

**ORDINANCE NO. 2020-03-CM**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R1 & PDRS TO PDRS**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, 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

See attached  
(Legal Description)

**Section 2:** The above-described real estate should be and the same is hereby rezoned from R1 & PDRS to PDRS.

**Section 3:** This ordinance shall be in full force and effect from and after its adoption.

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this 1st day of June, 2020.

VOTE:

Yes

Tracy A. Brown  
Tracy Brown, President

Yes

Thomas Murtaugh  
Thomas Murtaugh, Vice President

Yes

David Byers  
David Byers, Member

ATTEST:

Robert Plantenga  
Robert Plantenga, Auditor

## MODERNIZED LEGAL DESCRIPTION

### LEGAL DESCRIPTION:

A part of the west half of the southeast quarter of section Thirty-four (34), Township Twenty-four (24) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, being depicted on a survey by Vester and Associates, Inc., Job No. E-93150, being more completely described as follows, to wit:

Commencing at the southeast corner of a property owned by Sterling 27 LLC, Document 13028190, Dated December 27, 2013 and also being the southeast corner of the west half of the southeast quarter of section 34-24-5; thence along the east line of Sterling 27 LLC property and also being the east line of the west half of said quarter section, North 00°52'44" West, a distance of 5.00 feet to a 3/4" rebar with punched aluminum cap stamped "Vester & Assoc. Inc. LS Firm 0004, found at grade, hereinafter referred to as a Vester capped rebar and being the Point of Beginning; thence North 89°50'42" West, a distance of 1137.00 feet to a Vester capped rebar; thence South 00°52'45" East, a distance of 1.81 feet to a Vester capped rebar located on the north line of the Capilano Highlands Subdivision; thence along said north line of said subdivision, North 89°30'57" West, a distance of 199.30 feet; thence North 00°08'11" East, 282.40 feet; thence South 89°07'15" West, 135.02 feet; thence North 00°08'11" East, 122.42 feet; thence South 89°51'49" East, 135.00 feet; thence along the East line of said Stonehenge Subdivision, Phase 1 and the southerly prolongation thereof, North 00°08'11" East, a distance of 614.78 to a point lying on the South line of a 50 foot Common Area per Stonehenge Planned Development, Phase Two (2), as per the plat thereof dated June 22, 2005, recorded July 27, 2005, in Plat Cabinet 11, Slide 295 as Document Number 05017486 for the following Six (6) courses: 1) South 64°02'28" East, a distance of 152.96 feet; 2) North 89°07'17" East, a distance of 124.33 feet; 3) North 70°28'34" East, a distance of 160.97 feet; 4) South 76°13'18" East, a distance of 212.83 feet; 5) North 74°57'18" East, a distance of 84.92 feet; 6) North 46°36'17" East, a distance of 102.67 feet; thence South 33°50'49" East, a distance of 94.93 feet; thence North 56°09'11" East, a distance of 6.33 feet to the Northwest corner of Lot 216 as per said Stonehenge Planned Development, Phase Two; thence along the West line of said Lot 216 South 33°50'49" East, a distance of 96.03 feet; thence North 56°09'11" East, a distance of 113.00 feet; thence North 33°50'49" West, a distance of 16.01 feet; thence North 56°09'11" East, a distance of 30.00 feet; thence along a non-tangent curve to the left (said curve having a radius of 40.00 feet and a chord bearing South 39°51'48" East, 8.38 feet) an arc distance of 8.40 feet; thence North 56°09'11" East, a distance of 134.11 feet; thence South 33°50'49" East, a distance of 286.12 feet; thence North 63°26'55" East, 51.92 feet to a point on the East line of aforesaid Tract 3 and the East line of the West half of said Southeast quarter; thence along said East line, South 00°52'44" East, 842.59 feet to the Point of Beginning. Containing 29.870 acres, more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD