



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Rachel Christenson, AICP, On-call Planner for the Town of Munster

Meeting Date: July 11, 2023

Agenda Item: PC Docket No. 23-014

Application: **Subdivision – Replat**

Hearing: **PUBLIC HEARING**

Summary: Matt Kimmel/Centennial Village LLC, is requesting approval of a subdivision, replat of Lot A to create two new Lots (Lot 8 and Lot 9) Centennial Village Planned Unit Development

Applicant: Matt Kimmel/Centennial Village, LLC

Property Address: 9601 & 9605 N Centennial Drive

Current Zoning: SD-PUD: Special District - Planned Unit Development

Adjacent Zoning: North: CD-4.A (General Urban – A Character District); CD-4.R4 (General Urban – Multifamily Residence Character District)
South: CZ (Civic Zone)
East: CZ (Civic Zone)
West: SD-M (Special District – Manufacturing)

Action Requested: Findings of Fact

Additional Actions Required: **Final Plat**
Recording of Plat

Staff Recommendation: Approve with conditions

Attachments:

1. Commercial Subdivision Application
2. Centennial Village 3rd Resubdivision of Lot A prepared by DVG dated 06.08.2023
3. Plat of Survey prepared by DVG dated 01.05.2023

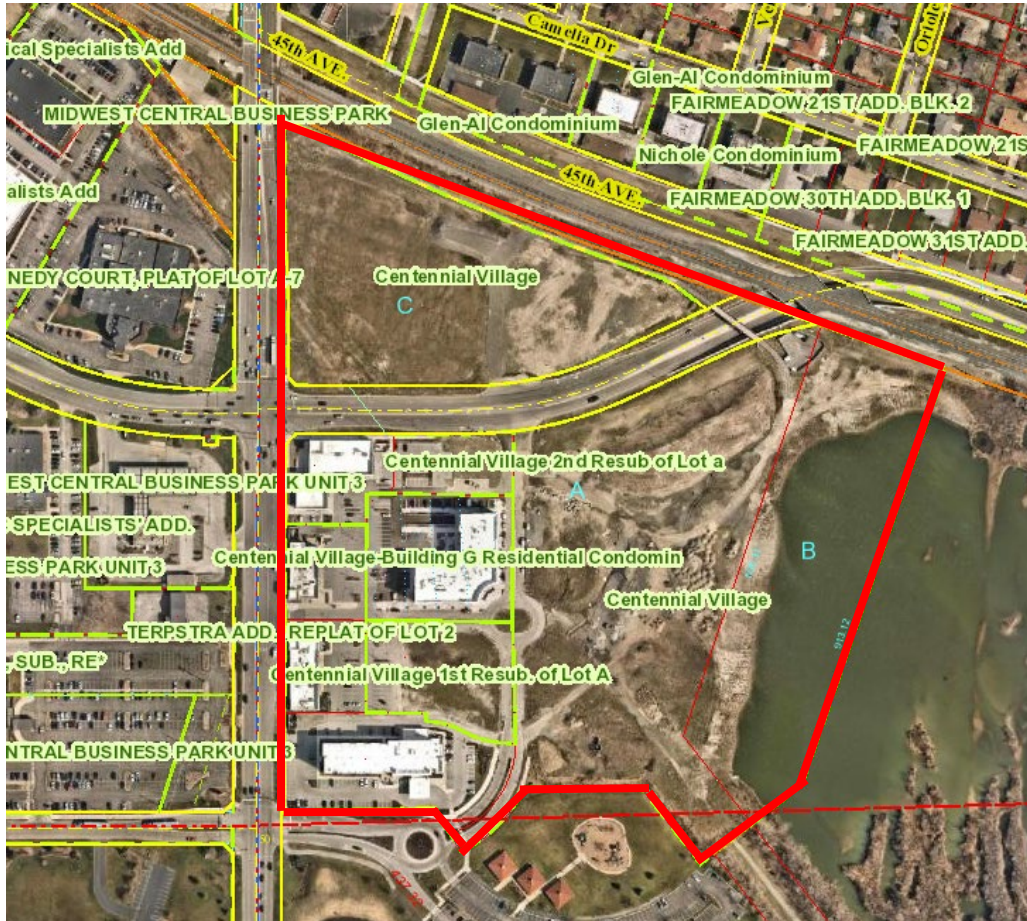
BACKGROUND

Figure 1: Centennial Village PUD outlined in red.

The Centennial Village PUD is currently governed by the Centennial Village PUD Design Standards and Conceptual Plan that was adopted February 15, 2017. The purpose of the Centennial Village Development is to provide the Town of Munster with a sustainable, mixed-use, walkable lifestyle community adjacent to the key regional thoroughfares of Calumet Avenue and 45th Street.

Matt Kimmel/Centennial Village LLC, is requesting approval of a subdivision, replat of Lot A to create two new Lots (Lot 8 and Lot 9) Centennial Village Planned Unit Development

DISCUSSION

Staff is concerned with the irregular lot shape the petitioner is proposing. The boundary line dividing Lot 8 and Lot 9 is shown in a stairstep pattern to the south/southeast. The petitioner has also submitted development plans that show that this stairstep pattern will cut through a parking lot. The stairstep

pattern that is proposed may cause maintenance issues in the future (ie., milling and repaving of the parking lot, snow removal, etc.). A subdivision of land stairstepping through a parking lot may also cause issues if the lots get sold to different owners. Staff recommends the lot line follow the existing 15' utility easement that is located further west.

STAFF RECOMMENDATION

Staff recommends to approve the plat as presented with a condition to remove the stairstep boundary line and replace it with a lot line that follows the existing 15' utility easement located to the west.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 23-014, a replat of Lot A to create two new Lots (Lot 8 and Lot 9) in the Centennial Village Planned Unit Development, with the following conditions:

- 1. Replace the proposed stairstep boundary line between Lot 8 and Lot 9 and replace with a lot line that follows the existing 15' utility easement located to the west.*
- 2. A Cross Access Easement for shared parking between Lots 7 and 8 is developed and recorded with the Final Plat for the subdivision of Lot A.*



Petition PC _____-

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

Matt Kimmel

Name of Owner

Phone Number

631 Killarney Drive Dyer, IN 46311

Street address, City, ST, ZIP Code

matt@mkimmel.com

Email address

APPLICANT OR PETITIONER INFORMATION (if different than above):

Matt Kimmel

Name of Applicant/Petitioner

Phone Number

631 Killarney Drive Dyer, IN 46311

Street address, City, ST, ZIP Code

matt@mkimmel.com

Email address

PROPERTY INFORMATION: Centennial Village

Business or Development Name (if applicable)

9605 N. Centennial Drive Munster, IN 46321

Address of Property or Legal Description

PUD

Current Zoning

APPLICATION INFORMATION:

Please select what this Application is for:

☒ Subdivision

If yes, select one of the following:

☒ Preliminary Plat

☐ Final Plat

☐ Development Plan Review

Rezoning (including Planned Unit Development) – Proposed Zoning District

Brief Description of Project:

Re-Plat of Centennial Village PUD Subdivision. Third re-subdivision of Lot A to create two individual lots for Building "M" & Building "I".

Russ Pozen, PE

Name of Registered Engineer, Architect or Land Surveyor

(219) 281-4068

Phone Number

1155 Troutwine Road Crown Point, IN 46307

Street address, City, ST, ZIP Code

rpozen@dvgteam.com

Email address

PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF MUNSTER, LAKE COUNTY, INDIANA, SAID PARCEL BEING PART OF LOT A IN CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 110, PAGE 11 RECORDED AS DOCUMENT NUMBER 2017-024636 ON APRIL 21, 2017 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 IN SAID CENTENNIAL VILLAGE, THENCE NORTH 03 DEGREES 26 MINUTES 26 SECONDS EAST, 126.49 FEET TO THE NORTHWEST CORNER OF SAID LOT A AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET, AND A CHORD THAT BEARS NORTH 74 DEGREES 24 MINUTES 42 SECONDS EAST, 251.34 FEET; THENCE ALONG THE NORTHERLY AND EAST LINES OF SAID LOT A THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- (1) NORTHEASTERLY 252.38 FEET ALONG LAST SAID CURVE;
 - (2) NORTH 65 DEGREES 22 MINUTES 26 SECONDS EAST, 244.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 700.00 FEET, AND A CHORD THAT BEARS NORTH 72 DEGREES 19 MINUTES 17 SECONDS EAST, 169.34 FEET;
 - (3) NORTHEASTERLY 169.76 FEET ALONG LAST SAID CURVE;
 - (4) SOUTH 70 DEGREES 41 MINUTES 59 SECONDS EAST, 15.51 FEET;
 - (5) SOUTH 18 DEGREES 49 MINUTES 52 SECONDS WEST, 376.43 FEET;
- THENCE NORTH 74 DEGREES 45 MINUTES 19 SECONDS WEST, 39.39 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 34 SECONDS WEST, 481.83 FEET TO THE POINT OF BEGINNING, CONTAINING 2.99 ACRES MORE OR LESS.

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"

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 _____, 2023.

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 _____, 2023.

(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 _____, 2023.

PRINTED NAME _____ SIGNATURE _____

TITLE: _____

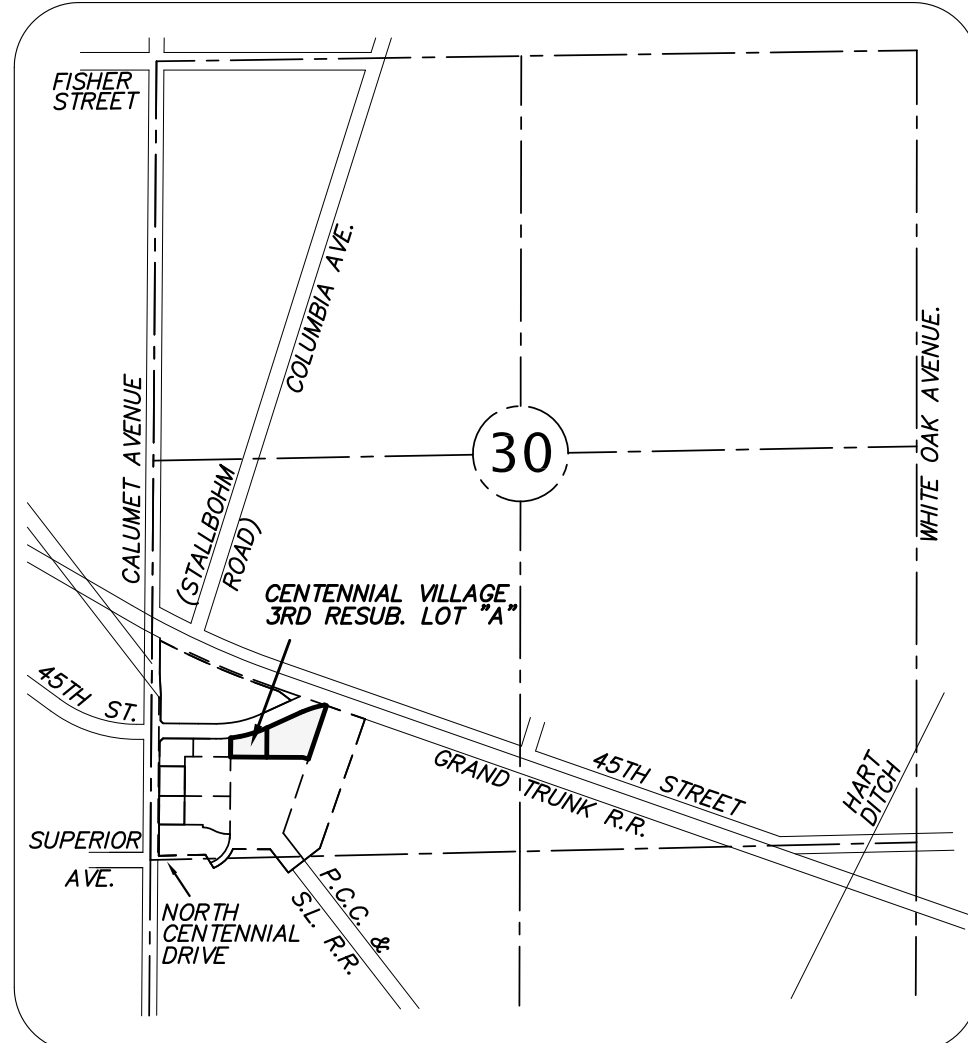
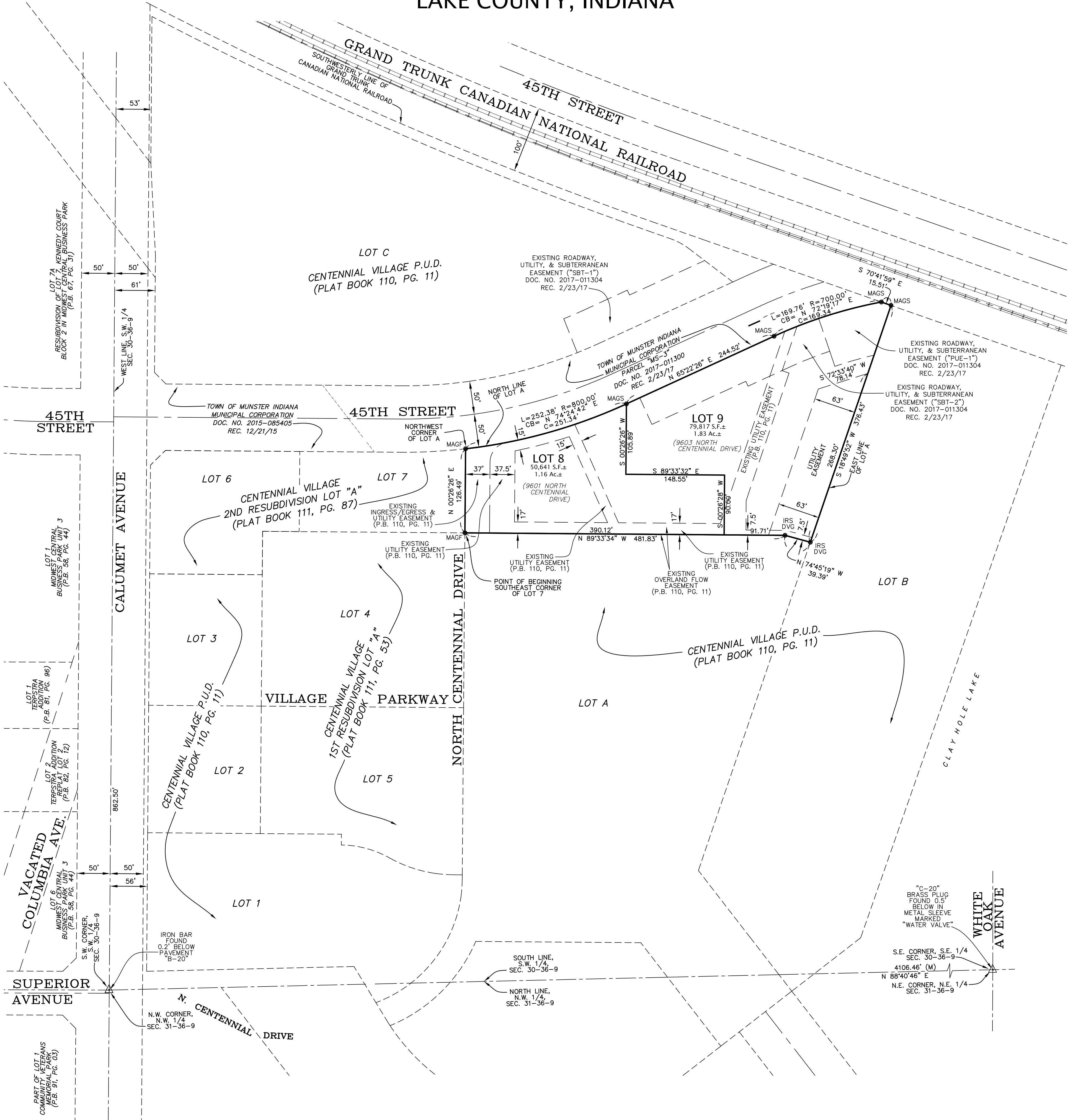
ATTEST:

PRINTED NAME _____ SIGNATURE _____

TITLE: _____

CENTENNIAL VILLAGE THIRD RESUBDIVISION OF LOT "A"

PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA



VICINITY MAP

SECTION 30 - TWP. 36 N. - R. 9 W. 2ND P.M.
TOWN OF MUNSTER, LAKE COUNTY, INDIANA
(NOT TO SCALE)

SUBJECT PARCEL INFORMATION:
TAX ID: 45-07-30-352-005,000-027
CENTENNIAL VILLAGE, LLC

SPECIAL WARRANTY DEED
DOC. NO. 2015-085411
REC. 12/21/2015

SPECIAL WARRANTY DEED
DOC. NO. 2017-011301
REC. 2/23/17

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

PARCEL AREA:
130,458 SQUARE FEET ±
2.99 ACRES ±

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:

1. PLAT OF CENTENNIAL VILLAGE P.U.D. RECORDED IN PLAT BOOK 110, PAGE 11.
 2. 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.
 3. CENTENNIAL VILLAGE 1ST RESUBDIVISION OF LOT "A" RECORDED IN PLAT BOOK 111, PAGE 53.
- 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 RECORDED OF THIS PLAT, WHICHEVER OCCURS FIRST AS PRESCRIBED BY TITLE 865 IAC 1-12-18(I).

"I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

GLEN E. BOREN

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 AUGUST 13, 2018 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 _____, 2023.

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



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

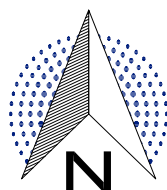
DATE: _____

REVISIONS AND NOTES:

CENTENNIAL VILLAGE 3RD RESUBDIVISION OF LOT "A"

PLANNED UNIT DEVELOPMENT

TOWN OF MUNSTER, INDIANA

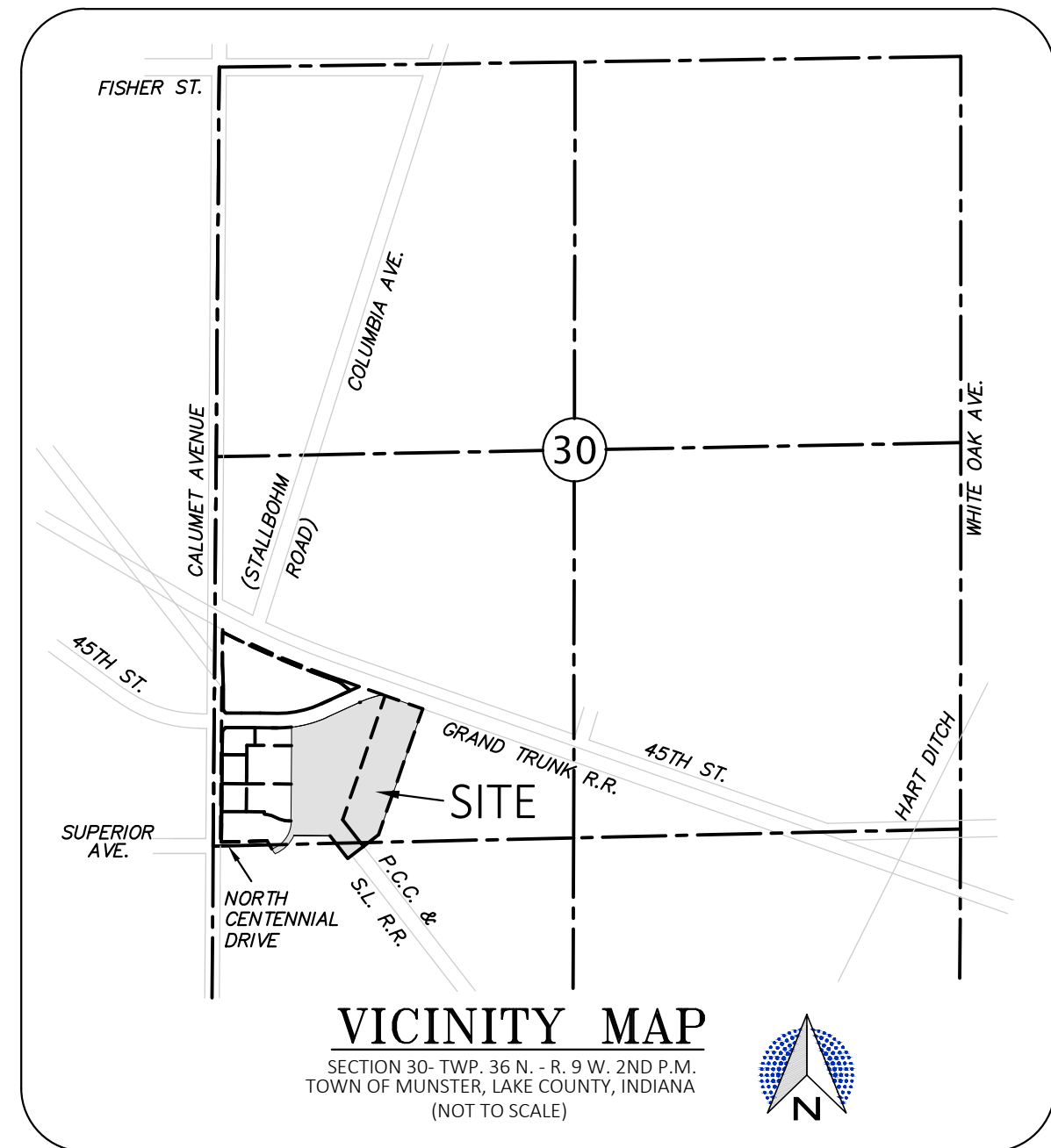


0' 40' 80'
SCALE: 1" = 80'

CENTENNIAL VILLAGE, LLC

\23-0026\Survey\dwg\23-0026.DWG	
FB/PG	FILE NO.
DRAWN BY DAR	DATE 6/8/23
SECTION 30-36-9	COUNTY, STATE LAKE, IN
JOB NO.	23-0026

PLAT OF SURVEY



PARCEL DESCRIPTION (PREPARED THIS SURVEY)

LOT "A" AND LOT "B" IN CENTENNIAL VILLAGE, AS SHOWN IN PLAT BOOK 110, PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA, EXCEPTING THEREFROM SAID LOT "A", ALL OF LOT 4 AND LOT 5 IN CENTENNIAL VILLAGE FIRST RESUBDIVISION OF LOT "A", AS SHOWN IN PLAT BOOK 111, PAGE 53 IN SAID RECORDER'S OFFICE AND ALSO EXCEPTING FROM SAID LOT "A", ALL OF LOT 6 AND LOT 7 IN CENTENNIAL VILLAGE SECOND RESUBDIVISION OF LOT "A", AS SHOWN IN PLAT BOOK 111, PAGE 87 IN SAID RECORDER'S OFFICE.

SUBJECT PARCEL INFORMATION:

PART OF LOT A:

TAX ID. NO.: 45-07-30-352-005-000-027
CENTENNIAL VILLAGE LLC
SPECIAL WARRANTY DEED
DOCUMENT NO. 2017 011301
RECORDED 2/23/2017

LOT B:

TAX ID. NO.: 45-07-30-352-009-000-027
TOWN OF MUNSTER MUNICIPAL
CENTER CORPORATION
CORRECTED WARRANTY DEED
DOCUMENT NO. 2013 032465
RECORDED 5/8/2013

PARCEL AREA:

PART OF LOT A:

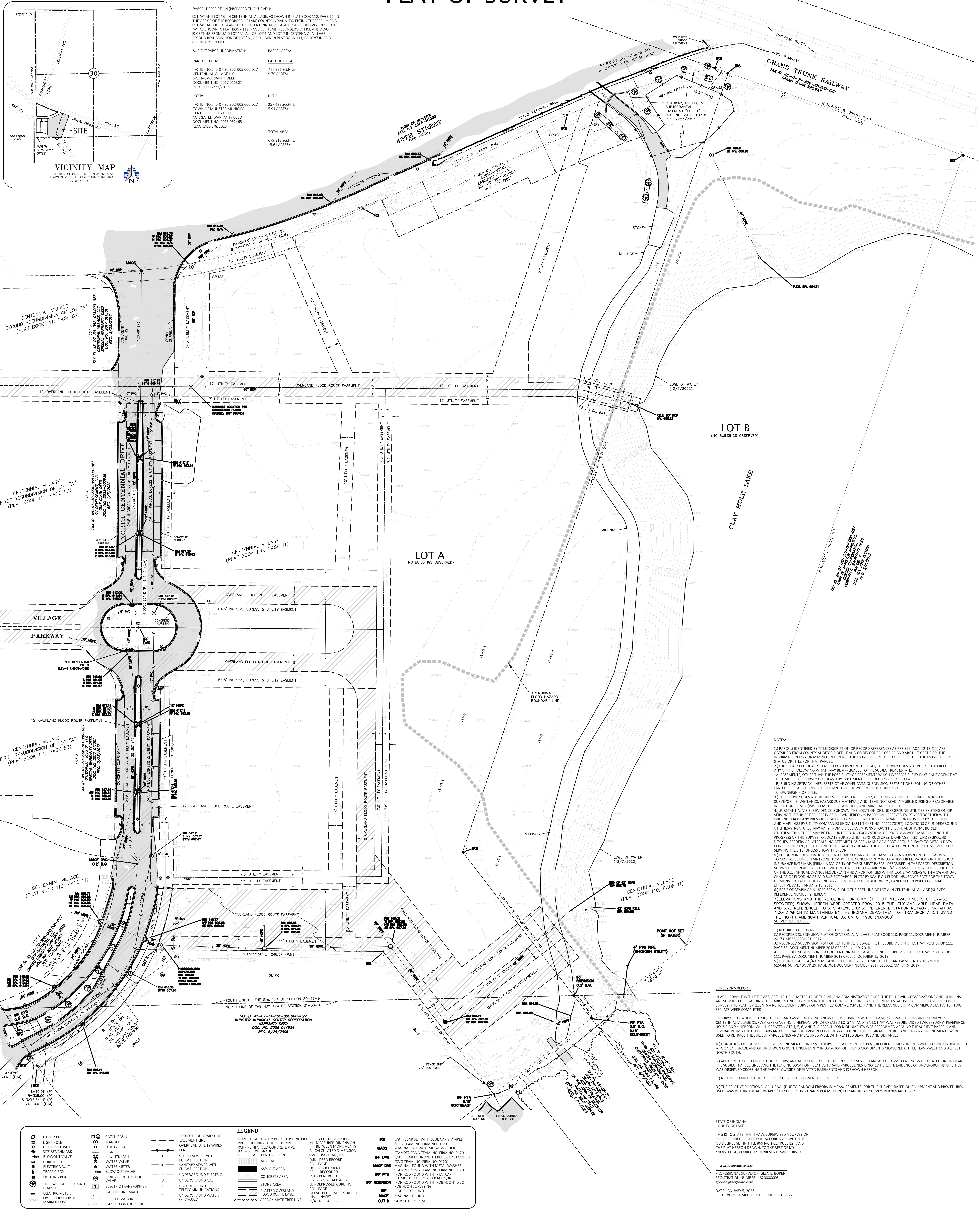
422,391 SQ.FT. ±
9.70 ACRES ±

LOT B:

257,422 SQ.FT. ±
5.91 ACRES ±

TOTAL AREA:

679,813 SQ.FT. ±
15.61 ACRES ±



NOTES:

- 1) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 3.12-13-11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDER'S OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.
- 2) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
A) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORD PLAT.
B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
C) OWNERSHIP OR TITLE.
- 3) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS ETC.).
- 4) SUBSTANTIAL VISIBLE EVIDENCE IS SHOWN, THE LOCATION OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM ANY PREVIOUS PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY THE CLIENT, AND MARKINGS BY UTILITY COMPANIES (INDIANA 811 TICKET NO. 221270197). LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM VISIBLE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, UNDERGROUND DITCHES, FEEDERS OR LATERALS. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THE SITE, UNLESS SHOWN HEREON.
- 5) 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). A MAJORITY OF THE SUBJECT PARCELS DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO BE WITHIN THAT FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION LIES WITHIN ZONE "X" AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180139, PANEL NO. 180890117E, MAP EFFECTIVE DATE: JANUARY 18, 2012.
- 6) BASIS OF BEARINGS: S 18°49'52" W ALONG THE EAST LINE OF LOT "A" IN CENTENNIAL VILLAGE (SURVEY REFERENCE NUMBER 1 HEREON).
- 7) ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE CREATED FROM 2018 PUBLICLY AVAILABLE LIDAR DATA AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

- 1) RECORDED DEEDS AS REFERENCED HEREON.
- 2) RECORDED SUBDIVISION PLAT OF CENTENNIAL VILLAGE, PLAT BOOK 110, PAGE 11, DOCUMENT NUMBER 2017 024636, APRIL 21, 2017.
- 3) RECORDED SUBDIVISION PLAT OF CENTENNIAL VILLAGE FIRST RESUBDIVISION OF LOT "A", PLAT BOOK 111, PAGE 53, DOCUMENT NUMBER 2018 042432, JULY 9, 2018.
- 4) RECORDED SUBDIVISION PLAT OF CENTENNIAL VILLAGE SECOND RESUBDIVISION OF LOT "A", PLAT BOOK 111, PAGE 87, DOCUMENT NUMBER 2018 070571, OCTOBER 15, 2018.
- 5) RECORDED ALTA/AC/CS/LAND TITLE SURVEY BY PLUMB TUCKETT & ASSOCIATES, JOB NUMBER 515644, SURVEY BOOK 29, PAGE 76, DOCUMENT NUMBER 2017 015653, MARCH 9, 2017.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1-1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAT REPRESENTS A RETICEMENT SURVEY OF A PLATTED COMMERCIAL LOT AND THE REMAINDER OF A COMMERCIAL LOT AFTER TWO REPLATS WERE COMPLETED.

THEORY OF LOCATION: PLUMB, TUCKETT & ASSOCIATES, INC. (NOW DOING BUSINESS AS DVG TEAM, INC.) WAS THE ORIGINAL SURVEYOR OF CENTENNIAL VILLAGE (SURVEY REFERENCE NO. 2 HEREON) WHICH CREATED LOTS "A" AND "B". LOT "A" WAS RESUBDIVIDED TWICE (SURVEY REFERENCE NO. 3 AND 4 HEREON) WHICH CREATED LOTS A, S, AND 7. A SEARCH FOR MONUMENTS WAS PERFORMED AROUND THE SUBJECT PARCELS AND SEVERAL PLUMB TUCKETT REBARS AND ORIGINAL SUBDIVISION CONTROL WAS FOUND. THE ORIGINAL CONTROL AND ORIGINAL MONUMENTS WERE USED TO RETRACE THE SUBJECT PARCEL LINES AND MEASURED WELL WITH PLATTED BEARINGS AND DISTANCES.

A) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 0.3 FEET EAST-WEST AND 0.1 FEET NORTH-SOUTH.

B) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS: FENCING WAS LOCATED ON OR NEAR THE SUBJECT PARCEL LINES AND THE FENCING LOCATION RELATIVE TO SAID PARCEL LINES IS NOTED HEREON. EVIDENCE OF UNDERGROUND UTILITIES WAS OBSERVED CROSSING THE PARCEL OUTSIDE OF PLATTED EASEMENTS AND IS SHOWN HEREON.

C) NO UNCERTAINTIES DUE TO RECORD DESCRIPTIONS WERE DISCOVERED.

D) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 12-7.

STATE OF INDIANA
COUNTY OF LAKE

THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

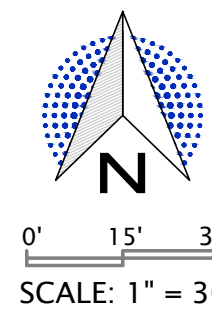
PROFESSIONAL SURVEYOR: GLEN E. BORNEN

REGISTRATION NUMBER: LS20000006
gbornen@dvgteam.com

DATE: JANUARY 5, 2023
FIELD WORK COMPLETED: DECEMBER 21, 2022

12-2073-22-2073 100a.DWG	FILE NO.
FILE NO.	
DRAWN BY	M.S.
DATE	1/5/23
SECTION	30-36-9
COUNTY	LAKE, IN
PROJECT NO.	22-2073

MATT KIMMEL



PLAT OF SURVEY

45TH STREET

MUNSTER, INDIANA 46321

LOT "B" AND PART OF LOT "A", CENTENNIAL VILLAGE

DATE:	REVISIONS AND NOTES:

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

