

MEETING AGENDA

Valparaiso Plan Commission

Tuesday, October 13th, 2020, 5:30 PM

Butterfield Family Pavilion, 600 Evans Ave

1. Pledge of Allegiance
2. Roll Call
3. Adoption of the September 8, 2020 Meeting Minutes
4. Old Business

A20-001/RZ20-001 (Second Reading) – A petition filed by Bharat and Kanak Pithadia c/o Todd A. Leeth, Hoepfner, Wagner & Evans LLP, 103 E. Lincolnway, Valparaiso, IN 46383. The petitioner requests to rezone and annex a parcel of property to the City of Valparaiso. The property in question is located North of Division Rd, East of Sturdy Rd, South of Arrow Leaf Ln and West of State Route 49/Aldi Distribution Center.

5. New Business

MS20-003 – A petition filed by Prabhudas LLC c/o Katie L. Kopf, Hoepfner Wagner & Evans LLP, 103 E Lincolnway, Valparaiso, IN 46383. The petitioner requests approval of a minor subdivision plat for a two (2) lot subdivision. The property is located at 2801 Leonard Dr, Valparaiso IN, 46383.

A20-001/RZ20-001 – A petition filed by the City of Valparaiso, 166 Lincolnway, Valparaiso, IN 46383. The petitioner requests to rezone and annex a parcel of property to the City of Valparaiso. The parcel is currently zoned R1, Low Density Residential District in Porter County and the petitioner requests to zone the property as SR, Suburban Residential in the City of Valparaiso. The property in question is located North of Division Rd, East of Sturdy Rd, South Meadow Glen Dr and West of State Route 49/Aldi Distribution Center.

6. Staff Items
7. Adjournment

Matt Evans, President – Valparaiso Plan Commission

Beth Shrader, Planning Director

Next Meeting: November 10th, 2020

Interested persons can view the public hearing live on Facebook on the Valparaiso Now Facebook Page.

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

PETITION #: _____
(staff use only)

**VALPARAISO PLAN COMMISSION
PETITION FOR PUBLIC HEARING**

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission:

(CHECK ALL THAT APPLY)

PUBLIC HEARING REQUIRED – See Items #8 and #9 in Application Checklist

- ☐ To rezone said property from the _____ zoning district to _____ zoning district
☐ To approve a Primary Plat
☐ To approve a Planned Unit Development (PUD)
☐ To approve a Major Planned Unit Development Amendment
☒ To annex property into the City of Valparaiso, Indiana – Checklist item #10
☐ To vacate alley
☐ To appeal the decision of the Plat Committee

NO PUBLIC HEARING REQUIRED

- ☐ To approve a Minor Subdivision (Lot Split)
☐ To approve a Final Plat
☐ To approve a Plat Amendment
☐ Design/Architectural Approval in _____ Overlay District

Please provide the following information:
(print or type)

See attached list of property owners, Exhibit #2.

Owner of property	Address	Phone
Beth Shrader, Director of Planning	462-1161	bshrader@valpo.us
Contact person	Phone	Email

Applicant is (check one): ☐ Sole Owner ☐ Joint Owner ☐ Tenant ☐ Agent ☒ Other

City of Valparaiso	166 Lincolnway, Valparaiso, IN 46383	462-1161
Petitioner	Address	Phone

Address or description of location of property: See attached legal description, Exhibit #1.

Parcel/Tax Duplicate Number See attached list.

Subdivision (if Applicable) Prairie Ridge

This property is located on the east side of Sturdy Street/Road

between (streets) Division Rd and Meadow Glen Dr

Current Zoning of Property R1 Proposed Zoning of Property SR

Zoning of Adjacent Properties: North R1 South A1
East INL West R1 Other _____

Other information:

Dimensions of property: Frontage 1,215 ft Depth 1,080 ft

Property Area (sq. ft./acres) ~ 30 acres

Present use of property:

Single family residential

Proposed use of property:

Single family residential

Proposed Variances or Waivers (PUD or Subdivision Plats)

N/A

Legal description for property: (Exhibit # 1)

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.



Planning Department
166 Lincolnway
Valparaiso, IN 46383
Phone: (219) 462-1161
www.valpo.us

Exhibit #5

Project Description

The Prairie Ridge subdivision was platted and developed in unincorporated Porter County beginning in 2005 with connections to City of Valparaiso sewer and water. The City sought annexation waivers from each property owner at the time that the utilities were provided. These waivers were signed between 2007-2015 and each was recorded with the county.

Under state law, annexation waivers signed during this time expire 15 years after the date they were signed. The oldest waivers will begin to expire in July of 2022.

In general, the City is interested in pursuing super voluntary annexations that are supported by the City's Comprehensive Plan and are a fiscally responsible addition to the municipality. The Prairie Ridge subdivision annexation is in line with the Comprehensive Plan (See Section 7.8 and Map 7.5 attached) and provides a net increase in revenue to the City (See Fiscal Plan attached).

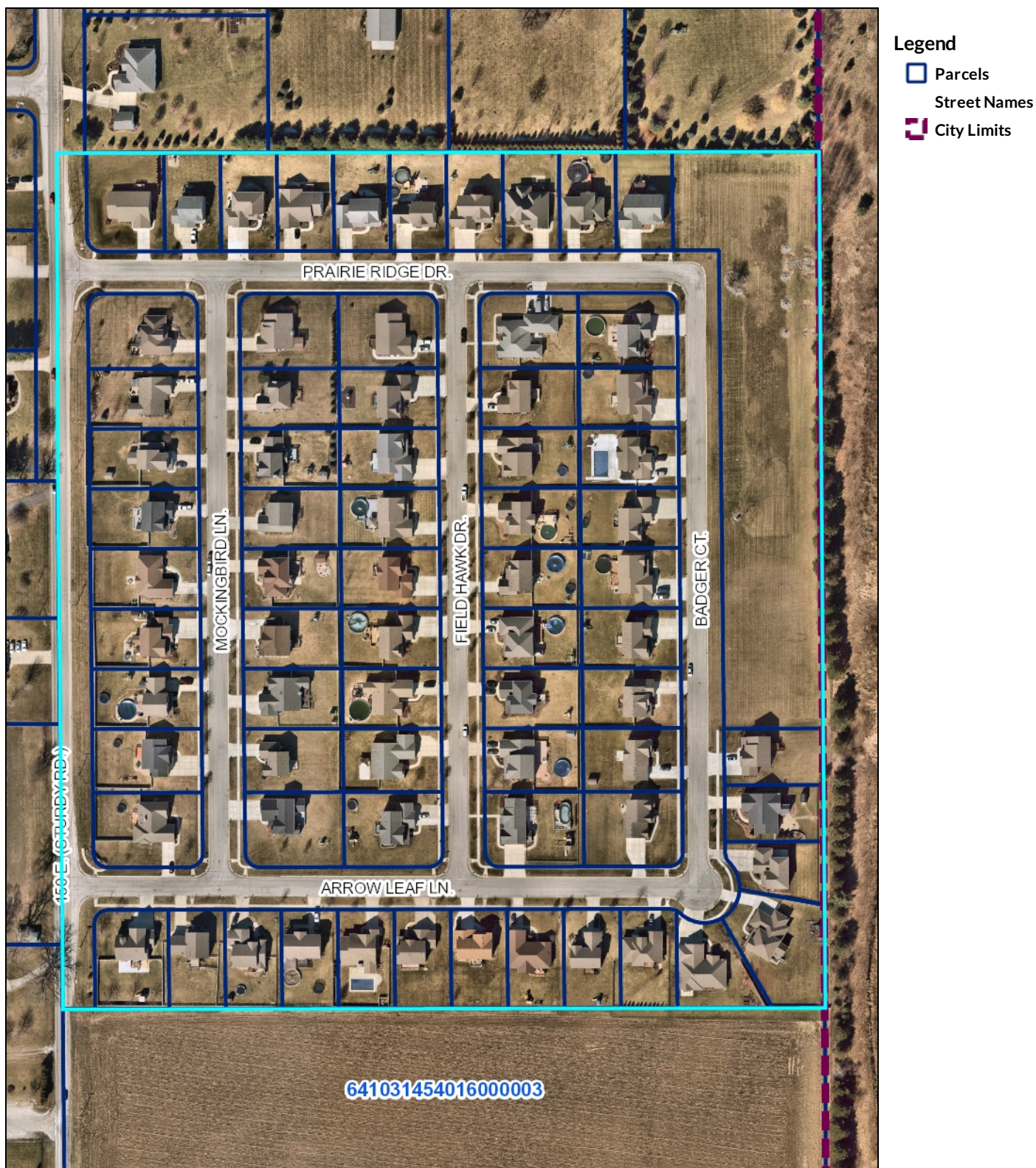
PRAIRIE RIDGE
LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN CENTER TOWNSHIP, PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THEN SOUTH 00 DEGREES, 6 MINUTES, 45 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 866.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 6 MINUTES, 45 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1,212.00 FEET; THENCE SOUTH 89 DEGREES, 48 MINUTES 17 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,079.72 FEET; THENCE NORTH 00 DEGREES 6 MINUTES 45 SECONDS WEST, PARALLEL TO THE SAID WEST LINE, A DISTANCE OF 1,212.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS WEST, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 1,079.72 FEET, TO THE POINT OF BEGINNING. CONTAINING 30.04 ACRES, MORE OR ELSS.

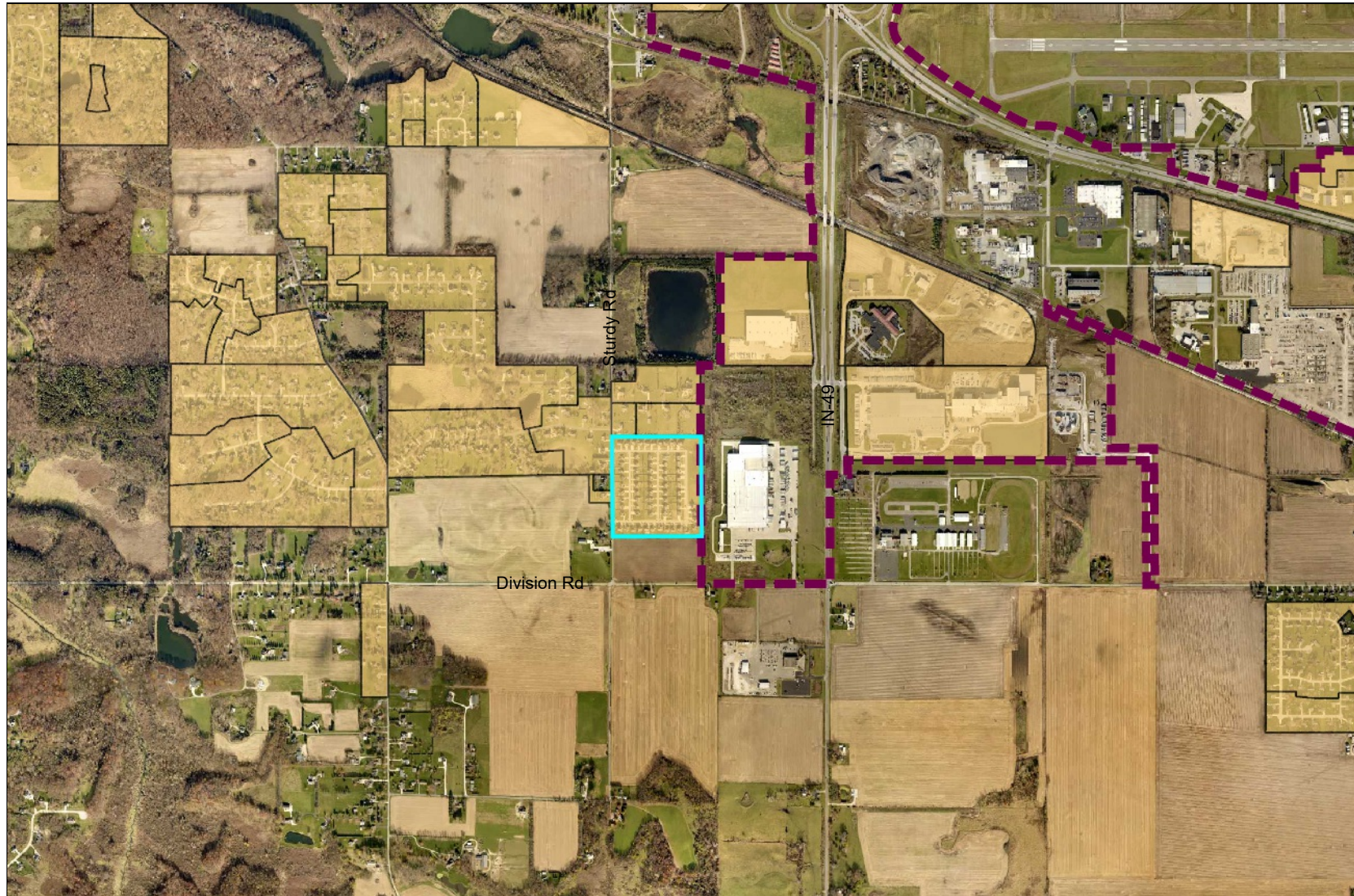
Site Plan

Prairie Ridge Subdivision



Vicinity Map

Prairie Ridge Subdivision



Legend

- Street Names
-  City Limits
-  Subdivisions

CITY OF VALPARAISO

**ANNEXATION FISCAL PLAN
PRAIRIE RIDGE**

**DATED
AUGUST 20, 2020**

Cender & Company
L.L.C.

233 E. 84th Drive, Suite 103 • Merrillville, IN 46410
Phone: 219•736•1800 Fax: 219•736•8465

**CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
PRAIRIE RIDGE**

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**CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
PRAIRIE RIDGE**

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**CITY OF VALPARAISO
ANNEXATION FISCAL PLAN
PRAIRIE RIDGE**

INTRODUCTION

The following fiscal plan (the “Fiscal Plan”) is for the proposed annexation of A parcel to the south and east of the existing corporate limits on the south side of Valparaiso (the “Annexation Area”). The Annexation Area is adjacent to the City of Valparaiso (the “City”). The requirements of the code mandate the development and adoption of a written fiscal plan and the establishment of a definite policy by resolution of the City Council. The Indiana Code states that this fiscal plan must include and provide:

1. The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency;
2. The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants and other funding to be used;
3. The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation, and that they will be provided in a manner equivalent in standard and scope to those non-capital services provided in areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density;
5. That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria;
6. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for two (2) years after the effective date of the annexation;

7. The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for two (2) years after the effective date of the annexation; and
8. A list of all parcels of property in the annexation territory and the following information regarding each parcel:
 - A. The name of the owner of the parcel.
 - B. The parcel identification number.
 - C. The most recent assessed value of the parcel.
 - D. The existence of a known waiver of the right to remonstrate on the parcel.

This Fiscal Plan may include additional materials in connection with the foregoing. It was developed through the cooperative efforts of the City's various administrative offices and the City's financial advisor, Cender & Company, L.L.C. This Fiscal Plan is the result of an analysis of the proposed Annexation Area.

The Annexation Area is contiguous to the City for the purposes of Indiana Code 36-4-3-1.5, and there is a written Fiscal Plan, herein provided, that has been approved by the City Council.

AREA DESCRIPTION

Location, Area Size and Contiguity

The proposed Annexation Area is located on the south and east sides of the existing corporate boundaries on the south side of the City. A map and legal description of the area to be annexed has been included in attached APPENDIX B.

The Annexation Area is approximately 30 acres. The perimeter boundary of the Annexation Area totals 4,583.44 lineal feet, 1,212.00 (or 26.44%) of which is contiguous to the existing corporate boundaries of the City.

Current Land Use

The Annexation Area consists of an established subdivision containing seventy (70) residential sites, an open space and a detention parcel.

Zoning

Existing Zoning: R1- Low Density Single-Family Residential
Proposed Zoning: Suburban Residential (SR)

Current Population

The current population of the Annexation Area is estimated at one hundred sixty-seven (167). This estimate was determined using the 2010 Census for Center Township, Porter County, Indiana, person per household figure of 2.38.

Real Property Assessed Valuation

The net assessed valuation for land and improvements in the Annexation Area as of January 1, 2019, is \$11,758,205 for taxes payable 2020.

NON-CAPITAL SERVICES

Cost of Services

The current standard and scope of non-capital services being delivered within the City and the Annexation Area were evaluated by each municipal department to determine the personnel and equipment necessary to provide such non-capital services in a manner equivalent in standard and scope to services that are currently provided within the existing City's municipal boundary.

The City will provide all non-capital services to the Annexation Area within one (1) year after the effective date of the annexation in a manner equivalent in standard and scope to those non-capital services provided to areas within the City regardless of topography, patterns of land use, and population density.

Police Protection

The Porter County Sheriff's Department currently provides police protection and law enforcement services to the Annexation Area. However, all non-capital services of the Valparaiso Police Department ("VPD") will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The City of Valparaiso Police Department's primary purpose is the prevention of crime. The department consists of four (4) divisions including administration, community relations, patrol and investigations. The administration division consists of a police chief, assistant police chief and captain of patrol. The investigations division consists of six (6) detectives, combining for over 80 years of law enforcement. The VPD patrols within the boundaries of the City on a daily basis and responds to all alarm calls. In addition, the VPD provides other services such as detection and apprehension of offenders, traffic control, and preservation of civil order. The VPD does not distinguish between different areas of the City. The same services are provided throughout the City. Due to the location and character of the Annexation Area, the City may need to evaluate staffing distribution in the future or anticipate an increase in fuel as a result of the annexation. Due to the call history of the Annexation Area, it is not expected an additional officer will be needed, but costs for a portion of an officer have been included in the financial analysis. It is anticipated that an increase in fuel may be necessary for adding the Annexation Area to the patrol map in an amount expected to grow to approximately \$500 per year. The Police Department's budget within the City's General Fund will fund any additional costs.

Fire Protection

The Annexation Area is currently served by the Valparaiso Fire Protection Territory ("VFPT"). The VFPT serves the corporate City limits of Valparaiso and Center Township; approximately 30 square miles of homes and industries and more than 80,000 residents. The VFPT has three shifts of 21 firefighters per shift, working 24 hours on duty and 48 hours off-duty. There are three stations, four engines, two aerials, four rescue trucks, and a tanker.

The VFPT provides fire protection, emergency medical response, hazardous materials response, technical rescue and fire prevention services to citizens within the City limits and Center Township. Given that service is already provided by VFPT to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

Emergency Medical Services

Currently, the VFPT provides emergency medical services to the Annexation Area. These services include, but are not limited to, emergency medical response. Given that service is already provided by VFPT to the Annexation Area, there will be no additional costs for the provision of services upon annexation.

Street Maintenance

Any dedicated streets and county roads in the Annexation Area are currently maintained by Porter County. However, all non-capital services of the Street Division of Valparaiso Public Works will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Street Division of Valparaiso Public Works is responsible for the maintenance of more than 165 miles of streets and 140 cul de sacs, including:

- Patching, resurfacing, and sealing roadways, public parking areas, and alleys.
- Plowing snow and providing salt for city streets, parking lots, and alleys.
- Maintaining necessary detours and road closures.
- Providing any necessary assistance to police, fire, and EMS during emergency calls.

The Street Division of Valparaiso Public Works is also responsible for issuing dumpster permits and providing street sweeping through the use of two (2) street sweepers. The Annexation Area has five (5) streets. Currently, the City has approximately 165 miles of streets. The City anticipates additional operating costs for supplies, repairs and maintenance, snowplowing and salting in an amount expected to grow to approximately \$18,850 per year as a result of the annexation. The Local Road and Street and Motor Vehicle Highway Funds will fund any additional costs.

Trash Collection and Recycling

Porter County does not provide solid waste disposal to the Annexation Area. Within one (1) year of the effective date of this annexation, the City of Valparaiso will provide garbage, yard refuse and recyclables collection services to all residential properties in the Annexation Area. The City anticipates additional operating costs for trash collection services and recycling of approximately \$10,080 per year. Trash services are funded through a \$12.00 monthly fee billed to homeowners. It is anticipated the additional costs will be covered by the additional revenues generated from the monthly trash collection fee. In addition, each household within the Annexation Area will be provided with two trash toters at an estimated cost to the City of \$60 each.

Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. The future development in the Annexation Area will have to have their storm water plan approved by the City, and any associated storm water and drainage costs will be borne by the developers, therefore it is not anticipated that there will be any additional cost to the City. Nevertheless, all non-capital services of the Storm Water Department will be made available in the Annexation Area within one (1) year of the effective date of this annexation and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City. Any additional stormwater costs will be funded by the monthly stormwater fee, which is currently \$12.50 in 2020.

Parks

There are currently 17 parks within City limits. Amenities found in the parks include baseball diamonds, basketball courts, boats, disc golf courses, picnic areas, play fields, playgrounds, restrooms, skate parks, tennis courts, and pavilions. Rogers-Lakewood Park, one of Valparaiso's premier facilities, is a 122-acre park featuring various outdoor activities such as hayrides, discovery camps, boating, fishing, and hiking as well as six 6 shelters for rental. The centerpiece of Downtown Valparaiso, Central Park Plaza, has the outdoor Porter Health Amphitheater for concerts and other special events as well as a splash pad. The William E. Urschel Pavilion, a 135' long by 85' wide open air pavilion, is used year-round, hosting a number of events in the summer and transforming into a refrigerated ice rink in the late fall that lasts through early spring. The Indiana Beverage Activity Building houses year-round restrooms, a rentable lobby area, conference room, and warming area with a view of the rink.

Upon the effective date of the annexation, residents of the Annexation Area will be eligible for the resident rates for parks and shelter rentals. It is anticipated that no additional parks will be added as a result of the annexation, therefore there will be no additional costs to the City. Nevertheless, all non-capital services of the Valparaiso Parks and Recreation Department will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

Street Lighting

Porter County does not provide streetlights in the Annexation Area. Typically, within Valparaiso subdivisions all utilities are underground and lighting is provided via individual light posts. These are the responsibility of the individual homeowners. The subdivision has the described individual light posts. It is anticipated that there will be no additional costs to the City for street lighting.

Governmental Administrative Services

The City does not anticipate that the addition of the Annexation Area will result in a demand for Governmental Administrative Services that cannot be met by the existing staffing of the City's offices, agencies and departments. All non-capital services of the administration of the City will be made available in the Annexation Area on the date the annexation becomes effective and will be extended in a manner equivalent in standard and scope to the services provided to the other areas within the corporate boundaries of the City.

The Governmental Administrative Services of the City include, but are not limited to, the services provided by the following:

- City Administrator
- Clerk-Treasurer's Office
- City Council
- Engineering Department
- Human Resources Department
- Planning Department
- Project and Facility Management Department
- Building Department
- Community Engagement Department
- Code Enforcement Division
- Economic Development

CAPITAL IMPROVEMENTS

Cost of Services

The Annexation Area was evaluated to determine the services and facilities required to provide the same type of services in the same manner as services that are currently provided within the existing City's corporate limits.

The City will provide the following capital services to the Annexation Area no later than three (3) years after the effective date of the annexation in the same manner as those capital services provided to areas within the City regardless of topography, patterns of land use, and population density and in a manner consistent with federal, state and local laws, procedures and planning criteria. It is currently assumed that the annexation will be effective as soon as practically possible, but no later than December 31, 2020.

Water Service

The Annexation Area is currently served by the Valparaiso Water Department, which will continue to serve the Annexation Area after annexation. It is anticipated that the City will not incur any additional costs related to the provision of water service in the Annexation Area.

Wastewater Service

The Annexation Area is currently served by the Valparaiso Wastewater Department, which will continue to serve the Annexation Area after annexation. It is anticipated that the City will not incur any additional costs related to the provision of wastewater service in the Annexation Area.

Storm Water and Drainage

Storm water and drainage facilities throughout the Annexation Area will be consistent with the City's current storm water and drainage system throughout the City. Any additional storm water costs will be funded by the monthly stormwater fee, which is currently \$12.50 in 2020.

Street Construction

As this is an existing, fully established subdivision, no construction of new streets within the development in the Annexation Area is anticipated. Regardless, all capital services of the Valparaiso Street Department, including evaluation and construction services, will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

Sidewalks

In general, construction and reconstruction of sidewalks is not the responsibility of the City. Sidewalks were initially installed by developers as part of a subdivision. Regardless, all capital services of the City will be extended to the Annexation Area within three (3) years of the effective date of this annexation in the same manner as those services are provided to areas inside the corporate limits and in a manner consistent with federal, state and local laws, procedures and planning criteria.

Street Lighting

Porter County does not provide streetlights in the Annexation Area. Typically, within Valparaiso subdivisions all utilities are underground and lighting is provided via individual light posts. These are the responsibility of the individual homeowners. The subdivision has the described individual light posts. It is anticipated that there will be no additional costs to the City for street lighting.

FISCAL IMPACT

As a result of this annexation, the assessed value for the City will increase by approximately \$11,758,205 to \$1,860,458,790. This represents an increase of approximately 0.63%. The net impact of increasing the City's assessed value will result in additional property tax revenues to the City, and may assist in stabilizing property tax rates for City residents.

It is assumed that the effective date of this annexation will be as soon as practically possible, but no later than December 31, 2020. Based on the assumed effective date, Annexation Area property owners will pay property taxes to the City beginning 2020 payable 2021. However, the City will begin providing non-capital municipal services to the property owners within one (1) year after the effective date of the annexation, and it will begin providing capital municipal services to the property owners within three (3) years after the effective date of the annexation.

It is anticipated that there will be minimal additional costs to the City as a result of the annexation. The additional costs are related to the Police Department, the Street Department and trash services. The causes of the anticipated increased costs are discussed on the prior pages, and a summary of the costs is demonstrated in APPENDIX A.

It is anticipated that the City will realize an increase in its levy of approximately \$655,645 (\$655,251 net of circuit breaker) as a result of the annexation. However, the percentage increase in the levy will not exceed the percentage increase in the City's assessed value; therefore, there

is not anticipated to be a tax rate increase as a direct result of this annexation. If there is a shortfall in revenue from the annexation, the services described in this plan can be provided using funds on hand.

ASSUMED INDEBTEDNESS

As required by Indiana Code 36-4-3-10, the City will assume and pay any unpaid bonds or other obligations of Center Township existing at the effective date of the annexation of the Annexation Area in the same ratio as the assessed valuation of the property in the Annexation Area bears to the assessed valuation of all property in Center Township, as shown by the most recent assessment for taxation before the annexation, unless the assessed property within the City is already liable for the indebtedness.

There is no debt currently outstanding for Center Township.

CITY OF VALPARAISO, INDIANA

Prairie Ridge Annexation

ESTIMATED ASSESSED VALUE AND TAX RATE IMPACT

(Assumes first year of tax collections from Annexation Area is 2020 pay 2021)

<u>Assessment Year</u>	<u>Estimated Net Assessed Value of Annex. Area (1)</u>	<u>Estimated Net Assessed Value of City (2)</u>	<u>Total Est. Net Assessed Value of City (3)</u>	<u>Est. Property Tax Levy of City (4),(5)</u>	<u>Sub-total: Est. Property Tax Rate (6)</u>	<u>Estimated Net Assessed Value of Fire Territory (2)</u>	<u>Estimated Fire Territory Tax levy (4)</u>	<u>Sub-total: Est. Property Tax Rate (7)</u>	<u>Total Est. Property Tax Rate</u>
2019 Pay 2020	\$ -	\$ 1,794,854,937	\$ 1,794,854,937	\$ 17,937,780	\$ 0.9994	\$ 2,648,109,943	\$ 7,255,821	\$ 0.2740	\$ 1.2734
2020 Pay 2021	11,758,205	1,848,700,585	1,860,458,790	18,593,425	0.9994	2,754,034,339	7,459,673	0.2709	1.2703
2021 Pay 2022	12,110,951	1,904,161,603	1,916,272,554	19,151,228	0.9994	2,864,195,712	7,669,640	0.2678	1.2672

(1) Based on the current net assessed value of the real property in the Annexation Area as gathered from the Porter County Assessor's office.

(2) Represents the assessed value for the City of Valparaiso and the Fire Protection Territory, not including the Annexation Area, and assumes a 3% overall value growth per year.

(3) Represents the net assessed value for the City, including the Annexation Area, used to calculate the tax rate.

(4) Represents the estimated property tax levy of the City and Fire Territory.

(5) Assumes the City receives an automatic increase in its levy equal to its percentage increase in net assessed value as a result of the annexation.

(6) Based on the Estimated Property Tax Levy of the City divided by the Total Estimated Net Assessed Value of the City.

(7) Based on the Estimated Fire Territory Tax Levy divided by the Estimated Net Assessed Value of the Fire Territory.

Prepared by



CITY OF VALPARAISO, INDIANA

Prairie Ridge Annexation

PARCEL LIST

	<u>Parcel ID</u>	<u>Owner</u>	2019 Pay 2020 Net Assessed <u>Value</u>	Remonstrance <u>Waiver</u>
1	64-10-31-402-006.000-003	Lubarski Ronald J & Rebecca D/H&W	\$ 151,830	9/10/2013
2	64-10-31-402-007.000-003	Campbell Rodney F & Melissa A/H&W	123,035	8/16/2011
3	64-10-31-402-008.000-003	Meyer Christopher & Rachelle/H&W	169,055	2/26/2013
4	64-10-31-402-009.000-003	Pearman Eric G & Melissa N/H&W	170,225	7/9/2010
5	64-10-31-402-010.000-003	Borst Daniel L	167,950	3/2/2012
6	64-10-31-402-011.000-003	Mayer David M & Jennifer R/H&W	163,740	11/20/2007
7	64-10-31-402-012.000-003	D'Agostino Lea Ann & Malott Allen M	177,310	4/25/2013
8	64-10-31-402-013.000-003	Varner Louis W & Kathryn M/H&W	191,545	4/29/2013
9	64-10-31-402-014.000-003	Reisen Daniel R & Natalie/H&W	181,790	9/21/2011
10	64-10-31-402-015.000-003	Roytan James M & Julie R /H&W	181,860	8/22/2012
11	64-10-31-405-004.000-003	Mattingly Duane E & Susan K/H&W	194,685	4/3/2013
12	64-10-31-405-005.000-003	Babulic David E & Hoek Sarah G	177,765	8/20/2013
13	64-10-31-405-006.000-003	Piazza Michael D & Lauren A/H&W	165,610	8/20/2013
14	64-10-31-453-007.000-003	Hahn Alina R & Kristopher Paul/W&H	176,985	8/20/2013
15	64-10-31-453-008.000-003	Mrak Rudolph D	184,095	8/20/2013
16	64-10-31-453-009.000-003	Martin James J & Lorrie K/H&W	195,900	9/17/2014
17	64-10-31-453-010.000-003	Foster Scott	188,490	9/17/2014
18	64-10-31-453-011.000-003	Kangas Shane I & Michele A/H&W	192,965	6/9/2015
19	64-10-31-453-012.000-003	Ordonez Jody M & Byers Judy M/JT	181,275	6/5/2015
20	64-10-31-453-006.000-003	Gonzalez Edward J & Abigail M/H&W	218,020	4/29/2013
21	64-10-31-453-005.000-003	McKean James M & Melissa K/H&W	183,085	12/14/2010
22	64-10-31-453-004.000-003	Holt John A & Kyle L	160,215	12/14/2010
23	64-10-31-453-003.000-003	Dybel William R & Sharon M/H&W	175,895	8/10/2011
24	64-10-31-453-002.000-003	Young Brandon & Melissa /H&W	154,560	3/26/2012
25	64-10-31-453-001.000-003	Marconi Christopher J & Kimberly J/	158,985	10/24/2011
26	64-10-31-405-003.000-003	Bartley David E & Jolyne R/H&W	167,495	8/2/2010
27	64-10-31-405-002.000-003	Balcerak Stephanie K	144,615	5/14/2010
28	64-10-31-405-001.000-003	Collins Kevin P & Mary L/H&W	186,605	4/25/2013
29	64-10-31-404-004.000-003	Sliger Kenneth R Living Trust	152,480	6/5/2014
30	64-10-31-404-005.000-003	Jones Christopher A & Kristin E/H&W	174,840	7/3/2013
31	64-10-31-404-006.000-003	Jablonski Brian E & Christine L/H&W	205,000	9/24/2012
32	64-10-31-452-007.000-003	Walczak Kyle & Jennifer/H&W	173,620	3/26/2012

CITY OF VALPARAISO, INDIANA

Prairie Ridge Annexation

PARCEL LIST

			2019 Pay 2020	
	<u>Parcel ID</u>	<u>Owner</u>	<u>Net Assessed Value</u>	<u>Remonstrance Waiver</u>
33	64-10-31-452-008.000-003	DeSmet Craig & Sarah/H&W	191,870	3/26/2012
34	64-10-31-452-009.000-003	Stewart Bryan E & Tara J/H&W	192,545	8/22/2012
35	64-10-31-452-010.000-003	Crofton Brandon J & Blaga Bethany K	151,445	6/4/2012
36	64-10-31-452-011.000-003	Hamod Samuel K	156,770	5/22/2008
37	64-10-31-452-012.000-003	Mandon Adam	170,940	7/3/2013
38	64-10-31-452-006.000-003	McLamb Jason A & Amanda/H&W	180,755	7/2/2013
39	64-10-31-452-005.000-003	Kerr Brandon L & Joann/H&W	149,880	9/25/2013
40	64-10-31-452-004.000-003	Lopez Juan J Jr & Mendez-Lopez Nanc	148,450	11/1/2007
41	64-10-31-452-002.000-003	Dylkiewicz Denise M	155,905	6/23/2010
42	64-10-31-452-001.000-003	Brauer Andrew P & Tracy L/H&W	132,460	3/8/2010
43	64-10-31-404-003.000-003	Didion Craig W & Stephanie M/H&W	142,860	6/18/2009
44	64-10-31-404-002.000-003	Kennett Kirk W & Brittany A/H&W	147,615	6/18/2009
45	64-10-31-404-001.000-003	Mac Donald Darlene B	166,660	4/12/2010
46	64-10-31-403-001.000-003	Moreth Michael J & Julia C/H&W	147,605	10/8/2009
47	64-10-31-403-002.000-003	Zorich Linda	137,205	9/8/2008
48	64-10-31-403-003.000-003	Green Nicole A & Walczynski Mitchel	139,560	9/8/2008
49	64-10-31-451-001.000-003	Mcelfresh Lucas J & Mrotek Morgan A	152,090	7/2/2013
50	64-10-31-452-003.000-003	Sumichrast Steven J & Cynthia/H&W	163,530	10/8/2013
51	64-10-31-451-002.000-003	Bethesda Lutheran Communities Inc	-	2/16/2011
52	64-10-31-451-003.000-003	Mysliwiec James & Teresa/H&W	146,390	5/23/2012
53	64-10-31-451-004.000-003	Erickson Carl D & Carly J/H&W	160,100	2/24/2012
54	64-10-31-451-005.000-003	Guzman John & Ann/H&W	157,940	9/26/2011
55	64-10-31-454-001.000-003	Gasvoda James Ryan & Jamie Lynn/H&W	203,635	7/19/2010
56	64-10-31-454-002.000-003	Vanderstelt Charles L & Kathryn A/H	159,120	10/5/2012
57	64-10-31-454-003.000-003	Mallonee Shawn	149,620	9/6/2007
58	64-10-31-451-006.000-003	Dillon Timothy	169,965	5/9/2008
59	64-10-31-454-004.000-003	Catherman Stephen LP & Ramona J/H&W	179,030	08/14/207
60	64-10-31-454-005.000-003	McNabb Thomas E & Patricia A/H&W	168,945	7/20/2007
61	64-10-31-454-006.000-003	Shotwell Larry W	137,140	9/6/2007
62	64-10-31-454-007.000-003	Klein William C & Rebecca L B/H&W	184,915	6/2/2010
63	64-10-31-454-008.000-003	Walker Jay R & Julie M/H&W	151,050	12/21/2007
64	64-10-31-454-009.000-003	Hezlep Scott W & Danae M/H&W	172,175	2/3/2011
65	64-10-31-454-010.000-003	Davidson Eric G & Joann E Marinkovi	169,120	3/15/2013
66	64-10-31-454-011.000-003	Sewell Mark J & Beth A Scaglione/H&	221,520	9/12/2011
67	64-10-31-454-015.000-003	McHugh Thomas	250,630	2/25/2013
68	64-10-31-454-014.000-003	Jance Marsha Lynn	155,470	5/14/2014
69	64-10-31-454-013.000-003	Lee James & Dianna/H&W	209,835	05/27/014
70	64-10-31-454-012.000-003	Smith Amy L	191,935	0/14/2014
71	64-10-31-402-016.000-003	Sturdy Road Prairie Ridge Property	-	
Total			<u>\$ 11,758,205</u>	

CITY OF VALPARAISO, INDIANA
Prairie Ridge Annexation

ESTIMATED ANNUAL (RECURRING) AND NON-RECURRING (ONE-TIME) REVENUES:
BY COLLECTION YEAR

Assessment Date (January 1, ____)	2019	2020	2021
Collection Year (Fiscal Year)	2020	2021	2022
Dwelling Unit Assessment (total):	-	\$ 11,758,205	\$ 12,110,951
Dwelling Units (total):	70	70	70
Population (estimated total):	167	167	167

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
<u>Annual (Recurring) Revenues</u>			
Property Tax Revenue	\$ -	\$ 149,729	\$ 153,845
LIT Revenues for Economic Development		\$ 5,667	\$ 5,667
Dog & Cat (Pet) Tax License Revenues	-	-	-
Cigarette Tax Revenue	-	102	102
ABC Gallonage Tax Revenue	-	378	378
Vehicle Excise Tax Revenue	-	10,500	10,500
Cable Television Franchise Fee	-	1,365	1,365
Local Road and Street ("LRS") Revenue	-	3,606	3,606
Motor Vehicle Highway ("MVH") Revenue	-	7,622	7,622
Water Revenue	-	28,610	28,610
Sewer Revenue	-	40,144	40,144
Stormwater Revenue	-	10,500	10,500
Garbage Collection Fee Revenue	-	10,080	10,080
Sub-Total Recurring (Annual) Revenue	\$ -	\$ 268,302	\$ 272,418
<u>Non-Recurring (One-Time) Revenues</u>			
Building and Inspection Permit Fees	\$ -	\$ -	\$ -
Sub-Total Non-Recurring (One-Time) Revenue	\$ -	\$ -	\$ -
 TOTAL	 \$ -	 \$ 268,302	 \$ 272,418

CITY OF VALPARAISO, INDIANA

Prairie Ridge Annexation

ESTIMATED NON-CAPITAL (RECURRING) AND CAPITAL (NON-RECURRING) COSTS: BY FISCAL YEAR

Fiscal Year (January 1 to December 31):	2020	2021	2022
Dwelling Units (total):	70	70	70
Population (estimated total):	167	167	167

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
<u>Non-Capital (Recurring) Costs</u>			
Administrative Services	\$ -	\$ -	\$ -
Building and Planning Services	-	-	-
Garbage Collection Services ⁽¹⁾	-	18,480	10,080
Police Protection ^{(2) (4)}	-	33,712	34,723
Fire Protection and Emergency Services ⁽³⁾	-	-	-
Street and Road Maintenance ⁽⁴⁾	-	18,050	18,592
Snowplowing and Salting ⁽⁴⁾	-	800	824
Street Lights	-	-	-
Sub-Total: Non-Capital (Recurring) Costs	\$ -	\$ 71,042	\$ 64,219
<u>Capital (Non-Recurring) Costs</u>			
Administrative Services	\$ -	\$ -	\$ -
Building and Planning Services	-	-	-
Garbage Collection Services	-	-	-
Police Protection	-	-	-
Fire Protection and Emergency Services	-	-	-
Street and Road Maintenance	-	-	-
Sub-Total: Capital (Non-Recurring) Costs	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ 71,042	\$ 64,219

⁽¹⁾ The initial, one-time cost to provide two toters to each home is \$120.00.

⁽²⁾ Includes a portion of a salary and benefits for a Patrolman 3rd class, as well fuel costs for patrol.

⁽³⁾ No additional expenses are expected as the subdivision is already included in the Valparaiso Fire Protection Territory.

⁽⁴⁾ Based on a city-wide average of annual expenses. Assumes a 3% inflationary adjustment for years 2 through 6.

CITY OF VALPARAISO, INDIANA
Prairie Ridge Annexation

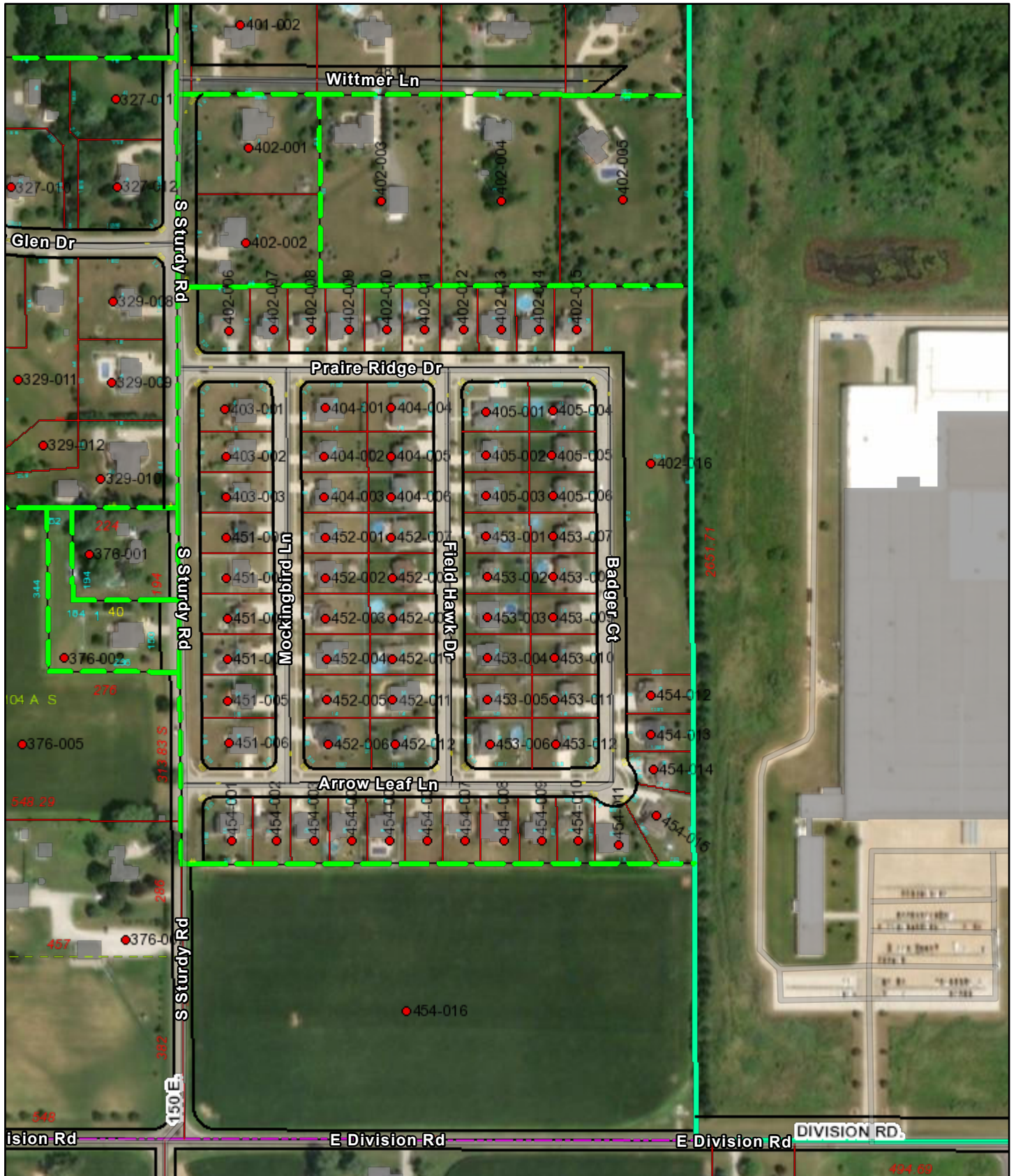
ESTIMATED REVENUES AND COSTS: BY FISCAL YEAR

Assessment Date (January 1, ____):	2019	2020	2021
Collection Year (Fiscal Year):	2020	2021	2022
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
<u>Revenues</u>			
Annual (Recurring)	\$ -	\$ 268,302	\$ 272,418
Non-Recurring (One-Time)	-	-	-
Subtotal	<u>\$ -</u>	<u>\$ 268,302</u>	<u>\$ 272,418</u>
<u>Costs</u>			
Non-Capital (Recurring)	\$ -	\$ 71,042	\$ 64,219
Capital (Non-Recurring)	-	-	-
Subtotal	<u>\$ -</u>	<u>\$ 71,042</u>	<u>\$ 64,219</u>
Net Impact (Revenues less Costs)	<u>\$ -</u>	<u>\$ 197,260</u>	<u>\$ 208,200</u>
Revenue to Cost Ratio:	0.00	3.78	4.24

EXHIBIT A

MAP OF PROPOSED ANNEXATION AREA

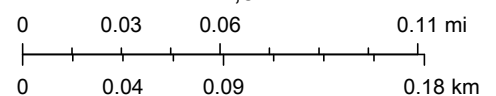
ArcGIS Web Map



8/7/2020, 1:56:42 PM

1:4,514

- ★ Polling Places — Minor Roads - County Carto Lines
 County Parks — Minor Roads - Municipal — Corp Line
— Calumet Trail Buildings — County Line
 Porter County Bndry Parcel Number — Geo Twp Line
— Highways ● Centroid — Indian Line
— County Roads ● Non Centroid — Lot Line



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Porter County GIS, Porter County Auditor's Office, Porter County GIS, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS

Porter County GIS

IGIO, INDOT | Porter County Auditor's Office, Porter County GIS | Porter County GIS | Indiana Department of Environmental Management | USDA FSA | Esri Community Maps Contributors,

APPENDIX B

LEGAL DESCRIPTION OF PROPOSED ANNEXATION AREA

PRAIRIE RIDGE
LEGAL DESCRIPTION

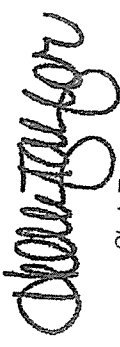
PARCEL 1:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN CENTER TOWNSHIP, PORTER COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THEN SOUTH 00 DEGREES, 6 MINUTES, 45 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 866.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 6 MINUTES, 45 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1,212.00 FEET; THENCE SOUTH 89 DEGREES, 48 MINUTES 17 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,079.72 FEET; THENCE NORTH 00 DEGREES 6 MINUTES 45 SECONDS WEST, PARALLEL TO THE SAID WEST LINE, A DISTANCE OF 1,212.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS WEST, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 1,079.72 FEET, TO THE POINT OF BEGINNING. CONTAINING 30.04 ACRES, MORE OR ELSS.

PETITION #: MS 20 - 003
(staff use only)

VALPARAISO PLAN COMMISSION
PETITION FOR PUBLIC HEARING

FILED
V# 51200 SEP 18 2020
CL# 102453


Clerk-Treasurer

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission:

(CHECK ALL THAT APPLY)

PUBLIC HEARING REQUIRED – See Items #8 and #9 in Application Checklist

☐ To rezone said property from the _____ zoning district to _____ zoning district
☐ To approve a Primary Plat
☐ To approve a Planned Unit Development (PUD)
☐ To approve a Major Planned Unit Development Amendment
☐ To annex property into the City of Valparaiso, Indiana – Checklist item #10
☐ To vacate alley
☐ To appeal the decision of the Plat Committee

NO PUBLIC HEARING REQUIRED

☒ To approve a Minor Subdivision (Lot Split)
☐ To approve a Final Plat
☐ To approve a Plat Amendment
☐ Design/Architectural Approval in _____ Overlay District

Please provide the following information: c/o Katie L. Kopf
(print or type)

Hoepfner Wagner & Evans LLP
103 E. Lincolnway

Prabhudas LLC Valparaiso, Indiana 46383 219-464-4961

Owner of property Address Phone

Same as Owner

Contact person Phone Email

Applicant is (check one): ☒ Sole Owner ☐ Joint Owner ☐ Tenant ☐ Agent ☐ Other

Same as Owner

Petitioner Address Phone

Address or description of location of property: 2801 Leonard Drive, Valparaiso, Indiana 46383

Parcel/Tax Duplicate Number 64-10-29-152-004.000-029

Subdivision (if Applicable) _____

This property is located on the _____ West _____ side of _____ Leonard Drive _____ Street/Road

between (streets) State Road 49 and Eastport Dr.

Current Zoning of Property Business Park (BP) Proposed Zoning of Property _____

Zoning of Adjacent Properties: Business Park (BP) North South Business Park (BP)
Business Park (BP) East West Commercial, General (CG)
Other

Other information:

Dimensions of property: Frontage Irregular Depth _____

Property Area (sq. ft./acres) 2.05

Present use of property:

Business Building

Proposed use of property:

Business Building

Proposed Variances or Waivers (PUD or Subdivision Plats)

Legal description for property: (Exhibit # _____)

Lot 4, in Eastport Centre for Commerce & Industry, in the City of Valparaiso, as per plat thereof recorded

August 8, 1994 in Plat File 23-A-6 as Document No. 94-22014, in the Office of the Recorder of Porter

County, Indiana.

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

PETITION FEES (CHECK ALL THAT APPLY)

___ Rezoning:	\$150
___ Subdivision Primary Plat:	\$150 + \$10 per lot ___ Lots X \$10 = ___
___ Subdivision Amendment	\$100 + \$5 per lot ___ Lots X \$5 = ___
___ Planned Unit Development (PUD):	\$500 + \$10 per lot ___ Lots X \$10 = ___
___ Major PUD Amendment	\$250 + \$5 per lot ___ Lots X \$5 = ___
x ___ Minor Subdivision (Lot Split)	\$150
___ Subdivision Final Plat	\$100 + \$5 per lot ___ Lots X \$5 = ___
___ Minor PUD Amendment	\$150
___ Annexation:	\$500 + Cost of Fiscal Plan***
___ Design/Architectural Approval	\$150
___ Overlay District	
___ Special Meeting Fee	\$1500
___ Text Amendment	\$250
___ Comprehensive Plan Amendment	\$250
___ Vacation	\$100
___ Plat Committee Appeal	\$200

TOTAL FEE \$150.00

***The Plan Commission requires that all fiscal plans be prepared by a municipal advisor firm approved by the Planning Department. The applicant is solely responsible for the cost of the preparation of the fiscal plan. The fiscal plan must be submitted together with the applicant's petition for public hearing. The fiscal plan must comply with the requirements of Ind. Code § 36-4-3-13(d). ***

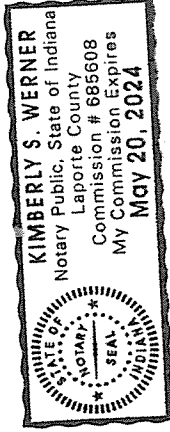
Katie Kopf 9/16/2020
 Signature of owner/Petitioner Date

Katie L. Kopf, Attorney for Petitioner
 Printed name

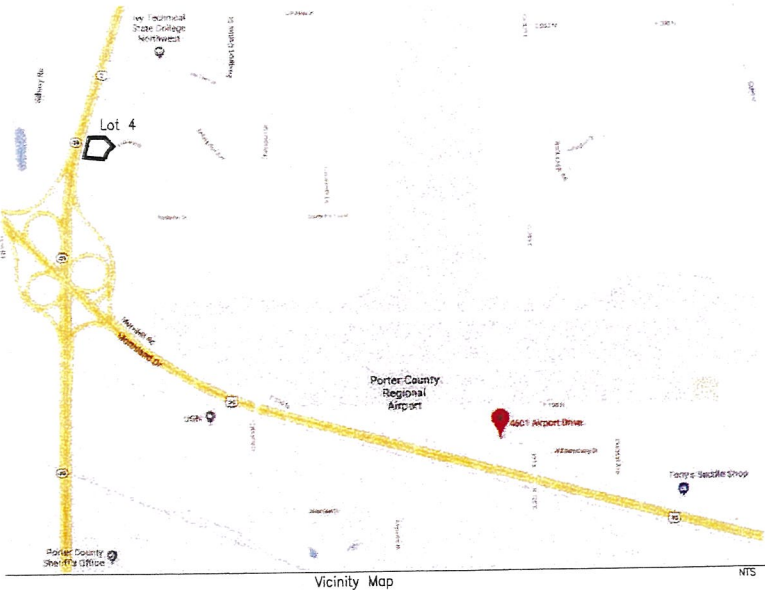
Subscribed and sworn to before me this 16 day of September, 2020.

Kimberly S. Werner
 Notary Public

My Commission Expires:



Replat of Lot 4 Eastport Centre for Commerce and Industry
to the City of Valparaiso, Indiana

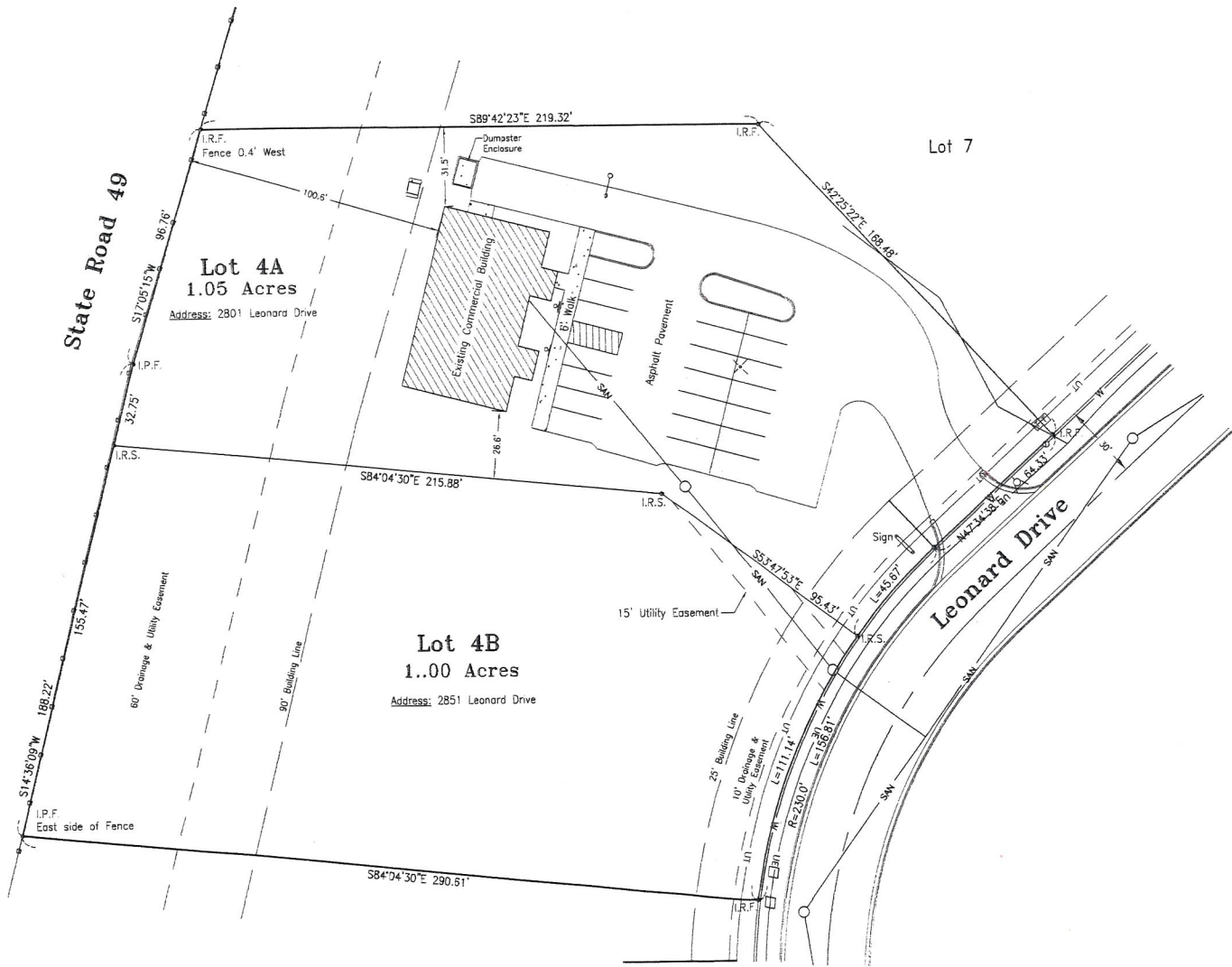
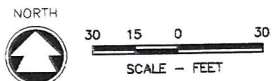


Variance for Lot Frontage
Required Lot Frontage = 160'
Total Frontage of Lot 4 at the Right of Way Line=221.14'
Total Width of Lot 4 at the Building Line=239.32'
Proposed Lot Frontage at the Right of Way Line=Lot 4A=110.0' & Lot 4B=111.14'
Proposed Lot Width at the Building Line=Lot 4A=114.96' & Lot 4B=124.36'

Wellhead Protection Note
Lot 4 is within the Wellhead protection zone.

Owner and Developer:
Prabhudas LLC
c/o Dr. Pithadia
2801 Leonard Drive
Valparaiso, Indiana 46383

- LEGEND**
- SAN— EXISTING SANITARY SEWER
 - STO— EXISTING STORM SEWER
 - MANHOLE
 - ⊗ CATCHBASIN
 - G— GUTTER INLET
 - W— EXISTING WATER MAIN
 - ⊙ EXISTING WATER VALVE
 - ⊕ EXISTING HYDRANT
 - DHT—UT— TELEPHONE SERVICE
 - DHE—UE— ELECTRIC SERVICE
 - DTE—UTV— CABLE TV SERVICE
 - G— GAS LINE
 - UTILITY POLE
 - ⊕ AREA LIGHT
 - ⊕ STREET LIGHT
 - ELECTRIC BOX
 - ⊕ TELEPHONE BOX



Legal Description:
Lots 4, Eastport Centre for Commerce and Industry, in the City of Valparaiso, as per plat thereof recorded August 8, 1994, in Plat File 23-A-6, as document No. 94-22014, in the Office of the Recorder of Porter County, Indiana.

Deed of Dedication
I, the undersigned, DR. PITHADIA, MANAGING MEMBER OF PRABHUDAS LLC, owner of the real estate shown and described herein, do hereby certify that We have laid off plot and subdivided said real estate in accordance with the attached plat. This subdivision shall be known and designated as REPLAT OF LOT 4 EASTPORT CENTRE FOR COMMERCE AND INDUSTRY. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat. There are strips of ground (VARIES) feet in width as shown on this plat and marked "easement", reserved for the use of public utilities for the installation of main, poles, ducts, lines, and wires, subject at all times to the proper authorities and to easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and to the rights of the other lots in the subdivision.

BY: DR. PITHADIA, MANAGING MEMBER OF PRABHUDAS LLC

STATE OF INDIANA)
COUNTY OF PORTER) SS:
Before me, a Notary Public, in and for the said County and State, personally appeared DR. PITHADIA, MANAGING MEMBER OF PRABHUDAS LLC, acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed. Witness my hand and notarial seal this _____ day of _____

Notary Public _____

Printed Name: _____

My Commission Expires: _____

Plat Committee Certificate:
Under authority provided by Indiana Code 36-7-4-etc. 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 Plat Committee at a regular meeting held on:

VALPARAISO PLAT COMMITTEE

Vicki Thrasher, Building Commissioner

Beth Shrader, Planning Director

Michael Jabo, Engineering Director

FLOOD ZONE NOTE:
ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAPS, PANEL # 18127C02100, DATED SEPTEMBER 30, 2015, THE SCALED LOCATION OF THE PARCEL SHOWN HEREON IS IN ZONES "X". ZONE "X" IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

SURVEY REFERENCE:
This Plat is based on the recorded Plat of Eastport Centre for Commerce and Industry, as per plat thereof recorded in Plat File 23-A-6, I.R.F.=5/3" Iron Rod with Cap, I.P.F.=Iron Pole Found with Arden cap I.R.S.=5/8" Iron Rod with Tiemmens Cap

SURVEYOR'S CERTIFICATE:
I, David J. Tiemmens, 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 part IV, Article XXVII of the City of Valparaiso Zoning Ordinance, and Ordinance No. 18, 1974, as amended; that the markers and monuments shown on the plat actually exist; and that their location, size, type and material are accurately shown.

DAVID J. TIEMMENS, REG. LAND SURVEYOR #29900020

REVISION			
NO.	DATE	DESCRIPTION	
Tiemmens Land Surveying, Inc.			
527 North Hallock Street, Suite E			
DeMotte, Indiana 46310			
Phone: 219-987-2828			
This plat provides the information necessary to determine the location and area of the subject property. It is the responsibility of the owner to verify the accuracy of the information provided. The surveyor is not responsible for any errors or omissions in the plat.			
DESIGNED	DRAWN	CHECKED	DATE
Replat of Lot 4 Eastport Centre for Commerce & Industry Valparaiso, Indiana Prepared for Prabhudas LLC			
SCALE 1"=30'	DATE 5/29/2020	PROJECT NO. 2020-3386	
SHEET NO. 1			
Replat			
FILE NO.			