PARENT PARCEL NUMBER

45-16-30-201-002.000-042

FLOOD STATEMENT

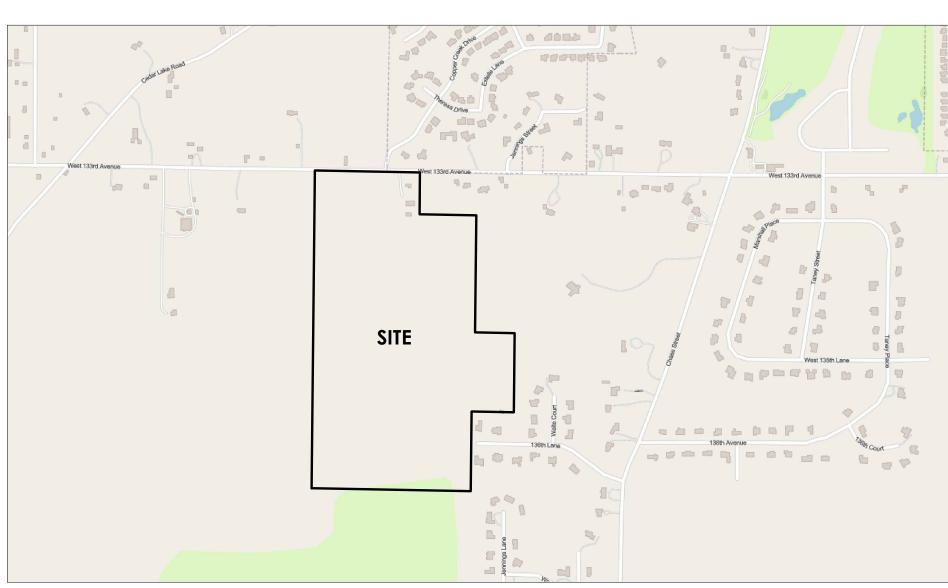
PER FEMA MAP NUMBER 18089C0224E AND 18089C0332E, EFFECTIVE JAN. 18, 2012, THIS PARCEL IS LOCATED IN FLOOD ZONES "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN), "AE" (AREAS SUBJECT TO A 1% OR GREATER CHANCE ANNUAL FLOODPLAIN) AND "AE - FLOODWAY".

WETLANDS

WETLANDS EXISIT ON SITE HAVE BEEN DELINEATED. A REPORT OF WETLAND DELINEATION IS INCLUDED WITH THE APPLICATION PACKAGE

NOTES

- 1. CURRENT ZONING RESIDENTIAL, R1A.
- 2. LOTS SHALL BE SERVED BY CROWN POINT CITY UTILITIES SANITARY SEWER AND WATER DISTRIBUTION SYSTEM.
- 3. CURRENT DEED OF RECORD IS RECORDED AS DOC. NO. 2019-019059
- 4. SETBACKS LINES ARE: FRONT = 30 FEET = 10 FEET = 30 FEET
- 5. TOTAL AREA: 82.874 ACRES



PROJECT LOCATION MAP

PLAN COMMISSION APPROVAL

SUBMITTED TO, APPROVED AND ACCEPTED BY THE CITY PLAN COMMISSION OF THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, THIS __ DAY OF _____, 2025.

PLAN COMMISSION OF THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA

BY:	PRESIDENT
ATTEST:	SECRETARY

CITY ENGINEER CERTIFICATE

STATE OF INDIANA) COUNTY OF LAKE)

ENGINEERING SUPERINTENDENT FOR THE CITY OF CROWN POINT, HAVE REVIEWED AND ACCEPTED THE FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY IN CONFORMANCE WITH THE CITY OF CROWN POINT STANDARDS AND ORDINANCES. HOWEVER, THE ENGINEERING SUPERINTENDENT AND THE CITY OF CROWN POINT DO NOT ACCEPT ANY LIABILITY FOR ENGINEERING OR CONSTRUCTION ERRORS OR OMISSIONS

CITY OF CROWN POINT ENGINEERING SUPERINTENDENT

DEDICATION OF OUTLOT(S)

OUTLOT(S) A, B, C, D AND E AS SHOWN ON THE PLAT ARE (IS) HEREBY GRANTED TO THE CITY OF CROWN POINT AND (INSERT LEGAL ENTITY) HOMEOWNERS ASSOCIATION (H.O.A) AS A PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN HEREON. OWNERSHIP OF OUTLOT(S) A, B, C, D AND E IS HEREBY GRANTED TO THE H.O.A AND THE OUTLOTS SHALL BE MAINTAINED BY THE H.O.A IN ACCORDANCE WITH ALL CITY OF CROWN POINT ORDINANCES. IN THE EVENT THE CITY OF CROWN POINT DEEMS ACQUIRING OUTLOT A AND/OR B AND/OR C AND/OR D AND/OR E IS IN THE PUBLIC INTEREST FOR THE OPERATION AND MAINTENANCE OF ITS STORM WATER INFRASTRUCTURE SYSTEM, THE H.O.A SHALL GRANT SAID OUTLOT(S) AND THE RESPONSIBILITY OF ITS MAINTENANCE TO THE CITY OF CROWN POINT WITHOUT COST TO THE CITY. IN THE EVENT THAT THE H.O.A IS DEFUNCT, NON-OPERATIONAL, INSOLVENT OR SIMILARLY SITUATED, THE RESPONSIBILITY FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF ANY REAL ESTATE TAXES AND ASSESSMENTS LEVIED UPON OR RELATED TO OUTLOT(S) A, B, C, D AND E SHALL BE THE EQUAL RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER WITHIN THE SUBDIVISION, JOINTLY AND SEVERALLY.

DEED OF DEDICATION

WE, THE UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GREENSWARD. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING STRUCTURE.

UTILITY AND DRAINAGE EASEMENTS:

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T, VERIZON, 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 SEWER (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 "DRAINAGE AND UTILITY EASEMENT" OR AS ABBREVIATED, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND THE PUBLIC IN GENERAL WITH SEWER (STORM AND SANITARY), 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 THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO 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.

INGRESS/EGRESS EASEMENT:

INGRESS/EGRESS EASEMENTS ARE RESERVED AS SHOWN ON THIS INSTRUMENT. SUCH INGRESS/EGRESS EASEMENTS ARE HEREBY ESTABLISHED IN FAVOR OF THE FOLLOWING:

OVER AND ACROSS OUTLOT B: ACCESS TO THE DETENTION FACILITY ON OUTLOT A.

OVER AND ACROSS OUTLOT E: TO THE LAND ONWERS, CURRENT AND FUTURE, OF THE PROPERTY TO THE WEST AND SOUTH LABELED AS "INGRESS/EGRESS EASEMENT GRANTEES". SAID EASEMENTS ARE INTENDED TO PROVIDE ACCESS BETWEEN A PUBLIC RIGHT-OF-WAY AND THE PROPERTY HEREIN LISTED. THE CONSTRUCTION OF DRIVEWAYS AND/OR THE INSPECTION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF SUCH DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE OWNER OF OUTLOT A AND THE "INGRESS/EGRESS EASEMENT GRANTEES". SEPARATELY. THE OWNERS OF OUTLOT A AND THE "INGRESS/EGRESS EASEMENT GRANTEES" AGREE TO KEEP SUCH INGRESS/EGRESS EASEMENTS IN A REASONABLE STATE OF REPAIR AND SHALL CONTRIBUTE ON AN EQUAL BASIS TO THE INSPECTION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ANY ROADS LOCATED WITHIN SUCH EASEMENTS. NO STRUCTURES, BUILDING MATERIALS, DIRT, LANDSCAPING, OR OTHER MATERIALS MAY BE PLACED WITHIN SUCH EASEMENTS IN SUCH A MANNER THAT THE USE OF SUCH EASEMENTS FOR THE PURPOSES DESCRIBED HEREIN IS PREVENTED. SUCH EASEMENTS ARE BINDING ON ALL HEIRS, SUCCESSORS, AND ASSIGNS TO THE PROPERTY ON WHICH THEY ARE LOCATED.

NO VEHICULAR ACCESS RESTRICTION:

STRIPS OF LAND 5 FEET IN WIDTH AS SHOWN HEREON AND LABELED "NVA" ARE RESERVED FOR THE PROHIBITION OF PERMANENT VEHICULAR ACCESS, UNLESS NOTED OTHERWISE.

WITNESS OUR HANDS AND SEALS THIS __ DAY OF _____, 2025.

SMITH FARMS, LLC 219 NORTH MAIN STREET, UNIT C

MEMBER

STATE OF INDIANA) COUNTY OF LAKE)

CROWN POINT, INDIANA 46307

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

WITNESS MY HAND AND NOTARIAL SEAL THIS __ DAY OF _____, 2025.

RESIDENT OF _____ COUNTY (NOTARY PUBLIC)

LEGAL DESCRIPTION

PARCEL 1: THE WEST 22 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THE WEST 33 FEET OF THE NORTH 40 RODS OF THE EAST 80 RODS OF THE NORTHEAST 1/4 (EXCEPT THAT PART OF THE NORTH 348.30 FEET DEEDED TO MARTIN J. SMITH IN DEED RECORD 985 PAGE 150), ALL IN SECTION 30, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

PARCEL 2: THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30. TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

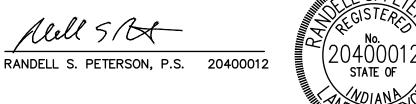
PARCEL 3: PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE EAST 21-1/3 RODS; THENCE SOUTH 40 RODS; THENCE WEST 21-1/3 RODS; THENCE NORTH 40 RODS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL 7: THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, ALSO PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER THEREOF AND RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF A DISTANCE OF 40 RODS; THENCE EAST A DISTANCE OF 18 FEET TO THE WEST LINE OF A PRIVATE ROADWAY; THENCE NORTH ALONG THE WEST LINE OF SAID PRIVATE ROADWAY TO A POINT ON THE NORTH LINE OF SAID TRACT WHICH IS 27 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 27 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THE ABOVE TRACTS A PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 27 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID PRIVATE ROADWAY, 348.30 FEET TO AN IRON PIPE, 22.27 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST 472.75 FEET TO AN IRON PIPE; THENCE NORTH 348.30 FEET TO THE NORTH LINE OF SAID NORTH 1/2 OF SAID NORTHEAST 1/4 WHICH IS 478.75 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST 472.75 FEET TO THE PLACE OF BEGINNING, IN LAKE

LAND SURVEYORS CERTIFICATE

I, RANDELL S. PETERSON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY MYSELF ON MARCH 14, 2019 OF THE LAND DESCRIBED IN THE SECTION ENTITLED LEGAL DESCRIPTION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. THAT I HAVE SUBDIVIDED SAID PROPERTY IN LOTS, PER OWNER DIRECTION, ALL OF WHICH IS REPRESENTED ON THIS INSTRUMENT. ADDRESS NUMBERS ARE SHOWN HEREON AS PROVIDED BY THE OWNER AND CAN ONLY BE CHANGED AFTER A LETTER OF DIRECTION HAS BEEN RECEIVED BY THE SURVEYOR FROM THE CITY OF CROWN POINT. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF; ANGULAR BEARINGS ARE SHOWN IN DEGREES, MINUTES AND SECONDS.

UPON APPROVAL AND RECORDATION OF THIS PLAT, LOT CORNERS AND POINTS OF CURVATURE ARE OR WILL BE MONUMENTED WITH \$ INCH REBAR WITH ID CAP STAMPED "ABONMARCHE FIRM 0050".





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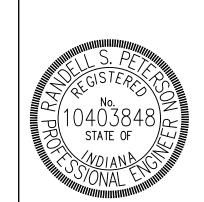
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DRAWN BY: RSP

DESIGNED BY: PM REVIEW: RSP

QA/QC REVIEW:

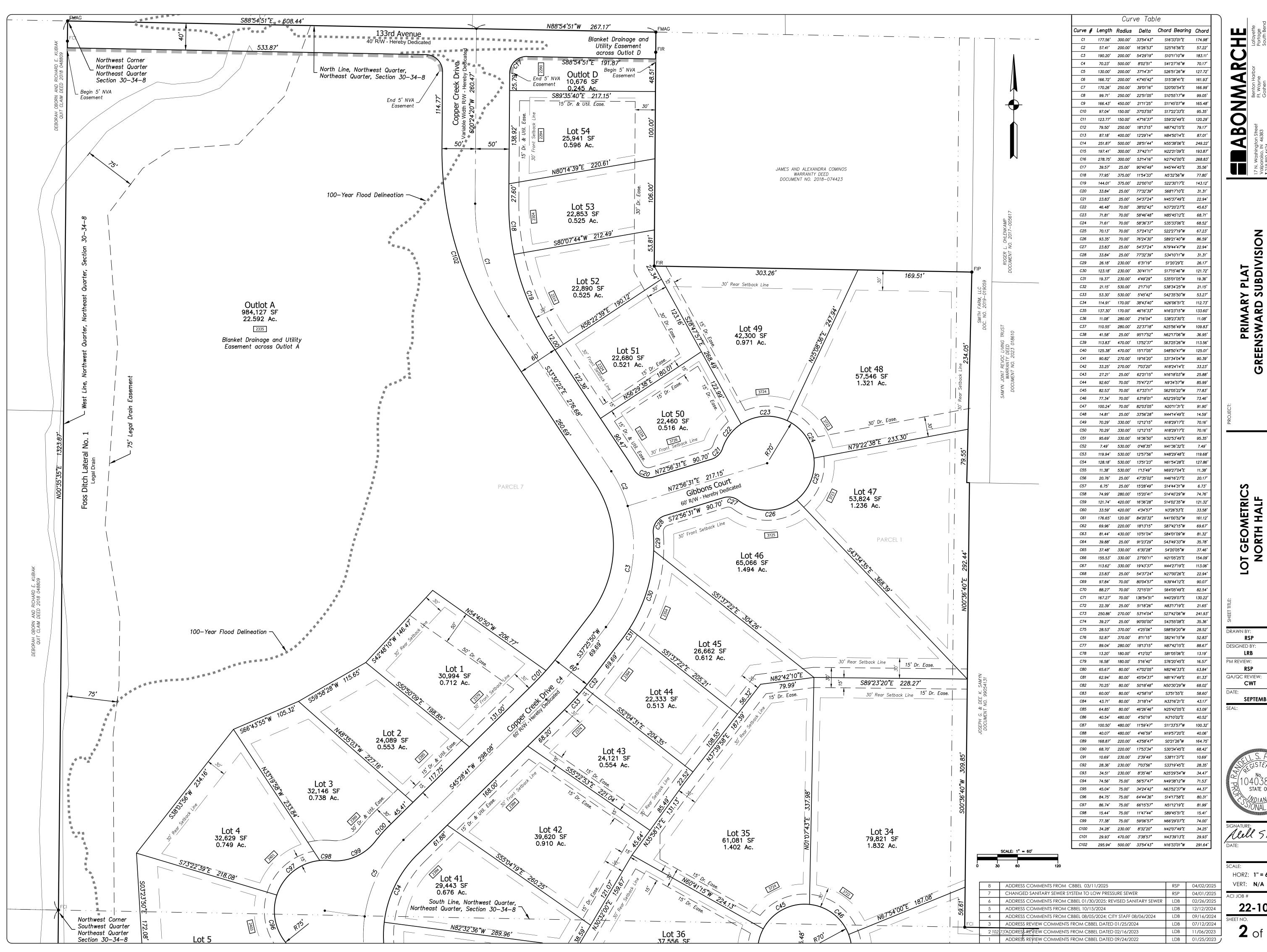
CWT **SEPTEMBER 6, 2022**



HORZ: **N/A**

VERT: **N/A** 22-1027

ADDRESS COMMENTS FROM CBBEL 03/11/2025 RSP 04/02/2025 CHANGED SANITARY SEWER SYSTEM TO LOW PRESSURE SEWER 04/01/2025 RSP ADDRESS COMMENTS FROM CBBEL 01/30/2025; REVISED SANITARY SEWER | LDB | 02/26/2025 LDB 12/12/2024 ADDRESS COMMENTS FROM CBBEL 10/15/2024 ADDRESS COMMENTS FROM CBBEL 08/05/2024; CITY STAFF 08/06/2024 09/16/2024 ADDRESS REVIEW COMMENTS FROM CBBEL DATED 01/25/2024 LDB 07/12/2024 ADDRESS REVIEW COMMENTS FROM CBBEL DATED 02/16/2023 LDB 11/06/2023 ADDRESS REVIEW COMMENTS FROM CBBEL DATED 09/24/2022 LDB 01/25/2023



GREENS IORTHEAST G

OT GEOMETRIC NORTH HALF

RSP DESIGNED BY: M REVIEW: RSP QA/QC REVIEW:

CWT SEPTEMBER 6, 2022



HORZ: 1" = 60'

22-1027

