

PRELIMINARY PLAT
CENTENNIAL VILLAGE FIRST RESUBDIVISION OF LOT "C"
PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER,
LAKE COUNTY, INDIANA

PARCEL DESCRIPTION:

CENTENNIAL VILLAGE LOT C AS PER PLAT THEREOF SHOWN IN PLAT BOOK 110, PAGE 11 RECORDED AS DOCUMENT NUMBER 2017024636 ON APRIL 21, 2017 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

UTILITY AND DRAINAGE EASEMENTS:

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MUNSTER, INDIANA, SBC, AT&T, NORTHERN INDIANA PUBLIC SERVICE COMPANY AND OTHER COMPANIES IDENTIFIED BY THE MUNSTER TOWN BOARD AS SUPPLYING PUBLIC SERVICE NEEDS SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, LAY, ERECT, CONSTRUCT, RENEW, OPERATE, REPAIR, REPLACE, AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES, WIRES, UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER APPLIANCES, IN, UPON, ALONG AND OVER THE STRIP OR STRIPS OF LAND DESIGNATED BY DOTTED LINES ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH AERIAL SERVICE WIRES TO ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. ANY FENCES, TREES, BLACK TOPPINGS, VEGETATION IMPROVEMENTS OR OTHER POTENTIAL OBSTACLES TO THE USE OF EASEMENTS SHOWN UPON THE SUBDIVISION PLAT SHALL BE PLACED AT THE RISK OF THE PROPERTY OWNER AND MAY BE SUBJECT TO REMOVAL IN THE EVENT OF ANY INTERFERENCE WITH THE USE OF SAID EASEMENTS OR DRAINAGE OF OTHER LOTS. CHANGES OF YARD ELEVATIONS IN EASEMENTS FROM THOSE ESTABLISHED UPON THE SUBDIVISION PLAT OR NOTED ON PLATS SUBMITTED AND APPROVED WHEN BUILDING PERMITS ARE ISSUED THAT ADVERSELY IMPACT DRAINAGE OF ADJOINING LOTS SHALL BE SUBJECT TO REGRADING AT THE OWNER'S EXPENSE. ALL DESIGNATED UTILITY EASEMENTS ARE ALSO HEREBY DEDICATED AS DRAINAGE EASEMENTS.

INGRESS-EGRESS EASEMENT:

AN INGRESS-EGRESS EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR ACCESS TO EACH LOT IN THE SUBDIVISION OVER AND ACROSS THE AREAS ON THIS PLAT DESIGNATED AS "INGRESS, EGRESS EASEMENT".

CROSS PARKING EASEMENT:

THERE ARE AREAS DESIGNATED ON THIS PLAT AS "PARKING EASEMENT" THAT ARE HEREBY RESERVED FOR MUTUAL CROSS PARKING BETWEEN ALL THE LOTS SHOWN HEREON. SAID MUTUAL CROSS PARKING IS ALLOWED ONLY ON CONSTRUCTED AND STRIPED PARKING SPACES LOCATED WITHIN SAID DESIGNATED AREAS.

OVERLAND FLOOD ROUTE EASEMENT:

THERE ARE STRIPS OF GROUND DESIGNATED ON THIS PLAT AS "OVERLAND FLOOD ROUTE" WHICH ARE AREAS DESIGNED TO DIRECT THE SURFACE FLOW OF STORM WATER TO PASS THROUGH THE DEVELOPMENT WITHOUT DAMAGE TO PROPERTY. NO BUILDINGS OR STRUCTURES MAY BE PLACED WITHIN SAID STRIPS THAT WOULD ADVERSELY AFFECT THE FREE FLOW OF STORM WATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE OVERLAND FLOOD ROUTE EASEMENT AREAS AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES IN ACCORDANCE WITH THE TOWN APPROVED INFRASTRUCTURE ENGINEERING PLANS WITHOUT FIRST HAVING RECEIVED PRIOR WRITTEN APPROVAL OF THE TOWN OF MUNSTER.

OWNER'S CERTIFICATE:

COUNTY OF LAKE
STATE OF INDIANA] SS:

WE, THE UNDERSIGNED, CENTENNIAL VILLAGE, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CENTENNIAL VILLAGE SECOND RESUBDIVISION OF LOT "A", A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

DATED THIS ____ DAY OF ____, 2025.

CENTENNIAL VILLAGE, LLC

BY: _____

TITLE: _____

(PRINTED NAME):

ACKNOWLEDGMENT

COUNTY OF _____] SS:

STATE OF _____]

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____, 2025.

(SIGNATURE)

PRINTED NAME: _____

NOTARY PUBLIC

RESIDENT OF _____ COUNTY

COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE:

COUNTY OF LAKE
STATE OF INDIANA] SS:

SUBMITTED TO, APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, THIS ____ DAY OF ____, 2025.

THE PREVIOUSLY GRANTED AND SHOWN OVERLAND FLOOD ROUTE EASEMENT BY PLAT BOOK 110, PAGE 11 IN DOCUMENT NUMBER 2017-024636 IS HEREBY VACATED AND SUPERCEDED WITH THE OVERLAND FLOOD ROUTE EASEMENT SHOWN HEREON.

PRINTED NAME SIGNATURE

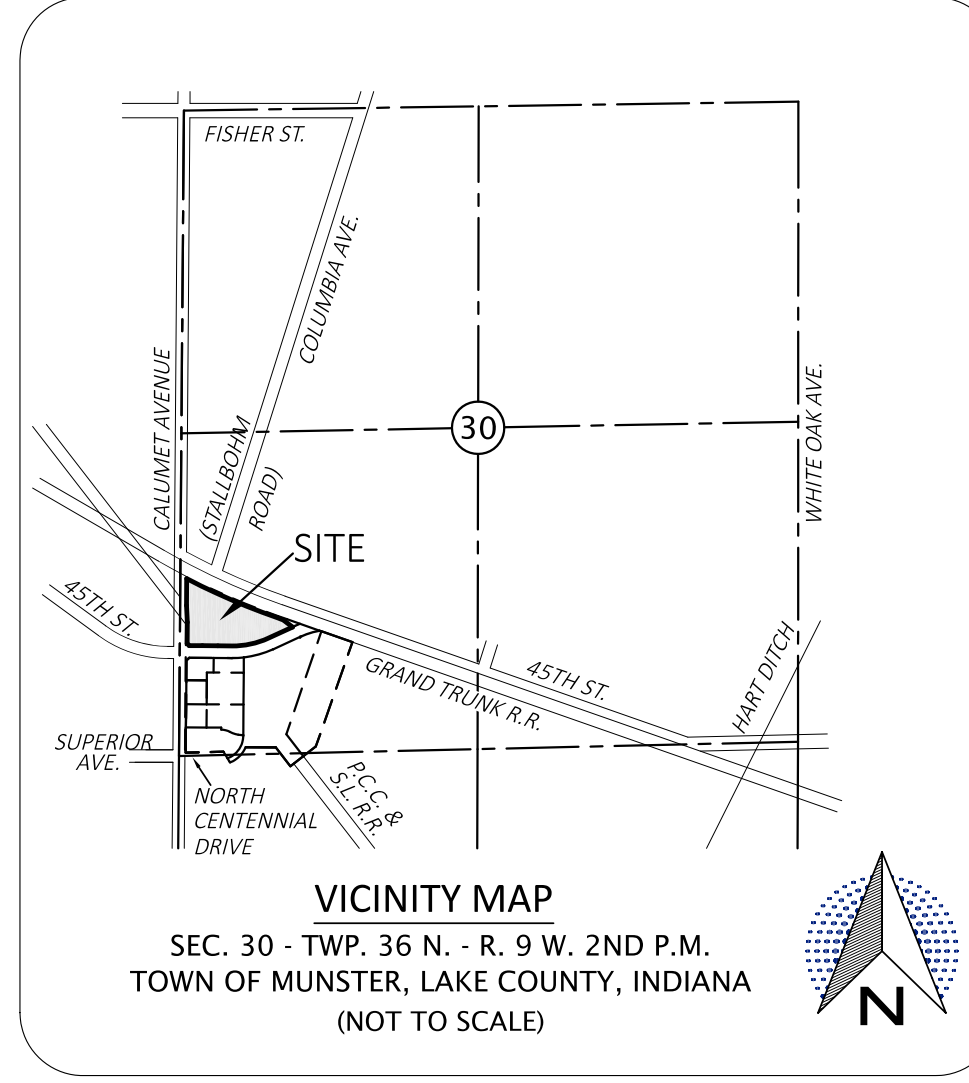
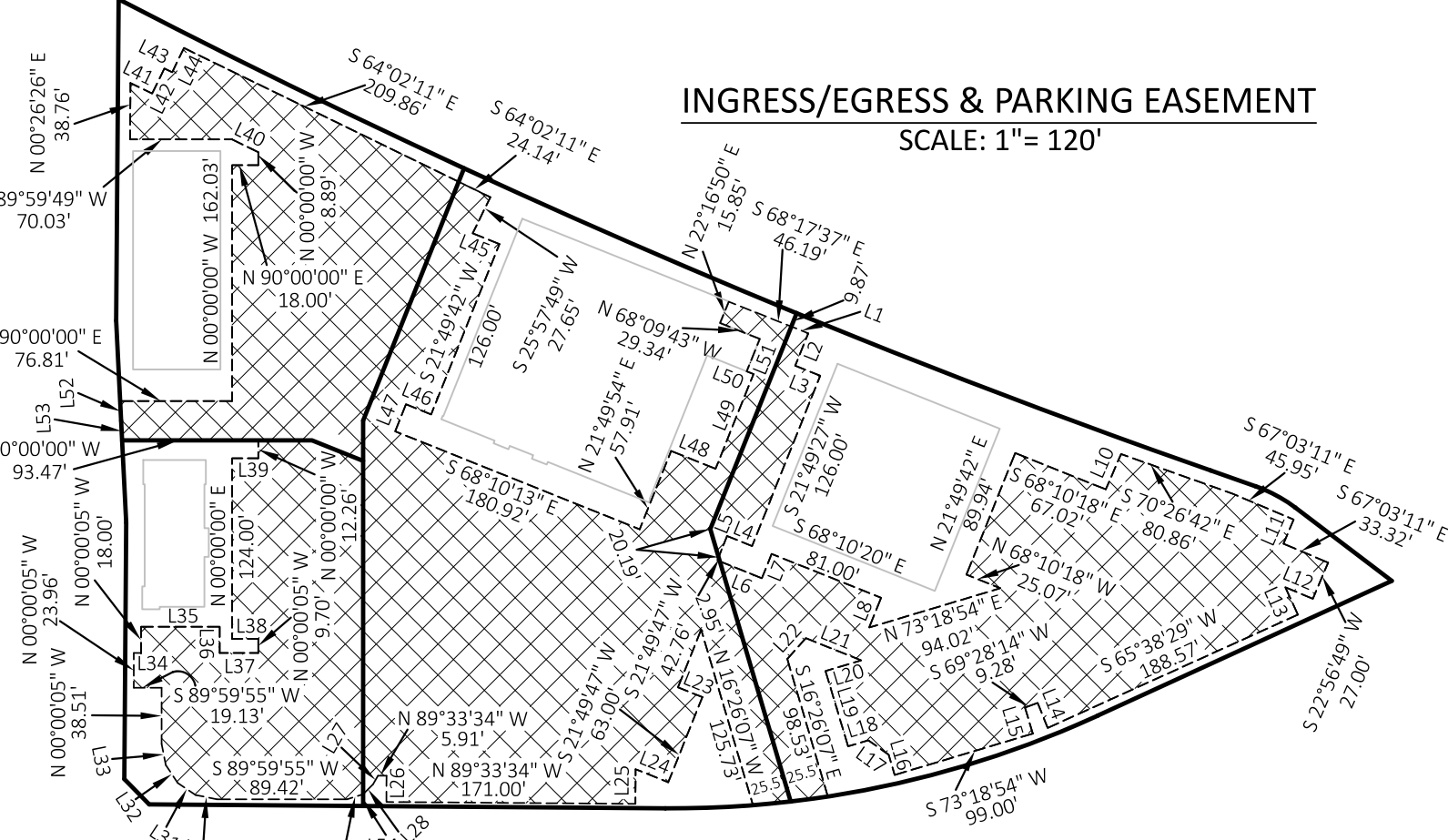
TITLE: _____

ATTEST: _____

PRINTED NAME SIGNATURE

TITLE: _____

L1 5 68°17'37" E 12.50'
L2 5 21°49'25" W 23.97'
L3 5 68°10'35" E 18.50'
L4 5 68°10'35" W 18.50'
L5 5 21°49'42" W 15.69'
L6 5 68°10'35" E 31.18'
L7 5 21°49'42" W 18.00'
L8 5 21°49'42" W 18.00'
L9 5 21°49'42" W 22.04'
L10 5 22°26'16" E 26.42'
L11 5 22°56'49" W 18.00'
L12 5 67°03'11" E 20.44'
L13 5 24°21'31" E 20.71'
L14 5 21°44'53" W 18.84'
L15 5 16°41'06" W 18.60'
L16 5 16°41'06" W 14.50'
L17 5 54°33'35" W 17.10'
L18 5 73°18'54" W 14.50'
L19 5 16°41'06" W 54.00'
L20 5 73°18'54" W 25.58'
L21 5 68°10'35" W 40.95'
L22 5 41°55'02" W 19.12'
L23 5 68°10'13" E 18.00'
L24 5 68°10'13" W 24.11'
L25 5 00°26'26" W 23.77'
L26 5 00°26'26" E 18.00'
L27 5 30°00'00" W 6.86'
L28 5 44°59'59" W 9.62'
L29 5 72°31'04" W 11.48'
L30 5 78°45'02" W 14.83'
L31 5 56°15'02" W 14.83'
L32 5 33°45'01" W 14.83'
L33 5 11°15'00" W 14.83'
L34 5 89°59'55" E 5.00'
L35 5 89°59'55" E 54.00'
L36 5 00°00'05" E 18.00'
L37 5 89°59'55" E 26.50'
L38 5 90°00'00" W 18.00'
L39 5 90°00'00" E 18.00'
L40 5 64°02'11" W 20.02'
L41 5 64°02'11" E 10.59'
L42 5 25°57'49" E 19.19'
L43 5 64°02'11" E 5.91'
L44 5 25°57'49" E 18.50'
L45 5 68°10'18" W 19.75'
L46 5 68°10'18" W 18.64'
L47 5 21°49'42" W 20.00'
L48 5 68°10'18" E 32.88'
L49 5 21°49'42" W 70.09'
L50 5 68°10'18" W 5.00'
L51 5 21°50'33" E 24.00'
L52 5 02°51'36" W 13.52'
L53 5 02°51'36" W 13.52'
L54 5 90°00'00" W 8.97'



PARCEL INFORMATION:

TAX ID. NO. 45-07-30-351-006.000-027
OWNER: CV BDG A, LLC
QUIT CLAIM DEED
DOC. NO. 2021-029213
REC. MARCH 31, 2021

PARCEL AREA:

282,441 SQ. FT.±
6.48 ACRES±

SUBDIVIDER AND OWNER:

CENTENNIAL VILLAGE, LLC
631 KILLARNEY DRIVE
DYER, IN 46311

ENGINEER AND SURVEYOR:

DVG TEAM INC.
1155 TROUTWINE ROAD
CROWN POINT, IN 46307

LEGEND

INGRESS/EGRESS AND PARKING EASEMENT
PREVIOUSLY PLATTED UTILITY EASEMENT
HEREBY VACATED

- IRS DVG 5/8" REBAR SET WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 0120"
- MAGF "MAG" NAIL FOUND WITH METAL WASHER STAMPED "DVG TEAM INC FIRM NO. 0120"

P.B. - PLAT BOOK

DEVELOPMENTAL STANDARDS:

THERE ARE DEVELOPMENTAL STANDARDS ASSOCIATED WITH DEVELOPMENT THAT ARE RECORDED AS DOCUMENT NUMBER 2017-024635 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

REFERENCE SURVEYS:

- PLAT OF CENTENNIAL VILLAGE P.U.D. RECORDED IN PLAT BOOK 110, PAGE 11.
- ALTA/ACSM LAND TITLE SURVEY OF PARCELS TW-1, 2, 4 AND PK-1, 3 BY PLUMB TUCKETT AND ASSOCIATES, INC. (NOW DVG TEAM, INC.), JOB NO. S15644, LAST REVISED 3/25/16, RECORDED AS DOCUMENT NUMBER 2017-015652, ON 3/9/2017.
- CENTENNIAL VILLAGE 1ST RESUBDIVISION OF LOT "A" RECORDED IN PLAT BOOK 111, PAGE 83.
- CENTENNIAL VILLAGE 2ND RESUBDIVISION OF LOT "A" RECORDED IN PLAT BOOK 111, PAGE 87.
- CENTENNIAL VILLAGE 3RD RESUBDIVISION OF LOT "A" RECORDED IN PLAT BOOK 117, PAGE 60.

IT IS THE OPINION OF THE SURVEYOR THAT THERE ARE NO SUBSTANTIAL DIFFERENCES BETWEEN SAID SURVEYS AND THIS PLAT.

FLOOD ZONE INFORMATION:

FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). THE SUBJECT PARCELS DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEAR TO LIE WITHIN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCELS PLOT BY SCALE ON FLOOD INSURANCE RATE MAP NO. 180139 0117 E FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, MAP EFFECTIVE DATE BEING JANUARY 18, 2012 AND REVISED TO REFLECT LOMR EFFECTIVE MARCH 18, 2016.

SURVEY NOTE:

THE EXTERIOR OF THE OVERALL SUBDIVISION BOUNDARY WAS STAKED AND THE MONUMENTS SET AND FOUND ARE SHOWN ON THE RECORDED PLAT OF CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT (PLAT BOOK 110, PAGE 11). IT IS THE OPINION OF THE SURVEYOR THAT IT IS PROBABLE THAT THE INDIVIDUAL LOT MONUMENTS FOR THIS RESUBDIVISION WILL BE DISTURBED BY CONSTRUCTION AND MASS GRADING. THE SETTING OF THE INDIVIDUAL LOT MONUMENTS ARE HEREBY DELAYED UNTIL AFTER CONSTRUCTION IS COMPLETE OR UP TO TWO YEARS AFTER RECORDATION OF THIS PLAT, WHICHEVER OCCURS FIRST AS PRESCRIBED BY TITLE 865 IAC 1-12-18(i).

SURVEYOR'S CERTIFICATION:

I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MONTH XX, 2025 AND THAT ALL DIMENSIONS, LINEAR AND ANGULAR ARE CORRECTLY SHOWN, AND THAT ALL MONUMENTS OR MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATIONS, SIZE, TYPE AND DESCRIPTION ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 2025.

GLEN E. BOREN, P.S. NO. LS20000006

VACATION OF PREVIOUSLY GRANTED OVERLAND FLOOD ROUTE EASEMENT AND UTILITY EASEMENT:

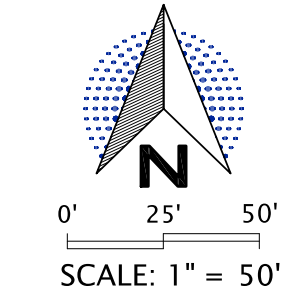
WHEREAS, STRIPS OR AREAS OF LAND MARKED AS "OVERLAND FLOOD ROUTE EASEMENT" AND "UTILITY EASEMENT" WERE GRANTED TO THE TOWN OF MUNSTER, INDIANA AND SHOWN ON THE PLAT OF CENTENNIAL VILLAGE - PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA RECORDED AS DOCUMENT NUMBER 2017-024636 IN PLAT BOOK 110, PAGE 11 ON APRIL 21, 2017, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA;

WHEREAS, BY THIS RESUBDIVISION OF THE PREVIOUSLY PLATTED LOT AND EASEMENTS, SAID RESUBDIVISION CONTAINS A NEW DEVELOPMENT FOOTPRINT AND NOW REQUIRES ALL OF THE PREVIOUSLY GRANTED OVERLAND FLOOD ROUTE EASEMENT AND A PORTION OF THE SAID PREVIOUSLY GRANTED UTILITY EASEMENT AS INDICATED HEREON FOR THE DEVELOPMENT OF THIS RESUBDIVISION TO BE RELEASED AND VACATED BY THE TOWN OF MUNSTER, INDIANA;

WHEREAS, BOTH SAID EASEMENTS ARE BEING RECONFIGURED TO ACCOMMODATE THE NEW DEVELOPMENT FOOTPRINT AND GRANTED ACCORDINGLY ON THIS PLAT;

NOW THEREFORE, ALL OF SAID PREVIOUSLY GRANTED OVERLAND FLOOD ROUTE EASEMENT AND PORTIONS OF SAID PREVIOUSLY GRANTED UTILITY EASEMENT (AS INDICATED HEREON) ARE HEREBY RELEASED AND VACATED BY THE EXECUTION AND ACCEPTANCE OF THIS PLAT BY THE TOWN OF MUNSTER, INDIANA BECOMING EFFECTIVE ON THE DATE OF RECORDATION OF THIS PLAT.

CENTENNIAL VILLAGE 1ST RESUBDIVISION OF LOT "C"
APPROX. 9505 CALUMET AVENUE
MUNSTER, IN 46321
PRELIMINARY PLAT



SPROUTS

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\25-0081 Preliminary Plat.dwg	
FB/PG	FILE NO.
DRAWN BY G.B.	DATE 9/4/25
SECTION 30-36-9	COUNTY, STATE LAKE, IN
JOB NO.	25-0081

REVISIONS AND NOTES:	
DATE:	



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com