

ORDINANCE NO. 86-7 CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE, FROM A, R1, PD-C and R3 TO CB and AB.

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:

Tract 1
(R1 to GB)

The East half of the Southeast quarter of Section 26, Township 23 North, Range 4 West, situated in Fairfield Township, Tippecanoe County, Indiana, except one thousand (1000) feet of even width off the South side thereof.

Also, the West half of the West half of the Southwest quarter of Section 25, Township 23 North, Range 4 West, containing 40 acres more or less, except one thousand (1000) feet of even width off the South side thereof.

Also, the Southwest quarter of the Northwest quarter of Section 25, Township 23 North, Range 4 West, containing 40 acres more or less.

Tract 2-A
(PD-C & R3 to AB)

A part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, described as follows:

Commencing at the northwestern corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence North $88^{\circ} 47' 07''$ East along the northern line of the Northwest Quarter of the Northwest Quarter of said Section Twenty-Five, 1,349.10 feet to the northeastern corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence South $0^{\circ} 16' 00''$ East along the eastern line of the Northwest Quarter of the Northwest Quarter of said Section Twenty-Five, 368.65 feet to the point of beginning of this description; thence continuing South $0^{\circ} 16' 00''$ East along said eastern line 448.66 feet; thence North $88^{\circ} 46' 35''$ West 633.33 feet; thence North $0^{\circ} 21' 00''$ West 711.66 feet to the southern right-of-way line of State Road 26; thence South $88^{\circ} 30'$ East along the southern right-of-way line of State Road 26, 274.40 feet; thence South $0^{\circ} 16'$ East 261.65 feet; thence South $88^{\circ} 46' 35''$ East 360.00 feet to the point of beginning, containing 8.18 acres, more or less.

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Tract 2-B
(R3 to GB)

Part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 23 North, Range 4 West, Tippecanoe County, Indiana, described as follows: Commencing at the Northwest corner of section 25, Township 23 North, Range 4 West; thence North $88^{\circ} 47' 07''$ East, with the North line of said Section 25, 1349.10 feet and South $00^{\circ} 16' 00''$ East, with the East line of the Northwest Quarter, Northwest Quarter of said section 25, 817.31 feet to the point of beginning; thence continuing South $00^{\circ} 16' 00''$ East, with the East line of the Northwest Quarter Northwest Quarter of said Section 25, 517.19 feet; thence North $88^{\circ} 44' 00''$ West, 672.60 feet; thence North $00^{\circ} 21' 00''$ West, 516.70 feet; thence South $88^{\circ} 46' 35''$ East, 673.33 feet to the point of beginning, containing 7.984 acres, more or less.

Tract 3
(R1 & A to GB)

The Northeast quarter and the East half of the Northwest quarter of Section twenty-five (25), in Township twenty-three (23) North, Range four (4) West, containing two hundred forty (240) acres, more or less.

EXCEPT A part of the North half of Section twenty-five (25), Township twenty-three (23) North, Range four (4) West, more completely described as follows, to-wit:

Beginning at a point on the West line of the East half of the Northwest quarter of said Section twenty-five (25) which is 75.84 feet South of the Northwest corner of said East half of the Northwest quarter; running thence South $74^{\circ} 28' 00''$ East along the right-of-way line of Interstate 65 (Southwest access ramp) a distance of 52.00 feet; thence South $86^{\circ} 21' 30''$ East along said right-of-way a distance of 445.50 feet; thence South $38^{\circ} 12' 50''$ East along said right-of-way a distance of 121.76 feet; thence Southeasterly along a curve to the left in said right-of-way which has a radius of 657.96 feet a distance of 638.67 feet to a point which bears South $38^{\circ} 30' 10''$ East at a distance of 613.89 feet from the point last described; thence South $66^{\circ} 18' 50''$ East a distance of 160.00 feet; thence Southeasterly along a curve to the right in said right-of-way which has a radius of 1347.39 feet a distance of 455.13 feet to a point which bears South $56^{\circ} 38' 10''$ East at a distance of 452.97 feet from the point last described; thence South $45^{\circ} 43' 10''$ East a distance of 127.00 feet to an iron pipe on said right-of-way line; thence North $89^{\circ} 14' 00''$ West a distance of 1555.53 feet to an iron pipe on said West line of the East half of the Northwest quarter; thence North $0^{\circ} 39' 00''$ West along said West line a distance of 1000.16 feet to the place of beginning, containing 20.00 acres, more or less.

ALSO EXCEPT A part of the East half of the North East quarter of Section twenty-five (25), Township twenty-three (23) North, Range four (4) West, Tippecanoe County, Indiana, described as follows:

Beginning on the south line of said half-quarter section North 89 degrees 22 minutes 51 seconds West 20.00 feet from the southeast corner of said half-quarter section, which point of beginning is on the West boundary of County Road 500 East thence North 89 degrees 22 minutes 51 seconds West 7.76 feet along said south line; thence North 5 degrees 55 minutes 48 seconds East 70.99 feet to the West boundary of County Road 500 East; thence South 0 degrees 16 minutes 00 seconds East 46.54 feet along said West boundary; thence South 0 degrees 30 minutes 00 seconds East 24.15 feet continuing along said boundary to the point of beginning and containing 0.006 acres, more or less.

ALSO EXCEPT A part of the Northeast Quarter and a part of the East half of the Northwest quarter of Section 25, Township 23 North, Range 4 West, Tippecanoe County, Indiana, described as follows:

Beginning on the west line of the Northeast quarter of said Section 25 South 0 degrees 38 minutes 14 seconds East 38.08 feet from the northwest corner of the Northeast quarter of said Section 25, which point of beginning is on the south boundary of S. R. 26 and 40.00 feet Southerly, measured at right angles, from the existing center line of said S.R. 26; (1) thence South 88 degrees 37 minutes 26 seconds East 302.87 feet along said south boundary; (2) thence South 88 degrees 53 minutes 56 seconds East 500.00 feet continuing along said south boundary; (3) thence South 88 degrees 56 minutes 00 seconds East 350.00 feet continuing along said south boundary; (4) thence South 75 degrees 47 minutes 56 seconds East 154.03 feet continuing along said south boundary; (5) thence North 81 degrees 15 minutes 38 seconds East 47.70 feet continuing along said south boundary; (6) thence South 1 degree 04 minutes 00 seconds West 53.12 feet; (7) thence North 88 degrees 56 minutes 00 seconds West 1,147.00 feet; (8) thence South 33 degrees 23 minutes 18 seconds West 69.29 feet; (9) thence Southeasterly 569.99 feet along an arc to the left and having a radius of 1,357.39 feet and subtended by a long chord having a bearing of South 20 degrees 57 minutes 47 seconds East and a length of 565.81 feet; (10) thence South 32 degrees 55 minutes 14 seconds East 604.88 feet; (11) thence South 34 degrees 19 minutes 39 seconds East 599.53 feet; (12) thence Southeasterly 1,312.97 feet along an arc to the left and having a radius of 5,599.58 feet and subtended by a long chord having a bearing of South 42 degrees 00 minutes 02 seconds East and a length of 1,309.97 feet to the south line of the Northeast Quarter of said Section 25; (13) thence North 89 degrees 22 minutes 51 seconds West 387.68 feet along said south line; (14) thence Northwesterly 1,079.73 feet along an arc to the right and having a radius of 5,859.58 feet; and subtended by a long chord having a bearing of North 40 degrees 33 minutes 44 seconds West and a length of 1,078.21 feet; (15) thence North 36 degrees 33 minutes 26 seconds West 899.66 feet; (16) thence North 45 degrees 43 minutes 19 seconds West 210.15 feet; (17)

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thence Northwesterly 455.13 feet along an arc to the left and having a radius of 1,347.39 feet and subtended by a long chord having a bearing of North 56 degrees 38 minutes 16 seconds West and a length of 452.97 feet; (18) thence North 66 degrees 18 minutes 53 seconds West 160.00 feet; (19) thence Northwesterly 638.67 feet along an arc to the right and having a radius of 657.96 feet and subtended by a long chord having a bearing of North 38 degrees 30 minutes 24 seconds West and a length of 613.89 feet; (20) thence North 38 degrees 13 minutes 01 second West 121.76 feet; (21) thence North 86 degrees 21 minutes 36 seconds West 445.45 feet; (22) thence North 74 degrees 28 minutes 01 second West 52.04 feet to the West line of the East Half of the Northwest Quarter of said Section 25; (23) thence North 0 degrees 39 minutes 00 seconds West 55.04 feet along said west line to the south boundary of S. R. 26; (24) thence South 89 degrees 04 minutes 57 seconds East 185.04 feet along said south boundary; (25) thence South 88 degrees 36 minutes 21 seconds East 962.02 feet continuing along said south boundary; (26) thence South 88 degrees 37 minutes 26 seconds East 197.14 feet continuing along said south boundary to the point of beginning, and containing 33.972 acres, more or less.

Tract 4
(R1 to GB)

The southeast quarter of the northwest quarter of the southwest quarter and the east half of the southwest quarter of the southwest quarter and the southwest quarter of the northeast quarter of the southwest quarter and the west half of the southeast quarter of the southwest quarter of Section 25, in township 23 North, Range 4 West.

EXCEPT a strip of ground 1000 feet of even width off the entire south side of the above-described tract.

ALSO EXCEPT a strip of land 2 rods wide of equal and even width off of the north side of the southeast quarter of the northwest quarter of the southwest quarter and the southwest quarter of the northeast quarter of the southwest quarter of said Section 25.

Tract 5
(R1 & R3 to GB)

The East Half of the North East Quarter of Section 26, Township 23 North, Range 4 West.

EXCEPT Three (3) acres in rectangular form out of the Northeast corner of a certain Eighty (80) acre tract being the East Half of the Northeast Quarter of Section 26, Township 23 North, Range 4 West and described more particularly as follows:

Beginning on the East line of Section 26, Township 23, North, Range 4 West, at the South right of way line of State Road 26 and running thence West along the South right of way line of State Road 26, a distance of

208.72 feet; thence South parallel with the East line of said Section 26 a distance of 626.16 feet; thence East a distance of 208.72 feet to the East line of said Section 26 at a point 626.16 feet South from the point of beginning; thence North along the East line of said Section 26 a distance of 626.16 feet to the place of beginning, containing 3 acres, more or less.

ALSO EXCEPT, Two hundred eighty (280) feet of even width off of the entire West side of the East Half of the Northeast Quarter of Section 26, Township 23 North, Range 4 West.

ALSO EXCEPT, Beginning at a point on the South R/W line of State Road #26 which is 40 feet South and 208.72 feet West of the Northeast corner of the East Half of the Northeast Quarter of the aforesaid Section; thence South a distance of 336.1 feet; thence North 89 degrees and 53 minutes West a distance of 204.4 feet; thence North 0 degrees and 8 minutes West a distance of 336.1 feet to the South R/W line of State Road #26; thence South 89 degrees and 53 minutes East a distance of 205 feet, on and along the South R/W line of State Road #26, to the place of beginning, containing 1.58 acres, more or less.

ALSO EXCEPT, Part of the Northeast Quarter of Section Twenty six (26), Township Twenty three (23) North, Range Four (4) West, Fairfield Township, Tippecanoe County, Indiana, described as follows:

Beginning at a point on the Eastern line of the Northeast Quarter of said Section Twenty six, said point being located South $0^{\circ} 26' 30''$ East, 935.00 feet from the Northeastern corner of the Northeast Quarter of said Section Twenty six; thence South $0^{\circ} 26' 30''$ East along the Eastern line of the Northeast Quarter of said Section Twenty six, 737.00 feet; thence South $89^{\circ} 40' 30''$ West, 734.82 feet; thence North $0^{\circ} 28' 30''$ West, 737.00 feet; thence North $89^{\circ} 40' 30''$ East, 735.25 feet to the point of beginning, containing 12.44 acres, more or less.

ALSO EXCEPT, A part of the East Half of the Northeast Quarter of Section 26, Township 23 North, Range 4 West, Tippecanoe County, Indiana, described as follows:

Commencing at the Northeast corner of said Section; thence South 89 degrees, 18 minutes, 03 seconds West 413.72 feet along the North line of said Section to the East line of the owners' land; thence South 0 degrees, 44 minutes, 15 seconds East 41.83 feet along said East line to the South boundary of S. R. 26 and the point of beginning of this description; thence South 0 degrees, 44 minutes, 15 seconds East 89.56 feet along said East line; thence South 89 degrees, 57 minutes, 39 seconds West 126.15 feet; thence North 0 degrees, 33 minutes, 27 seconds West 30.00 feet; thence South 89 degrees, 21 minutes, 31 seconds West 100.14 feet; thence South 89 degrees, 16 minutes, 30 seconds West 272.57 feet; thence South 85 degrees, 27 minutes, 39 seconds West 60.13 feet; thence South 85 degrees, 25 minutes, 07 seconds West 89.21 feet to the East line of Lot 25 in Eastland Homes Subdivision, Part I, Plat Book

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7, Page 12; thence North 0 degrees, 43 minutes, 15 seconds West 67.95 feet along said East line to the South boundary of S. R. 26; thence North 89 degrees, 16 minutes, 45 seconds East 647.74 feet along said South boundary to the point of beginning and containing 0.968 acres, more or less.

Section 2. The real estate described above should be and the same is hereby rezoned from A, R1, R3 & PD-C to GB & AB.

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 5th Day of May, 1986.

THE BOARD OF COMMISSIONERS OF
THE COUNTY OF TIPPECANOE

Eugene R. Moore
Eugene R. Moore, President

Sue W. Scholer
Sue W. Scholer, Member

Bruce V. Osborn
Bruce V. Osborn, Member

ATTEST: Sarah S. Brown
Sarah S. Brown, Auditor