

**ORDINANCE NO. 24-16**

**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: PDNR/GB District  
TO: PDNR District

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

Ordinance No. 24-16  
Legal Description

TRACT 1 LAND DESCRIPTION PER COMMITMENT #1503108:

LOT NUMBERED ONE (1) IN SAGAMORE PARK CENTRE PLANNED DEVELOPMENT II, AS PER PLAT THEREOF DATED MARCH 26, 2002, RECORDED APRIL 8, 2002, IN PLANNED DEVELOPMENT CABINET 11, PAGE 204 AS DOCUMENT NUMBER 02011302. MODIFICATION DATED SEPTEMBER 22, 2005, RECORDED IN PLAT CABINET 11, PAGE 298 AS DOCUMENT NUMBER 05027715. LOCATED IN WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

TOGETHER WITH BENEFICIAL EASEMENTS SET FORTH IN GRANT OF RECIPROCAL EASEMENTS DATED OCTOBER 14, 1980, AS DEED RECORD 80, PAGE 2799, BY AND BETWEEN JOHNSON REALTY CO., INC. AND ALPHA ASSOCIATES, LTD. WAIVER AND CONSENT TO ENCROACHMENT DATED AUGUST 19, 1983, RECORDED SEPTEMBER 13, 1983, AS DEED RECORD 83, PAGE 2682, FROM JOHNSON REALTY CO, INC., TO SAGAMORE PARK CENTRE ASSOCIATES.

TRACT 2 LAND DESCRIPTION PER COMMITMENT #15-008741:

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE CENTER OF SAID SECTION 7; THENCE NORTH (ASSUMED BEARING) ALONG THE QUARTER SECTION LINE WHICH IS ALSO THE CENTERLINE OF SALISBURY STREET, A DISTANCE 322.3 FEET TO A ROAD NAIL; THENCE NORTH 89°46' WEST A DISTANCE 307.0 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89°46' WEST A DISTANCE OF 7.14 FEET; THENCE NORTH 1°03' EAST A DISTANCE OF 197.71 FEET; THENCE NORTH 89°40' EAST A DISTANCE OF 310.92 FEET, TO THE CENTERLINE OF SALISBURY STREET; THENCE SOUTH ON AND ALONG SAID CENTERLINE A DISTANCE OF 29.33 FEET; THENCE NORTH 89°46' WEST A DISTANCE OF 307.0 FEET; THENCE SOUTH A DISTANCE OF 171.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS.

ALSO A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, AND MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE CENTER OF SAID SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST AND RUNNING THENCE NORTH (ASSUMED) ALONG THE QUARTER SECTION LINE, WHICH IS ALSO THE CENTERLINE OF NORTH SALISBURY STREET, A DISTANCE OF 322.3 FEET TO A ROAD NAIL IN THE BLACKTOP PAVEMENT AND THE PLACE OF BEGINNING; THENCE NORTH 89°46' WEST A DISTANCE OF 307.0 FEET TO AN IRON PIPE; THENCE DUE NORTH A DISTANCE OF 171.0 FEET TO AN IRON PIPE; THENCE SOUTH 89°46' EAST A DISTANCE OF 307.0 FEET TO A ROAD NAIL IN THE BLACKTOP PAVEMENT; THENCE DUE SOUTH A DISTANCE OF 171.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.21 ACRES, MORE OR LESS. LOCATED IN WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA, AND CONTAINING IN ALL 1.41 ACRES, MORE OR LESS.

EXCEPTING THEREFROM A STRIP OF GROUND SEVENTY-ONE (71) FEET WIDE OFF OF THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF GROUND:

A PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00°57' EAST OF AND ALONG THE CENTERLINE OF COUNTY FARM ROAD (ALSO KNOWN AS SALISBURY STREET) A DISTANCE OF 322.3 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°49' WEST A DISTANCE OF 314.54 FEET THENCE NORTH 02°00' EAST A DISTANCE OF 197.71 FEET TO THE SOUTH R/W LINE OF KENT AVENUE; THENCE SOUTH 89°23' EAST ON AND ALONG SAID SOUTH R/W LINE A DISTANCE OF 310.92 FEET TO THE AFORESAID CENTERLINE OF COUNTY FARM ROAD; THENCE SOUTH 00°57' WEST ON AND ALONG SAID CENTERLINE A DISTANCE OF 200.72 FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES, MORE OR LESS.