

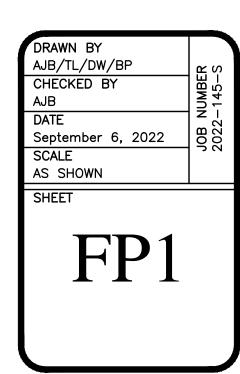
DATE DESCRIPTION BY



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

MUNSTER

PRELIMINARY NOT FOR CONSTRUCTION



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

Parcel Descriptions for SPIN Munster, LLC:

The Southwesterly 60.0 feet of the Northwesterly 70.0 feet of Lot 40 in Knickerbocker Manor Fourth Addition and the vacated Fisher Street lying south of and adjoining said Lot, west of the westerly line of Timrick Drive extended, and east of the east right—of—way line of the Pennsylvania Railroad Company, as per plat thereof, recorded in Plat Book 33, Page 12, in the Office of the Recorder of Lake County, Indiana. [Parcel 45-06-24-376-028.000-027]

ALSO, Lot 40 in Knickerbocker Manor 4th Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 33 Page 12, in the Office of the Recorder of Lake County, Indiana, and all that part of vacated Fisher Street lying south and adjoining said Lot, west of the westerly line of Timrick Drive extended southerly and east of the east right of way line of the Pennsylvania Railroad Company, excepting therefrom the northwesterly 70.00 feet of the above described parcel. [Parcel 45-06-24-376-029.000-027]

ALSO, Lot 22 in Knickerbocker Manor 8th Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 37, Page 13, in the Office of the Recorder of Lake County, Indiana. [Parcel 45-06-24-379-021.000-027]

ALSO, A part of the Southwest Quarter of Section 24, Township 36 North, Range 10 West of the 2nd Principal Meridian, Munster, Lake County, Indiana; more particularly described as follows:

BEGINNING at the intersection of the south line of said Southwest Quarter Section and east line of the land described in Instrument Number 2020—098577 in the Office of the Recorder, Lake County, Indiana; thence North 89 degrees 45 minutes 35 seconds West (bearings based upon a survey by DVG Team, Inc., dated September 3, 2020, project number S20—1010, certified by Patrick H. Nejman LS21600004) along the south line of said Southwest Quarter Section a distance of 102.38 feet to the point of curvature of a non-tangent curve to the right having a radius of 190.00 feet; thence easterly along said curve an arc distance of 87.95 feet, said curve being subtended by a chord having a bearing of North 76 degrees 58 minutes 41 seconds East and distance of 87.17 feet; thence South 86 degrees 22 minutes 20 seconds East a distance of 2.01 feet to said east line; thence South 37 degrees 45 minutes 16 seconds East along said east line a distance of 25.22 feet to the POINT OF BEGINNING, containing 0.03 acres, more or less. [Part of Parcel 45-06-24-351-002.000-027]

Parcel Description Park & Recreation Board of Munster:

Lot 20 of Block 3 in Knickerbocker Manor 3rd Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 31 Page 100, in the Office of the Recorder of Lake County, Indiana. [Parcel 45-06-24-378-033.000-027]

ALSO, A part of the Southwest Quarter of Section 24 and part of the Northwest Quarter of Section 25, Township 36 North, Range 10 West of the 2nd Principal Meridian, Munster, Lake County, Indiana; more particularly described as

BEGINNING at the intersection of the south line of vacated Fisher Street and the east line of the tract described in Instrument Number 2009-032463 in the Office of the Recorder, Lake County; thence North 37 degrees 45 minutes 16 seconds West (bearings based upon a survey by DVG Team, Inc., dated September 3, 2020, project number S20—1010, certified by Patrick H. Nejman LS21600004) along the said east line a distance of 65.99 feet to the northwest corner of the tract described in Instrument Number 2021525098 in said Recorder's Office: thence North 86 degrees 22 minutes 20 seconds West a distance of 133.28 feet to the west line of said tract described in Instrument Number 2009—032463; thence South 37 degrees 45 minutes 16 seconds East along said west line a distance of 101.36 feet; thence North 80 degrees 02 minutes 54 seconds East a distance of 113.05 feet to the POINT OF BEGINNING, containing 0.19 acres, more or less. [Part of Parcels 45-06-24-351-001.000-027 & 45-06-25-100-003.000-027]

Parcel Description Northern Indiana Public Service Company: A part of the Northwest Quarter of Section 25, Township 36 North, Range 10 West of the 2nd Principal Meridian, Munster, Lake County, Indiana; more particularly described as follows:

COMMENCING at the intersection of the north line of said Northwest Quarter Section and the west line of a tract described in Instrument Number 2009-032463 in the Office of the Recorder, Lake County; thence South 37 degrees 45 minutes 16 seconds East (bearings based upon a survey by DVG Team, Inc., dated September 3, 2020, project number S20—1010, certified by Patrick H. Nejman LS21600004) along the west line of said tract a distance of 50.76 feet to the POINT OF BEGINNING, being 40 feet south by perpendicular measure from said north line; thence continuing South 37 degrees 45 minutes 16 seconds East along said west line a distance of 25.38 feet; thence North 89 degrees 45 minutes 35 seconds West a distance of 64.41 feet to the point of curvature of a non—tangent curve to the left having a radius of 110.00 feet; thence southwesterly along said curve an arc distance of 160.96 feet, said curve being subtended by a chord having a bearing of South 48 degrees 19 minutes 17 seconds West and a distance of 146.98 feet; thence South 06 degrees 24 minutes 09 seconds West a distance of 31.99 feet to a point 190 feet south by perpendicular measure from said north line; thence North 89 degrees 45 minutes 35 seconds West parallel with said north line a distance of 80.46 feet; thence North 06 degrees 24 minutes 09 seconds East a distance of 40.63 feet to the point of curvature of a curve to the right having a radius of 190.00 feet; thence northeasterly along said curve an arc distance of 122.74 feet, said curve being subtended by a chord having a bearing of North 24

degrees 54 minutes 32 seconds East and a distance of 120.62 feet to a point 40 feet south by perpendicular

measure from said north line; thence South 89 degrees 45 minutes 35 seconds East parallel with said north line a

THIS SUBDIVISION CONSISTS OF 1 LOT, NUMBERED 20, 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.

distance of 187.34 feet to the POINT OF BEGINNING, containing 0.36 acres, more or less. [Part of Parcel

CROSS REFERENCE IS HEREBY MADE TO PLATS OF KNICKERBOCKER MANOR 3RD ADDITION, 4TH ADDITION, 8TH ADDITION IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND ALSO A SURVEY BY DVG TEAM. INC., DATED SEPTEMBER 3, 2020, PROJECT NUMBER S20-1010, CERTIFIED BY PATRICK H. NEJMAN LS21600004 RECORDED AS INSTRUMENT NUMBER \_\_\_\_\_\_

PROFESSIONAL SURVEYOR'S CERTIFICATE OF SURVEY:

STATE OF INDIANA

45-06-25-100-001.000-027]

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.

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.

# KENMARA PHASE 1A

# AN ADDITION TO THE TOWN OF MUNSTER FINAL PLAT

LAKE COUNTY, NORTH TOWNSHIP

(S.E. & S.W. QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 10 WEST) (N.E. & N.W. QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST)

#### 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 PHASE 1A, 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

#### 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"

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.

OUTLOTS A AND C AS SHOWN HEREON ARE HERETOFORE DEDICATED TO THE PARKS AND RECREATION BOARD OF MUNSTER, LAKE COUNTY.

## 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 PHASE 1A"

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

GARY WARFEL AUTHORIZED SIGNATORY STATE OF INDIANA

THEREIN CONTAINED ARE TRUE.

COUNTY OF RESIDENCE:

COUNTY OF 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

PRINTED NAME

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ MY COMMISSION EXPIRES NOTARY PUBLIC

## DEDICATION CERTIFICATE

, NORTHERN INDIANA PUBLIC SERVICE COMPANY, BEING THE OWNER REPRESENTATIVE 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 PHASE 1A, AN ADDITION TO THE TOWN OF MUNSTER, LAKE

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.

## 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 PHASE 1A".

OWNER/DEVELOPER: NORTHERN INDIANA PUBLIC SERVICE COMPANY 290 W. NATIONWIDE BLVD, PO BOX 117 COLUMBUS, OH 43215

AUTHORIZED SIGNATORY

DEDICATION CERTIFICATE

MUNSTER, LAKE COUNTY.

DRAINAGE EASEMENT:

TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

STATE OF INDIANA COUNTY OF

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED , AUTHORIZED SIGNATORY OF NORTHERN INDIANA PUBLIC SERVICE 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 DA	AY OF,	20
MY COMMISSION EXPIRES		NOTARY PUBLIC	
COUNTY OF RESIDENCE:	 PRI		

THE UNDERSIGNED, PLAN COMMISSION OF MUNSTER, BEING THE OWNER OF THE RIGHT-OF-WAY SHOWN AND DESCRIBED HERON DOES HEREBY VACATE AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS KENMARA PHASE 1A, AN ADDITION

OUTLOT D IS HERETOFORE VACATED AND DEDICATED TO THE PARKS AND RECREATION BOARD OF

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

## **DEDICATION CERTIFICATE**

THE UNDERSIGNED, PARKS AND RECREATION BOARD OF MUNSTER, 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 PHASE 1A, AN ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

SOURCE OF TITLE

SPIN MUNSTER, LLC

Warranty Deed Instrument Number 2021-525098

Warranty Deed Instrument Number 2020-097022

Warranty Deed Instrument Number 2020-098789

Warranty Deed Instrument Number 2020-098577

NORTHERN INDIANA PUBLIC SERVICE COMPANY Deed Record 343, Page 497

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.

LOT 20 AND OUTLOT B ARE TO BE RETAINED BY THE PARKS AND RECREATION BOARD OF MUNSTER, LAKE COUNTY.

#### 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

#### 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"

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

DIRECTOR OF PARKS

WE THE UNDERSIGNED, AS OWNERS OF THE REAL ESTATE HEREON DO HEREBY DECLARE THE REAL ESTATE AS DESCRIBED, SHALL BE KNOWN AS "KENMARA PHASE 1A".

OWNER/DEVELOPER: PARK & RECREATION BOARD OF MUNSTER 1818 FISHER AVE. MUNSTER, IN 46321

AUTHORIZED SIGNATORY	
WITNESS AUTHORIZED SIGNATORY	
STATE OF INDIANA	)
COLINITY OF	) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED 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

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 \_\_\_

SECRETARY

DATE | DESCRIPTION | BY

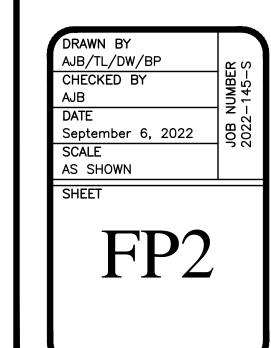


INDIANAPOLIS - TERRE HAUTE LAFAYETTE - MUNCIE - NEW ALBANY www.hwcengineering.com

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MUN ARA THE

PRELIMINARY NOT FOR CONSTRUCTION



ADAM J. BEERY

WITNESS MY SIGNATURE THIS <u>6</u> DAY OF <u>SEPTEMBER</u>, 2022.

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

> 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.

STRIPS OF LAND DESIGNATED HEREON AND MARKED "UTILITY EASEMENT"

PRESIDENT

SHEET 2 OF 2