



CITY OF VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

Ellen Kapitan

Member, City Council
Appointment
Coextensive with Council term,
Term 1/1/2025 to 12/31/2025

Tim Warner, Vice President

Member, Park Board
Appointment
Coextensive with Park Board
term
Term 1/1/2025 to 12/31/2028

Vic Ritter

Member or designated rep
Board of Works Appointment
Term 1/1/2023 to 12/31/2026

Max Rehlander, PE

City Engineering Appointment
Ongoing Appointment

Matt Evans, President

Citizen Appointment by Mayor
Term 1/1/2023 to 12/31/2026

Clay Patton

Citizen Appointment by Mayor
Term 1/1/2022 to 12/31/2025

Harry Peterson

Citizen Appointment by Mayor
Term 1/1/2022 to 12/31/2025

Sarah Litke

Citizen Appointment by Mayor
Term 1/1/2024 to 12/31/2027

Diane Worstell

Citizen Appointment by Mayor
Term 1/1/2022 to 12/31/2025

Kyle Yelton

Auxiliary Member Appointment
by Mayor also on BZA
Term 1/1/2025 to 12/31/2025

STAFF

Bob Thompson,
Executive Secretary

Mark Worthy,
Attorney

Valparaiso Plan Commission Meeting Agenda

Tuesday, July 22, 2025, 6:00 p.m. CST
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Declaration of a Quorum
4. Consideration of Minutes of the previous meeting(s)
 - June 3, 2025
5. Old Business and Matters Tabled
None.
6. New Business
VAC25-001 (Public Hearing)
A petition filed by Lee I. Lane and Jerry and Patricia Doidge. The petitioners request vacation of the public alleyway that runs North-South between Erie Street and Chestnut Street located between 254 Erie St. and 256 Erie St.
7. Other Business
8. Staff Items
9. Adjournment

Next scheduled meeting: Tuesday, August 5, 2025, 5:30 p.m.

The agenda packet can be reviewed on the city's website (Valpo.us). Interested persons desiring to participate in the public hearing process for a petition on the agenda may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above). For questions about a petition or about the meeting in general, contact the Planning Department at planningdepartment@valpo.us, (219) 462-1161, or visit City Hall. The meeting will be livestreamed on the city's website. A recording of the meeting will be posted on the city's website, and meeting minutes will be posted on the city's website once approved.

PETITION TO VALPARAISO PLAN COMMISSION

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

PUBLIC HEARING REQUIRED:

- ☐ To Rezone a Property from _____ to _____
- ☐ To Approve a Primary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☒ To Vacate Alley
- ☐ To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

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

For Office Use Only:

Petition #: VAC 25-001

Application Filing Fee: \$ 100

Date Filed: 7 / 3 / 2025

Meeting: 7 / 22 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

N/A

Public Alley

Subject Property fronts on the North side

between (streets) _____

Erie Street and Chestnut Street

Description of Location of Property:

A North-South public alleyway running between Erie Street and Chestnut Street and located between 254 Erie Street and 256 Erie Street.

Zoning District (Current): NC 60

Zoning District (Proposed): NC 60

Zoning of Adjacent Properties:

North: NC 60 South: NC 60

East: NC 60 West: NC 60

Parcel/Tax Duplicate Number(s):

N/A

Present Use of Property:

Platted as public alley but used as
Single Family Residential

Adjacent Property:

64-09-24-302-003.000-004

64-09-24-302-002.000-004

Subdivision (If Applicable):

N/A

Proposed Use of Property:

Single Family Residential

Dimensions of Property: Front: 16.5 Depth: 61.38

Property Area (sq. ft./acres): 1,012.77/.02 acres

PETITIONER INFORMATION

Applicant Name: _____
Lee I. Lane

Phone: 219.286.2352

Email: lee@glblegal.com

Address:

419 S 100 W
Kouts, IN 46347

FILED

PROPERTY OWNER INFORMATION

Applicant Name: _____
Fred W. Litke Revocable Living Trust

Phone: 219.465.8988

Email: fred.litke@comcast.net

Address:

207 Napoleon Street
Valparaiso, IN 46383

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. _____)

The unimproved alley running in a North-South direction and lying between Lots 1 and 2, in Block 42, in the West Addition to the Original Survey of the Town, now City, of Valparaiso, as shown on the Plat recorded in Deed Record "A," page 352, in the Office of the Recorder of Porter County, Indiana.

PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. _____)

Vacation of a North-South public alleyway running between Erie Street and Chestnut Street and located between 254 Erie Street and 256 Erie Street.

PETITIONER INFORMATION

Applicant Name: _____
Jerry L. Doidge and Patricia A. Doidge

Address:

256 Erie Street
Valparaiso, IN 46383

Phone: 219.462.6139

Email: pattydoidge@gmail.com

PROPERTY OWNER INFORMATION

Applicant Name: _____
Jerry L. Doidge and Patricia A. Doidge

Address:

256 Erie Street
Valparaiso, IN 46383

Phone: 219.462.6139

Email: pattydoidge@gmail.com

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PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. _____)

Vacation of a North-South public alleyway running between Erie Street and Chestnut Street and located between 254 Erie Street and 256 Erie Street.

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.

Lee I Lane

Signature of owner/Petitioner

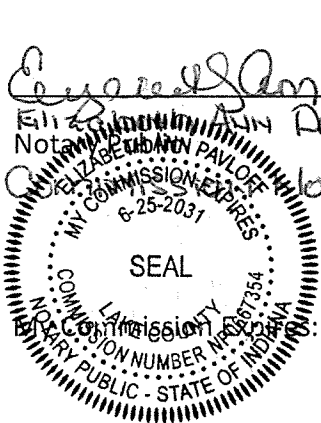
07/03/2025

Date

Lee I. Lane

Printed name

Subscribed and sworn to before me this 3rd day of July, 2025



Elizabeth Ann Pavloff
Notary Public - State of Indiana
Commission Expires 8-25-2031
My Commission Expires 8-25-2031
Seal
Commission Number NP0667354

6.25.2031

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.

Patricia A. Doidge

7/3/25

Signature of owner/Petitioner

Date

Jerry L. Doidge

7/3/25

Jerry L. Doidge and Patricia A. Doidge

Printed name

Subscribed and sworn to before me this 3rd day of July, 2025

Elizabeth Ann Pavloff
Elizabeth Ann Pavloff
Notary Public

Commission No. NP0667354



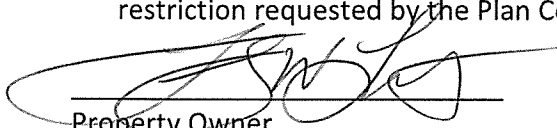
6-25-2031

Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

Fred W. Litke, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That Fred W. Litke ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the Plan Commission.
2. That Owner authorizes Lee I. Lane ("Petitioner") to seek the relief sought in the Petition filed before the Plan Commission. Petitioner is further authorized to commit to any reasonable restriction requested by the Plan Commission or proposed by the Petitioner.



Property Owner

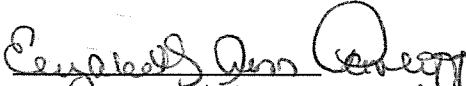
07-03-2025

Date

Property Owner

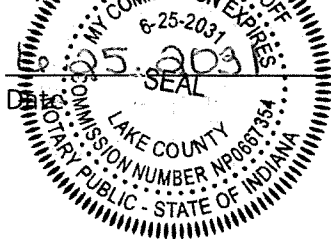
Date

Subscribed and sworn to before me this 3rd day of July, 2025.


Notary Public Elizabeth Ann Portore

Commission No. NP 0667354

My Commission Expires:



LEGAL DESCRIPTION

The unimproved alley running in a North-South direction and lying between Lots 1 and 2, in Block 42, in the West Addition to the Original Survey of the Town, now City, of Valparaiso, as shown on the Plat recorded in Deed Record "A," page 352, in the Office of the Recorder of Porter County, Indiana.

Site Address	Parcel Number	Owner	Owner Address
302 Napoleon St Valparaiso IN 46383	64-09-24-303-001.000-004	Tener Patricia A	302 Napoleon St Valparaiso IN 46383
306 Napoleon St Valparaiso IN 46383	64-09-24-163-003.000-004	Taylor Kenard L & Sharon L	306 Napoleon St Valparaiso IN 46383
255 Haas St Valparaiso IN 46383	64-09-24-162-002.000-004	Rundle Cydney C	255 Haas St Valparaiso IN 46383
353 Chestnut St Valparaiso IN 46383	64-09-24-301-003.000-004	Picka Pamela L	353 Chestnut St Valparaiso IN 46383
253 Erie St Valparaiso IN 46383	64-09-24-305-004.000-004	Smith Douglas J & Wendy L/H&W	253 Erie St Valparaiso IN 46383
205 Napoleon St Valparaiso IN 46383	64-09-24-305-009.000-004	Spencer Ronald M & Julie E/H&W	361 E 400 S Valparaiso IN 46383
254 Erie St Valparaiso IN 46383	64-09-24-302-003.000-004	Litke Fred W Revocable Living Trust	207 Napoleon St Valparaiso IN 46383
401 Napoleon St Valparaiso IN 46383	64-09-24-162-012.000-004	Guzman Gregory J Sr	401 Napoleon St Valparaiso IN 46383
254 Chicago St Valparaiso IN 46383	64-09-24-305-013.000-004	Frangella Anthony F III Trust	254 Chicago St Valparaiso IN 46383
155 Erie St Valparaiso IN 46383	64-09-24-306-006.000-004	Neal Robert A & McClean Alicia J/H&	6 N Morgan Blvd Valparaiso IN 46383
258 Erie St Valparaiso IN 46383	64-09-24-302-001.000-004	Barnes Shawn L	258 Erie St Valparaiso IN 46383
354 Chestnut St Valparaiso IN 46385	64-09-24-161-006.000-004	Brown Joanne M	354 Chestnut St Valparaiso IN 46383
257 Erie St Valparaiso IN 46383	64-09-24-305-001.000-004	Straight Path Investments LLC	7900 Broadway Merrillville IN 46410
406 Academy St Valparaiso IN 46383	64-09-24-162-004.000-004	Cat Properties LLC	11183 Pottawotomie Trl Walkerton IN 46574
258 Chestnut St Valparaiso IN 46383	64-09-24-162-006.000-004	Hargett Satin C	254 Erie & 256 Erie combined
403 Napoleon St Valparaiso IN 46383	64-09-24-162-011.000-004	Kusbel Lauren M	258 Chestnut St Valparaiso IN 46383
210 Napoleon St Valparaiso IN 46383	64-09-24-306-001.000-004	Nielsen Chris & Zehme Leah/TC	403 Napoleon St Valparaiso IN 46383
258 Chicago St Valparaiso IN 46383	64-09-24-305-006.000-004	Henry Lisa L	4104 Oak Grove Dr Valparaiso IN 46383
404 Academy St Valparaiso IN 46383	64-09-24-162-005.000-004	Rickman James A & Naruemol	258 Chicago St Valparaiso IN 46383
252 Chicago St Valparaiso IN 46383	64-09-24-305-011.000-004	JKG Properties II LLC	404 Academy St Valparaiso IN 46383
Vacant Chicago St Valparaiso IN 46383	64-09-24-318-000.000-004	St Paul-Valparaiso LLC & St Paul-Va	275 Joliet Rd Valparaiso IN 46385
256 Chicago St Valparaiso IN 46383	64-09-24-305-012.000-004	Brown Barbara A & Brown Fred L Join	c/o Mark Forszt Valparaiso IN 46385
303 Lafayette St Valparaiso IN 46383	64-09-24-163-007.000-004	Grove David A Jr & Julie/H&W	256 Chicago St Valparaiso IN 46383
152 Erie St Valparaiso IN 46383	64-09-24-303-003.000-004	Lepell James F	303 Lafayette St Valparaiso IN 46383
206 Academy St Valparaiso IN 46383	64-09-24-305-002.000-004	Thirty-Nine Four LLC	152 Erie St Valparaiso IN 46383
202-204 Napoleon St Valparaiso IN 46383	64-09-24-306-004.000-004	Wagner Brent H & Cathryn H/H&W	250 N Bridlewood Ln Valparaiso IN 46385
256 Chestnut St Valparaiso IN 46383	64-09-24-162-007.000-004	Pence Robert A	54 Indiana Ave Valparaiso IN 46383
250 Erie St Valparaiso IN 46383	64-09-24-302-004.000-004	Smith Robert D & Rita M/H&W	256 Chestnut St Valparaiso IN 46383
405 Academy St Valparaiso IN 46383	64-09-24-161-008.000-004	Harper Kelly D	250 Erie St Valparaiso IN 46383
155 Institute St Valparaiso IN 46383	64-09-24-163-002.000-004	Reynolds Timothy O. & Marie S./H&W	405 Academy St Valparaiso IN 46383
203 Napoleon St Valparaiso IN 46383	64-09-24-305-010.000-004	Sloan Walter E	155 Institute St Valparaiso IN 46383
403 Academy St Valparaiso IN 46383	64-09-24-161-009.000-004	Engel Chad T & Rachel A/H&W	203 Napoleon St Valparaiso IN 46383
			403 Academy St Valparaiso IN 46383

305 Lafayette St Valparaiso IN 46383
253 Haas St Valparaiso IN 46383
401 Academy St Valparaiso IN 46383
260 Chicago St Valparaiso IN 46383
255 Erie St Valparaiso IN 46383
156 Erie St Valparaiso IN 46383
256 Erie St Valparaiso IN 46383
254 Chestnut St Valparaiso IN 46383
304 Napoleon St Valparaiso IN 46383
407 Napoleon St Valparaiso IN 46383
151 Erie St Valparaiso IN 46383
156 Chicago St Valparaiso IN 46383
405 Napoleon St Valparaiso IN 46383
206 Napoleon St Valparaiso IN 46383
408 Academy St Valparaiso IN 46383
308 Napoleon St Valparaiso IN 46383
208 Napoleon St Valparaiso IN 46383
207 Napoleon St Valparaiso IN 46383
353 Haas St Valparaiso IN 46383
407 Academy St Valparaiso IN 46383
356 Chestnut St Valparaiso IN 46383

64-09-24-163-006.000-004 Zimmer Benjamin M & Devin W/H&W
64-09-24-162-003.000-004 Arnold Matthew J
64-09-24-161-010.000-004 Seng Albert
64-09-24-305-005.000-004 Jorgensen James L
64-09-24-305-003.000-004 Ridge Robert & Jacqueline/H&W
64-09-24-303-002.000-004 Morris Christopher H
64-09-24-302-002.000-004 Doidge Jerry L & Patricia A
64-09-24-162-008.000-004 Deaner James V & Ginger Nicole D/JT
64-09-24-163-004.000-004 Dwyer Bridget G
64-09-24-162-009.000-004 Major Michael
64-09-24-306-009.000-004 Milton Sheri Laine Trust
64-09-24-306-007.000-004 Casco Joseph D & Mary J
64-09-24-162-010.000-004 Marshall Samuel J & Meghan L/H&W
64-09-24-306-003.000-004 JJMWells2 LLC
64-09-24-162-001.000-004 Monnier Cory J
64-09-24-163-001.000-004 Cunningham Robert R & Carak/H&W
64-09-24-306-002.000-004 Engle Shawn P
64-09-24-305-008.000-004 Litke Fred W Revocable Living Trust
64-09-24-161-003.000-004 Bernardez Rachel
64-09-24-161-007.000-004 Matlock Ryan D
64-09-24-161-005.000-004 Rohde William J & Lia G/H&W

305 Lafayette St Valparaiso IN 46383
253 Haas St Valparaiso IN 46383
401 Academy St Valparaiso IN 46383
260 Chicago St Valparaiso IN 46383
309 Lafayette St Valparaiso IN 46383
156 Erie St Valparaiso IN 46383
256 Erie St Valparaiso IN 46383
254 Chestnut St Valparaiso IN 46383
304 Napoleon St Valparaiso IN 46383
407 Napoleon St Valparaiso IN 46383
4005 Michelle Ct Concord CA 94521
156 Chicago St Valparaiso IN 46383
405 Napoleon St Valparaiso IN 46383
122 Wheatridge Rd Valparaiso IN 46385
408 Academy St Valparaiso IN 46383
308 Napoleon St Valparaiso IN 46383
9753 Elle Ave Saint John IN 46373
207 Napoleon St Valparaiso IN 46383
353 Haas St Valparaiso IN 46383
407 Academy St Valparaiso IN 46383
356 Chestnut St Valparaiso IN 46383

254 & 256 Erie St combined

Petitioners Reasons for Requesting Vacation of Alley

There are 2 petitioners. They are the owners of 256 Erie Street, whose primary residence is located on the west side of the unimproved alley ("West Side Petitioner") and the proposed purchaser of the vacant lot located on the east side of the unimproved alley at 254 Erie Street ("East Side Petitioner").

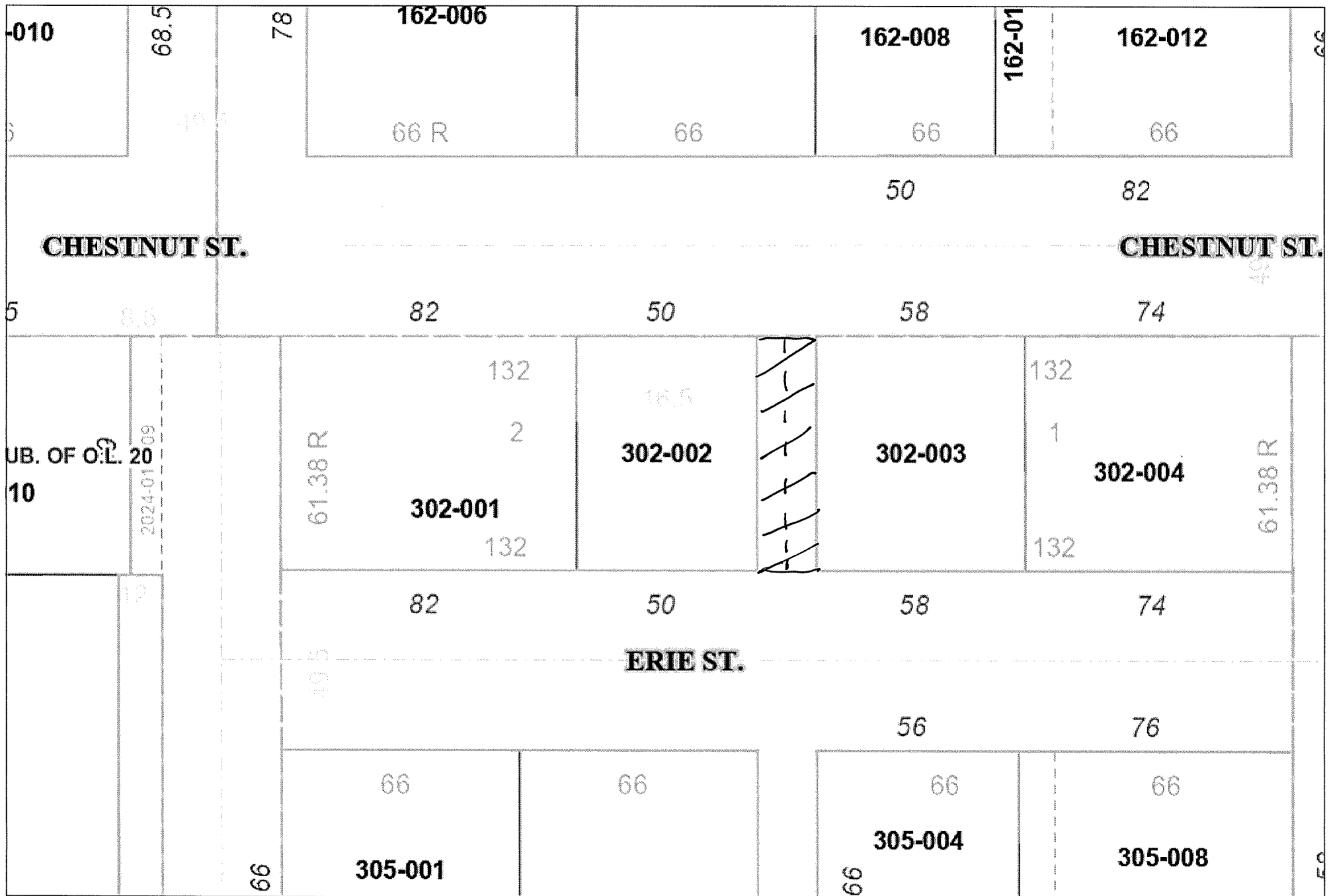
For many years, it was assumed by surveyors that the unimproved alley had been vacated. Attached are a 1941 survey of 256 Erie Street and a 1976 survey of 254 Erie Street, each of which reflect the belief that the alley was vacated. The 1976 survey shows the house at 254 Erie Street was situated 1.5 feet into the vacated alley.

The 1941 survey does not plat the location of the house on the 256 Erie lot, but a visual inspection confirms that this house is also located within the unimproved alley. Additionally, the owners have maintained a fence in the middle of the unimproved alley and have utilized the west half of the unimproved alley as their side yard, including concrete walkway around their house.

Also attached is a copy of a section of the County Surveyor maintained updates to the original recorded plat. This document shows a dashed line running through the unimproved alley in Block 42 between 254 and 256 Erie Street. Although the unimproved alley is not marked as vacated, the surveyor maintained plat shows this alley to be the only alley known to have markings denoting a split of the alley between the adjoining property owners. All other alleys are either marked as vacated or they remain unmarked.

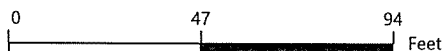
In 2024, the house at 254 Erie was condemned by the City and torn down by the current owner. The applicant is proposing to build a single family residence at 254 Erie and discovered that the alley was never formally vacated. Petitioner is requesting that the alley be vacated. If the alley is vacated, the lot would be 66.5 feet wide, which is the average width for most lots in the NC 60 zoning district of Valparaiso, and the applicant would not require a side setback variance.

There are only 4 lots located on this block and they all face Erie Street and have garages on Chestnut Street. There is no alley access that would be needed for either 254 Erie or 256 Erie. To the best of Petitioners' knowledge, and based solely on the City's recently marked utilities for the curb improvements on Erie Street, it does not appear that there are any utilities located within the unimproved alley, except electrical service. It is unclear whether this electrical line only provides service to 256 Erie or if it serves any other properties. If vacated, an easement for utilities could be preserved by the City while still allowing the petitioners to build/maintain a residential home that utilizes a few feet of the unimproved alley and utilizes the rest for yard/side setback purposes.



Enter Map Title...

Web Print: 07/03/2025



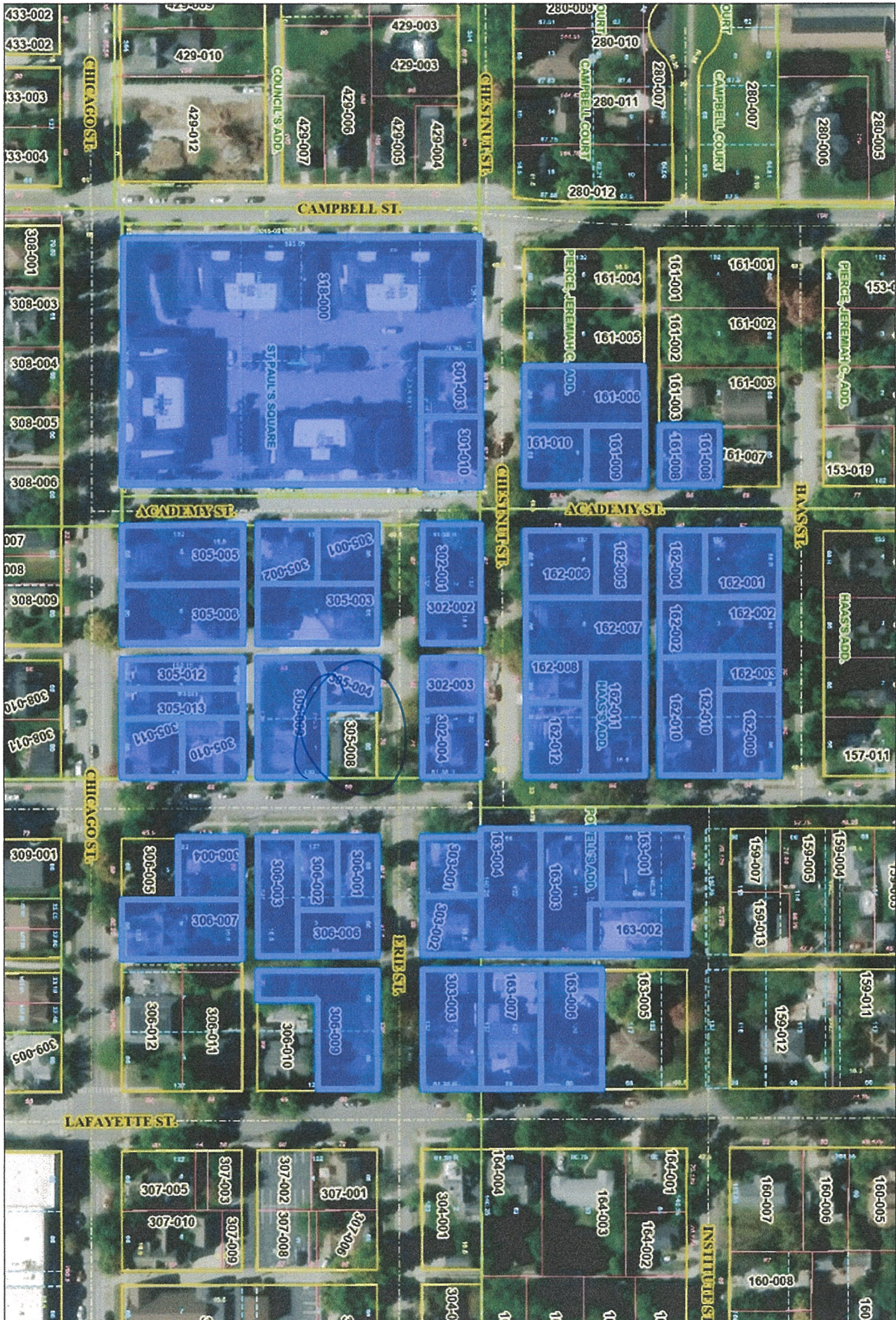
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Proposed Alley Vacation

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2024 ERIE ST



Scanned from the Private Records of
Emil Beeg Land Surveyor, Inc. as acquired
by the Porter County Surveyor's Office
155 Indiana Ave. Suite 303, Valparaiso, IN
46383 PH (219) 465-3560
Kevin D. Breitzke, P.E., P.S., C.F.M.
Porter Co. Surveyor
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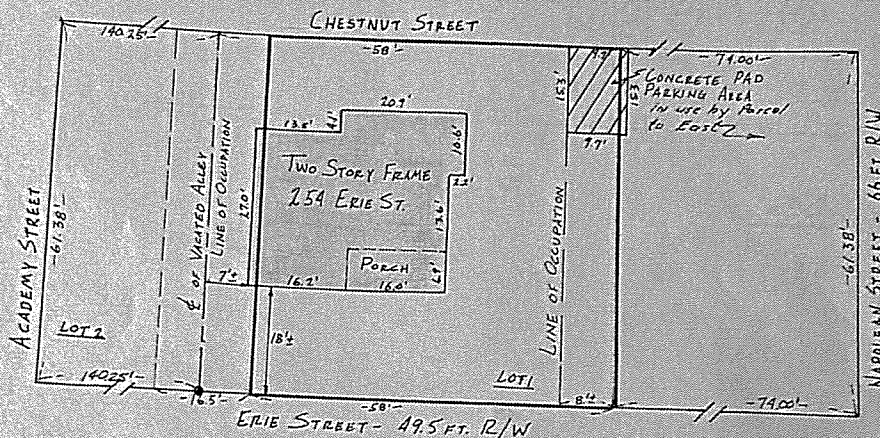
MORTGAGE LOAN INSPECTION PLAT

BY
EMIL P. BEEG JR.

IND. REG. LAND SURVEYOR NO. 50004
4 FAIR STREET VALPARAISO, INDIANA 46383
PHONE: 219 - 462-7452

Disclaimer: The information of this
drawing is believed to be reliable, but
no representations, guarantees or
warranties of any kind are made as to
its accuracy, currency, revision, or
suitability for particular applications.
Porter County Surveyor, K.D. Breitzke

DESCRIPTION
OF PROPERTY: The West 58 feet of Lot 1 in Block 42 of the
Original Survey of Portersville (now the City
of Valparaiso) as per plat thereof, recorded
in Deed Record "A", page 13, in the Office
of the Recorder of Porter County, Indiana.



MORTGAGOR: VANDER MOLEN, Richard L. & Roberta Janet

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT

TOP OF PLAT IS NORTH

SCALE: 1 INCH = 20 FT.

- SURVEY MARKER FOUND
- SURVEY MARKER SET

THIS INSPECTION PLAT IS MADE FOR AND AT THE INSTANCE OF
First Federal Federal Savings and Loan Association of Valparaiso
I HEREBY CERTIFY THAT THIS INSPECTION PLAT SHOWS THE IMPROVEMENT OR IMPROVE-
MENTS AS LOCATED ON THE PREMISES DESCRIBED, THAT THE IMPROVEMENT OR IMPROVEMENTS ARE
ENTIRELY WITHIN LOT LINES, AND THAT THERE ARE NO ENCROACHMENTS UPON THE PREMISES
DESCRIBED BY THE IMPROVEMENT OR IMPROVEMENTS OF ANY ADJOINING PREMISES, EXCEPT AS
INDICATED. I FURTHER CERTIFY THAT THERE ARE NO RECORD PLAT EASEMENTS AFFECTING
THE TRACT SHOWN HEREON, EXCEPT AS NOTED.

I FURTHER CERTIFY THAT THIS MORTGAGEE'S INSPECTION WAS PREPARED FOR IDENTIFICATION PUR-
POSES ONLY FOR THE MORTGAGEE IN CONNECTION WITH A NEW MORTGAGE AND IS NOT IN-
TENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY; THAT NO PROPERTY
CORNERS WERE SET; AND IS NOT TO BE USED, OR RELIED UPON, FOR THE ESTABLISHMENT OF ANY
FENCE, BUILDING, OR OTHER IMPROVEMENT LINES. NO RESPONSIBILITY IS EXTENDED HEREIN TO THE
PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

STATE OF INDIANA)

COUNTY OF PORTER)

BY Emil P. Beeg Jr.
INDIANA REG. LAND SURVEYOR NO. 50004

Valparaiso, Indiana

FIELD BOOK NO. 76 PAGE 240

ORDERED BY PIONEER NATIONAL TITLE INSURANCE Co.
1539-76

MAY 21, 19 76

PLAT NO. 1734

FILE NO. VALPO ORIG. SURVEY

(BOOK 42)

Scanned from the Private Records of
Emil Beeg Land Surveyor, Inc. as acquired
by the Porter County Surveyor's Office
155 Indiana Ave. Suite 303, Valparaiso, IN

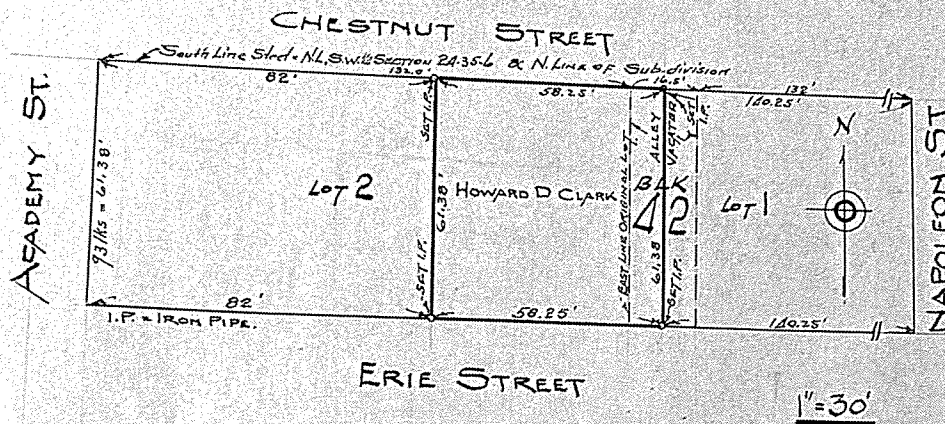
Scanned from the Public Records of the
Porter County Surveyor's Office
155 Indiana Ave. Suite 303, Valparaiso, IN
460383 Ph (219) 465-3560
Kevin D. Breitke, P.E., P.S., C.F.M.,
Porter County Surveyor
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MORTGAGE LOAN INSPECTION

Disclaimer: The information of this
drawing is believed to be reliable, but

Disclaimer: The information of this
drawing is believed to be reliable, but
no representations, guarantees or
warranties of any kind are made as to
its accuracy, currency, revision, or
suitability for particular applications.
Porter County Surveyor, K.D. Breitke

FILE 184-R
F.B. 510-49



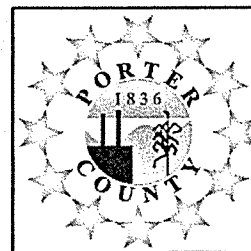
PLAT OF SURVEY

THIS CERTIFIES That on October 28th, 1941, I made a survey and located the corners and boundary lines of a parcel of land in the City of Valparaiso, Indiana, described as being Lot two in block 42 in Original Survey-Town of Porterville, now the City of Valparaiso, excepting the west 82 feet thereof.

In making said survey we have assumed that the north and south alley through said block 42 is vacated and closed as it has been to the personal knowledge of the undersigned for the past 40 years, and have included the west half of said north and south alley as a part of the parcel being purchased by Mr. Howard D. Clark. Iron pipe were set by me marking the four corners of said parcel in conformity with established City Monuments and in agreement with the plat of said Block 42 as Recorded in Deed Record "A" at page 352.

Valparaiso, Indiana
November 4th, 1941

Edy Stinchfield
(Edy Stinchfield)
Registered Engineer No. 2036.
(SEAL)



Scan
Por
155
Pho
Key
Disc
repre
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Proposed Improvements if alley was vacated

Chestnut St

Current lot width: 58'
Lot width with vacated alley: 66.0'
Proposed house with vacated alle



Setbacks	
Sides:	6'
Front / Rear:	15'

254 Erie St

Subject to Plan Commission & BZA Approval

SCALE 3/32"