

# 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)



VICINITY MAP  
Munster, IN  
NOT TO SCALE

PARCEL NO. 45-06-24-351-001.000-027  
TOWN OF MUNSTER  
INST. #2009-032463

PARCEL NO. 45-06-24-351-002.000-027  
SPIN MUNSTER, LLC  
INST. #2020-098577

S. LINE FRACTIONAL S.W. 1/4  
SEC. 24-T36N-R10W  
N. LINE FRACTIONAL N.W. 1/4  
SEC. 25-T36N-R10W  
TOWN OF MUNSTER  
FISHER STREET  
NO RECORD FOUND  
NO PARCEL NUMBER

S86°22'20"E 2.01'  
L=87.95'  
R=190.00'  
CH=N76°58'41"E 87.17'  
RIGHT-OF-WAY "B" 0.03 ACRES  
N86°22'20"W 133.28'  
N89°45'35"W 102.38'  
POINT OF BEGINNING  
RIGHT-OF-WAY "B" & "C"  
RIGHT-OF-WAY "C" 0.14 ACRES  
S89°45'35"E 187.34'  
POINT OF BEGINNING  
RIGHT-OF-WAY "D"  
RIGHT-OF-WAY "D" 0.36 ACRES  
L=122.74'  
R=190.00'  
CH=N24°54'32"E 120.62'  
S06°24'09"W 31.99'  
N89°45'35"W 80.46'

S37°45'16"E 101.36'  
R=100.00'  
CH=S48°19'17"W 146.98'  
N89°45'35"W 64.41'  
N80°02'54"E 113.05'  
POINT OF BEGINNING  
RIGHT-OF-WAY "A"  
N89°45'35"W 198.06'

PARCEL NO. 45-06-25-100-001.000-027  
NORTHERN INDIANA PUBLIC SERVICE COMPANY  
DEED RECORD 343, PAGE 497

PARCEL NO. 45-06-25-100-003.000-027  
TOWN OF MUNSTER  
DOC. NO. 2009-032463  
REC. 5/14/2009

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

SEE SHEET 2 FOR LAND DESCRIPTION

**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.

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 =	1.27
LOTS =	1 LOTS, 3 OUTLOTS
ZONING =	CZ & CD-3.R2

#### SOURCE OF TITLE

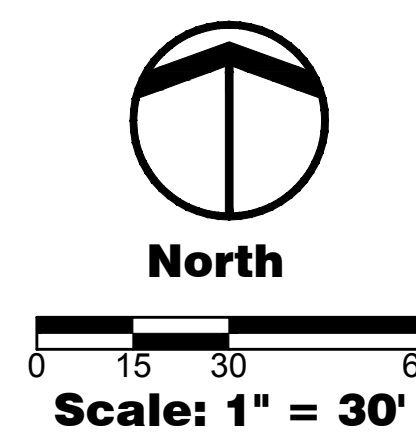
SPIN MUNSTER, LLC  
Warranty Deed Instrument Number 2021-525098  
Warranty Deed Instrument Number 2020-097022  
Warranty Deed Instrument Number 2020-098789  
Warranty Deed Instrument Number 2020-098577

NORTHERN INDIANA PUBLIC SERVICE COMPANY  
Deed Record 343, Page 497

RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF MUNSTER  
RIGHT-OF-WAY TO BE VACATED AND DEDICATED TO THE PARK BOARD OF THE TOWN OF MUNSTER

**LEGEND**  
RIGHT-OF-WAY LINE  
LOT LINE  
BOUNDARY LINE  
EASEMENT LINE  
SETBACK LINE  
CENTERLINE  
SECTION LINE

**LEGEND**  
25 D.&U.E.  
A.E.  
B.S.L.  
R/W  
S.F.  
LOT NUMBER  
DRAINAGE & UTILITY EASEMENT  
ACCESS EASEMENT  
BUILDING SETBACK LINE  
PUBLIC RIGHT OF WAY  
SQUARE FEET



SHEET 1 OF 2

#### REVISIONS

DATE	DESCRIPTION	BY

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

KENMARA PHASE 1A  
AN ADDITION TO THE TOWN OF MUNSTER  
LAKE COUNTY, INDIANA  
FINAL PLAT

PRELIMINARY  
NOT FOR CONSTRUCTION

DRAWN BY  
AJB/TL/DW/BP  
CHECKED BY  
AJB  
DATE  
September 6, 2022  
SCALE  
AS SHOWN  
SHEET

JOB NUMBER  
2022-145-S

FP1



Plot Date: Sep 12, 2022 Plot Time: 1:28pm File Name: W:\Saxon Partners\2022-145-A Saxon Partners - Kenmara\Design\CAD\Plot\22145.xPlot\_Base\_rev1.dwg, Layout: Plot 2 By: abeery