

## AGENDA

### VALPARAISO PLAN COMMISSION

**Tuesday - May 12<sup>th</sup>, 2020**

**5:30 PM - City Hall Council Chambers via Remote Access (See Details Below)**

**\*\*Notice:** The Valparaiso Plan Commission will meet for its regularly scheduled meeting on **Tuesday, May 12<sup>th</sup>, 2020, at 5:30 PM (local time)**. No governing body members will attend in person but will instead attend remotely. The public is invited to attend by remote access. Please use the following Dial-In number **1- 219-293-4307** and **Access Code 976 739 197#**. If you have any comments or questions as to these or any other items on the Agenda, you are encouraged to send an email prior to the meeting to [clemmon@valpo.us](mailto:clemmon@valpo.us) A recording of this meeting will be made available on the City's Website. \*\*

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes of the March 10, 2020 Meeting**
- IV. Old Business**
- V. New Business**

**PP20-001** – A petition filed by Jeff Yatsko – Olthof Homes, 8051 Wicker Ave, Suite A, St. John, IN 46373. The petitioner requests approval of Hawthorne East (Phase 1) subdivision final plat. The property is located east of Lynn Lane & Stirling Dr (Hawthorne East – Phase 1).

- VI. Staff Items**
- VII. Adjournment**

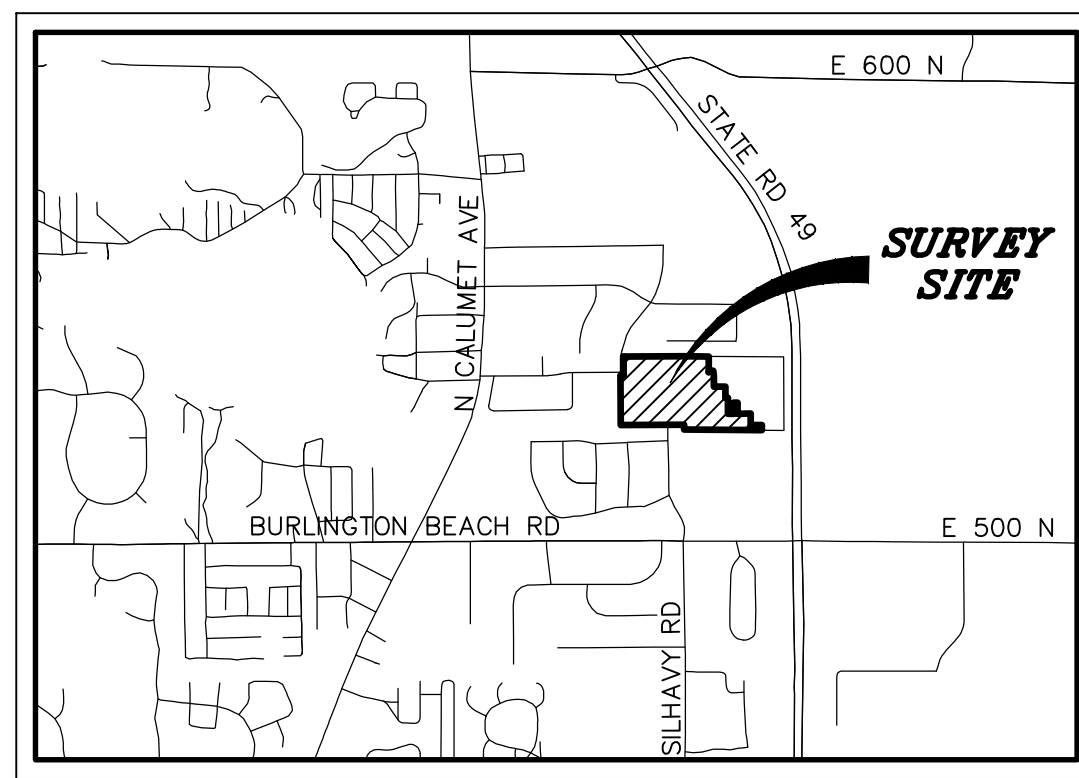
NEXT REGULAR PLAN COMMISSION MEETING:

JUNE 9<sup>TH</sup> , 2020 - 7:00 PM – VALPARAISO CITY HALL, 166 LINCOLNWAY

**\*\*Requests for alternate formats please contact  
Beth Shrader at [bshrader@valpo.us](mailto:bshrader@valpo.us) or (219) 462-1161. \*\***

#### **Our City...Our Values**

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate



LOCATION MAP  
NOT TO SCALE

#### DEED OF DEDICATION

WE, THE UNDERSIGNED HAWTHORNE EAST, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE Laid OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE ATTACHED PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HAWTHORNE EAST SUBDIVISION. ALL STREETS, CROSSWALKS AND PUBLIC WAYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE CITY OF VALPARAISO FOR USE BY THE PUBLIC IN GENERAL.

OUTLOTS A AND F ARE HEREBY DEDICATED, AS SHOWN, TO THE CITY OF VALPARAISO AND THE HAWTHORNE EAST OWNERS ASSOCIATION AS A PUBLIC UTILITY, DRAINAGE, STORM WATER MANAGEMENT AND DETENTION EASEMENT FOR THE PURPOSES OF STORM WATER MANAGEMENT. OWNERSHIP OF OUTLOTS A, B, C, E, AND F ARE HEREBY GRANTED TO THE HAWTHORNE EAST OWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE HAWTHORNE EAST OWNERS ASSOCIATION IN ACCORDANCE WITH ALL CITY OF VALPARAISO ORDINANCES. IN THE EVENT THE CITY OF VALPARAISO DEEMS ACQUIRING OUTLOTS A, B, C, E, OR F AS IN THE PUBLIC INTEREST FOR THE OPERATIONS AND MAINTENANCE OF ITS STORM WATER INFRASTRUCTURE SYSTEM, THE PROPERTY OWNERS ASSOCIATION SHALL GRANT OUTLOTS A, B, C, E, OR F AND THE RESPONSIBILITY FOR ITS MAINTENANCE TO THE CITY OF VALPARAISO WITHOUT COST TO THE CITY.

OPERATION AND MAINTENANCE OF OPEN SPACES, COMMON AREAS, REAR OR SIDE YARD SHALES, DETENTION FACILITIES, REAR OR SIDE YARD STORM SEWERS AND OUTLOTS SHALL BE BY THE PROPERTY OWNERS ASSOCIATION ("ASSOCIATION"). IN THE EVENT OF AN EMERGENCY WHERE PROPERTY DAMAGE OR PERSONAL INJURY MAY RESULT FROM THE ASSOCIATION'S FAILURE TO MAINTAIN OR REPAIR SAID FACILITIES, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY, MAKE ANY NECESSARY CORRECTIONS TO REMEDY THE SITUATION AND THEN RECOVER ALL ADMINISTRATIVE, LEGAL, ENGINEERING, AND CONSTRUCTION COSTS FOR SAID WORK FROM THE ASSOCIATION OR BY SPECIAL ASSESSMENT OF THE BENEFITED PROPERTY OWNERS.

20' X 40' TEMPORARY ROAD RIGHT-OF-WAYS FOR VEHICULAR TURN AROUND ARE AT THE END OF WAYSIDE DRIVE, AND HILLARD STREET. THESE TEMPORARY RIGHT-OF-WAYS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL SUCH TIME THAT WAYSIDE DRIVE, AND HILLARD STREET ARE EXTENDED AND THE RIGHT-OF-WAY DEDICATION IS RECORDED IN THE PORTER COUNTY RECORDER'S OFFICE, AND THE CONSTRUCTED ROADWAY EXTENSION IS ACCEPTED BY THE CITY OF VALPARAISO BOARD OF PUBLIC WORKS AND SAFETY INTO THE CITY STREET SYSTEM.

WITNESS OUR HANDS AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

HAWTHORNE EAST, L.L.C.

OWNER AND DEVELOPER:  
HAWTHORNE EAST, LLC  
8051 WICKER AVE, SUITE A  
SAINT JOHN, INDIANA 46373

BY: TODD M. OLTHOF  
PRESIDENT OF OD ENTERPRISES, ITS GENERAL MANAGER

#### NOTARY PUBLIC

STATE OF INDIANA )  
COUNTY OF LAKE )  
JSS

I, LAURA B. VAN NEVEL, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT TODD M. OLTHOF IS PERSONALLY KNOWN TO ME, AND THAT HE IS THE SAME PERSON AS SUBSCRIBED TO THE FOREGOING CERTIFICATES, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020.

Laura B. Van Nevel, Notary Public  
SEAL  
Lake County, State of Indiana  
My Commission Expires June 1, 2023

NOTARY PUBLIC

#### STORM WATER MANAGEMENT, DRAINAGE & DETENTION EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE CITY OF VALPARAISO AND THE HAWTHORNE EAST OWNERS ASSOCIATION, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH STORM WATER MANAGEMENT AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "STORM WATER MANAGEMENT EASEMENT" AND/OR "DRAINAGE AND DETENTION" TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, NO BUILDINGS OR OTHER STRUCTURES INTENDED FOR PERMANENT USE SHALL BE CONSTRUCTED OR MAINTAINED FOR ANY PURPOSE WITHIN THE SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER THE INSTALLATION OR MAINTENANCE OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF. ALL OUTLOT AREAS, SIDE AND REAR YARD STORM SEWERS SHALL BE MAINTAINED BY THE HAWTHORNE EAST OWNERS ASSOCIATION.

#### PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF VALPARAISO, PUBLIC UTILITY COMPANIES, INCLUDING AT&T (FORMERLY KNOWN AS SBC) 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 (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, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING HAWTHORNE EAST 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 STREETS 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. ALL OUTLOT AREAS, SIDE AND REAR YARD STORM SEWERS SHALL BE MAINTAINED BY THE HAWTHORNE EAST OWNERS ASSOCIATION.

#### PLAN COMMISSION CERTIFICATE

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

APPROVED BY THE VALPARAISO PLAN COMMISSION AT A REGULAR MEETING HELD ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. VALPARAISO PLAN COMMISSION

BY: MATT EVANS, PRESIDENT BY: BETH SHRADER, PLANNING DIRECTOR

# FINAL PLAT OF SUBDIVISION HAWTHORNE EAST-PHASE 1

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, ALL IN TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA.

## PROPERTY DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, ALL IN TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE EAST LINE OF SAID SECTION 6 WHICH IS 1204.5 FEET (MEASURED = 1204.11 FEET) NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING ON THE NORTH LINE OF HAWTHORNE SUBDIVISION - PHASE 1, RECORDED AS DOCUMENT NO. 2004-031149, IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 38 MINUTES 54 SECONDS WEST, A DISTANCE OF 660.00 FEET TO THE EAST LINE OF HAWTHORNE NORTH SUBDIVISION - PHASE 2, RECORDED AS DOCUMENT NO. 2018-027975, IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 516.02 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 106.00 FEET TO THE SOUTH LINE OF SUNNY LANE SUBDIVISION - 2<sup>ND</sup> ADDITION, RECORDED IN PLAT BOOK 3, PAGE 80 IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SUNNY LANE SUBDIVISION - 3<sup>RD</sup> ADDITION, RECORDED IN PLAT BOOK 3, PAGE 130, IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA, NORTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 628.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE CONTINUING ALONG SAID SOUTH LINE OF SUNNY LANE SUBDIVISION - 3<sup>RD</sup> ADDITION, SOUTH 89 DEGREES 36 MINUTES 48 SECONDS EAST, A DISTANCE OF 260.09 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 162.40 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE EASTERLY 47.35 FEET ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING NORTH 73 DEGREES 51 MINUTES 41 SECONDS EAST AND A CHORD DISTANCE OF 47.21 FEET; THENCE SOUTH 08 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 115.27 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 116.50 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 166.50 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 116.50 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 116.50 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 41 SECONDS EAST, A DISTANCE OF 136.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 116.50 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 32.95 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORD 204, PAGE 462, IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 36 MINUTES 48 SECONDS WEST, A DISTANCE OF 810.06 FEET TO THE EAST LINE OF SAID HAWTHORNE SUBDIVISION - PHASE 1; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 52.88 FEET (RECORD = 53.00 FEET) TO THE POINT OF BEGINNING.

## TAX KEY NO.

64-10-06-431-002.000-003  
64-10-05-305-001.000-020

## PROPERTY AREA

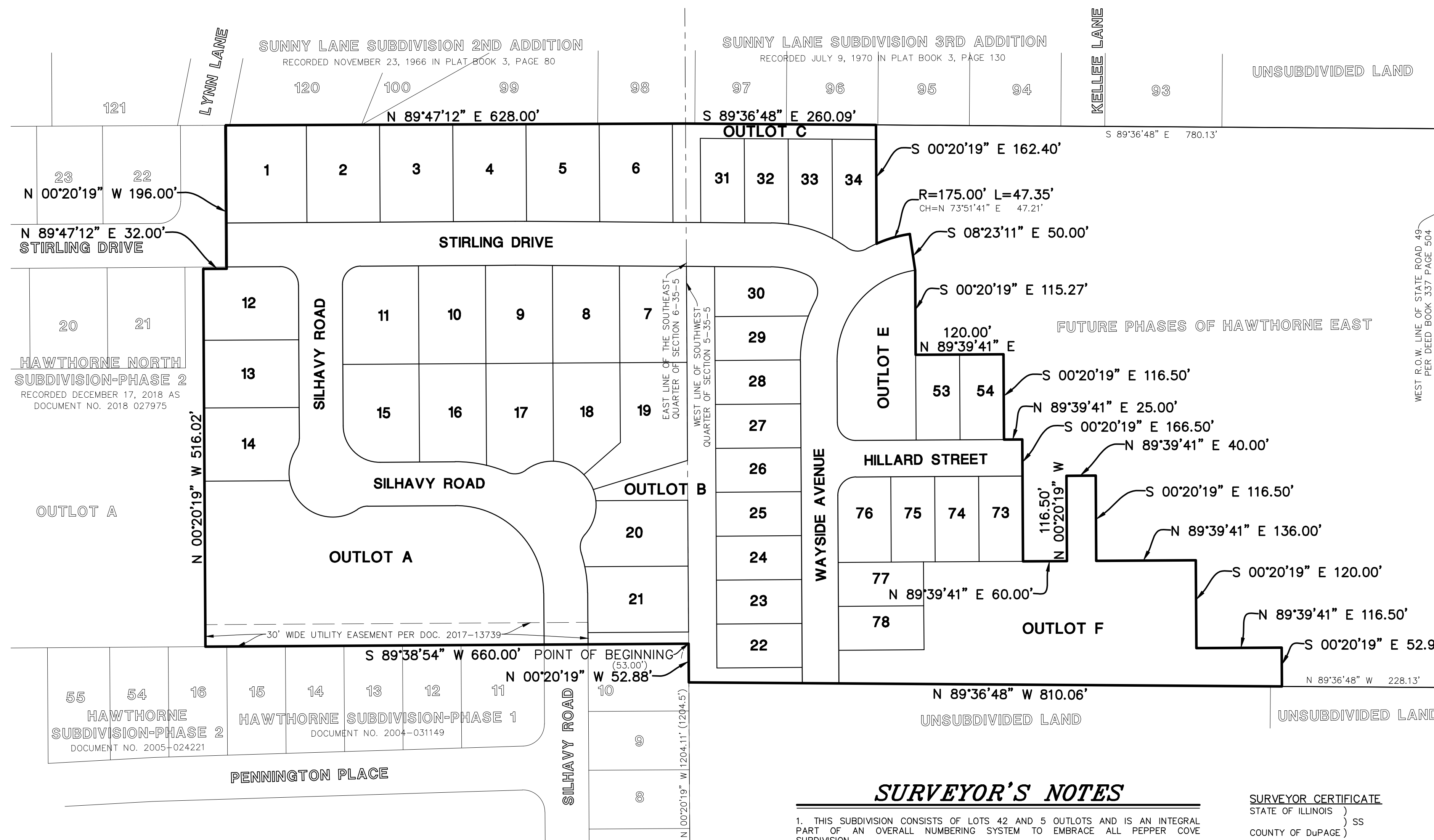
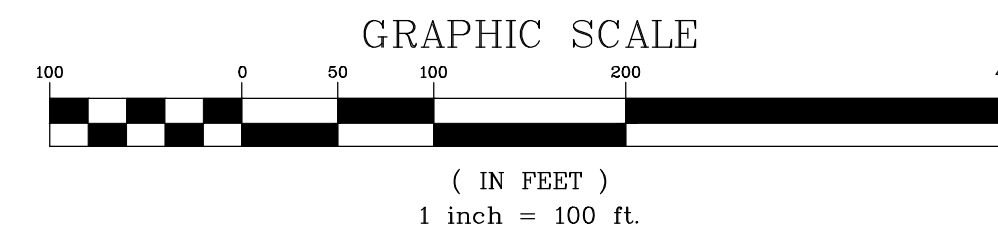
AREA IN LOTS = 424,604 SQ. FT. (9.747 ACRES)  
AREA IN OUTLOTS = 230,067 SQ. FT. (5.282 ACRES)  
AREA IN RIGHT OF WAY = 152,036 SQ. FT. (3.490 ACRES)  
TOTAL AREA = 806,707 SQ. FT. (18.519 ACRES)

## SITE DATA

VILLA HOMES: 21 UNITS (LOTS 22-34, 53-54, 73-78)  
SINGLE FAMILY: 21 UNITS (LOTS 1-21)  
TOTAL UNITS = 42 UNITS

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



## SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF LOTS 42 AND 5 OUTLOTS AND IS AN INTEGRAL PART OF AN OVERALL NUMBERING SYSTEM TO EMBRACE ALL PEPPER COVE SUBDIVISION.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON, DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES.
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. CROSS REFERENCE IS HEREBY MADE TO AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY HR GREEN, WITH A LAST REVISED DATE OF NOVEMBER 15, 2018 AND RECORDED IN PORTER COUNTY, INDIANA ON MARCH 19, 2020 AS DOCUMENT NUMBER 2020-006900.

## SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

I, TIMOTHY J. MURPHY, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE, AND THE STANDARDS MANUAL; THAT THE MARKERS AND MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF APRIL, 2020.

*Timothy J. Murphy*  
TIMOTHY J. MURPHY  
INDIANA REGISTERED LAND SURVEYOR NO. LS-29900006  
LICENSE EXPIRES JULY 31, 2020

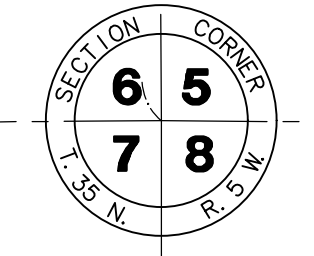


## BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT WAS EXAMINED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF VALPARAISO FOR COMPLIANCE WITH THE STANDARDS MANUAL, AND APPROVED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: MATT MURPHY, MAYOR BY: STEVE POULOS, MEMBER  
BY: MIKE JESSEN, MEMBER ATTEST: HOLLY TAYLOR, CLERK/TREASURER



**Manhard CONSULTING**  
700 Springer Drive, Lombard, IL 60148 ph:630.691.1850 fx: 630.691.1855 manhard.com  
www.manhard.com  
Civil Engineers, Environmental Scientists, Landscape Architects, Planners  
Construction Managers | Environmental Scientists | Landscape Architects | Planners

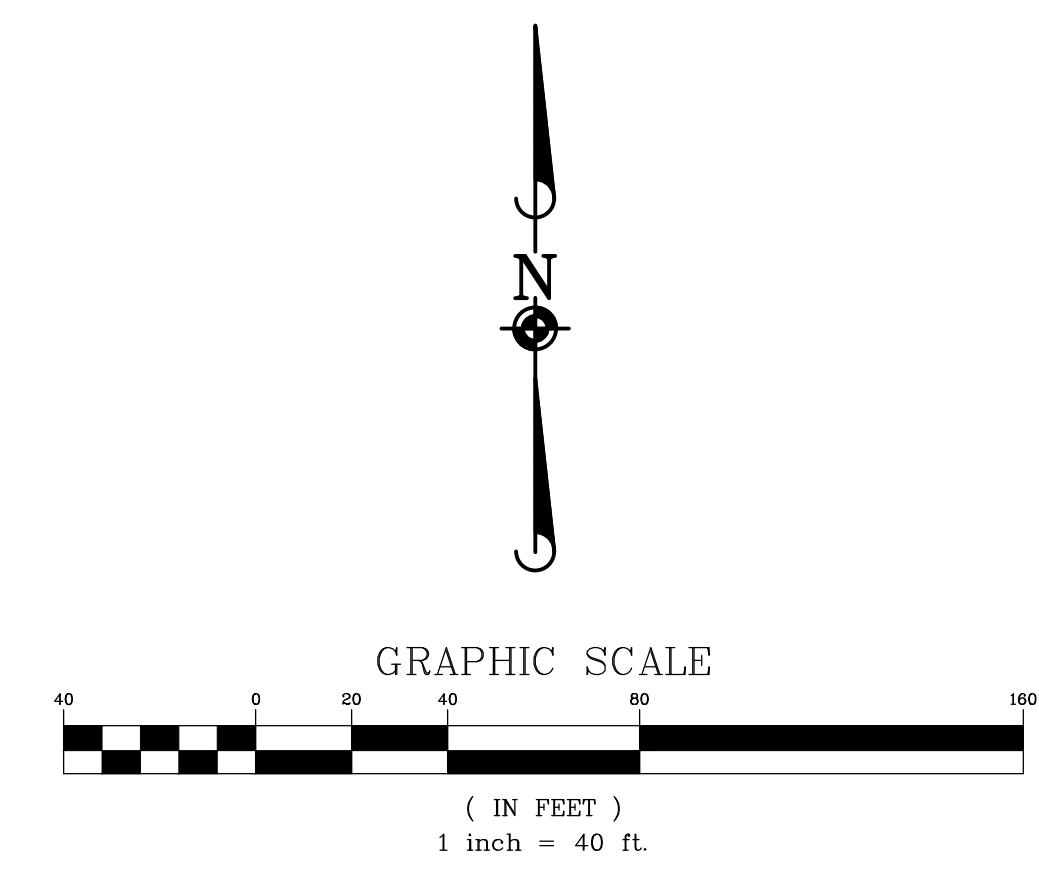
HAWTHORNE EAST SUBDIVISION-PHASE 1  
CITY OF VALPARAISO, INDIANA  
FINAL PLAT OF SUBDIVISION

PROJ MGR: TJM  
PROJ ASSOC: JLD  
DRAWN BY: PGA  
DATE: 04/07/20  
SCALE: 1"=100'  
SHEET 1 OF 3  
OLTVPIN02

# FINAL PLAT OF SUBDIVISION HAWTHORNE EAST-PHASE 1

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SUNNY LANE SUBDIVISION 3RD ADDITION  
RECORDED JULY 9, 1970 IN PLAT BOOK 3, PAGE 130

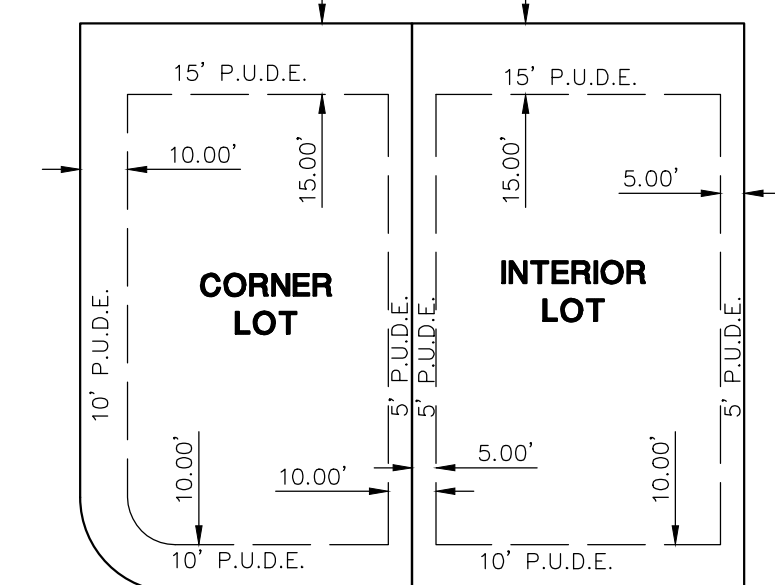


### ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT  
B.S.L. = BUILDING SETBACK LINE

| CURVE | RADIUS   | LENGTH | CHORD BEARING | CHORD  |
|-------|----------|--------|---------------|--------|
| C1    | 25.00'   | 26.27' | S11°57'10"W   | 25.07' |
| C2    | 25.00'   | 26.27' | N82°59'43"E   | 25.07' |
| C3    | 25.00'   | 14.79' | S72°42'53"W   | 14.57' |
| C4    | 25.00'   | 14.79' | N16°36'30"E   | 14.57' |
| C5    | 25.00'   | 39.27' | N45°20'19"W   | 35.36' |
| C6    | 25.00'   | 39.27' | S44°39'41"W   | 35.36' |
| C7    | 970.00'  | 12.28' | N89°58'33"W   | 12.28' |
| C8    | 1030.00' | 13.04' | N89°58'33"W   | 13.04' |
| C9    | 25.00'   | 28.16' | S86°39'38"E   | 26.70' |
| C10   | 25.00'   | 40.74' | N18°27'53"W   | 36.38' |
| C11   | 25.00'   | 39.27' | S45°20'19"E   | 35.36' |
| C12   | 25.00'   | 39.27' | S44°39'41"W   | 35.36' |

**TYPICAL LOT DETAIL FOR PUBLIC UTILITY AND DRAINAGE EASEMENT**  
APPLIES TO ALL LOTS UNLESS OTHERWISE NOTED ON THE PLAT



### BUILDING SETBACKS

**SINGLE FAMILY HOMES: (LOTS 1-21)**  
FRONT SETBACK = 25.00'  
SIDEYARD SETBACK = 8' MINIMUM (20' AGGREGATE)  
REAR SETBACK = 30'

**VILLA HOMES: (LOTS 22-34, 53-54, 73-78)**  
FRONT SETBACK = 20.00'  
SIDEYARD SETBACK = 6.00'  
REAR SETBACK = 25.00'

| DATE | REVISIONS |
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**Manhard CONSULTING**  
700 Springer Drive, Lombard, IL 60148 ph: 630.691.8800 fx: 630.691.8885 manhard.com  
Professional Engineers & Surveyors  
Construction Managers | Environmental Scientists | Landscapes - Architects | Planners

HAWTHORNE EAST SUBDIVISION-PHASE 1  
CITY OF VALPARAISO, INDIANA  
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: TJM  
PROJ. ASSOC.: JED  
DRAWN BY: PGA  
DATE: 04/07/20  
SCALE: 1" = 40'  
SHEET 2 OF 3  
OLTVPIN02

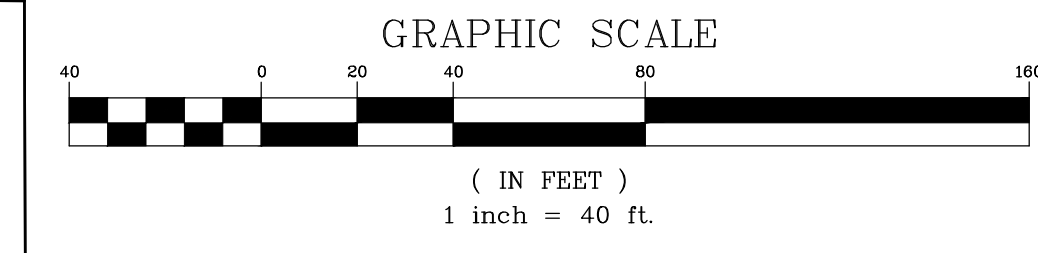


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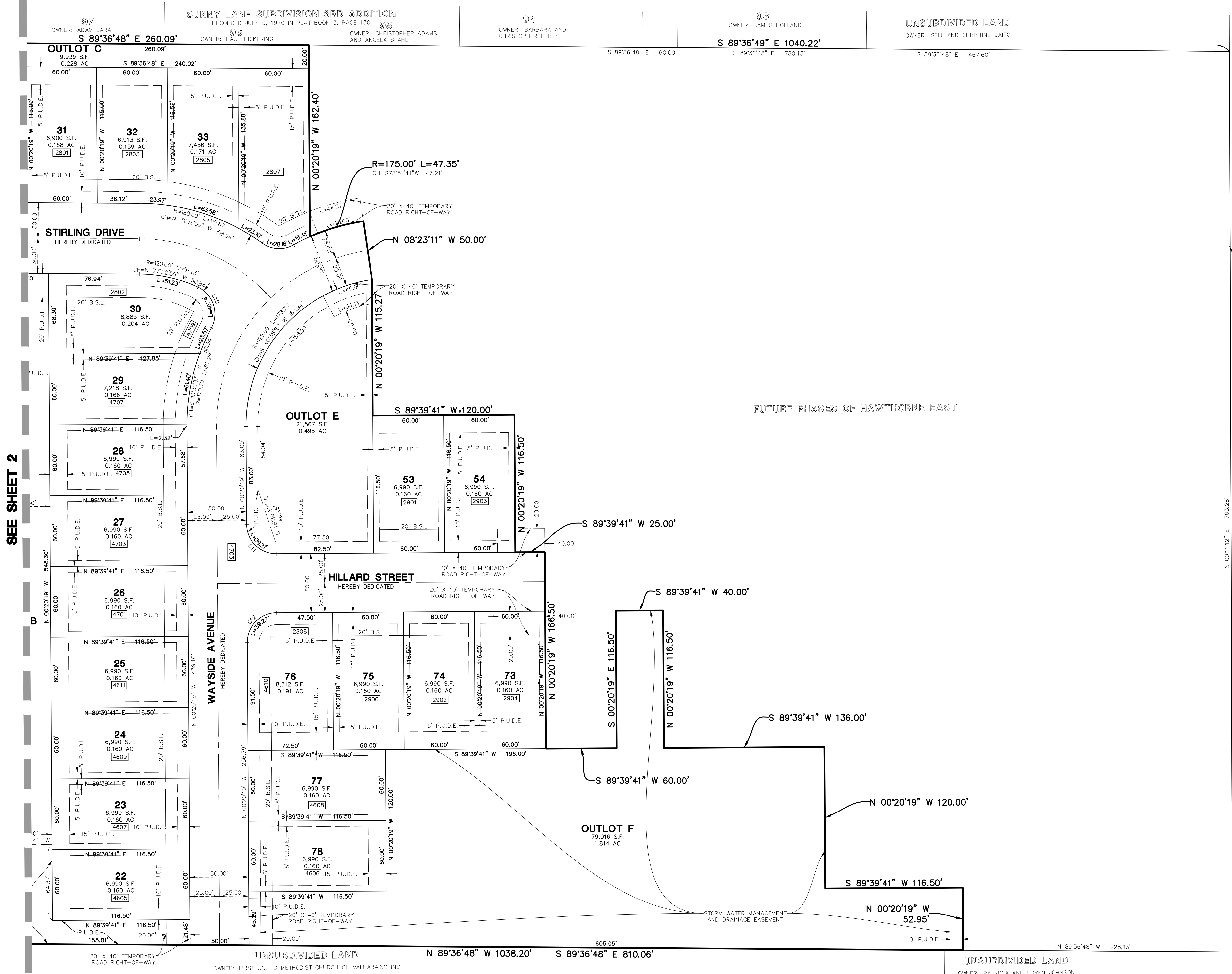
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT  
B.S.L. = BUILDING SETBACK LINE



| CURVE TABLE |          |        |               |        |
|-------------|----------|--------|---------------|--------|
| CURVE       | RADIUS   | LENGTH | CHORD BEARING | CHORD  |
| C1          | 25.00'   | 26.27' | S11°57'10"W   | 25.07' |
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**Manhard**  
CONSULTING

700 Springer Drive, Lombard, IL 60148 ph: 630.691.8800 fx: 630.691.8885 manhard.com  
Professional Engineers & Surveyors  
Construction Managers | Environmental Scientists | Landscap- Architects | Planners



**BUILDING SETBACKS**

SINGLE FAMILY HOMES: (LOTS 1-21)  
FRONT SETBACK = 25.00'  
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REAR SETBACK = 30'

VILLA HOMES: (LOTS 22-34, 53-54, 73-78)  
FRONT SETBACK = 20.00'  
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HAWTHORNE EAST SUBDIVISION-PHASE 1  
CITY OF VALPARAISO, INDIANA  
FINAL PLAT OF SUBDIVISION

SHEET  
**3** OF **3**  
OLTVPIN02

April 7, 2020 - 12:44 Day Name: C:\Users\landerson\Desktop\Home Work Area\OLTVPIN02\OLTVPIN02.PLT.dwg Updated by: landerson

**PHASE 1 LEGAL DESCRIPTION FOR  
HAWTHORN EAST SUBDIVISION  
VALPARAISO, INDIANA**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, ALL IN TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE EAST LINE OF SAID SECTION 6 WHICH IS 1204.5 FEET (MEASURED = 1204.11 FEET) NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING ON THE NORTH LINE OF HAWTHORNE SUBDIVISION – PHASE 1, RECORDED AS DOCUMENT NO. 2004-031149, IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 38 MINUTES 54 SECONDS WEST, A DISTANCE OF 660.00 FEET TO THE EAST LINE OF HAWTHORNE NORTH SUBDIVISION – PHASE 2, RECORDED AS DOCUMENT NO. 2018-027975, IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 516.02 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 196.00 FEET TO THE SOUTH LINE OF SUNNY LANE SUBDIVISION – 2<sup>ND</sup> ADDITION, RECORDED IN PLAT BOOK 3, PAGE 80 IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SUNNY LANE SUBDIVISION – 3<sup>RD</sup> ADDITION, RECORDED IN PLAT BOOK 3, PAGE 130, IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA, NORTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 628.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE CONTINUING ALONG SAID SOUTH LINE OF SUNNY LANE SUBDIVISION – 3<sup>RD</sup> ADDITION, SOUTH 89 DEGREES 36 MINUTES 48 SECONDS EAST, A DISTANCE OF 260.09 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 162.40 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE EASTERLY 47.35 FEET ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING NORTH 73 DEGREES 51 MINUTES 41 SECONDS EAST AND A CHORD DISTANCE OF 47.21 FEET; THENCE SOUTH 08 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 115.27 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 116.50 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 166.50 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 116.50 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 116.50 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 136.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 116.50 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 52.95 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORD 204, PAGE 462, IN THE OFFICE OF THE RECORDER, PORTER COUNTY, INDIANA; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 36 MINUTES 48 SECONDS WEST, A DISTANCE OF 810.06 FEET TO THE EAST LINE OF SAID HAWTHORNE SUBDIVISION – PHASE 1; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 52.88 FEET (RECORD = 53.00 FEET) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 806,707 SQUARE FEET (18.519 ACRES), MORE OR LESS.

## Project Description

### Hawthorne East Phase 1

Hawthorne East Phase 1 is the first phase of the Hawthorne East Primary Plat approved in 2019. Phase 1 consists of 42 single family lots and 5 Outlots. The project will offer 21 typical single family homes and 21 maintenance free living homes and is located east of Calumet Avenue and the Hawthorne North Subdivision.