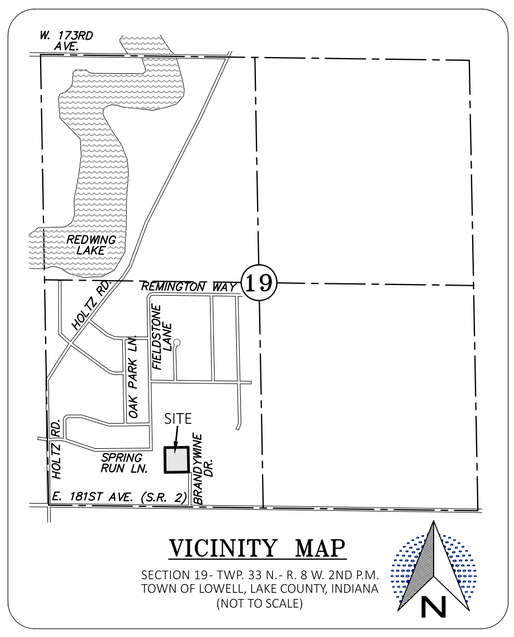
PRELIMINARY PLAT
LOWELL PLAZA SUBDIVISION
AN ADDITION TO THE
TOWN OF LOWELL, LAKE COUNTY, INDIANA



VICINITY MAP
SECTION 19- TWP. 33 N.- R. 8 W. 2ND P.M.
TOWN OF LOWELL, LAKE COUNTY, INDIANA
(NOT TO SCALE)

DEDICATION STATEMENT:

IT, LOWELL PLAZA LLC, THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, AND IT DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LOWELL PLAZA SUBDIVISION, AN ADDITION TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA. ALL STREETS AND ALLEYS, AS WELL AS PARK AREAS, SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA.

FRONT, REAR AND SIDE YARD BUILDING SETBACK LINES 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 OR STRUCTURE. THERE ARE STRIPS OF LAND MARKED "DRAINAGE EASEMENT" THAT ARE HEREBY GRANTED TO THE TOWN OF LOWELL FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE BASINS, SWALES, DITCHES, OR WATERWAYS, UPON AND ALONG THE PARCELS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF STORING, HANDLING AND TRANSPORTING THE STORM WATER RUNOFF.

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF LOWELL, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH 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 SANITARY AND/OR STORM SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES- EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, AND 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, ELECTRIC AND TELEPHONE SERVICE. TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES 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 PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES TO THE RIGHTS OF PUBLIC UTILITIES.

AN EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, UPON, AND ACROSS THE ROADS, DRIVEWAYS AND ACCESS WAYS, ENTRANCES, AND EXITS WITHIN THE STRIP OF GROUND SHOWN HEREON AND LABELED AS "INGRESS/EGRESS EASEMENT".

DATED THIS _____ DAY OF _____, 2025.

LOWELL PLAZA, LLC

_____ ITS:_____
(SIGNATURE)

_____
(PRINTED NAME)

ACKNOWLEDGMENT

STATE OF _____)
)SS
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2025.

_____
(SIGNATURE)

PRINTED NAME:_____
NOTARY PUBLIC
RESIDENT OF _____COUNTY

COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE:

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

UNDER AUTHORITY PROVIDED BY CHAPTER 174- ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE TOWN OF LOWELL OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF LOWELL AS FOLLOWS:

APPROVED BY THE TOWN OF LOWELL PLAN COMMISSION AT A MEETING HELD ON THE

THE_____ DAY OF _____, 2025.

BY: _____
PLAN COMMISSION PRESIDENT

_____
(PRINTED NAME)

ATTEST: _____
PLAN COMMISSION SECRETARY

_____
(PRINTED NAME)

TOWN COUNCIL CERTIFICATE:

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

SUBMITTED TO, APPROVED AND ACCEPTED BY THE TOWN OF LOWELL BY ITS TOWN COUNCIL

DATED THIS_____ DAY OF _____, 2025.

_____ _____
TOWN COUNCIL PRESIDENT TOWN COUNCIL VICE PRESIDENT

_____ _____
(PRINTED NAME) (PRINTED NAME)

_____
MEMBER

_____
(PRINTED NAME)

_____
MEMBER

_____
(PRINTED NAME)

_____
MEMBER

_____
(PRINTED NAME)

_____
MEMBER

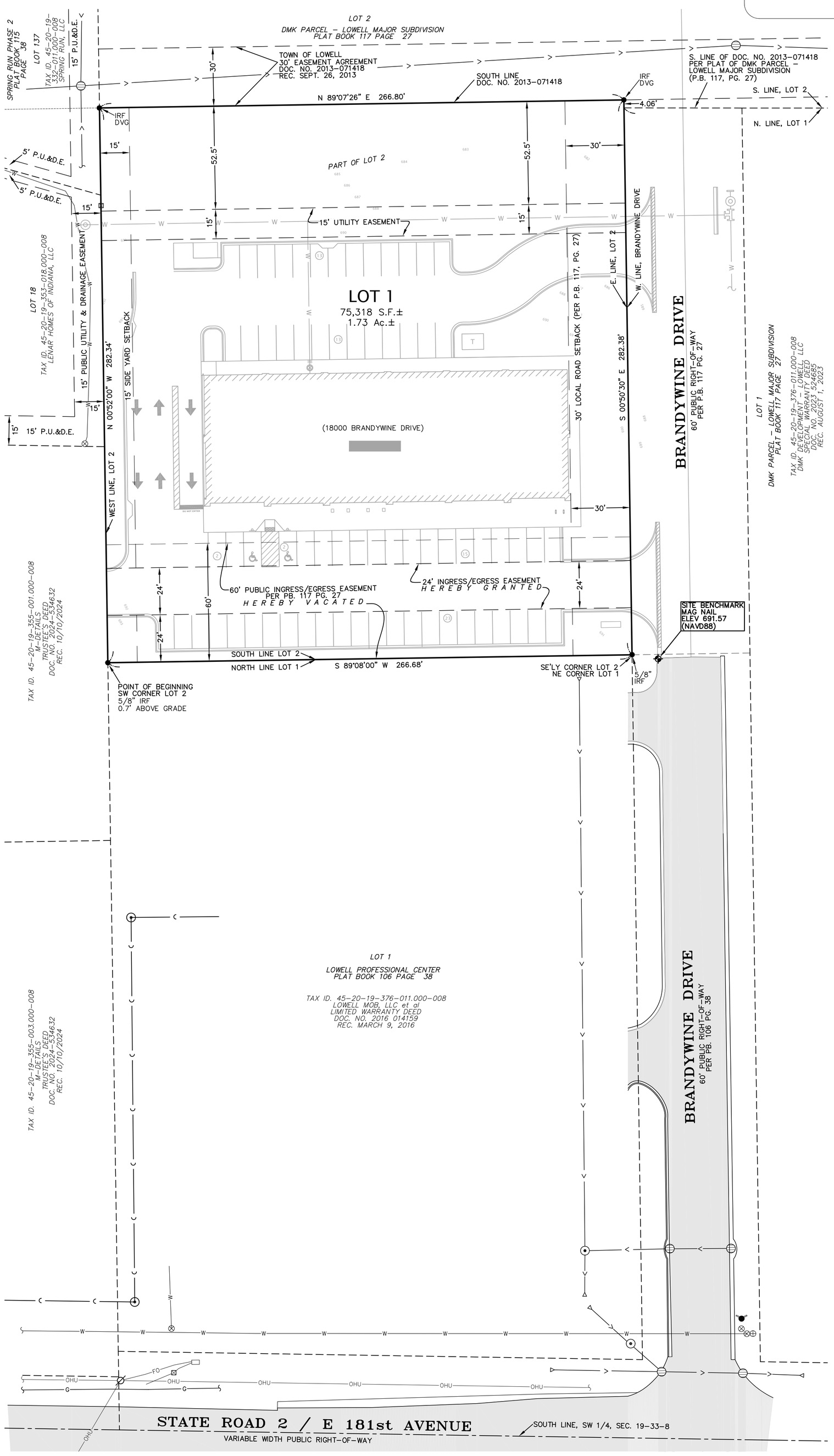
_____
(PRINTED NAME)

ATTEST: _____
CLERK TREASURER

_____
(PRINTED NAME)

PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, SAID PARCEL BEING PART OF LOT 2 IN DMK PARCEL – LOWELL MAJOR SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 117, PAGE 27 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL BEING THAT PARCEL SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR LS20000006 AND SHOWN ON A PLAT OF SURVEY DATED OCTOBER 5, 2023 AS DVG TEAM, INC. JOB NUMBER 23-0062, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, MARKED BY A 5/8-INCH REBAR; THENCE NORTH 00 DEGREES 52 MINUTES 00 SECONDS WEST (BASIS OF BEARINGS IS PER SAID DMK PARCEL PLAT), 282.34 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE INTERSECTION WITH THE SOUTH LINE OF A 30 FOOT EASEMENT TO THE TOWN OF LOWELL IN DOCUMENT NUMBER 2013-071418, RECORDED SEPTEMBER 26, 2013 IN SAID RECORDER'S OFFICE, SAID INTERSECTION BEING MARKED BY A 5/8-INCH REBAR WITH A BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"; THENCE NORTH 89 DEGREES 07 MINUTES 26 SECONDS EAST, 266.80 FEET ALONG SAID SOUTH LINE OF SAID EASEMENT TO THE INTERSECTION WITH THE NORTH EXTENSION OF THE WEST LINE OF BRANDYWINE DRIVE AS SHOWN ON SAID DMK PARCEL PLAT, LAST SAID INTERSECTION BEING MARKED BY A 5/8-INCH REBAR WITH A BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"; THENCE SOUTH 00 DEGREES 50 MINUTES 30 SECONDS EAST, 282.38 FEET ALONG SAID EXTENSION AND SAID WEST LINE OF BRANDYWINE DRIVE TO A SOUTHEASTERLY CORNER OF SAID LOT 2, ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN LOWELL PROFESSIONAL CENTER, RECORDED IN PLAT BOOK 106, PAGE 38 IN SAID RECORDER'S OFFICE, SAID NORTHEAST CORNER MARKED BY A 5/8-INCH REBAR; THENCE SOUTH 89 DEGREES 08 MINUTES 00 SECONDS WEST, 266.68 FEET ALONG THE SOUTH LINE OF SAID LOT 2, ALSO BEING THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, CONTAINING 1.73 ACRES MORE OR LESS.



OWNER & SUBDIVIDER:
LOWELL PLAZA LLC
7954 E. 108th AVENUE, SUITE B
CROWN POINT, INDIANA 46307

ENGINEER & SURVEYOR:
DVG TEAM, INC.
1155 TROUTWINE ROAD
CROWN POINT, INDIANA 46307

PARCEL INFORMATION:

TAX ID. NO. 45-19-12-279-015.000-007
LOWELL PLAZA, LLC
SPECIAL WARRANTY DEED
DOC. NO. 2024-501417
REC. JANUARY 16, 2024

PARCEL AREA:

75,318 SQUARE FEET±
1.73 ACRES±

LEGEND

IRF DVG - 5/8-INCH REBAR SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO.0120".
P.B. - PLAT BOOK
DOC. NO.- DOCUMENT NUMBER
PG. - PAGE
P.U.&D.E.- PUBLIC UTILITY AND DRAINAGE EASEMENT

FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP, (FIRM). THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD ZONE "X" AREAS OF MINIMAL FLOOD HAZARD AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180137, PANEL NO. 18089C0342E. MAP EFFECTIVE DATE: JANUARY 18, 2012.

REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY OF THE SUBJECT PARCEL BY DVG TEAM, INC., JOB NO. 23-0062, DATED OCTOBER 5, 2023, RECORDED IN PLAT BOOK ##, PAGE ## AS DOCUMENT NUMBER ####-###### ON MONTH DATE, YEAR IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.

SURVEYOR'S CERTIFICATION:

"I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON _____, 2025; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

_____
GLEN E. BOREN, P.S. NO. LS20000006

Z:\23-0062...\23-0062.01 Primary Plat.dwg	
FB/PG	FILE NO.
DRAWN BY DAR	DATE 1/6/25
SECTION 19-33-8	COUNTY LAKE, IN
PROJECT NO. 23-0062	

© COPYRIGHT DVG TEAM, INC

LOWELL PLAZA, LLC

N
0' 15' 30'
SCALE: 1" = 30'

LOWELL PLAZA SUBDIVISION
18000 BRANDYWINE DRIVE
LOWELL, IN 46356
PRELIMINARY PLAT

DATE:	REVISIONS AND NOTES:

DVG TEAM, Inc
1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

DVG TEAM INC