

**ORDINANCE NO. 2020-05-06M**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R1 TO GB**

**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 Fairfield Township, Tippecanoe County, Indiana

(Legal Description) – See Attachment Exhibit A

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

**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 Brown  
Tracy Brown, President

Yes

Thomas Murtaugh  
Thomas Murtaugh, Vice President

Yes

David Byers  
David Byers, Member

ATTEST:

Robert Plantenga  
Robert Plantenga, Auditor

## Exhibit A

### Legal Description

A part of the Northwest Quarter of Section 11, Township 23 North, Range 4 West, in Fairfield Township, Tiptecanoe County, Indiana, described as follows:

Beginning at a point 400.4 feet West and 108.3 feet South 40 degrees and 33 minutes West of the Northeast corner of the said Northwest quarter; thence South 0 degrees and 33 minutes West a distance of 120.8 feet; thence North 89 degrees and 15 minutes West a distance of 98.8 feet to the Eastern right-of-way line of Indiana State Road 25; thence North 34 degrees and 5 minutes East on the said right-of-way line a distance of 162 feet; thence Southeasterly and 66 degrees and 25 minutes to the left from the preceding line a distance of 17 feet to the place of beginning. Said tract of land contains 0.18 acres, more or less.

AND ALSO,

A part of the Northwest Quarter of Section 11, Township 23 North, Range 4 West, in Fairfield Township, Tiptecanoe County, Indiana, more completely described by metes and bounds as follows:

Beginning at the Northeast corner of the Northwest Quarter of the said Section; thence West on the North line of the said Northwest Quarter a distance of 400.4 feet; thence South 40 degrees and 33 minutes West a distance of 108.3 feet; thence South 0 degrees and 33 minutes West a distance of 120.8 feet to the Northeast corner of the tract and the beginning point of the metes and bounds description for the same; thence South 0 degrees and 33 minutes West a distance of 188.3 feet; thence North 89 degrees and 15 minutes West a distance of 157.7 feet to the Eastern right of way line of Indiana State Road 25; thence North 10 degrees and 35 minutes West on the said right of way line a distance of 65 feet; thence North 30 degrees and 25 minutes East on the said right of way line a distance of 144.3 feet; thence South 89 degrees and 15 minutes East a distance of 98.8 feet to the place of beginning. Said tract of land contains .62 acres, more or less.

EXCEPT:

A part of the Northwest Quarter of Section 11, Township 23 North, Range 4 West, Tiptecanoe County, Indiana, described as:

Commencing at the northeast corner of said quarter section; thence, West on the north line of said quarter section 400.40 feet; thence South 40 degrees 33 minutes West 108.30 feet (the foregoing portion of this description beginning with the words "at the northeast corner" is taken from Deed Record 77, page 2080) to the northeast corner of the owner's land and the point of beginning; thence, South 00 degrees 21 minutes 38 seconds West 17.83 feet along the east line of the owner's land; thence, South 33 degrees 49 minutes 30 seconds West 283.66 feet to the southeastern boundary of State Road 25; thence, North 56 degrees 10 minutes 30 seconds West 20.00 feet along said boundary of State Road 25 to the corner of State Road 25; thence, North 31 degrees 50 minutes 21 seconds East 144.30 feet along said boundary; thence North 33 degrees 49 minutes 30 seconds East 162.00 feet along said boundary to the north corner of the owner's land; thence South 29 degrees 20 minutes 04 seconds East 17.00 feet along the northeastern line of the owner's land to the point of beginning, and containing 0.163 acres, more or less. All bearings in this description not taken from previous instruments are based on the bearing system for State Road Project ST-071-5(B).

**ALSO EXCEPT:**

A part of the Northwest Quarter of Section 11, Township 23 North, Range 4 West, Tippecanoe County, Indiana, and that part of the grantor's land lying within the right of way lines depicted on the Right of Way Parcel Plat recorded November 21, 2008 as Document No. 200808022287, marked Exhibit "B", described as follows: Commencing at the Northeast corner of said Quarter section designated as point "193" on said plat; thence South 87 degrees 51 minutes 19 seconds West 589.54 feet along the north line of said section to the centerline of S.R. 25; thence South 33 degrees 40 minutes 03 seconds West 6.00 feet along said centerline; thence South 28 degrees 19 minutes 11 seconds East 56.64 feet to the northwest corner of a tract of land as described in Deed Record 311, page 520 (Office of the Recorder of Tippecanoe County); thence South 29 degrees 29 minutes 31 seconds East 17.36 feet along a southwesterly line of said tract; thence South 1 degree 06 minutes 22 seconds West 17.67 feet along a westerly line of said tract to the point of beginning of this description; thence continuing South 1 degree 06 minutes 22 seconds West 46.45 feet along said westerly line to the point designated as "14106" on said plat; thence South 33 degrees 40 minutes 03 seconds West 244.04 feet to the easterly boundary of S.R. 25 per Deed Record 236, page 325 (Office of said Recorder) designated as point "13693" on said plat; thence North 56 degrees 19 minutes 57 seconds West 25.00 feet along the boundary of said S.R. 25 to the easterly boundary of said S.R. 25 per Instrument No. 9517410; thence North 33 degrees 40 minutes 03 seconds East 283.18 feet along the easterly boundary of said S.R. 25 to the point of beginning and containing 0.151 acres, more or less.