24), Township twenty-three (23) North, Range four (4) West, more completely described as follows, to-wit:

Beginning at a point, said point being one thousand six hundred sixty-five and $82/100$ (1665.82) feet North and one thousand eighty-one and $38/100$ (1081.38) feet East of the Southwest corner of the West half of the Southeast quarter of said Section twenty-four (24), in Township and Range aforesaid; thence North 0° East and parallel to the West line of said half quarter-section a distance of two hundred nine and $0/10$ (209.0) feet to an iron pipe; thence North 90° East a distance of two hundred nine and $0/10$ (209.0) feet to an iron pipe; thence South 0° West and parallel to the West line of said half quarter Section a distance of two hundred nine and $0/10$ (209.0) feet to an iron pipe; thence South 90° West a distance of two hundred nine and $0/10$ (209.0) feet to an iron pipe and the place of beginning, containing one and $0/10$ (1.0) acre, more or less.

Located in Fairfield Township, Tippecanoe County, Indiana.

ALSO

A part of the West Half of the Southeast quarter of Section Twenty-four (24), Township Twenty-three (23) North, Range Four (4) West, Fairfield Township, Tippecanoe County, Indiana, more completely described as follows, to-wit:

Beginning at an iron pipe, said point being 1665.82 feet North and 1081.38 feet East of the Southwest Corner of the West Half of the Southeast Quarter of said Section 24-23-4, said point also being the Southwest corner of the Schrader property (DR. 318, P. 429); thence North $90^{\circ} 00'$ East along the Southern Boundary of said Schrader a distance of 209.00 feet to an iron pipe; thence South $0^{\circ} 00'$ West a distance of 300.00 feet to an iron pipe; thence South $90^{\circ} 00'$ West and parallel to said Schrader South line a distance of 209.00 feet to an iron pipe; thence North $0^{\circ} 00'$ East a distance of 300.00 feet to an iron pipe and the point of beginning, containing 1.44 acres, more or less.

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Section 2. The real estate described above should be and the same is hereby rezoned from R1 & R32 to LB.

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 September, 1986.

Eugene R. Moore
Eugene R. Moore

Sue W. Scholer
Sue W. Scholer, Member

Absent
Bruce V. Osborn, Member

ATTEST:

Sarah S. Brown
Sarah S. Brown, Auditor