

ORDINANCE NO. 21-16

**TO AMEND CERTAIN PORTIONS OF THE UNIFIED
ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE,
INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:**

Section 1: Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to rezone the following described real estate, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Section 2: Said real estate is hereby rezoned as follows:

FROM: PDMX district
TO: PDRS district

Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

**WABASH LANDING
LAND TO BE REZONED
BELOW 554.0 ELEVATION**

Sheet: 1 of 1

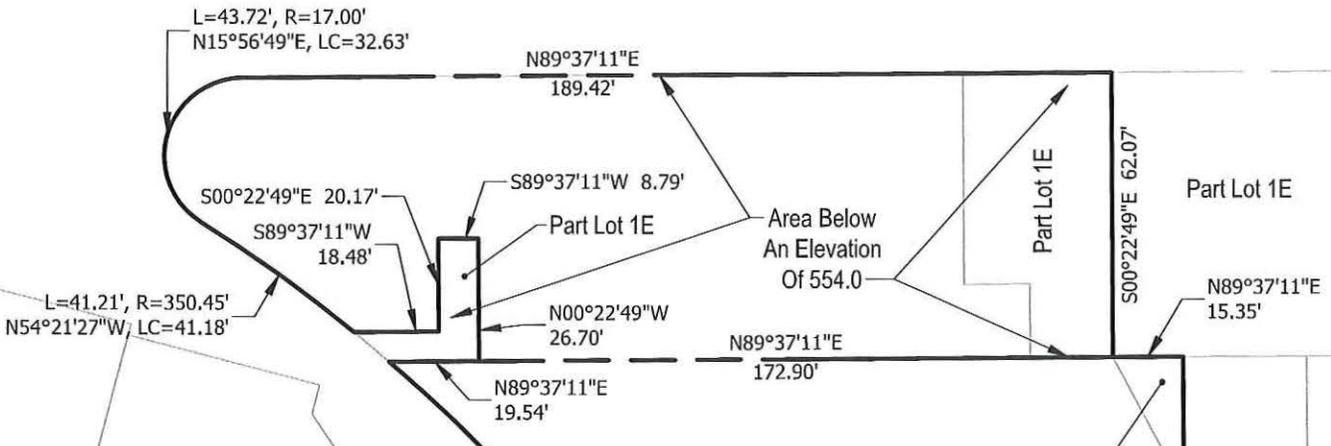
A part of Lot 1D, Lot 1E, Outlot B and Outlot C in the Amended Final Plat of Wabash Landing Phase One, Part One as recorded in Book 7, page 93 as Instrument No. 03046032 in the Office of the Recorder of Tippecanoe County, Indiana, lying below an elevation of 554.0 (NAVD 1988), more particularly described as follows: Beginning at the southwest corner of said Lot 1D: thence South 89 degrees 37 minutes 11 seconds West (bearings based on said Plat) 3.07 feet along a north line of Lot 1F in said Plat; thence North 9 degrees 30 minutes 37 seconds West 86.70 feet to the southwestern line of said Lot 1D; thence along said southwestern line Northwesterly 187.65 feet along an arc to the left having a radius of 350.45 feet and subtended by a long chord having a bearing of North 33 degrees 59 minutes 39 seconds West and a length of 185.41 feet to the southwest corner of that portion of said Lot 1E lying below an elevation of 554.0 (NAVD 1988); thence North 89 degrees 37 minutes 11 seconds East 19.54 feet along a south line of said Lot 1E; thence North 0 degrees 22 minutes 49 seconds West 26.70 feet along an east line of said Lot 1E; thence South 89 degrees 37 minutes 11 seconds West 8.79 feet along a north line of said Lot 1E; thence South 0 degrees 22 minutes 49 seconds East 20.17 feet along a west line of said Lot 1E; thence South 89 degrees 37 minutes 11 seconds West 18.48 feet along a north line of said Lot 1E to a southwestern line of said Lot 1D; thence along said southwestern line Northwesterly 41.21 feet along an arc to the left having a radius of 350.45 feet and subtended by a long chord having a bearing of North 54 degrees 21 minutes 27 seconds West and a length of 41.18 feet; thence along the western line of said Lot 1D Northeasterly 43.72 feet along an arc to the right having a radius of 17.00 feet and subtended by a long chord having a bearing of North 15 degrees 56 minutes 49 seconds East and a length of 32.63 feet; thence North 89 degrees 37 minutes 11 seconds East 189.42 feet along the north lines of said Lots 1D and 1E to the northwest corner of an Ingress, Egress, Utility and Drainage Easement as shown on said Plat; thence South 0 degrees 22 minutes 49 seconds East 62.07 feet along the west line of said easement to the northwest corner of Outlot "C" on said plat; thence North 89 degrees 37 minutes 11 seconds East 15.35 feet along the north line of said Outlot "C"; thence South 0 degrees 22 minutes 49 seconds East 170.01 feet; thence South 89 degrees 37 minutes 11 seconds West 3.85 feet; thence South 0 degrees 0 minutes 1 second East 70.00 feet to the south line of said Lot 1D; thence South 89 degrees 37 minutes 11 seconds West 49.11 feet along said south line to the point of beginning and containing 0.777 acres, more or less.

**WABASH LANDING
LAND TO BE REZONED
ABOVE 554.0 ELEVATION**

Sheet: 1 of 1

A part of Lot 1D, Outlot B and Outlot C in the Amended Final Plat of Wabash Landing Phase One, Part One as recorded in Book 7, page 93 as Instrument No. 03046032 in the Office of the Recorder of Tippecanoe County, Indiana, lying above an elevation of 554.0 (NAVD 1988), more particularly described as follows: Beginning at the southwest corner of said Lot 1D: thence South 89 degrees 37 minutes 11 seconds West (bearings based on said Plat) 3.08 feet along a north line of Lot 1F in said Plat; thence North 9 degrees 30 minutes 37 seconds West 86.70 feet to the southwestern line of said Lot 1D; thence along said southwestern line Northwesterly 187.65 feet along an arc to the left having a radius of 350.45 feet and subtended by a long chord having a bearing of North 33 degrees 59 minutes 39 seconds West and a length of 185.42 feet to the northwest corner of that portion of said Lot 1D lying above an elevation of 554.0 (NAVD 1988); thence North 89 degrees 37 minutes 11 seconds East 172.90 feet along a north line of said Lot 1D and along the north line of Outlot "C"; thence South 0 degrees 22 minutes 49 seconds East 170.01 feet; thence South 89 degrees 37 minutes 11 seconds West 3.85 feet; thence South 0 degrees 0 minutes 1 second West 70.00 feet to the south line of said Lot 1D; thence South 89 degrees 37 minutes 11 seconds West 49.11 feet along said south line to the point of beginning and containing 0.514 acres, more or less.

South R/W of Brown Street

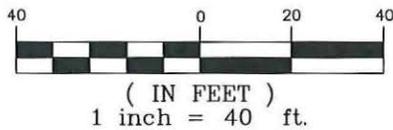


NOTES:

1. Elevations are based on NAVD 88
2. Per the Amended Final Plat - Wabash Landing, Phase One, Part One, Instrument Number 03046032: The location of the elevation of 554.0 is intended to be 0.5 of a foot below the top of the decking of the third floor of a building. The elevation of said horizontal plane is subject to variations in the location of the decking of said third floor due to actual construction variations, settling, or otherwise.
3. This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report.



GRAPHIC SCALE



REZONE AREA

33,847 Sq.ft.± Below An Elevation Of 554.0

22,364 Sq.ft.± Above An Elevation Of 554.0

H: 15689 | Pro-Development | FROM | P:\MEVIG | Calculation Drawings | 15689_Rezone_Exhibit.dwg | Randall Nick | Plot: 3/21/2016 2:38 PM | Server: 3/21/2016 2:37 PM

Butler Fairman Scufert
CIVIL ENGINEERS

DRAWN:	_____	RAN
CHECKED:	_____	RAN
DATE:	_____	02/29/2016

**WABASH LANDING
LAND TO BE REZONED**

**WEST LAFAYETTE
INDIANA**

HORIZONTAL SCALE	
1" = 50'	
VERTICAL SCALE	
NA	
SHEET	
1	OF 1
PROJECT	
5689	

BFS NO. 5689