

NOT AN OFFICIAL DOCUMENT
LATITUDE - PHASE 3
A PLANNED UNIT DEVELOPMENT
TO THE TOWN OF WINFIELD, INDIANA

GINA PIMENTEL
 RECORDER
 STATE OF INDIANA
 LAKE COUNTY
 FILED FOR RECORD
2021-057268
 10:58 AM 2021 Aug 31

PARCEL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 8 WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS WEST, 974.97 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, 142.81 FEET; THENCE NORTH 80 DEGREES 52 MINUTES 40 SECONDS WEST, 70.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 780.00 FEET, AND A CHORD THAT BEARS SOUTH 06 DEGREES 52 MINUTES 18 SECONDS EAST, 39.15 FEET; THENCE SOUTH 39.16 FEET ALONG LAST SAID CURVE; THENCE SOUTH 08 DEGREES 18 MINUTES 35 SECONDS EAST, 41.75 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 720.00 FEET, AND A CHORD THAT BEARS SOUTH 27 MINUTES 14 SECONDS EAST, 71.75 FEET; THENCE SOUTH 71.78 FEET ALONG LAST SAID CURVE; THENCE SOUTH 87 DEGREES 24 MINUTES 07 SECONDS WEST, 87.43 FEET TO THE NORTHEAST CORNER OF LOT 48 IN LATITUDE - PHASE 2, AS SHOWN IN PLAT BOOK 113, PAGE 89 AND RECORDED AS DOCUMENT NUMBER 2020 090955 ON DECEMBER 9, 2020 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LATITUDE - PHASE 2 THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- (1) SOUTH 00 DEGREES 52 MINUTES 32 SECONDS WEST, 224.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1030.00 FEET, AND A CHORD THAT BEARS NORTH 88 DEGREES 35 MINUTES 41 SECONDS WEST, 19.04 FEET;
- (2) WEST 19.04 FEET ALONG LAST SAID CURVE;
- (3) SOUTH 01 DEGREES 56 MINUTES 05 SECONDS WEST, 135.00 FEET;
- (4) NORTH 86 DEGREES 18 MINUTES 00 SECONDS WEST, 71.78 FEET;
- (5) NORTH 82 DEGREES 46 MINUTES 09 SECONDS WEST, 71.78 FEET;
- (6) NORTH 79 DEGREES 14 MINUTES 19 SECONDS WEST, 71.78 FEET;
- (7) NORTH 75 DEGREES 42 MINUTES 29 SECONDS WEST, 71.78 FEET;
- (8) NORTH 72 DEGREES 26 MINUTES 39 SECONDS WEST, 69.27 FEET;
- (9) NORTH 71 DEGREES 43 MINUTES 02 SECONDS WEST, 390.00 FEET;
- (10) NORTH 70 DEGREES 11 MINUTES 35 SECONDS WEST, 75.84 FEET;
- (11) NORTH 69 DEGREES 55 MINUTES 54 SECONDS WEST, 38.44 FEET;
- (12) NORTH 47 DEGREES 42 MINUTES 53 SECONDS WEST, 88.44 FEET TO THE SOUTHWEST CORNER OF LOT 15 IN SAID LATITUDE - PHASE 2 AND THE EASTERNMOST CORNER OF OUTLOT B IN LATITUDE - PHASE 1, AS SHOWN IN PLAT BOOK 113, PAGE 04 AND RECORDED AS DOCUMENT NUMBER 2019 086806 ON DECEMBER 16, 2019 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE SOUTHERLY LINES OF SAID LATITUDE - PHASE 1 THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

- (1) SOUTH 26 DEGREES 47 MINUTES 47 SECONDS WEST, 118.96 FEET;
- (2) SOUTH 66 DEGREES 24 MINUTES 21 SECONDS EAST, 55.00 FEET;
- (3) SOUTH 23 DEGREES 35 MINUTES 09 SECONDS WEST, 135.00 FEET;
- (4) SOUTH 22 DEGREES 55 MINUTES 02 SECONDS WEST, 60.00 FEET;
- (5) SOUTH 23 DEGREES 35 MINUTES 09 SECONDS WEST, 130.00 FEET;
- (6) NORTH 66 DEGREES 24 MINUTES 21 SECONDS WEST, 125.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 470.00 FEET, AND A CHORD THAT BEARS SOUTH 07 DEGREES 06 MINUTES 46 SECONDS WEST, 122.97 FEET;
- (7) SOUTH 123.32 FEET ALONG LAST SAID CURVE;
- (8) SOUTH 00 DEGREES 24 MINUTES 14 SECONDS EAST, 55.94 FEET;
- (9) NORTH 81 DEGREES 20 MINUTES 09 SECONDS EAST, 9.32 FEET;
- (10) SOUTH 26 DEGREES 28 MINUTES 32 SECONDS EAST, 119.29 FEET;
- (11) SOUTH 62 DEGREES 05 MINUTES 53 SECONDS EAST, 119.29 FEET;
- (12) SOUTH 89 DEGREES 44 MINUTES 29 SECONDS EAST, 126.14 FEET;
- (13) SOUTH 00 DEGREES 15 MINUTES 31 SECONDS WEST, 81.32 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS EAST, 1211.10 FEET ALONG LAST SAID SOUTH LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT C IN SAID LATITUDE - PHASE 1; THENCE SOUTH 89 DEGREES 44 MINUTES 29 SECONDS EAST, 113.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 14 MINUTES 14 SECONDS WEST, 45.97 FEET; THENCE NORTH 33 DEGREES 17 MINUTES 20 SECONDS EAST, 277.49 FEET; THENCE NORTH 56 DEGREES 42 MINUTES 40 SECONDS WEST, 21.19 FEET; THENCE NORTH 11 DEGREES 33 DEGREES 17 MINUTES 20 SECONDS EAST, 135.00 FEET; THENCE SOUTH 56 DEGREES 42 MINUTES 40 SECONDS EAST, 55.00 FEET; THENCE SOUTH 58 DEGREES 04 MINUTES 58 SECONDS EAST, 49.69 FEET; THENCE SOUTH 73 DEGREES 21 MINUTES 21 SECONDS EAST, 42.43 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 52 SECONDS EAST, 49.43 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS EAST, 110.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 14 SECONDS WEST, 135.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS EAST, 8.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 280.00 FEET, AND A CHORD THAT BEARS SOUTH 80 DEGREES 04 MINUTES 11 SECONDS EAST, 100.46 FEET; THENCE EASTERLY 101.00 FEET ALONG LAST SAID CURVE; THENCE SOUTH 69 DEGREES 44 MINUTES 08 SECONDS WEST, 44.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 230.00 FEET, AND A CHORD THAT BEARS SOUTH 20 DEGREES 15 MINUTES 52 SECONDS WEST, 60.00 FEET; THENCE ALONG LAST SAID CURVE 60.17 FEET; THENCE NORTH 69 DEGREES 44 MINUTES 08 SECONDS WEST, 44.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 220.00 FEET, AND A CHORD THAT BEARS NORTH 76 DEGREES 10 MINUTES 23 SECONDS WEST, 49.33 FEET; THENCE WESTERLY 49.44 FEET ALONG LAST SAID CURVE; THENCE SOUTH 07 DEGREES 23 MINUTES 23 SECONDS WEST, 134.21 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, 518.82 FEET TO THE POINT OF BEGINNING. SAID PARCEL LESS EXCEPTION CONTAINING 17.55 ACRES MORE OR LESS.

DEED OF DEDICATION:

IT, THE UNDERSIGNED, LATITUDE DEVELOPMENT LLC, OWNER OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS SAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LATITUDE - PHASE 3, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF WINFIELD, INDIANA, ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, 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 STRUCTURE.

DRAINAGE AND PUBLIC UTILITY EASEMENT PROVISIONS:

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF WINFIELD AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T, INDIANA AMERICAN WATER COMPANY AND THE NORTHERN INDIANA PUBLIC SERVICE COMPANY, SEVERALLY AND RESPECTIVE 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 (STORM AND SANITARY), WATER MAINS, GAS MAINS, DRAINAGE SWALES, CONDUITS, CABLES, POLES AND WIRES UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "D&U.E." FOR THE PURPOSE OF SERVING THE LATITUDE - PHASE 3 SUBDIVISION AND THE PUBLIC IN GENERAL WITH SEWER (STORM AND SANITARY), GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, AND FOR THE PURPOSE OF HANDLING THE STORM WATER AND/OR SURFACE DRAINAGE RUNOFF, INCLUDING THE RIGHT TO USE THE STRIPS AND/OR ROADWAY EASEMENT AREAS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE 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. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

NO ACCESS EASEMENT:

THERE ARE STRIPS OF GROUND DESIGNATED ON THE PLAT AND MARKED "NO ACCESS EASEMENT" AND UPON, ALONG, OR ACROSS THE STRIPS OF LAND THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS.

OUTLOTS:

OWNERSHIP OF OUTLOTS E, F, AND G SHALL BE GRANTED TO LATITUDE PROPERTY OWNERS ASSOCIATION AND SHALL BE MAINTAINED BY SAID ASSOCIATION IN ACCORDANCE WITH ALL TOWN OF WINFIELD ORDINANCES. IN THE EVENT THE TOWN OF WINFIELD DEEMS ACQUIRING ANY OR ALL OF OUTLOTS E, F, AND G AND IS IN THE PUBLIC INTEREST FOR THE OPERATIONS AND MAINTENANCE OF ITS STORM WATER INFRASTRUCTURE SYSTEM, SAID ASSOCIATION SHALL GRANT ANY OR ALL OF OUTLOTS E, F, AND G AND THE RESPONSIBILITY FOR ITS MAINTENANCE TO THE TOWN OF WINFIELD WITHOUT COST TO THE TOWN.

LATITUDE DEVELOPMENT LLC

(SIGNATURE) *Scott S. Condit*
 (PRINTED NAME) Scott S. Condit

ITS MEMBERS:

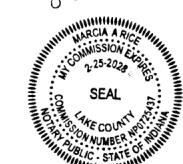
ACKNOWLEDGMENT

COUNTY OF LAKE }
 STATE OF INDIANA } ss:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA, APPEARED *Scott S. Condit* AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF August, 2021.

Marcia A. Rice
 (SIGNATURE)
 PRINTED NAME: Marcia A. Rice
 NOTARY PUBLIC
 RESIDENT OF Laure COUNTY
 COMMISSION EXPIRES: 2/25/28



PLAN COMMISSION:

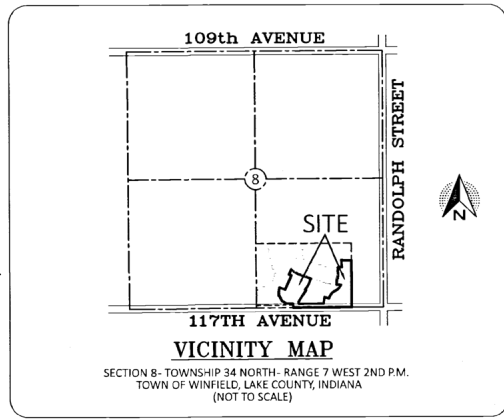
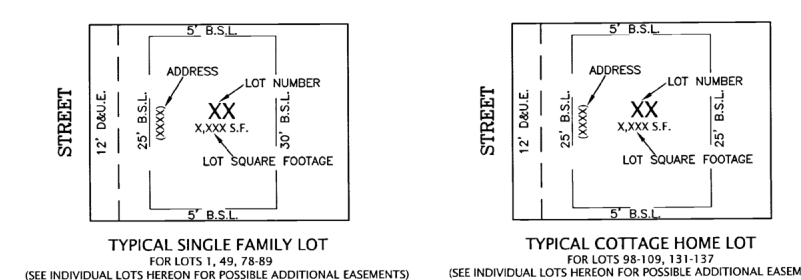
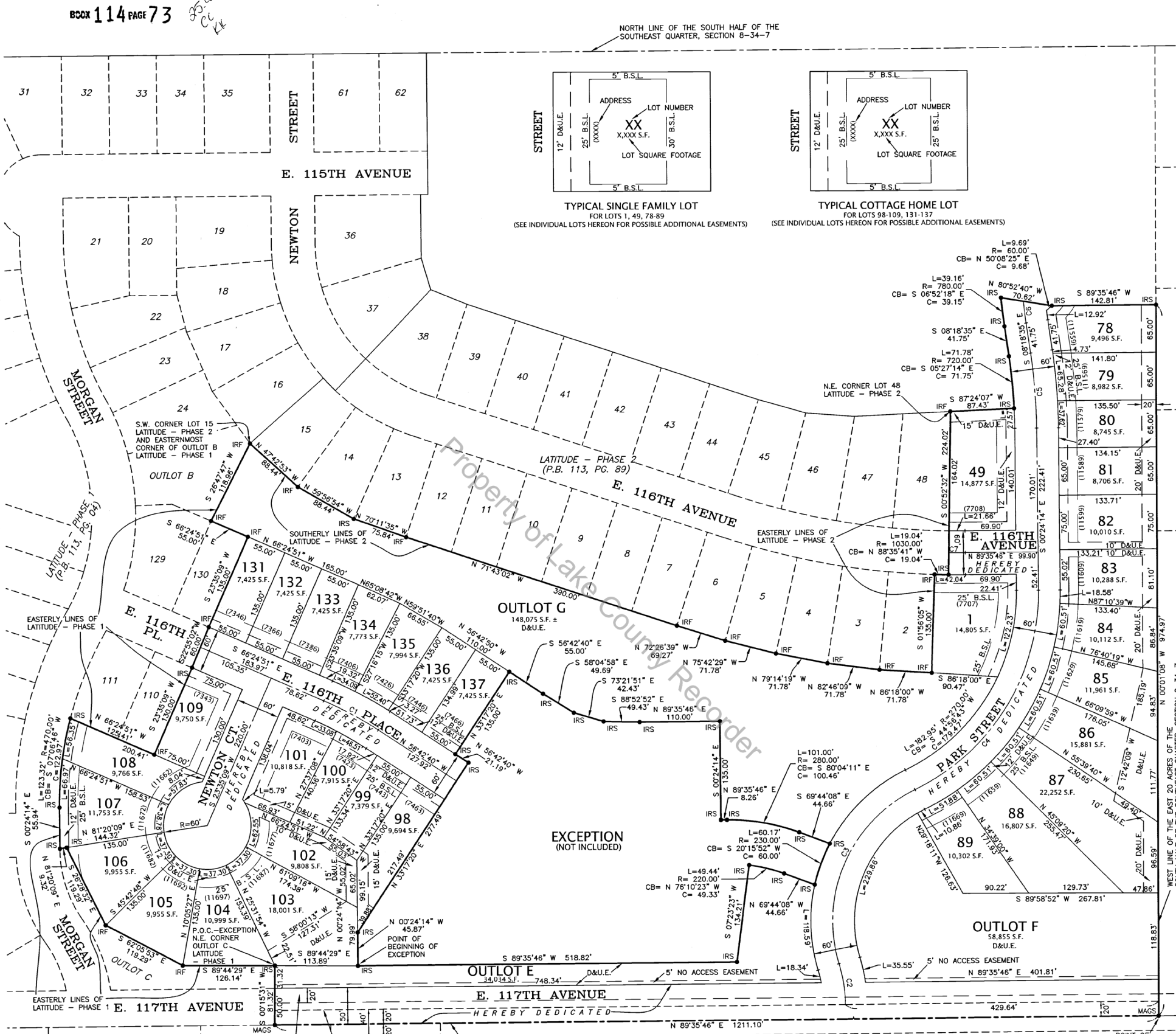
UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4 ET SEQ., ENACTED BY THE GENERAL ASSEMBLY OF INDIANA, AND ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WINFIELD, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN AS FOLLOWS:

APPROVED BY THE WINFIELD PLAN COMMISSION AT A MEETING HELD ON August 12, 2021

WINFIELD PLAN COMMISSION

[Signature]
 PRESIDENT
[Signature]
 SECRETARY

2021-057268



SUBJECT PARCEL INFORMATION:
 TAX ID. NO. 45-17-08-451-001-000-047
 LATITUDE DEVELOPMENT LLC
 WARRANTY DEED
 DOC. NO. 2018-04984
 REC. 12/11/18

OWNER AND SUBDIVIDER:
 LATITUDE DEVELOPMENT, LLC
 1313 WHITE HAWK DRIVE
 CROWN POINT, IN 46307

ENGINEER AND SURVEYOR:
 DVG TEAM, INC.
 1155 TROUTWINE ROAD
 CROWN POINT, INDIANA 46307

AUG 31 2021
 JOHN E. PETALAS
 LAKE COUNTY AUDITOR

- LEGEND**
- IRF 5/8" REBAR FOUND WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM 0120" UNLESS OTHERWISE NOTED
 - IRS 5/8" REBAR SET WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM 0120" UNLESS OTHERWISE NOTED
 - MAGS- "MAG" NAIL SET WITH METAL WASHER STAMPED "DVG TEAM INC FIRM 0120"
 - MAGF- "MAG" NAIL FOUND
- B.S.L. - BUILDING SETBACK LINE
 D&U.E. - DRAINAGE AND PUBLIC UTILITY EASEMENT
 S.F. - SQUARE FEET
 P.B. - PLAT BOOK
 P.C. - PAGE
 P.O.C. - POINT OF COMMENCEMENT

- C1 L=84.67'
 R=500.00'
 CB=N 61°33'45" W
 C=84.57'
- C2 L=57.07'
 R=200.00'
 CB=S 08°35'54" E
 C=56.88'
- C3 L=283.20'
 R=200.00'
 CB=S 23°47'31" W
 C=260.12'
- C4 L=339.09'
 R=500.00'
 CB=S 31°58'36" W
 C=321.32'
- C5 L=103.49'
 R=750.00'
 CB=N 04°21'24" W
 C=103.41'
- C6 L=29.85'
 R=750.00'
 CB=N 07°10'10" W
 C=29.85'
- C7 L=22.33'
 R=1000.00'
 CB=S 89°45'51" E
 C=22.33'

REFERENCE BOUNDARY INFORMATION TO PLAT OF SURVEY BY DVG TEAM, INC., JOB NO. S18-1428, DATED 11/16/18 RECORDED ON AUGUST 23, 2019 IN SURVEY BOOK 33, PAGE 93 AS DOCUMENT NUMBER 2019 057472 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.

IT IS THE OPINION OF THE SURVEYOR THAT IT IS PROBABLE THAT THE INDIVIDUAL LOT MONUMENTS WILL BE DISTURBED BY CONSTRUCTION AND MASS GRADING. THEREFORE, ONLY THE PERMETER OF THE SUBDIVISION IS MONUMENTED. THE SETTINGS 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(b).

SURVEYOR'S CERTIFICATION:

"I, GLEN E. BOREN, 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 AUGUST 19, 2021; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

[Signature]
 GLEN E. BOREN, P.S. NO. LS2000006

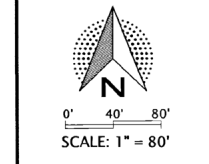


1155 Troutwine Road
 Crown Point, IN 46307
 P: (219) 662-7710
 F: (219) 662-2740
 www.dvgteam.com

REVISIONS AND NOTES:

DATE:	REVISIONS AND NOTES:

LATITUDE - PHASE 3 - A PLANNED UNIT DEVELOPMENT
SECONDARY (FINAL) PLAT
WINFIELD, INDIANA 46307
PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, SECTION 8-34-7



DIAMOND PEAK

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 12020120992Final Plat Phase 3.dwg

FB/PG	FILE NO.
	18-1025
DRAWN BY	DATE
DAR	8/23/21
SECTION	COUNTY, STATE
8-34-7	LAKE, IN
JOB NO.	520-992