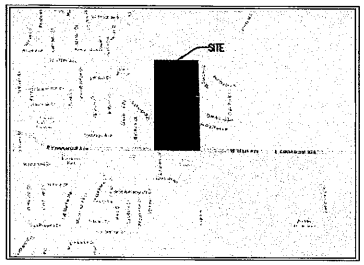
LOWELL HIGH SCHOOL

AN ADDITION TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA



VICINITY MAP

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "A" & "X (UNSHADED)" AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF LOWELL AND UNINCORPORATED AREAS , LAKE COUNTY), INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0392E EFFECTIVE JANUARY 16, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE "A" ARE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVE YEAR. THIS SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. IN A FLOOD ZONE "A", THE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED. TRACTS OF LAND LOCATED IN FLOOD ZONE "X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

GRAPHIC SCALE

152 0 75 150 300 600

(IN FEET)

1 INCH = 150 FT.

PARCEL DESCRIPTIONS

Parcel 1 (As per a Warranty Deed recorded May 15, 1967 in Deed Record Book 1945, page 543 as Document Number 706834 in the Office of the Recorder of Lake County, Indiana.) The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, except that part described as follows: Beginning at the Northeast corner thereof, thence South 1 rod; thence West 10 rods; thence North 1 rod; thence East 10 rods to the place of beginning.

Parcel 2 (As per a Warranty Deed recorded May 15, 1967 in Deed Record Book 1945, page 543 as Document Number 706834 in the Office of the Recorder of Lake County, Indiana.) The South 8 rods of the West 30 rods of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana.

Parcel 3 (As per a Warranty Deed recorded May 15, 1967 in Deed Record Book 1945, page 543 as Document Number 706834 in the Office of the Recorder of Lake County, Indiana.) The Southeast 1/4 of the Southeast 1/4 of Section 24, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana. EXCEPTING THEREFROM: That part deeded to the State of Indiana in Deed recorded May 12, 1970 as Document No. 58949 AND that part deeded to State of Indiana in Deed recorded March 9, 1983 as Document No. 709100 AND
that part in Agreed Order to the State of Indiana recorded September 16, 2022 as Document No. 2022-039476.

Parcel 4 (As per a Warranty Deed recorded May 12, 1967 in Deed Record Book 1945, page 430 as Document Number 706321 in the Office of the Recorder of Lake County, Indiana.) The East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 33 North, Range 9 West of the 2nd Principal Meridian, in the Town of Lowell, Lake County, Indiana, except the South 320 feet thereof.

Parcel 5 (As per a Warranty Deed recorded as Document Number 1971-084819 in the Office of the Recorder of Lake County, Indiana.) The West 400 feet of the South 320 feet of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 33 North, Range 9 West of the 2nd Principal Meridian, in the Town of Lowell, Lake County, Indiana.

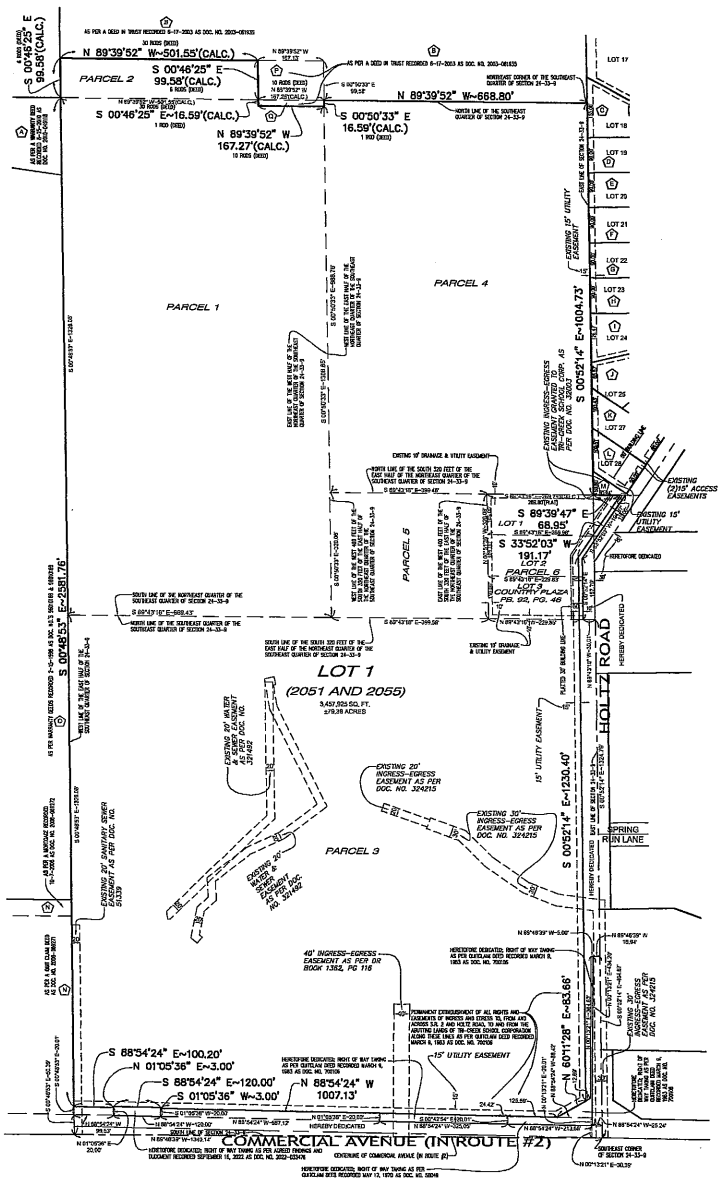
Parcel 6 (As per 1. A Warranty Deed recorded September 24, 2021 as Document Number 2021-529715 AND as per 2. A Warranty Deed recorded September 24, 2021 as Document Number 2021-529717 in the Office of the Recorder of Lake County, Indiana.)
Lots 1, 2 and 3 in Country Plaza, an addition to the Town of Lowell, Lake County, Indiana as per plat thereof, recorded in Plat Book 52, page 46, in the Office of the Recorder of Lake County, Indiana.

LEGEND:

⚠ LETTER IN PENTAGON CORRESPONDS WITH ADJOINER INFORMATION TABLE

ADJOINER INFORMATION TABLE

ADJOINER DESIGNATION LETTER	ADJOINER LOT NUMBER	COUNTY TAX I.D. NUMBER	OWNER(S) NAME	ADDRESS
A	N/A	45-19-24-403-002.000-058	Hoest, Michael J & Jean M Hoest Infe	5125 W 173rd Ave LOWELL, IN
B	N/A	45-19-24-276-009.000-057	Llewelyn, Reggie J & Cyndra R Trs of Llewelyn Liv Tr Rt.	17827 MOUNT ST LOWELL, IN
C	LOT 18, WINSOR WOODS UNIT 2	45-20-19-301-001.000-008	Dimmel, Shawn & Nicole Undivd (1/4th)	17705 DOWNING DR LOWELL, IN
D	LOT 19, WINSOR WOODS UNIT 2	45-20-19-301-002.000-008	Trisler, Ryan E & Aimee E Jt Ten	17709 DOWNING DR LOWELL, IN
E	LOT 20, WINSOR WOODS UNIT 2	45-20-19-301-003.000-008	Reksalski, Andrew M & Mary Katherine Hrebenda (M&W)	17712 DOWNING DR LOWELL, IN
F	LOT 21, WINSOR WOODS UNIT 2	45-20-19-301-004.000-008	Resinski, Ryan M	17716 DOWNING DR LOWELL, IN
G	LOT 22, WINSOR WOODS UNIT 2	45-20-19-301-005.000-008	Sonnenberg, Jason M & Rachel R Sonnenberg Jt & W	17716 DOWNING DR LOWELL, IN
H	LOT 23, WINSOR WOODS UNIT 2	45-20-19-301-006.000-008	Spodic Family Trust dtd 11/25/19	17720 DOWNING DR LOWELL, IN
I	LOT 24, WINSOR WOODS UNIT 2	45-20-19-301-007.000-008	Levin, Ted & Mary P Tr Tr	17740 DOWNING DR LOWELL, IN
J	LOT 25, WINSOR WOODS UNIT 2, REPLAT, LOT 26	45-20-19-301-008.000-008	Brown, Kurt & Vicki A	17764 DOWNING DR LOWELL, IN
K	LOT 27, WINSOR WOODS UNIT 2, REPLAT, LOT 28	45-20-19-301-010.000-008	Gorbin, Christopher P & Jennie E Schultz JT WITH R/S not as TIC	17930 HOLTZ RD LOWELL, IN
L	LOT 26, WINSOR WOODS UNIT 2, REPLAT, LOT 25	45-20-19-301-011.000-008	Russell, Justin K	17940 HOLTZ RD LOWELL, IN
M	N/A	45-20-19-301-012.000-008	Lake County, Indiana Board of Commissioners	17864 APPROX HOLTZ RD LOWELL, IN
N	N/A	45-19-24-456-007.000-058	Blandford Properties, LLC	1895 E COMMERCIAL AVE LOWELL, IN
O	N/A	45-19-24-403-003.000-058	Lowell, Parks Department	LOWELL, IN
P	N/A	45-19-24-276-005.000-057	Llewelyn, Reginald J & Cyndra R	17855 APPR MOUNT ST LOWELL, IN
Q	N/A	45-19-24-426-002.000-058	Llewelyn, Reggie J & Cyndra R Trs of Llewelyn Liv Tr Rt.	17909 MOUNT ST LOWELL, IN



OWNERS CERTIFICATE:
I, the undersigned, Tri Creek School Corporation of Lowell, Indiana, owners of the real estate shown and described hereon, do hereby certify that it has laid off, platted and subdivided said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as "Lowell High School" an Addition to the Town of Lowell, Lake County, Indiana. All streets, alleys, parks and other public lands 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, between which lines and property lines or the street there shall be erected or maintained no buildings or structures.

UTILITY EASEMENT: An easement is hereby granted to the Town of Lowell, all public utility companies, including General Telephone and Northern Indiana Public Service Company severally and private companies where they have a certificate of territorial authority to render service, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, poles, and wires, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, along and over the strips of land designated on the plat and marked "UTILITY EASEMENT, for the purpose of serving the public in general with sewer, water, gas, and telephone service, including the right to use the streets where necessary, and to overhang lots with aerial wires to serve adjacent lots, together with the right to enter upon the said easements for public utilities 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.

Dated this _____ day of _____, 2024 A.D.

Tri Creek School Corporation, of Lowell, Indiana

Superintendent: _____

Before me, the undersigned Notary Public in and for the County and State, personally appeared

_____, President of Tri Creek School Corporation, of Lowell, Indiana, and acknowledged the execution of the foregoing instrument as it's voluntary act and deed for the purposes therein expressed.

Witness my hand and Seal this _____ day of _____ 2024

_____
Notary Public

A resident of _____ County

My Commission expires: _____

After having given public notice of the time, place and nature of hearing on the application for primary approval of this subdivision by publication in a newspaper of local circulation more than ten (10) days before the hearing thereon, under authority provided by the General Assembly of the State of Indiana, this plat was given approval by a majority of the members of the Lowell Plan Commission or Plat Committee at a meeting held on the _____ day of _____ 2024.

Town of Lowell Plan Commission by:

_____
President:

_____
Secretary:

This plat has been reviewed and is hereby recommended for acceptance by the Town of Lowell by:

_____
Director of Planning and Development:

STATE OF INDIANA }
COUNTY OF LAKE } §

Submitted to, approved and accepted by the Town Council dated this _____ day of _____, 2024.

_____ _____
Town Council President Town Council Vice President

_____ _____
Member Member

_____ _____
Member Attest: Clerk Treasurer

Surveyor's Certificate

I, John Stuart Allen, state that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of this Subdivision, or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the Subdivider has the right to use, and that such surface waters will be planned for in accordance with the generally accepted engineering practices required by the Town Subdivision Control Ordinance, as amended from time to time, so as to reduce the likelihood of damage to the adjoining property because of the construction of this Subdivision.

This is a newly created parcel taken from the parent tracts as described in five (5) Warranty Deeds: the first being recorded May 16, 1967 in Deed Record Book 1945, page 543 as Document Number 706834, the second being recorded May 12, 1967 in Deed Record Book 1945, page 430 as Document Number 706321, the third being recorded as Document Number 1971-084819, the fourth being recorded September 24, 2021 as Document Number 2021-529716 and the fifth being recorded September 24, 2021 as Document Number 2021-529717, all recorded in the Office of the Recorder of Lake County Indiana. The purpose of this survey was to create a one lot subdivision as shown hereon.

I, John Stuart Allen, do hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the property described hereon was surveyed October 16, 2023, and subdivided by myself or under my direct supervision and that this plat is a representation of said survey and subdivision, and to the best of my knowledge and belief that said survey conforms to the requirements as set forth under Title 865 IAC, Rule 12.

Date: _____

STATE OF INDIANA }
COUNTY OF LAKE } §

TORRENGA SURVEYING, LLC.

FOR REVIEW

JOHN STUART ALLEN - Registered Land Surveyor No. LS2990011

JOHN STUART ALLEN REGISTERED No. LS2990011 STATE OF INDIANA LAND SURVEYOR

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

LOWELL HIGH SCHOOL
An Addition to the Town of Lowell
2051 AND 2055 COMMERCIAL AVENUE
THE TOWN OF LOWELL, LAKE COUNTY, INDIANA
FINAL PLAT

DATE: JULY 29, 2024

CLIENT: Tri Creek School Corporation
JOB NO. 2023-0497
DRAWN: AJF /JSA
SCALE: 1"=150'

SHEET 1 OF 1