

CLERK OF SUPERIOR COURT
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-040677

9:00 AM 2022 Dec 8

ORDINANCE NO. 2022- 11-19

**AN ORDINANCE ANNEXING REAL ESTATE
TO THE CITY OF CROWN POINT
(Hidden Lakes – Phase 2)**

FILED

DEC 08 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WHEREAS, the Common Council has considered and examined the real estate described and its future in relation to the City; and,

WHEREAS, the real estate is contiguous to and is bounded by the City of Crown Point on at least one-eighth (1/8) of the aggregate external boundaries of said territory; and

WHEREAS, one hundred percent (100%) of the owners of real estate have signed the petition for Annexation heretofore filed; and,

WHEREAS, the Common Council, preceding adoption of this Ordinance, has approved the recommendation of the City's financial consultant regarding a written fiscal plan for the real estate pursuant to IC §36-4-3-3.1(d); and,

WHEREAS, the Common Council has conducted a public hearing regarding the subject of the proposed annexation; and,

WHEREAS, it is desirable that the City of Crown Point control the use of the subject real estate and, that in order to promote the orderly growth of the same, the real estate be annexed with the "R-1A" zoning district classification; and,

WHEREAS, essential municipal services are reasonably available to the subject real estate in conformance with the terms of said fiscal plan.

NOW, THEREFORE, BE IT HERBY ORDAINED by the Common Council of the City of Crown Point as follows:

1. That the real estate described below be and it is hereby annexed to the City of Crown Point, to-wit:

LEGAL DESCRIPTION: PROPOSED PHASE 2 ANNEXATION PARCEL DESCRIPTION:

PROPOSED ANNEXATION PARCEL DESCRIPTION: PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 WEST OF THE 2ND P. U.. DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SHJD SECTION 19; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 1552.61 FEET MORE OR LESS TO THE CENTER LINE OF THE CROWN POINT CEDAR LAKE ROAD; THENCE SOUTH 25 DEGREES 17 MINUTES 15 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 1223.93 FEET MORE OR LESS TO A POINT 220 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89, DEGREES 54 MINUTES 45 SECONDS WEST AND PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19 A DISTANCE

25.00
Cash
kt

NOT AN OFFICIAL DOCUMENT

OF 372.33 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 15 SECONDS EAST 200 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 45 SECONDS EAST 277.47 FEET TO THE CENTER LINE OF THE CROWN

POINT—CEDAR LNXC ROAD; THENCE SOUTH 25 DEGREES 17 MINUTES 15 SECONDS WEST 22.13 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 99 DEGREES 54 MINUTES 45 SECONDS WEST 904.63 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 1322.47 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 WEST OF THE 2ND P. U.; THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 1323.67 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 2652.83 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 342.3 FEET MORE OR LESS TO THE NORTHWEST CORNER OF HIDDEN LANES UNIT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST. 30 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 223.92 FEET. 117.25 FEET TO A POINT OF TANGENT; THENCE CONTINUING SOUTHWESTERLY AND TANGENTIAL TO THE ABOVE DESCRIBED CURVE 43.92 FEET TO A POINT 180 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 19; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 788.32 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15. A DISTANCE OF 24.22 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 125 FEET MORE OR LESS TO A POINT 125 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 54 MINUTES 15 SECONDS WEST, 204.24 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 125 FEET TO THE POINT OF BEGINNING, LAKE COUNTY, INDIANA. EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION TB, TOWNSHIP 34 NORTH, RANGE 5 WEST OF THE 2ND P. U., DESCRIBED AS; BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 1552.61 FEET MORE

OR LESS TO THE CENTER LINE OF THE CROWN POINT CEDAR LAKE ROAD; THENCE SOUTH 25 DEGREES 17 MINUTES 15 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 1223.93 FEET MORE OR LESS TO A POINT 220 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF

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SECTION 19; THENCE SOUTH 89 DEGREES 54 MINUTES 45 SECONDS WEST 904.83 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 1322.47 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 WEST OF THE 2ND P. M.; THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 469.05 FEET TO A LINE 469.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 14 MINUTES 44 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 1116.45 FEET; THENCE NORTH 34 DEGREES 06 MINUTES 24 SECONDS EAST A DISTANCE OF 841.74 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 54 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 830.57 FEET TO THE POINT OF BEGINNING, LAKE COUNTY, INDIANA

2. That the real estate be annexed with the "R-1A Residential" zoning district classification.
3. That the City services be made available to the real estate in conformity with the provisions of said written fiscal plan heretofore adopted.
4. That Councilmanic District No. 5 and Precinct Number CP 09 be expanded to include real estate.
5. The said annexation be effective from and after passage, adoption, and publication of this Ordinance and after passage of statutory periods of time for approval.


PASSED and ADOPTED this 5 day of December 2022


Peter D. Land, Mayor

Attest: 

Dave Benson, Clerk-Treasurer

Presented by me to Peter D. Land, Mayor of the City of Crown Point, Indiana this 5 day of December 2022.


Dave Benson, Clerk-Treasurer

Approved, signed, and returned by me to the Common Council of the City of Crown Point, Indiana this 5 day of December 2022.


Peter D. Land, Mayor

EXHIBIT A

LEGAL DESCRIPTION TO
PETITION FOR ANNEXATION NO. 2
INTO THE CITY OF CROWN POINT, INDIANA

PROPOSED ANNEXATION PARCEL DESCRIPTION: PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 WEST OF THE 2ND P. M., DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 1552.61 FEET MORE OR LESS TO THE CENTER LINE OF THE CROWN POINT CEDAR LAKE ROAD; THENCE SOUTH 25 DEGREES 17 MINUTES 15 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 1223.93 FEET MORE OR LESS TO A POINT 220 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 54 MINUTES 45 SECONDS WEST AND PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19 A DISTANCE OF 372.33 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 15 SECONDS EAST 200 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 45 SECONDS EAST 277.47 FEET TO THE CENTER LINE OF THE CROWN POINT CEDAR LAKE ROAD; THENCE SOUTH 25 DEGREES 17 MINUTES 15 SECONDS WEST 22.13 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 54 MINUTES 45 SECONDS WEST 904.83 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 1322.47 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 WEST OF THE 2ND P. M.; THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 1323.67 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 2652.83 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 342.3 FEET MORE OR LESS TO THE NORTHWEST CORNER OF HIDDEN LAKES UNIT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 30 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 223.92 FEET, 117.25 FEET TO A POINT OF TANGENT; THENCE CONTINUING SOUTHWESTERLY AND TANGENTIAL TO THE ABOVE DESCRIBED CURVE 43.92 FEET TO A POINT 180 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 19; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 788.32 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19. A DISTANCE OF 24.22 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 125 FEET MORE OR LESS TO A POINT 125 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 54 MINUTES 15 SECONDS WEST, 204.24 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 125 FEET TO THE POINT OF BEGINNING, LAKE COUNTY, INDIANA. EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 5 WEST OF THE 2ND P.M.,

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AREA OF ANNEXATION:

PROPERTY CONTAINS 2,665,855 SQUARE FEET OR 61.199 ACRES MORE OR LESS

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Weiss Entities, LLC
104 S. Michigan Ave., Suite 1300
Chicago, IL 60603

DATE	REVISION NOTES

Hidden Lake
ANNEXATION EXHIBIT

GROSS LAND AREA
= 113.05 ACRES

DEVELOPMENT AREA
89.1 ACRES
MIXED SINGLE FAMILY USE
TOTAL 181 SINGLE FAMILY LOTS

EAST ANNEXATION AREA
51.85 ACRES
WEST ANNEXATION AREA
61.20 ACRES

