

ORDINANCE NO. 11-13

TO REZONE CERTAIN REAL ESTATE WITHIN
THE CITY OF WEST LAFAYETTE, INDIANA
AND DESIGNATING THE TIME WHEN THE
SAME SHALL TAKE EFFECT.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
WEST LAFAYETTE, INDIANA

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:

Land Description – Tract 1- 49.20 Acres

Part of the Northwest Quarter of Section 32, in Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, described as:

Commencing at the northwest corner of the Northwest Quarter of the said Section 32, marked by a Berntsen monument; thence South 89 degrees 17 minutes 07 seconds East (bearings based on a survey prepared by The Schneider Corp. dated January 27, 2004, and recorded at Record #04002330) along the north line of said quarter-section a distance of 180.64 feet to the Point of beginning; thence South 89 degrees 17 minutes 07 seconds East along said north line a distance of 316.29 feet to the northwest corner of the Final Plat for Lauren Lakes Subdivision, Section 1, the plat of which is recorded in Plat Cabinet 8, Slide 24 in the Tippecanoe County Recorder's Office; thence the following thirteen courses along west and south lines of the said subdivision: (1) South 00 degrees 42 minutes 53 seconds West a distance of 225.00 feet, (2) South 89 degrees 17 minutes 07 seconds East a distance of 9.29 feet, (3) South 00 degrees 48 minutes 41 seconds East a distance of 123.98 feet, (4) North 89 degrees 11 minutes 19 seconds East a distance of 90.00 feet, (5) South 00 degrees 48 minutes 41 seconds East a distance of 27.48 feet, (6) North 89 degrees 11 minutes 19 seconds East a distance of 525.90 feet, (7) South 89 degrees 17 minutes 07 seconds East a distance of 84.85 feet, (8) South 00 degrees 48 minutes 41 seconds East a distance of 45.26 feet, (9) North 89 degrees 11 minutes 19 seconds East a distance of 185.00 feet, (10) South 00 degrees 48 minutes 41 seconds East a distance of 1050.00 feet, (11) South 89 degrees 11 minutes 19 seconds West a distance of 8.47 feet, (12) South 00 degrees 48 minutes 41 seconds East a distance of 185.00 feet, (13) North 89 degrees 11 minutes 19 seconds East a distance of 150.00 feet; thence South 00 degrees 48 minutes 41 seconds East a distance of 320.00 feet; thence South 85 degrees 53 minutes 39 seconds West a distance of 174.02 feet; thence South 82 degrees 41 minutes 05 seconds West a distance of 459.49 feet; thence North 82 degrees 43 minutes 40 seconds West a distance of 149.38 feet; thence North 68 degrees 05 minutes 31 seconds West a distance of 50.61 feet; thence South 0 degrees 48 minutes 41 seconds East a distance of 72.10 feet; thence South 89 degrees 11 minutes 19 seconds West a distance of 197.88 feet; thence North 0 degrees 48 minutes 41

seconds West a distance of 18.11 feet; thence South 89 degrees 11 minutes 19 seconds West a distance of 162.00 feet; thence North 17 degrees 42 minutes 24 seconds West a distance of 303.94 feet; thence North 72 degrees 17 minutes 13 seconds East a distance of 40.00 feet; thence North 17 degrees 42 minutes 47 seconds West a distance of 358.99 feet; thence North 20 degrees 50 minutes 11 seconds West a distance of 25.22 feet; thence North 17 degrees 42 minutes 47 seconds West a distance of 114.21 feet; thence North 0 degrees 52 minutes 06 seconds West a distance of 1060.00 feet; thence North 0 degrees 42 minutes 53 seconds East a distance of 50.00 feet; thence South 89 degrees 17 minutes 07 seconds East a distance of 29.37 feet; thence North 0 degrees 42 minutes 53 seconds East a distance of 175.00 feet to the Point of Beginning, containing 49.20 acres, more or less.

Land Description – Tract 2- 57.67 Acres

Part of the Northeast Quarter of Section 31 and part of the Northwest Quarter of Section 32, all in Township 24 North, Range 4 West, Wabash and Tippecanoe Township, respectively, Tippecanoe County, Indiana, described as:

Beginning at the northwest corner of the Northwest Quarter of the said Section 32, marked by a Berntsen monument; thence South 89 degrees 17 minutes 07 seconds East (bearings based on a survey prepared by The Schneider Corp. dated January 27, 2004, and recorded at Record #04002330) along the north line of said quarter-section a distance of 180.64 feet; thence South 00 degrees 42 minutes 53 seconds West a distance of 175.00 feet; thence North 89 degrees 17 minutes 07 seconds West a distance of 29.37 feet; thence South 0 degrees 42 minutes, 53 seconds West, a distance of 50.00 feet; thence South 0 degrees 52 minutes 06 seconds East a distance of 1060.00 feet; thence South 17 degrees 42 minutes 47 seconds East a distance of 114.21 feet; thence South 20 degrees 50 minutes 11 seconds East a distance of 25.22 feet; thence South 17 degrees 42 minutes 47 seconds East a distance of 181.99 feet; thence South 72 degrees 17 minutes 13 seconds West a distance of 394.08 feet; thence South 89 degrees 11 minutes 19 seconds West a distance of 886.72 feet; thence North 0 degrees 52 minutes 05 seconds West a distance of 16.00 feet; thence South 89 degrees 10 minutes 38 seconds West a distance of 119.99 feet; thence North 0 degrees 49 minutes 22 seconds West a distance of 11.03 feet; thence South 89 degrees 11 minutes 07 seconds West a distance of 179.97 feet to the west line of the east half of said quarter section; thence North 0 degrees 48 minutes 41 seconds West along said west line a distance of 1679.79 feet to a railroad spike marking the northwest corner of said east half; thence North 89 degrees 01 minute 20 seconds East along the north line of said Northeast Quarter a distance of 1322.72 feet to the Point of Beginning, containing 51.70 acres in Section 31 (Wabash Township), 5.97 acres in Section 32 (Tippecanoe Township), and containing, in all, 57.67 acres, more or less.

Land Description – Tract 3- 53.72 Acres

Part of the Northeast Quarter of Section 31 and part of the Northwest Quarter of Section 32, all in Township 24 North, Range 4 West, Wabash and Tippecanoe

Township, respectively, Tippecanoe County, Indiana, described as:

Commencing at the northwest corner of the Northwest Quarter of the said Section 32, marked by a Berntsen monument; thence South 0 degrees 52 minutes 06 seconds East (bearings based on a survey prepared by The Schneider Corp. dated January 27, 2004, and recorded at Record #04002330) along the west line of said quarter-section a distance of 1668.80 feet to the Point Of Beginning; thence North 72 degrees 17 minutes 13 seconds East a distance of 250.18 feet; thence South 17 degrees 42 minutes 47 seconds East a distance of 176.99 feet; thence South 72 degrees 17 minutes 13 seconds West a distance of 40.00 feet; thence South 17 degrees 42 minutes 24 seconds East a distance of 303.94 feet; thence North 89 degrees 11 minutes 19 seconds East a distance of 162.00 feet; thence South 0 degrees 48 minutes 41 seconds East a distance of 18.11 feet; thence North 89 degrees 11 minutes 19 seconds East a distance of 197.88 feet; thence North 0 degrees 48 minutes 41 seconds West a distance of 72.10 feet; thence South 68 degrees 05 minutes 31 seconds East a distance of 50.61 feet; thence South 82 degrees 43 minutes 40 East a distance of 149.38 feet; thence North 82 degrees 41 minutes 05 seconds East a distance of 459.49 feet; thence North 85 degrees 53 minutes 39 seconds East a distance of 174.02 feet; thence South 00 degrees 48 minutes 41 seconds East a distance of 135.00 feet; thence South 89 degrees 11 minutes 19 seconds West a distance of 5.00 feet; thence South 0 degrees 48 minutes 41 seconds East a distance of 389.61 feet; thence North 89 degrees 07 minutes 01 second West a distance of 19.95 feet; thence South 0 degrees 52 minutes 59 seconds West a distance of 50.00 feet; thence South 89 degrees 07 minutes 01 second East a distance of 35.02 feet; thence South 0 degrees 52 minutes 59 seconds West a distance of 135.00 feet to the south line of the Northwest Quarter of said Section 32; thence North 89 degrees 07 minutes 01 second West along said south line a distance of 1529.90 feet to the southeast corner of the Northeast Quarter of said Section 31, marked by a PK nail with washer in fence post; thence South 89 degrees 59 minutes 17 seconds West along the south line of said quarter-section a distance of 1325.48 feet to the southwest corner of the east half of said quarter section; thence North 0 degrees 48 minutes 41 seconds West along the west line of said east half a distance of 954.99 feet; thence North 89 degrees 11 minutes 19 seconds East a distance of 129.98 feet; thence North 89 degrees 10 minutes 38 seconds East a distance of 49.99 feet; thence South 0 degrees 49 minutes 22 seconds East a distance of 11.03 feet; thence North 89 degrees 10 minutes 38 seconds East a distance of 119.99 feet; thence South 0 degrees 52 minutes 05 seconds East a distance of 16.00 feet; thence North 89 degrees 11 minutes 19 seconds East a distance of 886.72 feet; thence North 72 degrees 17 minutes 13 seconds East a distance of 143.90 feet to the Point of Beginning containing 28.72 acres in Section 31 (Wabash Township), 25.00 acres in Section 32 (Tippecanoe Township), and containing, in all, 53.72 acres, more or less.

Section 2: Said real estate is hereby rezoned as follows:
FROM: "PDRS" District
TO: "R1" District

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