



# CITY OF VALPARAISO

166 Lincolnway  
Valparaiso, IN 46383  
(219) 462-1161  
[Valpo.us](http://Valpo.us)

## MEETING AGENDA

**Valparaiso Plan Commission**  
**Tuesday, November 5, 2024, 5:30 PM**  
**Valparaiso City Hall – Council Chambers**

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes – October 1, 2024
4. Old Business
5. New Business  
**RP24-002**, a petition filed by Abonmarche Consultants, Inc. 17 N. Washington St., Valparaiso, IN 46383 on behalf of Paradise Home Builders. The petitioner seeks to replat four existing lots into six new lots (5 new home lots, 1 new outlot, and 2 remnant lots) at approximately 765 Kinsey St, Valparaiso, IN 46385. *A public hearing will be held.*
6. Staff Items
7. Adjournment

Matt Evans, President  
Beth Shrader, Planning Director

**Next Meeting: Tuesday, December 3, 2024**

*Interested persons can view public meetings live on the City of Valparaiso website, [www.valpo.us](http://www.valpo.us) or participate in the webinar by visiting [bit.ly/ValpoPC2024](http://bit.ly/ValpoPC2024). Requests for alternate formats please contact Planning Department at [planningdepartment@valpo.us](mailto:planningdepartment@valpo.us) or (219) 462-1161.*

## PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

- ☐ To Rezone a Property from \_\_\_\_\_ to \_\_\_\_\_
- ☐ To Approve a Primary Plat
- ☐ To Approve a Secondary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Planned Unit Development (PUD) Amendment
- ☐ To Approve a Minor Subdivision (public notice required post-decision)
- ☒ To Approve a Plat Amendment or Replat (public notice required post-decision)
- ☐ To Appeal the Decision of the Plat Committee
- ☐ Other: \_\_\_\_\_

*For Office Use Only:*

Petition #: RP 24-002

Application Filing Fee: \_\_\_\_\_

Date Filed: 10 / 4 / 2024

Meeting: 11 / 05 / 2024

### SUBJECT PROPERTY INFORMATION

### TYPE OR PRINT IN INK

Property Address:

See Attached Spreadsheet/Deeds  
3 Separate Properties

Subject Property fronts on the \_\_\_\_\_ side  
between (streets) \_\_\_\_\_

Description of Location of Property:

Zoning District (Current): \_\_\_\_\_

Zoning District (Proposed): \_\_\_\_\_

Zoning of Adjacent Properties:

North: \_\_\_\_\_ South: \_\_\_\_\_

East: \_\_\_\_\_ West: \_\_\_\_\_

Parcel/Tax Duplicate Number(s):

Present Use of Property:

Subdivision (If Applicable):

Proposed Use of Property:

Dimensions of Property: Front: \_\_\_\_\_ Depth: \_\_\_\_\_

Property Area (sq. ft./acres): \_\_\_\_\_

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.



Signature of owner/Petitioner

10/7/24

Date

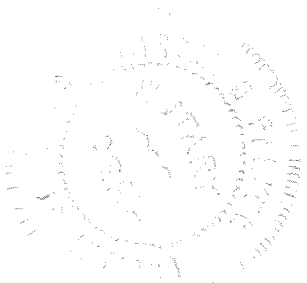
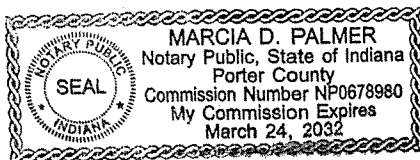
Bill Oeding, City Administrator

Printed name

Subscribed and sworn to before me this 7 day of October, 2024.

Marcia D. Palmer  
Notary Public Marcia D. Palmer

My Commission Expires: March 24, 2032



**Written Description of the Project**

Please provide a brief written description of the proposed project. The written description allows the public, the Plan Commission, and planning staff to better understand the proposed project.

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The proposed application is to replat the existing city owned parcels and Hometeam Valpo parcel into separate taxable lots for the purpose of constructing housing on the proposed 5 replatted lots, create one Outlot for the City of Valparaiso's Public Works facility and create one Outlot for the future subdivision to the east.

Utilities are currently present onsite or can be extended from the west.

THE RESUBDIVISION OF LOT 21-C IN THE RESUBDIVISION OF LOT 21  
IN CAMPBELL'S SUBDIVISION AND LOTS 23 & 25 IN CAMPBELL'S SUBDIVISION

A SUBDIVISION LOCATED IN VALPARAISO, INDIANA. PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 6 WEST, CITY OF VALPARAISO, PORTER COUNTY, INDIANA

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATION

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 \_\_\_\_\_, 2024.

\_\_\_\_\_, MAYOR

\_\_\_\_\_, MEMBER

\_\_\_\_\_, MEMBER

ATTEST: \_\_\_\_\_, CLERK-TREASURER

LEGAL DESCRIPTION

LOT 21-C OF THE RESUBDIVISION OF LOT 21 IN CAMPBELL'S SUBDIVISION, AS PER PLAT THEREOF RECORDED APRIL 26, 2017, IN PLAT FILE 57-A-3 AND AS INSTRUMENT NUMBER 2017-009397 AS RECORDED IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, A PART OF LOT 23 AND LOT 25 IN CAMPBELL'S SUBDIVISION, IN THE CITY OF VALPARAISO, AS PER PLAT THEREOF RECORDED IN MISCELLANEOUS RECORD "C", PAGE 567 IN SAID RECORDER'S OFFICE AND A PARCEL LAND DEDICATED AS PUBLIC ROAD RIGHT-OF-WAY TO THE CITY OF VALPARAISO AS PER DEED OF DEDICATION RECORDED AS INSTRUMENT NUMBER 2022-024191 IN SAID RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR WITH A "BEEG" CAP FOUND AT THE NORTHWEST CORNER OF SAID LOT 25 OF CAMPBELL'S SUBDIVISION; THENCE ALONG THE SOUTH LINE OF THE CONRAIL RAILROAD (FORMERLY PITTSBURGH, FORT WAYNE, & CHICAGO RAILWAY) RIGHT-OF-WAY SOUTH 58°48'05" EAST 152.19 FEET TO A 5/8 INCH REBAR WITH ID CAP STAMPED "ACI FIRM 0050"; THENCE SOUTH 31°14'39" WEST 138.98 FEET TO AN ACI MONUMENT; THENCE SOUTH 31°22'11" WEST 50.00 FEET TO AN ACI MONUMENT; THENCE SOUTH 31°22'11" WEST 147.76 FEET TO AN ACI MONUMENT; THENCE NORTH 58°42'56" WEST 20.00 FEET TO THE EAST LINE OF THE AFOREMENTIONED LOT 21-C ALSO BEING THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN A QUIT-CLAIM DEED TO THE CITY OF VALPARAISO AND RECORDED AS INSTRUMENT NUMBER 2024-XXXXX; THENCE SOUTH 31°22'18" WEST ALONG SAID EAST LINE 188.15 FEET; THENCE NORTH 58°45'38" WEST ALONG THE SOUTH LINE OF SAID LOT 21-C 108.48 FEET TO A 5/8 INCH REBAR WITH "MCMAHON" CAP FOUND AT THE SOUTHWEST CORNER OF SAID LOT 21-C; THENCE NORTH 31°15'47" EAST ALONG THE WEST LINE OF SAID LOT 21-C 324.62 FEET TO A 5/8 INCH REBAR WITH "MCMAHON" CAP FOUND AT THE NORTHWEST CORNER OF SAID LOT 21-C ALSO BEING THE SOUTH LINE OF THE KINSEY STREET RIGHT-OF-WAY PARCEL AS DEDICATED BY INSTRUMENT NUMBER 2022-024191 RECORDED IN SAID RECORDER'S OFFICE; THENCE NORTH 59°00'38" WEST ALONG THE SOUTH LINE OF KINSEY STREET 22.98 FEET TO AN IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF SAID KINSEY STREET RIGHT-OF-WAY PARCEL; THENCE NORTH 31°13'32" EAST ALONG THE WEST LINE OF SAID KINSEY STREET RIGHT-OF-WAY PARCEL 51.43 FEET TO A PINCH PIPE AT THE SOUTHEAST CORNER OF LOT 2 IN CAMPBELL'S SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2023-009389 IN SAID RECORDER'S OFFICE; THENCE NORTH 31°14'39" EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 148.67 FEET TO THE POINT OF BEGINNING, CONTAINING 1.572 ACRES, MORE OR LESS. BEARINGS IN THE FOREGOING DESCRIPTION ARE REFERENCED TO GRID NORTH OF THE INDIANA STATE PLANE COORDINATE SYSTEM (WEST ZONE/NAD83-2011 ADJ.), AS DETERMINED BY GNSS OBSERVATIONS.

DEED OF DEDICATION

WE, THE UNDERSIGNED, \_\_\_\_\_, OWNERS 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 THE RESUBDIVISION OF LOT 21-C IN THE RESUBDIVISION OF LOT 21 IN CAMPBELL'S SUBDIVISION, AND LOTS 23 & 25 IN CAMPBELL'S SUBDIVISION. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. THERE ARE STRIPS OF GROUND OF VARIOUS WIDTHS SHOWN ON THIS PLAT AND LABELED AS EASEMENTS FOR VARIOUS PURPOSES. UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. DRAINAGE EASEMENTS ARE RESERVED FOR THE USE OF THE CITY, HOMEOWNERS, AND/OR THE PROPERTY OWNER'S ASSOCIATION TO PROVIDE FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF DRAINAGE CONDUITS, SWALES, CHANNELS, OVERFLOWS, DETENTION BASINS, OR OTHER RUNOFF MANAGEMENT FACILITIES. A CONSERVATION EASEMENT IS HEREBY DEDICATED OVER AND ACROSS OUTLOT "A" AND IS GRANTED IN FAVOR OF THE OWNER(S) OF OUTLOT "A" AND THE CITY OF VALPARAISO, ITS AGENTS, REPRESENTATIVES, AND ASSIGNS. SUCH EASEMENTS HAVE BEEN CREATED TO PROTECT THE ENVIRONMENTAL VALUE OF SUCH AREAS AND TO PROTECT THE NATURAL RESOURCES LOCATED THEREIN. SUCH CONSERVATION EASEMENTS PROHIBIT ANY PERSON FROM INTERFERING WITH OR DAMAGING THE NATURAL RESOURCES LOCATED THEREIN. NO STRUCTURES, BUILDING, PARKING LOTS, ROADS, PAVEMENT, OR OTHER IMPROVEMENTS SHALL BE BUILT IN AND NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE WITHIN SUCH AREAS WITH THE EXCEPTION OF THOSE NECESSARY AND PROPERLY AUTHORIZED TO INSPECT, MAINTAIN, RESTORE AND ENHANCE THE NATURAL RESOURCES LOCATED THEREIN. THE INSPECTION AND MAINTENANCE OF THE NATURAL RESOURCES LOCATED WITHIN SUCH AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF OUTLOT "A". THE CITY OF VALPARAISO, ITS AGENTS, REPRESENTATIVES, AND ASSIGNS, IS HEREBY GRANTED THE RIGHT TO REQUEST REMOVAL AND/OR REMOVE ANY INTERFERENCE OR DAMAGE TO NATURAL RESOURCES LOCATED WITHIN SUCH EASEMENTS. THE CITY OF VALPARAISO, ITS AGENTS, REPRESENTATIVES, AND ASSIGNS, IS HEREBY GRANTED THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER SUCH CONSERVATION EASEMENTS IN ORDER TO INSPECT, MAINTAIN, RESTORE, AND ENHANCE THE NATURAL RESOURCES LOCATED THEREIN. SUCH CONSERVATION EASEMENTS ARE BINDING ON ALL HEIRS, SUCCESSORS, AND ASSIGNS TO THE PROPERTY ON WHICH THEY ARE LOCATED. THE CITY OF VALPARAISO, OR ITS SUCCESSOR UNIT OF GOVERNMENT, MAY ENFORCE THE PROVISIONS OF SUCH EASEMENTS AS IF SUCH EASEMENTS WERE A STANDARD OF THE CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE, OR ITS SUCCESSOR ORDINANCE. SUCH EASEMENTS SHALL BE MODIFIED OR VACATED IN THE MANNER STIPULATED IN THE CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE, OR ITS SUCCESSOR ORDINANCE. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID EASEMENTS. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

STATE OF INDIANA )

SS: COUNTY OF PORTER )

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING AS THEIR VOLUNTARY ACT AND DEED.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC -

NOTARY PUBLIC -

PRINTED NAME -

PRINTED NAME -

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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:

\_\_\_\_\_, 2024

PRESIDENT, MEMBER

EXECUTIVE DIRECTOR, MEMBER

GENERAL NOTES

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
  - EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE.
  - RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
  - ANY FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - OWNERSHIP OR TITLE.
- NO ABSTRACT OR TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- NO EFFORT HAS BEEN MADE TO DETERMINE THE EXISTENCE OF OR EXTENT OF "WETLANDS", FLOOD PLAINS OR FLOOD WAYS OR HAZARDOUS MATERIALS, IF ANY EXIST, UNLESS SHOWN OTHERWISE AND NOTED HEREON. ALL IMPROVEMENTS SHOWN WERE VISIBLE AND ABOVE GROUND. NO EXCAVATIONS, PROBINGS, ETC. WERE MADE DURING THE PROGRESS OF THIS SURVEY FOR ANY BURIED OR NON-VISIBLE UTILITIES/STRUCTURES.
- B.S.L. DENOTES BUILDING SETBACK LINE

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW"

LEGEND

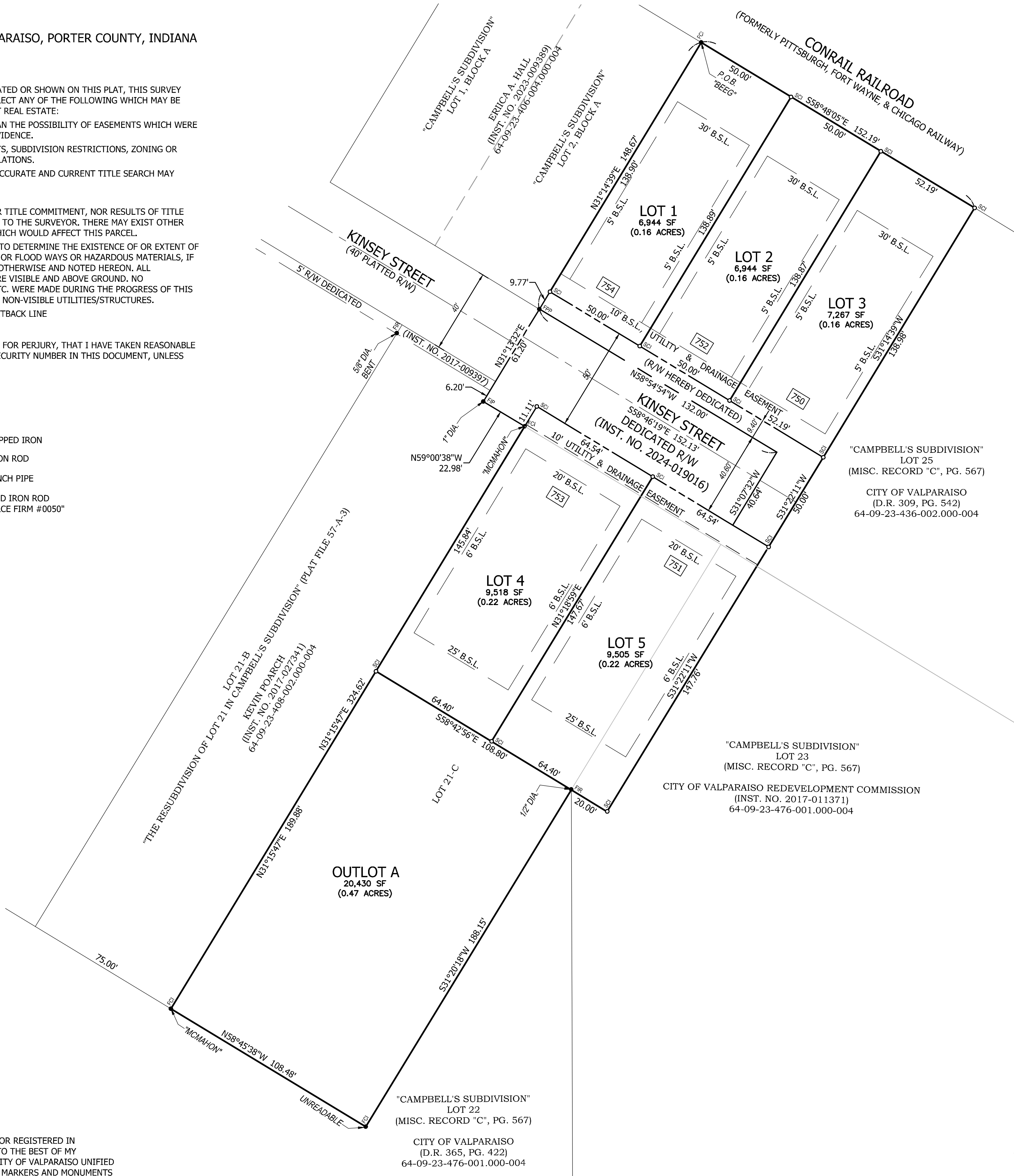
- FCI FOUND CAPPED IRON
- FIR FOUND IRON ROD
- FPP FOUND PINCH PIPE
- SCI SET CAPPED IRON ROD
- "ABONMARCE FIRM #0050"

SURVEYOR'S CERTIFICATION

I, RANDELL S. PETERSON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED 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.

RANDELL S. PETERSON, P.S. DATE  
PROFESSIONAL SURVEYOR #LS20400012  
STATE OF INDIANA

PRELIMINARY



THE RESUBDIVISION OF LOT 21-C IN THE RESUBDIVISION OF LOT 21 IN  
CAMPBELL'S SUBDIVISION AND LOTS 23 & 25 IN CAMPBELL'S SUBDIVISION  
SECONDARY PLAT

**ABONMARCHE**  
17 N. Washington Street  
Valparaiso, IN 46383  
P: 219.856.4425  
abonmarche.com  
Benton Harbor  
South Bend  
Fort Wayne  
Grand Haven  
Grand Rapids  
Valparaiso  
Hobart  
Elkhart  
Lafayette  
Engineering, Architecture, Land Surveying

DRAWN BY: BRG  
FIELDBOOK: EG/JR  
PM REVIEW: MSK  
QA/QC REVIEW: RSP  
DATE: 10/25/2024  
SCALE: AS NOTED  
ACI JOB #: 24-1288  
SHEET NO. 1 OF 2

EXISTING PARCEL LAYOUT

LEGAL DESCRIPTION

LOT 21-C IN THE RESUBDIVISION OF LOT 21 IN CAMPBELL'S SUBDIVISION, RECORDED APRIL 26, 2017, IN PLAT FILE 57-A-3, AS INSTRUMENT NUMBER 2017-093397, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

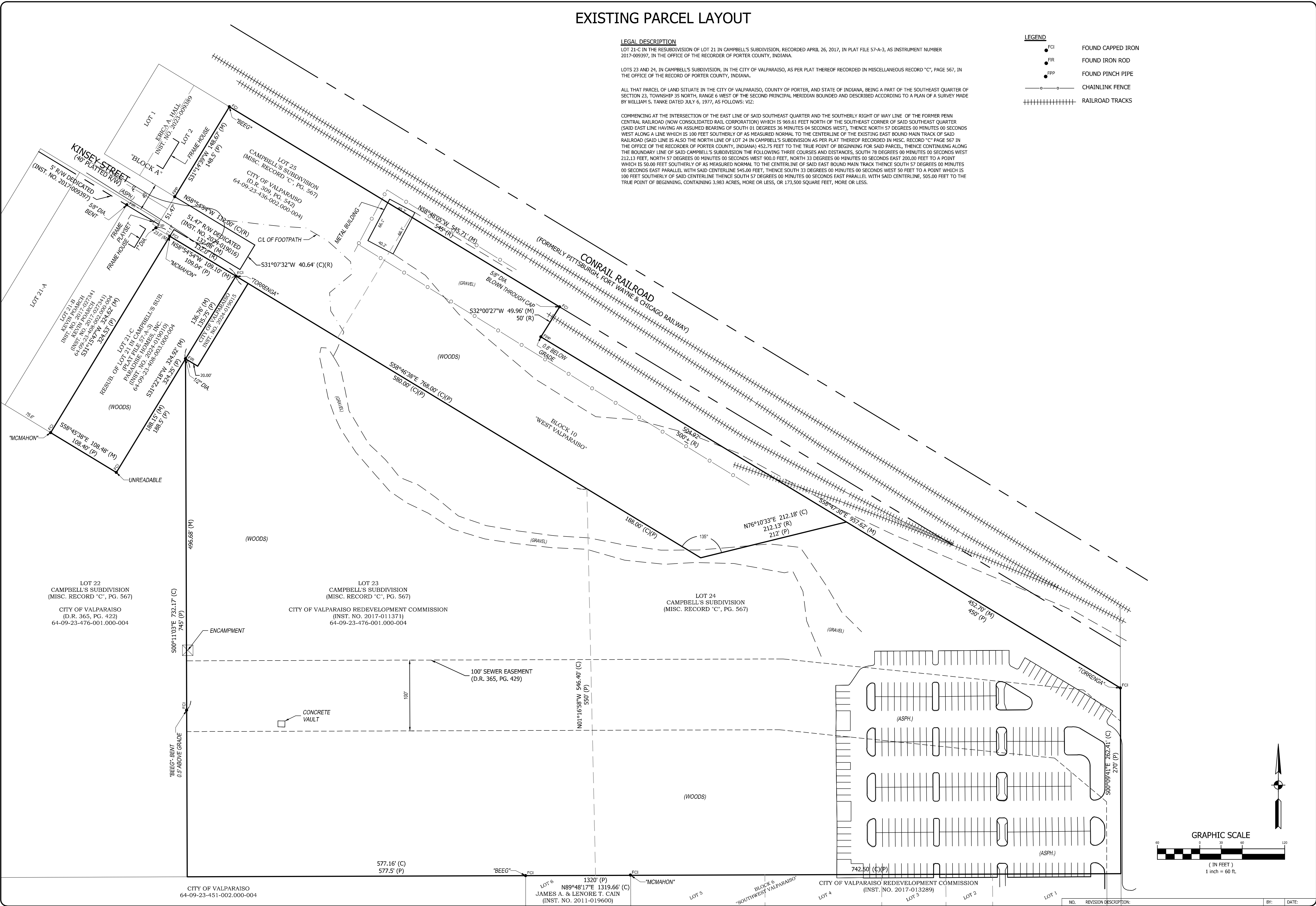
LOTS 23 AND 24, IN CAMPBELL'S SUBDIVISION, IN THE CITY OF VALPARAISO, AS PER PLAT THEREOF RECORDED IN MISCELLANEOUS RECORD "C", PAGE 567, IN THE OFFICE OF THE RECORD OF PORTER COUNTY, INDIANA.

ALL THAT PARCEL OF LAND SITUATE IN THE CITY OF VALPARAISO, COUNTY OF PORTER, AND STATE OF INDIANA, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF A SURVEY MADE BY WILLIAM S. TANKE DATED JULY 6, 1977, AS FOLLOWS: VIZ:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHEAST QUARTER AND THE SOUTHERLY RIGHT OF WAY LINE OF THE FORMER PENN CENTRAL RAILROAD (NOW CONSOLIDATED RAIL CORPORATION) WHICH IS 969.61 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SAID EAST LINE HAVING AN ASSUMED BEARING OF SOUTH 01 DEGREES 36 MINUTES 04 SECONDS WEST), THENCE NORTH 57 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE WHICH IS 100 FEET SOUTHERLY OF AS MEASURED NORMAL TO THE CENTERLINE OF THE EXISTING EAST BOUND MAIN TRACK OF SAID RAILROAD (SAID LINE IS ALSO THE NORTH LINE OF LOT 24 IN CAMPBELL'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN MISC. RECORD "C" PAGE 567 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA) 452.75 FEET TO THE TRUE POINT OF BEGINNING FOR SAID PARCEL, THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID CAMPBELL'S SUBDIVISION THE FOLLOWING THREE COURSES AND DISTANCES, SOUTH 78 DEGREES 00 MINUTES 00 SECONDS WEST 212.13 FEET, NORTH 57 DEGREES 00 MINUTES 00 SECONDS WEST 900.0 FEET, NORTH 33 DEGREES 00 MINUTES 00 SECONDS EAST 200.00 FEET TO A POINT WHICH IS 50.00 FEET SOUTHERLY OF AS MEASURED NORMAL TO THE CENTERLINE OF SAID EAST BOUND MAIN TRACK THENCE SOUTH 57 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID CENTERLINE 545.00 FEET, THENCE SOUTH 33 DEGREES 00 MINUTES 00 SECONDS WEST 50 FEET TO A POINT WHICH IS 100 FEET SOUTHERLY OF SAID CENTERLINE THENCE SOUTH 57 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID CENTERLINE, 505.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 3.983 ACRES, MORE OR LESS, OR 173,500 SQUARE FEET, MORE OR LESS.

LEGEND

- FOI FOUND CAPPED IRON
- FIR FOUND IRON ROD
- FPP FOUND PINCH PIPE
- CHAINLINK FENCE
- RAILROAD TRACKS



EXISTING PARCEL LAYOUT EXHIBIT

A PART OF THE RESUBDIVISION OF LOT 21 IN CAMPBELL'S SUBDIVISION (PLAT FILE 57-A-3), CAMPBELL'S SUBDIVISION (MISC. RECORD "C", PAGE 567), AND BLOCK 10 OF WEST VALPARAISO IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 6 WEST CENTER TOWNSHIP, PORTER COUNTY, INDIANA.

|               |         |
|---------------|---------|
| DRAWN BY:     | BRG     |
| FIELDBOOK:    | JM/EG   |
| PM REVIEW:    | MDK     |
| QA/QC REVIEW: | RSP     |
| DATE:         | 11/4/24 |
| SCALE:        |         |
| ACT JOB #     | 24-1288 |
| SHEET NO.     | 2 OF 2  |

ABONMARCHÉ

17 N. Washington Street  
Valparaiso, IN 46383  
T 219.858.4433  
F 219.858.4425  
abonmarche.com

Valparaiso  
Hobart  
South Bend  
Elkhart  
Fort Wayne  
Lafayette

Benton Harbor  
Grand Haven  
Grand Rapids

Engineering Architecture Land Surveying

COURTESY D&L ARCHITECTURE CONSULTANTS, INC.

SEC. 23-T35N-R6W

|                                                      |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
|------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------|-------------------------|-------------------------|------------------------------|---------------------------------------------------------|----------------------------|-----------------------------|------------------------------------------------|------------------------------------------------|--------------------------|---------------------------|
| SUBJECT PROPERTY INFORMATION                         |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Property Address:                                    |  | Description of Property:                                                                                                 | Parcel/Tax Duplicate Number(s): | Subdivision (If Applicable)                              | Dimensions of Property: | Dimensions of Property: | Property Area (sq. ft/aces): | Subject Property fronts on the x side between (streets) | Zoning District (Current): | Zoning District (Proposed): | Zoning of Adjacent Properties:                 |                                                | Present Use of Property: | Proposed Use of Property: |
| Cambell & Lincolnway, Valparaiso, IN                 |  | Campbells Sub Lots 23 & 24                                                                                               | 64-09-23-476-001.000-004        | N/A                                                      | Front: N/A              | Depth: N/A              | 17.83 Acres                  | No Streets                                              | Central Place              | Central Place               | North: Central<br>East: Light/Heavy industrial | South: Central<br>West: Light/Heavy Industrial | Vacant                   | Residential               |
| PETITIONER INFORMATION                               |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Applicant Name:                                      |  | Phone:                                                                                                                   | Email:                          | Address:                                                 |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Paradise Community Homes                             |  | 219-405-3841                                                                                                             |                                 | 3803 Sandpiper Court, Valparaiso, IN 46385               |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| PROPERTY OWNER INFORMATION                           |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Applicant Name:                                      |  | Phone:                                                                                                                   | Email:                          | Address:                                                 |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| City of Valparaiso Redevelopment Commision           |  | 219-462-1161                                                                                                             | rob@thorgren.com                | Valparaiso City Hall 166 Lincolnway, Valparaiso, IN 4638 |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO.) |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| See Attached Deed                                    |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO.)         |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| N/A                                                  |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| SUBJECT PROPERTY INFORMATION:                        |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
|                                                      |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Property Address:                                    |  | Description of Property:                                                                                                 | Parcel/Tax Duplicate Number(s): | Subdivision (If Applicable)                              | Dimensions of Property: | Dimensions of Property: | Property Area (sq. ft/aces): | Subject Property fronts on the x side between (streets) | Zoning District (Current): | Zoning District (Proposed): | Zoning of Adjacent Properties:                 |                                                | Present Use of Property: | Proposed Use of Property: |
| Kinsey St, Valparaiso, IN 46385                      |  | Cambell's Sub Lot 25 Blk A ex S51.47 W132 & West Valpo Blk 10 in SE 23-35-6 S of RR & N of Lots 23 & 24 Campbells 3.83 A | 64-09-23-436-002.000-004        | N/A                                                      | Front: N/A              | Depth: N/A              | 3.83 Acres                   | No Streets                                              | Central Place              | Central Place               | North: Central<br>East: Central                | South: Central<br>West: Central                | Vacant                   | Residential               |
| PETITIONER INFORMATION:                              |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Applicant Name:                                      |  | Phone:                                                                                                                   | Email:                          | Address:                                                 |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Paradise Community Homes                             |  | 219-405-3841                                                                                                             |                                 | 3803 Sandpiper Court, Valparaiso, IN 46385               |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| PROPERTY OWNER INFORMATION:                          |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Applicant Name:                                      |  | Phone:                                                                                                                   | Email:                          | Address:                                                 |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| City of Valparaiso                                   |  | 219-462-1161                                                                                                             | boeding@valpo.us                | Valparaiso City Hall 166 Lincolnway, Valparaiso, IN 4638 |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO.) |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| See Attached Deed                                    |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO.)         |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| N/A                                                  |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| SUBJECT PROPERTY INFORMATION:                        |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
|                                                      |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Property Address:                                    |  | Description of Property:                                                                                                 | Parcel/Tax Duplicate Number(s): | Subdivision (If Applicable)                              | Dimensions of Property: | Dimensions of Property: | Property Area (sq. ft/aces): | Subject Property fronts on the x side between (streets) | Zoning District (Current): | Zoning District (Proposed): | Zoning of Adjacent Properties:                 |                                                | Present Use of Property: | Proposed Use of Property: |
| 765 Kinsey St, Valparaiso, IN 46385                  |  | Resub Lot 21 in Cambell's Sub Lot 21-C .81A                                                                              | 64-09-23-408-003.000-004        | N/A                                                      | Front: 109.04 ft        | Depth: 324.25 ft        | .81 Acres                    | South side of Kinsey Str                                | General Residential        | General Residential         | North: General<br>East: Central Place          | South: Light Industrial<br>West: General       | Vacant                   | Residential               |
| PETITIONER INFORMATION:                              |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Applicant Name:                                      |  | Phone:                                                                                                                   | Email:                          | Address:                                                 |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Paradise Community Homes                             |  | 219-405-3841                                                                                                             |                                 | 3803 Sandpiper Court, Valparaiso, IN 46385               |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| PROPERTY OWNER INFORMATION:                          |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Applicant Name:                                      |  | Phone:                                                                                                                   | Email:                          | Address:                                                 |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| Home Team Valpo                                      |  | 219-238-6268                                                                                                             | info@hometeamvalpo.org          | Valparaiso, IN 46383                                     |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO.) |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| See attached Deed                                    |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO.)         |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |
| N/A                                                  |  |                                                                                                                          |                                 |                                                          |                         |                         |                              |                                                         |                            |                             |                                                |                                                |                          |                           |

**CORPORATE WARRANTY DEED**

1701948cm

THIS INDENTURE WITNESSETH, that **SMITH READY MIX, INC.**, an Indiana Corporation, of Porter County, in the State of Indiana, CONVEYS AND WARRANTS to **CITY OF VALPARAISO REDEVELOPMENT COMMISSION**, of Porter County, in the State of Indiana, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND ALL OTHER GOOD AND VALUABLE CONSIDERATION, the receipt whereof is hereby acknowledged, the following described Real Estate in Porter County, in the State of Indiana, to-wit:

Lots 23 and 24, in Campbell's Subdivision, in the City of Valparaiso, as per plat thereof recorded in Miscellaneous Record "C", page 567, in the Office of the Recorder of Porter County, Indiana.

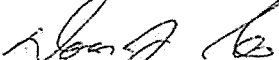
Commonly known as: Campbell & Lincolnway, Valparaiso, IN 46383  
Grantee's Address: 166 Lincolnway, Valparaiso, IN 46383  
Parcel No: 64-09-23-476-001.000-004

Subject to taxes, easements, restrictions, rights of way, ditches and drains, conditions and covenants of record.

Subject also to all zoning laws and other restrictions, regulations, ordinances or statutes of any governmental authority applicable to the above property.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal, this 11<sup>th</sup> day of May, 2017.

SMITH READY MIX, INC.

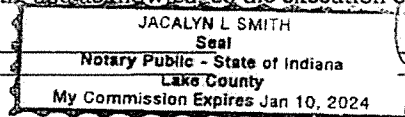
  
By: Douglas J. Smith, President

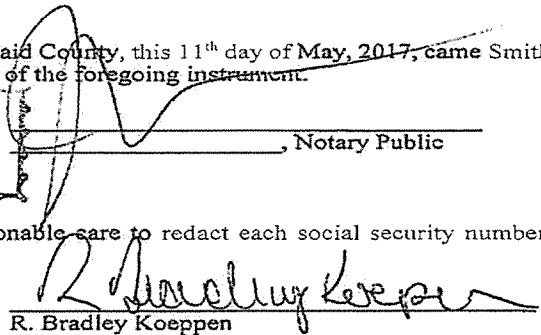
STATE OF INDIANA, PORTER COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County, this 11<sup>th</sup> day of May, 2017, came Smith Ready Mix, Inc. by Douglas J. Smith, and acknowledged the execution of the foregoing instrument.

My Commission Expires:

County of Residence:



  
R. Bradley Koeppen

I affirm under the penalties for perjury that I have taken reasonable care to redact each social security number in this document unless required by law.

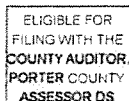
This instrument prepared by:



Mail Fax Duplicates to:

R. Bradley Koeppen, Attorney, DOUGLAS, KOEPPEN & HURLEY, P.O. Box 209  
Valparaiso, IN 46384-0209, (219) 462-2126

City of Valparaiso Redevelopment Commission  
166 Lincolnway  
Valparaiso, IN 46383



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
May 15 2017

Vicki Urbanik

AUDITOR PORTER COUNTY

5 MB

1/0



Parcel Number: 640923476001000004  
 Site Address: Campbell & Lincolnway  
 Valparaiso IN 46383  
 Homestead Filed: False  
 Legal Description: Campbells Sub Lots 23 & 24  
 Alternate Parcel Number:  
 64-09-23-476-001.000-004  
 Owner1: City of Valparaiso Redevelopment Co  
 Owner1 Address: 166 Lincolnway Valparaiso IN  
 46383

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

## WARRANTY DEED

File No.: CTNW2404832-MSW  
CT Valparaiso LLC

**THIS INDENTURE WITNESSETH**, that Michael Nordstrom (Grantor) CONVEY(S) AND WARRANT(S) to Home Team Valpo, Inc. (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Porter County in the State of Indiana, to wit:

**For APN/Parcel ID(s):** 64-09-23-408-003.000-004

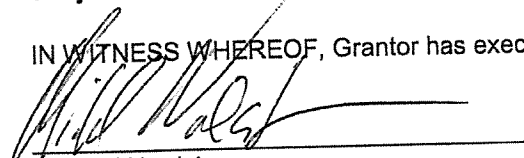
LOT 21-C IN THE RESUBDIVISION OF LOT 21 IN CAMPBELL'S SUBDIVISION, RECORDED APRIL 26, 2017 IN PLAT FILE 57-A-3, AS INSTRUMENT NUMBER 2017-009397, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

**Property:** 765 Kinsey St, Valparaiso, IN 46385

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 26th day of September, 2024.

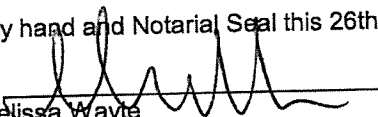
  
Michael Nordstrom

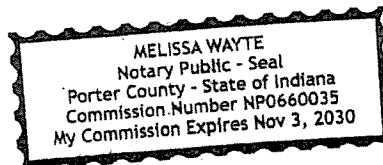
STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Michael Nordstrom who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26th day of September, 2024

Signature:   
Printed: Melissa Wayte  
Resident of: Porter County  
State of: INDIANA  
My Commission expires: November 3, 2030



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 3803 Sandpiper Ct.  
Valparaiso, IN 46385

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Dena Phillips Farling.

CTNW2404832

CHICAGO TITLE COMPANY, LLC

2008-027488

STATE OF INDIANA  
PORTER COUNTY  
FILED FOR RECORD  
10/23/2008 01:15PM  
LINDA D. TRINKLER  
RECORDER

REC FEE: \$22.00  
PAGES: 4

01-1034  
01-258875  
01-193890  
01-877  
01-258876

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that **JET Development, LLC**, an limited liability company organized and existing under the laws of the State of Indiana ("Grantor") CONVEYS AND WARRANTS to the **City of Valparaiso Redevelopment Commission** ("Grantee") for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Porter County, in the State of Indiana ("Property"):

### DESCRIPTION: PARKING LOT<sup>1?</sup>

*See about drawing this out insofar as what it actually describes.*

A PART OF LOTS 3, 4 AND 5 IN BLOCK 8 AND A PARCEL OF LAND IN BLOCK 9, ALL LOCATED IN WEST VALPARAISO, IN THE CITY OF VALPARAISO, WHICH IS RECORDED IN MISCELLANEOUS RECORD "A," PAGE 32, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID BLOCK 8, 21.25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°22'00" EAST, ALONG SAID EAST LINE OF BLOCK 8, A DISTANCE OF 64.87 FEET TO THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 00°22'00" EAST, ALONG THE EAST LINE OF BLOCK 8, A DISTANCE OF 61.00 FEET; THENCE SOUTH 89°38'00" WEST, A DISTANCE OF 67.19 FEET; THENCE SOUTH 00°22'00" EAST, A DISTANCE OF 77.90 FEET; THENCE SOUTH 30°50'46" WEST, A DISTANCE OF 22.70 FEET TO A LINE WHICH IS 25 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF THE EXISTING MAIN TRACK OF THE NORFOLK AND WESTERN RAILROAD (FORMERLY THE PITTSBURGH, FORT WAYNE AND CHICAGO RAILWAY); THENCE NORTH 59°09'14" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 388.16 FEET; THENCE NORTH 30°50'46" EAST, A DISTANCE OF 21.00 FEET; THENCE ALONG A CURVE, CONCAVE WESTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 90°00'00", RADIUS OF 5.00 FEET, ARC LENGTH OF 7.85 FEET AND A CHORD THAT

01-72

*This is the number of our associated parcel, so I would assume this deal gives title to the parcel in question, so maybe they are both owned by Maden Comm.*

③

\* 64-09-23-436-002-000-004  
64-09-23-436-003-000-004  
64-09-23-436-004-000-004  
64-09-23-437-001-000-004  
64-09-23-437-002-000-004  
520081496 RAS

Page 1 of 4

CHICAGO TITLE INSURANCE COMPANY

|                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>DULY ENTERED FOR TAXATION SUBJECT TO<br/>FINAL ACCEPTANCE FOR TRANSFER</p> <p>OCT 23 2008</p> <p><i>Joe K...</i><br/>AUDITOR OF PORTER COUNTY</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------|

*7/1/11*

BEARS NORTH 14°09'14" WEST, 7.07 FEET; THENCE NORTH 59°09'14" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 30°50'46" EAST, A DISTANCE OF 51.75 FEET; THENCE NORTH 00°22'00" WEST, A DISTANCE OF 31.33 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 130 (ALSO KNOWN AS LINCOLNWAY);;THENCE NORTH 89°38'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°22'00" EAST, A DISTANCE OF 22.73 FEET; THENCE NORTH 89°38'00" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°22'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°38'00" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 30°50'46" WEST, A DISTANCE OF 4.64 FEET; THENCE SOUTH 59°09'14" EAST, A DISTANCE OF 14.50 FEET; THENCE ALONG A CURVE, CONCAVE NORTHERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 90°00'00", RADIUS OF 5.00 FEET, ARC LENGTH OF 7.85 FEET AND A CHORD THAT BEARS NORTH 75°50'46" EAST, 7.07 FEET; THENCE SOUTH 59°09'14" EAST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 30°50'46" WEST, A DISTANCE OF 23.00 FEET; THENCE ALONG A CURVE, CONCAVE EASTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 90°00'00", RADIUS OF 10.00 FEET, ARC LENGTH OF 15.71 FEET AND A CHORD THAT BEARS SOUTH 14°09'14" EAST, 14.14 FEET; THENCE SOUTH 59°09'14" EAST, A DISTANCE OF 12.88 FEET; THENCE ALONG A CURVE, CONCAVE NORTHWESTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 125°02'35", RADIUS OF 5.00 FEET, ARC LENGTH OF 10.91 FEET AND A CHORD THAT BEARS NORTH 58°19'28" EAST, 8.87 FEET; THENCE ALONG A CURVE, CONCAVE EASTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 3°38'04", RADIUS OF 72.50 FEET, ARC LENGTH OF 4.60 FEET AND A CHORD THAT BEARS NORTH 02°22'47" WEST, 4.60 FEET; THENCE NORTH 00°33'45" WEST, A DISTANCE OF 46.89 FEET; THENCE ALONG A CURVE, CONCAVE SOUTHWESTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 69°35'55", RADIUS OF 40.00 FEET, ARC LENGTH OF 48.59 FEET AND A CHORD THAT BEARS NORTH 35°21'42" WEST, 45.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 130;THENCE NORTH 89°38'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 67.48 FEET; THENCE ALONG A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 69°56'10", RADIUS OF 25.00 FEET, ARC

LENGTH OF 30.52 FEET AND A CHORD THAT BEARS SOUTH 34°24'20" WEST, 28.66 FEET; THENCE SOUTH 00°33'45" EAST, A DISTANCE OF 60.67 FEET; THENCE ALONG A CURVE, CONCAVE EASTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 32°37'20", RADIUS OF 47.50 FEET, ARC LENGTH OF 27.04 FEET AND A CHORD THAT BEARS SOUTH 16°52'25" EAST, 26.68 FEET; THENCE ALONG A CURVE, CONCAVE NORTHERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 147°10'55", RADIUS OF 5.09 FEET, ARC LENGTH OF 13.08 FEET AND A CHORD THAT BEARS NORTH 73°13'28" EAST, 9.76 FEET; THENCE NORTH 00°22'00" WEST, A DISTANCE OF 19.41 FEET; THENCE NORTH 89°38'00" EAST, A DISTANCE OF 123.68 FEET; THENCE NORTH 00°22'00" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°38'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°22'00" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°38'00" EAST, A DISTANCE OF 91.56 FEET; THENCE SOUTH 45°22'00" EAST, A DISTANCE OF 11.21 FEET; THENCE SOUTH 00°22'00" EAST, A DISTANCE OF 58.08 FEET; THENCE NORTH 89°37'38" EAST, A DISTANCE OF 67.19 FEET TO THE "POINT OF BEGINNING." CONTAINING 1.198 ACRES, MORE OR LESS.

Subject to:

- (1) Indiana real estate taxes.
- (2) Covenants, conditions, restrictions and easements of record.
- (3) All facts which would be revealed by an accurate survey.
- (4) Highways and rights of way, ditches and drains, if any, and all rights therein.
- (5) Terms and conditions of a certain Memorandum of Understanding dated September 17, 2008 by and between the Grantor and the Grantee affecting the Property and certain other property as more particularly identified in said Memorandum.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed this 14<sup>th</sup> day of OCTOBER, 2008.

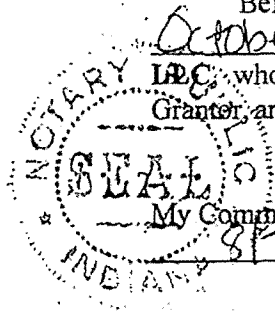
JET Development, LLC

By:

V. Jacob Wagner  
V. Jacob Wagner, Manager

STATE OF INDIANA       )  
                                      ) SS:  
COUNTY OF PORTER     )

Before me, a Notary Public, in and for said County and State, this 14 day of October, 2008 personally appeared **V. Jacob Wagner, Manager of JET Development, LLC**, who acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.



My Commission Expires: 8/11/10

Lisha Vera  
Notary Public Lisha Vera  
County of Residence: Porter

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

William A. Ferngren  
William A. Ferngren

Mail Tax Statements To:  
City of Valparaiso  
166 West Lincolnway  
Valparaiso, Indiana 46383

This Instrument Prepared By:  
William A. Ferngren, Esq.  
Ferngren Law Offices, LLC  
570 Vale Park Road, Unit B  
Valparaiso, Indiana 46385  
(219) 464-4500

P:\BillFiles\Wagner, V\Jet Development, LLC\deed\_jet to city\_2008-09-17.wpd



Parcel Number: 640923436002000004  
 Site Address: Kinsey St Valparaiso IN 46383  
 Homestead Filed: False  
 Legal Description: Campbell's Sub Lot 25 Blk A  
 ex S51.47 W132 & West Valpo Blk 10 in SE  
 23-35-6 S of RR & N of Lots 23 & 24 Campbells  
 3.83A  
 Alternate Parcel Number:  
 64-09-23-436-002.000-004  
 Owner1: Valparaiso City Of  
 Owner1 Address: 166 Lincolnway Valparaiso IN  
 46383

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

## **NOTICE TO SURROUNDING PROPERTY OWNERS**

Dear Property Owner:

You are receiving this notice because you are a property owner within 300 feet of parcel(s) under consideration at an upcoming City of Valparaiso Plan commission meeting.

I, **Abonmarche Consultants, Inc.**, agent for the owner of the property at Campbell & Lincolnway Valparaiso, IN 46383, Kinsey St., Valparaiso, IN 46385 and 765 Kinsey St., Valparaiso, IN 46385 filed a petition **RP24-002** with the Valparaiso Plan commission for: Paradise Home Builders.

The legal description of these parcels are:

*CAMPBELLS SUBLOTS 23 & 24; CAMPBELL'S SUB LOT 25 BLK A EXS51.47 W132 & WEST VALPO BLK 10 IN SE 23-35-6 S OF RR & N OF LOTS 23 & 24 CAMPBELLS 3.83A; AND RESUB LOT 21 IN CAMPBELLS SUB LOT 21-C .81A*

Plainly speaking, I am asking the Valparaiso Plan Commission to: replat four separate parcels into 6 lots; 5 residual lots and 1 outlot.

A site plan illustrating the petition is included with this letter.

The Plan Commission will conduct a public hearing on this matter, Petition Number **RP24-002** on November 5, 2024, at 5:30 pm at Valparaiso City Hall, 166 Lincolnway in Council Chambers and via web conference ([bit.ly/ValpoPC2024](https://bit.ly/ValpoPC2024)).

You may submit your view on this matter in writing to the Planning Director before the hearing date. Alternatively, you can be heard at the above-mentioned time of the public hearing in-person or via web conference. All interested parties are invited to attend or view the meeting live on the City of Valparaiso website.

If you have questions about this petition or would like more information, please contact the City of Valparaiso Planning Department.

Beth Shrader, Planning Director  
Valparaiso City Hall, 166 Lincolnway, Valparaiso, IN 46383

**Phone:** (219) 462-1161

**E-mail:** [planningdepartment@valpo.us](mailto:planningdepartment@valpo.us) (all e-mails must include name, address, and telephone number)

Respectfully,



**Abonmarche Consultants, Inc., Agent – Matt Keiser**

### Affidavit of Proper Public Notice for Public Hearing

(To be presented to Plan Commission staff or attorney at Public Hearing)

Matt Keiser, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That he/she is the Agent (agent, attorney, owner) of the property described in the attached notice which an application for a variance has been filed before the Board of Zoning Appeals of the City of Valparaiso, Indiana

2. That on the 23rd day of October, 2024, did mail at least ten (10) days prior to the scheduled Public Hearing, postage paid, by certified mail, returned receipt requested, a letter explaining the proposed change, time, date and place of hearing and attached hereto, to all of the property owners within three hundred (300) feet from the lot lines of described real estate, as follows.

**(Please attach legal description)**

List the name the address of all property owners who have received notification below:

(Please print)

Please Attach a copy of the Surrounding Property Owners List.



Petitioner

10/23/24  
Date

Subscribed and sworn to before me this 23rd day of October, 2024.



Notary Public

My Commission Expires:

February 11, 2032  
Date

