

ORDINANCE #11, 2025

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, ANNEXING CERTAIN REAL ESTATE TO THE CITY OF VALPARAISO (MIDWOOD TERRACE ANNEXATION)

WHEREAS, on January 16, 2025, in accordance with Indiana Code §36-4-3-5.1, **Lake Acquisitions, Inc.** and Prairie Development, LLC filed a petition for Annexation to annex an area consisting of approximately **80 Acres** located outside but contiguous to the City, more particularly described in Exhibit A ("Annexed Territory A"). Such petition is incorporated by reference into this Ordinance; and

WHEREAS, the City of Valparaiso, Porter County, Indiana ("City"), wishes to annex Annexed Territory A as identified above; and

WHEREAS, in accordance with Indiana Code §36-4-3-5.1, on or about **June 9, 2025**, the Common Council held a duly noticed public hearing regarding the Annexed Territory A; and

WHEREAS, in accordance with Indiana Code §36-4-3-1.5, the Common Council has determined that the Annexed Territory A is contiguous, as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory A coincides with the existing boundaries of the City; and

WHEREAS, on or about **June 23, 2025**, and after holding the above referenced public hearing, in accordance with Indiana Code §36-4-3-3.1, the Common Council adopted by resolution a written fiscal plan for the Annexed Territory A; and

WHEREAS, on or about **April 8, 2025**, the City's Plan Commission held a duly noticed public hearing regarding the initial Zoning of the Annexed Territory A; and

WHEREAS, on or about **May 6, 2025**, the City's Plan Commission voted **8-1** to favorably recommend that the Annexed Territory be initially zoned as **General Residential District (GR)** and **Urban Residential District (UR)**. Said descriptions for the General Residential District and the Urban Residential District are attached as Exhibits B and C to this Ordinance; and

WHEREAS, the Common Council finds that the annexation and initial zoning of the Annexed Territory A pursuant to the terms and conditions of this Ordinance is in the best interest of all owners of land in the Annexed Territory A, is fair and equitable, and should be accomplished; and

WHEREAS, the Common Council now desires to annex the Annexed Territory A.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Valparaiso, Porter County, Indiana as follows:

SECTION 1. **Incorporation of Recitals.** The foregoing recitals are findings of fact by the Common Council and are incorporated into this Ordinance by reference.

SECTION 2. **Contiguity.** Annexed Territory A is contiguous to the City Boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the existing boundaries of the City.

SECTION 3. **Annexed Territory,** the real estate containing collectively approximately 80 acres more or less, as more particularly described in Exhibit A is annexed to and declared part of the City of Valparaiso, Porter County, Indiana.

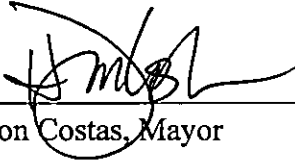
SECTION 4. **Council District.** The Annexed Territory A is hereby assigned **City Council District No. 4** and shall become a part thereof immediately upon the effective date of this ordinance.

SECTION 5. **Zoning.** Upon the effective date of this Ordinance, the Annexed Territory A shall be classified for zoning purposes with General Residential District (GR) as described in Exhibit B and Urban Residential District (UR) as described in Exhibit C.

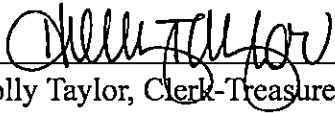
SECTION 6. **Effective Date.** Consistent with Indiana Code §36-4-3-5.1(J), this Ordinance shall be in full force and effect **thirty (30) days** after its passage by the Common Council and as provided by Indiana Law.

SECTION 7. **Severability.** The sections, subsections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional, invalid or unenforceable by the valid judgement or decree of a court of competent jurisdiction, such unconstitutionally, invalidity, or unenforceability shall not affect any of the remaining sections, subsections, paragraphs, sentences, clauses, and phrases of this Ordinance.

DULY PASSED AND ADOPTED this 23rd day of June, 2025, by the
Common Council of the City of Valparaiso, Porter County, Indiana, having been passed by a vote
of 5 in favor and 2 opposed.

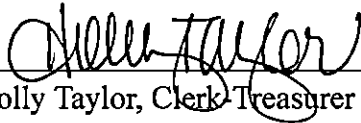


Jon Costas, Mayor



Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 23rd day of
June, 2025 at the hour of 8:04 o'clock P.M.



Holly Taylor, Clerk-Treasurer

Exhibit A

Legal Description – Annexed Territory A

PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MEIRIDAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 500 NORTH AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1322.25 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG SAID WEST LINE AND ALONG THE EAST LINE OF HAMPTON MANOR SUBDIVISION RECORDED AS DOCUMENT NUMBER 2005-034931, A DISTANCE OF 1301.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND ALONG THE SOUTH LINE OF MAGNOLIA MEADOWS – PHASE 1 RECORDED AS DOCUMENT NUMBER 2021-022841 AND THE SOUTH LINE OF MAGNOLIA MEADOWS – PHASE 3 RECORDED AS DOCUMENT NUMBER 2022-021468, A DISTANCE OF 1320.88 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.48 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 175 WEST; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 563.19 FEET; (2) THENCE SOUTH 89 DEGREES 10 MINUTES 53 SECONDS WEST, A DISTANCE OF 10.00 FEET; (3) THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 741.28 FEET TO SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 500 NORTH; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1348.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,487,125 SQUARE FEET (80.053 ACRES) MORE OR LESS.

Exhibit B

Legal Description – General Residential District (GR)

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST; ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1322.25 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE EAST LINE OF HAMPTON MANOR SUBDIVISION RECORDED AS DOCUMENT NUMBER 2005-034931, A DISTANCE OF 1321.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE SOUTH LINE OF MAGNOLIA MEADOWS – PHASE 1 RECORDED AS DOCUMENT NUMBER 2021-022841 AND THE SOUTH LINE OF MAGNOLIA MEADOWS – PHASE 3 RECORDED AS DOCUMENT NUMBER 2022-021468, A DISTANCE OF 1320.88 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.48 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; A DISTANCE OF 311.60 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST, A DISTANCE OF 235.08 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 04 SECONDS EAST, A DISTANCE OF 20.49 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 29 SECONDS WEST, A DISTANCE OF 770.81 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 179.80 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 29.50 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 493.24 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS WEST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 231.98 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 323.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,504,101 SQUARE FEET (57.486 ACRES) MORE OR LESS

Exhibit C

Legal Description – Urban Residential District (UR)

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER
COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE
NORTH 89 DEGREES 11 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 323.02 FEET TO
THE POINT OF BEGINNING.

THENCE NORTH 00 DEGREES 16 MINUTES 34 SECONDS WEST, A DISTANCE OF 231.98 FEET;
THENCE NORTH 00 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.01 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 493.24 FEET;
THENCE NORTH 00 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 29.50 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 179.80 FEET;
THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, A DISTANCE OF 770.81 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 20.49 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 52 SECONDS EAST, A DISTANCE OF 235.08 FEET
TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG SAID EAST LINE, A
DISTANCE OF 1012.87 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS
WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER, A DISTANCE OF 1005.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,004,319 SQUARE FEET (23.056 ACRES) MORE OR LESS,