

Plot Date: Jun 30, 2022 Plot Time: 9:02am File Name: W:\Saxon Partners\2022-145-A Saxon Partners - Kenmara\Design\CAD\22145-A\Bases_Rev1.dwg, Layout: Plat 1 By: Hevin

ILLINOIS
INDIANA

- SUBDIVISION MONUMENTATION**
MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT. AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.
- SUBDIVISION MONUMENTS**
- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE
 - DENOTES A 5/8" REBAR 30" LONG WITH YELLOW PLASTIC CAP MARKED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

SOURCE OF TITLE

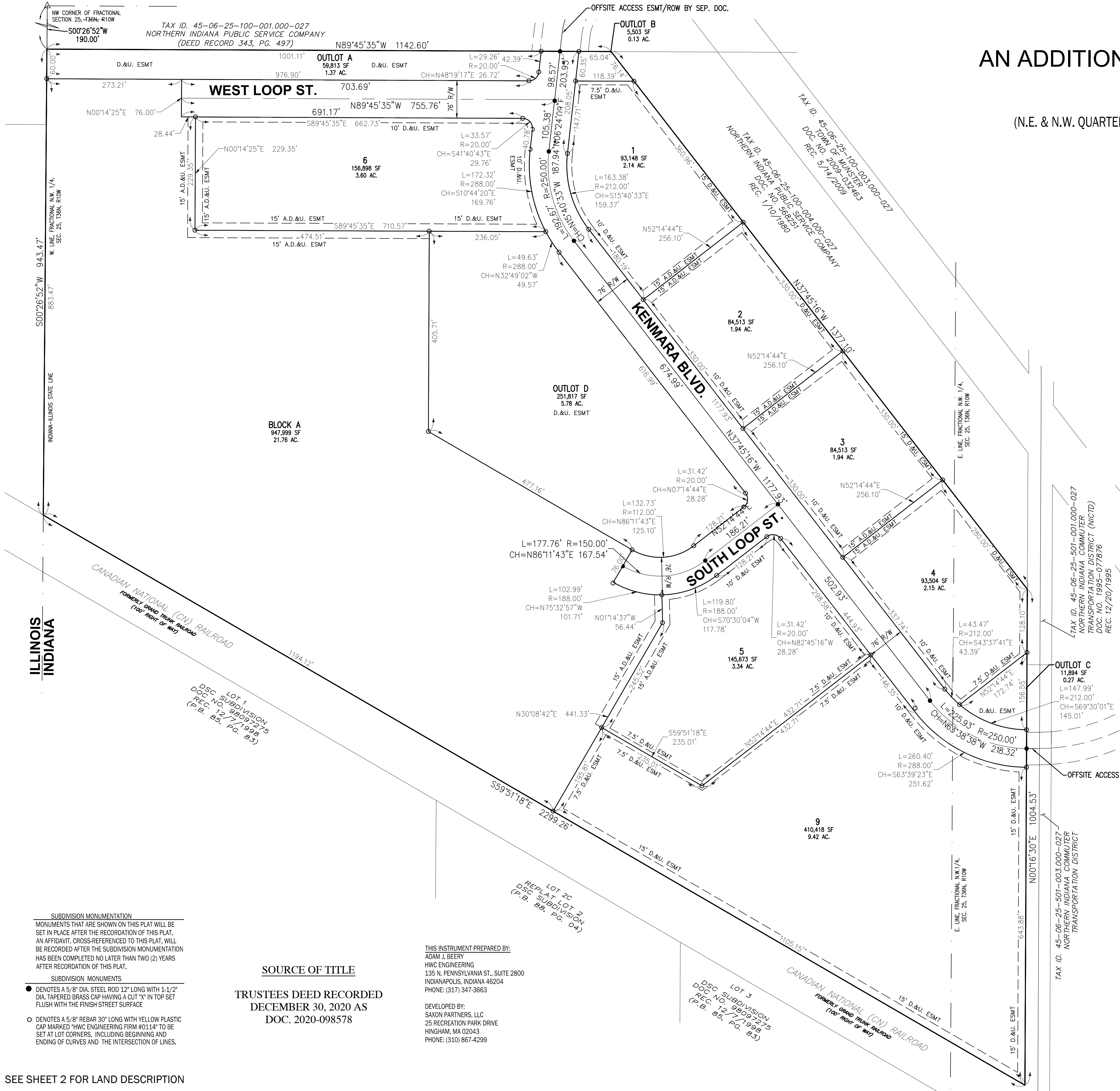
TRUSTEES DEED RECORDED
DECEMBER 30, 2020 AS
DOC. 2020-098578

THIS INSTRUMENT PREPARED BY:
ADAM J. BEERY
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED BY:
SAXON PARTNERS, LLC
25 RECREATION PARK DRIVE
HINGHAM, MA 02043
PHONE: (310) 867-4299

LOT 2C
REPLAT LOT 2
DSC SUBDIVISION
DOC. NO. 98097275
REC. 12/17/1998
(P.B. 85, PG. 83)

LOT 3
DSC SUBDIVISION
DOC. NO. 98097275
REC. 12/17/1998
(P.B. 85, PG. 83)

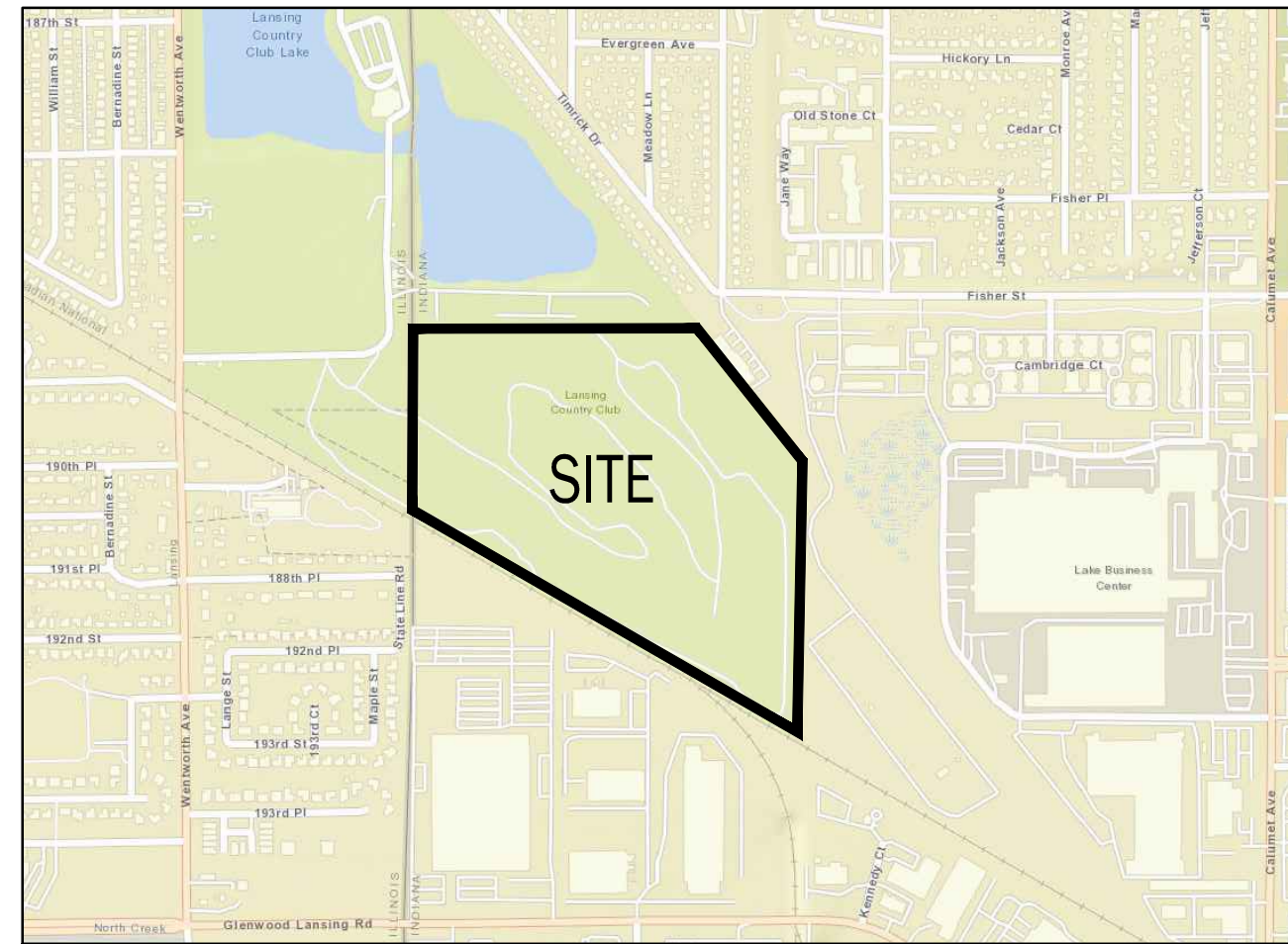


KENMARA

AN ADDITION TO THE TOWN OF MUNSTER

FINAL PLAT

LAKE COUNTY, NORTH TOWNSHIP
(N.E. & N.W. QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST)



VICINITY MAP
Munster, IN
NOT TO SCALE

THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID TRACT PLOTS BY SCALE ON MAP NUMBER 18089C0117E, COMMUNITY NUMBER 180139 OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA (MAP DATED JANUARY 18, 2012).

ACREAGE =	58.82
LOTS =	7 LOTS, 1 BLOCK, 4 OUTLOTS
ZONING =	CD-4.B

OPEN SPACE RATIO
12.84% = $\frac{\text{OPEN SPACE (OUTLOTS)} = 7.55 \text{ AC.}}{\text{TOTAL ACREAGE} = 58.82 \text{ AC.}}$

DEVELOPMENT STANDARDS
LOT DEVELOPMENT TO BE IN CONFORMANCE WITH ARTICLE 26, ZONING CODE, DIVISION 4, CD-4.B, TABLE 26-6.405.A-7, GENERAL URBAN B CHARACTER DISTRICT, AND OTHER APPLICABLE CODE SECTIONS

GENERAL STANDARDS:

MIN. LOT AREA	NONE
MIN. LOT WIDTH	18'
MAX. LOT COVERAGE	70%
MAX. PRINCIPAL BUILDING HEIGHT	50' (4 STORY)
MAX. ACCESSORY BUILDING HEIGHT	35' (2 STORY)

BUILDING SETBACKS ARE VARIABLE AND SUBJECT TO EASEMENTS SHOWN AND TABLE 26-6.405.A-7 GUIDELINES

LEGEND

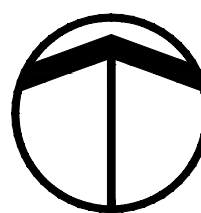
RIGHT-OF-WAY LINE	_____
LOT LINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	-----
SETBACK LINE	-----
CENTERLINE	-----
SECTION LINE	-----

LEGEND

25	LOT NUMBER
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.E.	PEDESTRIAN EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
L.E.	LANDSCAPE EASEMENT
C.A.	COMMON AREA
R/W	PUBLIC RIGHT OF WAY
S.F.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
VAR.	VARIABLE

NOTE:

ALL OUTLOTS SHOWN ARE COMMON AREAS TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ALL OUTLOTS ARE ALSO NON-EXCLUSIVE PUBLIC DRAINAGE AND UTILITY EASEMENTS.



North
Scale: 1" = 100'

REVISIONS

DATE	DESCRIPTION	BY
6/30	REV. ROW	TL



KENMARA

AN ADDITION TO THE TOWN OF MUNSTER

LAKE COUNTY, INDIANA

FINAL PLAT

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY AJB/TL/DW	JOB NUMBER 2022-145-S
CHECKED BY TL	
DATE May 27, 2022	
SCALE AS SHOWN	
SHEET	

FP1

Plot Date: Jun 30, 2022 Plot Time: 9:03am File Name: W:\Saxon Partners\2022-145-A Saxon Partners - Kenmara\Design\CAD\22145_vBase_Rev1.dwg, Layout: Plat 2 By: Hlevin

THIS INSTRUMENT PREPARED BY:
ADAM J. BEERY
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, INDIANA 46204
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FINAL PLAT
LAKE COUNTY, NORTH TOWNSHIP
(N.E. & N.W. QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST)

SOURCE OF TITLE

TRUSTEES DEED RECORDED
DECEMBER 30, 2020 AS
DOC. 2020-098578

PARCEL DESCRIPTIONS (PER EXHIBIT "A" IN DEED DOC. 2020-098578 REFERENCED HEREON)

TRACT I:

THAT PART OF THE FRACTIONAL NORTHWEST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF 2ND PRINCIPAL MERIDIAN, BORDERED ON THE NORTH BY THE NORTHERN INDIANA PUBLIC SERVICE COMPANY'S RIGHTS OF WAY AS CONVEYED IN DEED RECORD 343, PAGE 497, BORDERED ON THE WEST BY THE INDIANA-ILLINOIS STATE LINE, BORDERED ON THE SOUTH BY THE GRAND TRUNK RAILROAD, BORDERED ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, FORMERLY THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD, AND BORDERED ON THE NORTHEAST BY THE PENN-CENTRAL RAILROAD, ALL IN TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, AN INDIANA CORPORATION BY THAT CERTAIN DEED OF CONVEYANCE RECORDED JANUARY 10, 1980 AS INSTRUMENT NO. 568251 OF THE LAKE COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

PART OF FRACTIONAL SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST, SITUATE IN NORTH TOWNSHIP, LAKE COUNTY, STATE OF INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 25; THENCE NORTH 1°-54'-30" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 25 A DISTANCE OF 1151.50 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD, SAID POINT BEING 50 FEET (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE SOUTHWEST PENN CENTRAL RAILROAD TRACK; THENCE NORTH 36°-18'-10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 4032.91 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD AND THE WEST RIGHT-OF-WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD, SAID POINT BEING 25 FEET (MEASURED AT RIGHT ANGLES) FROM THE LOUISVILLE AND NASHVILLE RAILROAD TRACK, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 36°-18'-10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 1029.88 FEET TO A POINT, SAID POINT BEING 190 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID FRACTIONAL SECTION 25; THENCE NORTH 88°-17'-20" WEST PARALLEL WITH THE NORTH LINE OF SAID FRACTIONAL SECTION 25 A DISTANCE OF 215.77 FEET TO A POINT, SAID POINT BEING 170 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD; THENCE SOUTH 36°-18'-10" EAST PARALLEL WITH AND 170 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 1380.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID LOUISVILLE AND NASHVILLE RAILROAD; THENCE NORTH 1°-44'-20" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LOUISVILLE AND NASHVILLE RAILROAD A DISTANCE OF 275.87 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THIS SUBDIVISION CONSISTS OF 7 LOTS, NUMBERED 1-6 AND 9, 1 BLOCK FOR FUTURE PLATTING, AND FOUR (4) OUTLOTS LABELED A THROUGH D, TOGETHER WITH STREETS AND EASEMENTS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS REFERENCE IS HEREBY MADE TO SURVEY PLAT PREPARED BY PATRICK H. NEJMAN, LS# 21600004, DVG TEAM INC., JOB NUMBER 520-1010, RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PROFESSIONAL SURVEYOR'S CERTIFICATE OF SURVEY:

STATE OF INDIANA)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

THAT ALL THE MONUMENTS SHOWN THEREON ARE TO BE SET AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY SIGNATURE THIS ____ DAY OF _____, 20____

ADAM J. BEERY
PROFESSIONAL SURVEYOR #20700069

REDACTION STATEMENT: I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. ADAM J. BEERY

DEDICATION CERTIFICATE

THE UNDERSIGNED, GARY WARFEL, SAXON PARTNERS, LLC, BEING THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HERON DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS **KENMARA**, AN ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

ALL STREETS SHOWN HEREON WHICH HAVE NOT BEEN HERETOFORE DEDICATED TO THE PUBLIC, ARE HEREBY DEDICATED TO THE TOWN OF MUNSTER, LAKE COUNTY, AS PUBLIC RIGHTS-OF-WAY FOR ROADS AND STREETS AS SHOWN HEREON, SAVE AND EXCEPT THOSE STREETS, ALLEYS, WAYS AND OPEN SPACES SPECIFICALLY IDENTIFIED AS PRIVATE ON THE PLAT AND APPROVED BY THE PLAN COMMISSION TO BE PRIVATELY OWNED, OPERATED AND MAINTAINED.

DRAINAGE EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MUNSTER FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A DRAINAGE SWALE, DITCH, UNDERGROUND STORM WATER PIPE, DRAINAGE STRUCTURES OR WATERWAY UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "DRAINAGE EASEMENT" FOR THE PROPOSES OF HANDLING STORM WATER RUNOFF.

UTILITY EASEMENT:

AN EASEMENT IS HEREBY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER MAINS, POLE, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "UTILITY EASEMENT"

ACCESS EASEMENT:

AN EASEMENT IS HEREBY RESERVED ALONG COMMON LOT LINES, AS DESIGNATED ON THE PLAT, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PRIVATE SHARED DRIVEWAYS TO PROVIDE INGRESS AND EGRESS ON THE EFFECTED LOTS TO THE PUBLIC RIGHT OR WAY TO REDUCE THE NUMBER OF DRIVEWAYS WITHIN THE SUBDIVISION. THE INDIVIDUAL LOT OWNERS ARE TO, AS NEEDED OR REQUIRED, TO ENTER INTO SEPARATE AGREEMENTS AT THE TIME OF DEVELOPMENT TO ESTABLISH INSTALLATION, OPERATION, AND MAINTENANCE REQUIREMENTS BETWEEN LOT OWNERS.

NO STRUCTURES ARE TO BE BUILT OR MAINTAINED ON SAID STRIPS OF LAND DESIGNATED AS "EASEMENT" AND OWNERS OF LOTS SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES IN SAID STRIPS OF LAND.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, AS OWNERS OF THE REAL ESTATE HEREON DO HEREBY DECLARE THE REAL ESTATE AS DESCRIBED, SHALL BE KNOWN AS **"KENMARA"**.

OWNER/DEVELOPER:
SAXON PARTNERS, LLC
25 RECREATION PARK DRIVE
HINGHAM, MA 02043

GARY WARFEL
AUTHORIZED SIGNATORY

STATE OF INDIANA)
COUNTY OF _____) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GARY WARFEL, AUTHORIZED SIGNATORY, OF SAXON PARTNERS LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, OWNER OF THE REAL ESTATE, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AND WHO, HAVING BEEN DULY SWORN, STATED THAT ANY REPRESENTATIONS THEREIN CONTAINED ARE TRUE.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY OF RESIDENCE: _____ PRINTED NAME _____

PLAN COMMISSION CERTIFICATE:

STATE OF INDIANA)
COUNTY OF _____) SS

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF MUNSTER AS FOLLOWS:

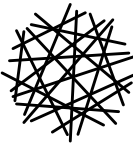
APPROVED BY THE TOWN OF MUNSTER PLAN COMMISSION AT MEETING THE THIS ____ DAY OF ____
_____, 20____

PRESIDENT

SECRETARY

REVISIONS

DATE	DESCRIPTION	BY
6/30	REV. ROW	TL



HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

KENMARA
AN ADDITION TO THE TOWN OF MUNSTER
LAKE COUNTY, INDIANA
FINAL PLAT

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY AJB/TL/DW	JOB NUMBER 2022-145-S
CHECKED BY TL	
DATE May 27, 2022	
SCALE AS SHOWN	
SHEET	

FP2