

2020-089092

MEADOWDALE OF LOWELL - UNIT 3 P.U.D.
A PLANNED UNIT DEVELOPMENT TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA
FINAL PLAT

2020-089092
2020 Dec 4 11:51 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

BOOK 113 PAGE 85



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PARCEL DESCRIPTION:

LOTS 1 AND 2 IN MEADOWDALE OF LOWELL - UNIT 3, AN ADDITION TO THE TOWN OF LOWELL, INDIANA AS SHOWN IN PLAT BOOK 112, PAGE 69 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

DEDICATION STATEMENT:

IT, MCA MP 797 LLC, AN INDIANA LIMITED LIABILITY COMPANY, THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, AND IT DOES HEREBY CERTIFY THAT IT HAS LAID OUT PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MEADOWDALE OF LOWELL - UNIT 3 P.U.D., A PLANNED UNIT DEVELOPMENT TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA. ALL STREETS AND ALLEYS, ARE HEREBY DEDICATED TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF LAND MARKED "DRAINAGE EASEMENT" THAT ARE HEREBY GRANTED TO THE TOWN OF LOWELL FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE BASINS, SWALES, DITCHES, OR WATERWAYS, UPON AND ALONG THE PARCELS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF STORING, HANDLING AND TRANSPORTING THE STORM WATER RUNOFF. AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF LOWELL, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND PRIVATE UTILITY COMPANIES WHERE THEY HAVE A "CERTIFICATE OF TERRITORIAL AUTHORITY" TO RENDER SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE, AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES - EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, AND ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE. TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES TO THE RIGHTS OF PUBLIC UTILITIES.

A STORM WATER DETENTION BASIN WILL BE INSTALLED IN THE DRAINAGE EASEMENT LOCATED ON LOT 1. THE STORM WATER DETENTION BASIN IS DESIGNED TO ACCOMMODATE STORM WATER RUN-OFF FOR LOT 1, LOTS 2A-2L AND OUTLOT A. THE MAINTENANCE AND GENERAL UP KEEP OF THE DETENTION BASIN SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF LOT 1 AND SAID MAINTENANCE AND UPKEEP SHALL BE IN ACCORDANCE WITH ALL TOWN OF LOWELL ORDINANCES.

THERE ARE AREAS OF LAND MARKED "CROSS-ACCESS EASEMENT" WHERE INGRESS-EGRESS RIGHTS ARE HEREBY GRANTED ACROSS SAID AREAS TO ALLOW THE ACCESS TO EACH INDIVIDUAL UNIT FROM W. OAKLEY AVENUE. SAID AREAS SHALL NOT BE OBSTRUCTED IN ANY MANNER THAT PREVENTS ACCESS ACROSS SAID AREAS BY VEHICULAR OR PEDESTRIAN TRAFFIC.

MEADOWDALE OF LOWELL - UNIT 3 P.U.D. IS A PLANNED UNIT DEVELOPMENT GOVERNED BY THE DEVELOPMENTAL STANDARDS BY LOWELL TOWN COUNCIL ORDINANCE NO. 2020-19 (AN ORDINANCE TO APPROVE THE TOWNHOMES OF MEADOWDALE PLANNED UNIT DEVELOPMENT ZONING AND DEVELOPMENTAL USE STANDARDS AFFECTING LOTS 2A-2L AND OUTLOT A SHOWN HEREON) RECORDED AS DOCUMENT NUMBER 2020-06390 ON SEPTEMBER 30, 2020 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND BY LOWELL TOWN COUNCIL ORDINANCE NO. 2020-23 (AN ORDINANCE TO APPROVE THE 797 W. COMMERCIAL AVENUE ZONING AND DEVELOPMENTAL USE STANDARDS AFFECTING LOT 1 SHOWN HEREON) RECORDED AS DOCUMENT NUMBER 2020-069391 ON SEPTEMBER 30, 2020 IN SAID RECORDER'S OFFICE. THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE TOWN OF LOWELL. THE DEVELOPER RESERVES THE RIGHT TO REVISE THIS PLAT IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF LOWELL.

DATED THIS 4 DAY OF December, 2020.

MCA MP 797 LLC, AN INDIANA LIMITED LIABILITY COMPANY

Carrie Ann Austgen (SIGNATURE)

Carrie Ann Austgen (PRINTED NAME) member

ACKNOWLEDGMENT

STATE OF INDIANA )
COUNTY OF LAKE )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHELE SCHMIDT, and DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF December, 2020.

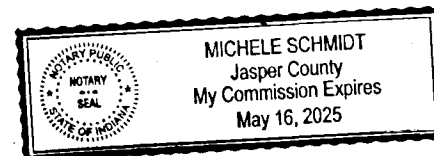
Michele Schmidt (SIGNATURE)

PRINTED NAME: Michele Schmidt
NOTARY PUBLIC
RESIDENT OF Jasper COUNTY

COMMISSION EXPIRES: May 16, 2025

PLAN COMMISSION CERTIFICATE:

STATE OF INDIANA )
COUNTY OF LAKE )



UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE TOWN OF LOWELL OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF LOWELL AS FOLLOWS:

APPROVED BY THE TOWN OF LOWELL PLAN COMMISSION AT A MEETING HELD ON THE

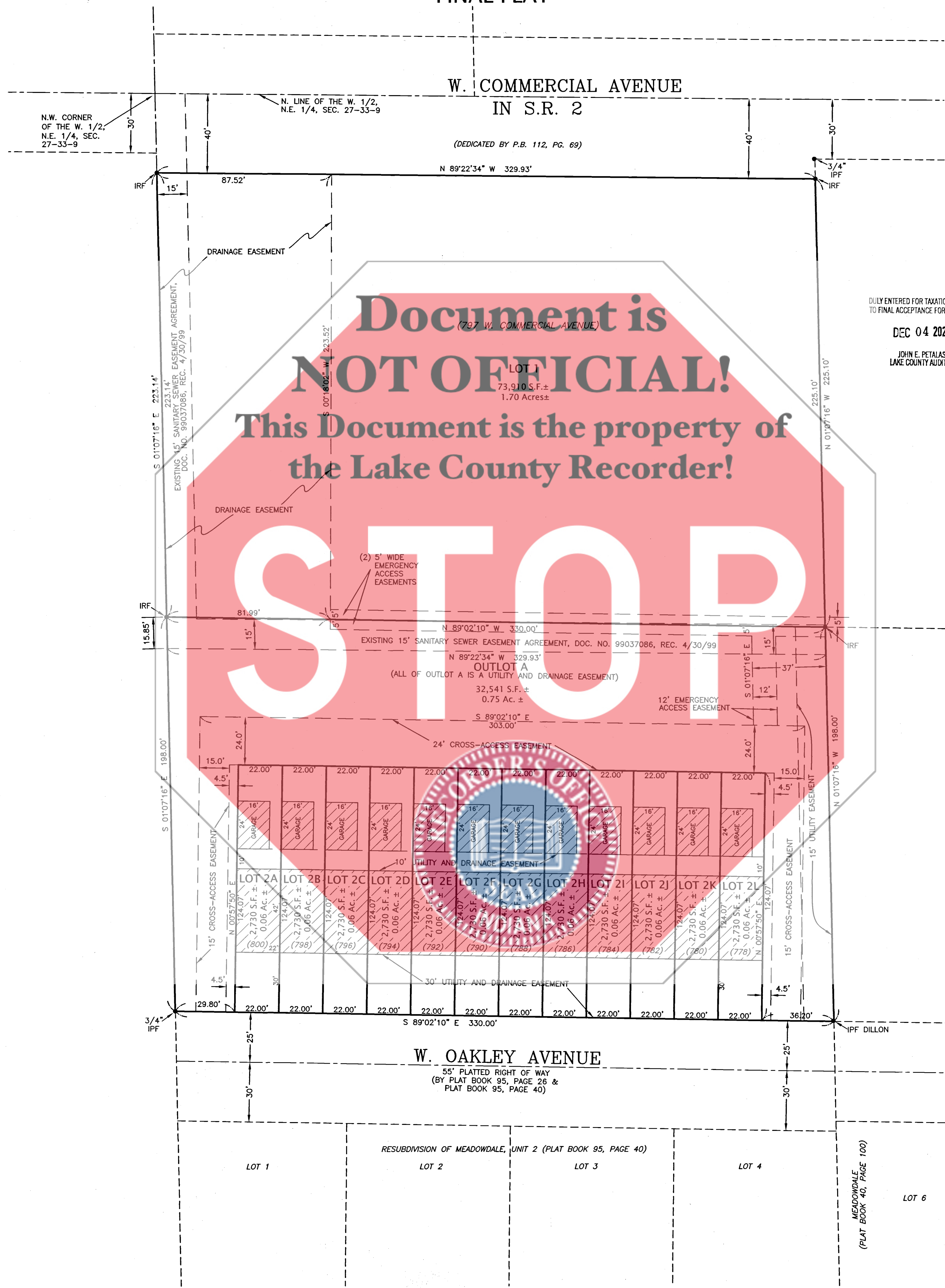
17th DAY OF September, A.D., 2020.

James Lowndes (SIGNATURE)
PLANNING COMMISSION PRESIDENT
James Lowndes (PRINTED NAME)

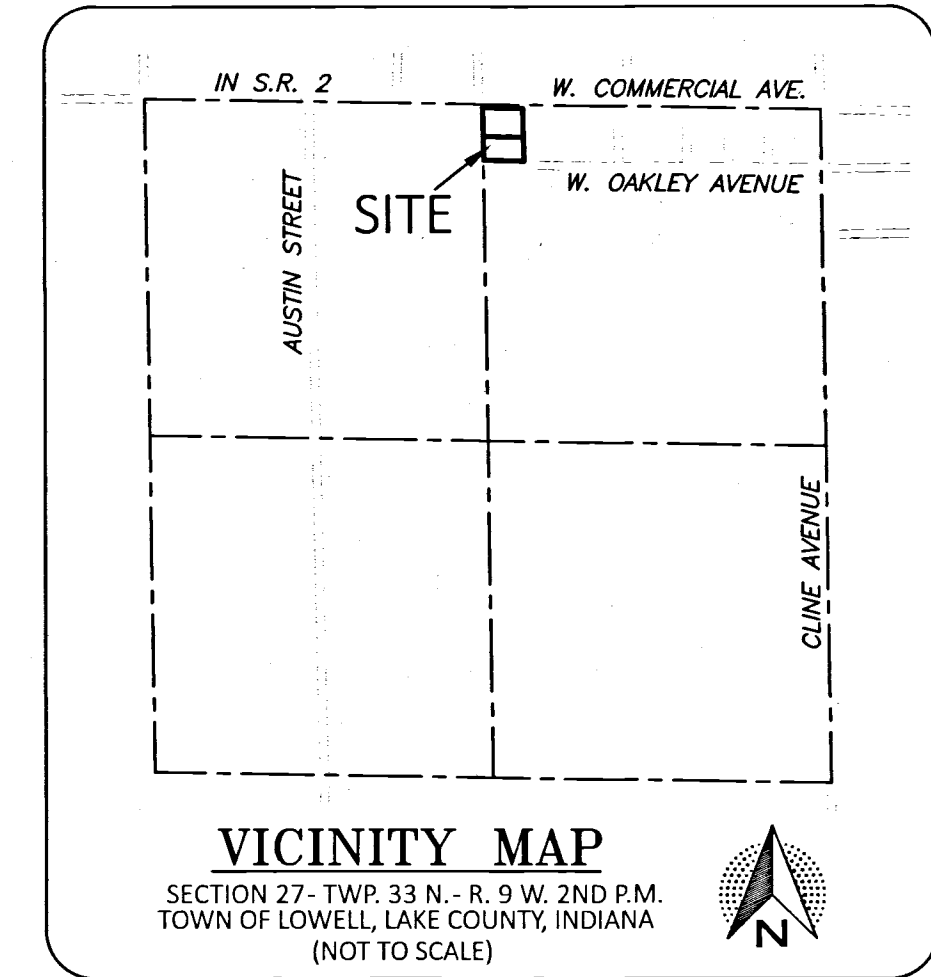
LeAnn J. Amstutz (SIGNATURE)
PLANNING COMMISSION SECRETARY
LeAnn J. Amstutz (PRINTED NAME)

LEGEND

- IPF DILLON - IRON PIPE FOUND WITH CAP STAMPED "DILLON" (RUSSELL WAID DILLON, P.L.S.)
IPF - IRON PIPE FOUND
IRF - 5/8" REBAR FOUND WITH BLUE ID. CAP STAMPED "DVG TEAM INC FIRM NO. 0120"
DOC. - DOCUMENT
REC. - RECORDED



25.00 cash KE



DEC 04 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR

SUBDIVIDER: MCA MP 797 LLC
ENGINEER AND SURVEYOR: DVG TEAM, INC.
PARCEL INFORMATION: TAX ID. NO. 45-19-27-201-018.000-038 (LOT 1)

TOWN COUNCIL CERTIFICATE:
STATE OF INDIANA )
COUNTY OF LAKE )
SUBMITTED TO, APPROVED AND ACCEPTED BY THE TOWN OF LOWELL BY ITS TOWN COUNCIL

Signatures of Town Council members: Michael J. Gruszka, John M. Yeckrich, Jr., Chris Salatas, John Alessio, Todd Angerman, Judith Walters.

REFERENCE BOUNDARY INFORMATION TO THE RECORD SUBDIVISION PLAT OF MEADOWDALE OF LOWELL - UNIT 3 AS RECORDED IN PLAT BOOK 112, PAGE 69 AS DOCUMENT NUMBER 2019-062257 WHICH WAS BASED ON AN ALTA'S/NS/LAND TITLE SURVEY BY RUSSELL WAID DILLON, JOB NO. 17-085, DATED 5/21/17 AND RECORDED IN SURVEY BOOK 30, PAGE 26 AS DOCUMENT NUMBER 2017 041898 ON JULY 10, 2017 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

IT IS THE OPINION OF THE SURVEYOR THAT IT IS PROBABLE THAT THE INDIVIDUAL LOT MONUMENTS WILL BE DISTURBED BY CONSTRUCTION AND GRADING. THEREFORE, ONLY THE PERIMETER OF THE SUBDIVISION IS MONUMENTED. 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. BORN, HEREBY CERTIFY THAT I AM A 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 NOVEMBER 5, 2020; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."



MEADOWDALE OF LOWELL - UNIT 3 P.U.D.
FINAL PLAT
LOWELL, INDIANA 46319
PART OF THE N.E. 1/4 OF SECTION 27-33-9

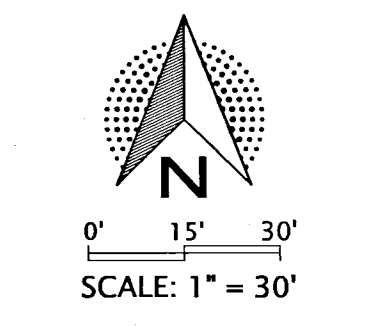


Table with columns: FB/PG, FILE NO., DRAWN BY, DATE, SECTION, COUNTY, STATE, JOB NO. Values: 19-1006, G.B., 11/5/20, 27-33-9, LAKE, IN, 520-721