

FALLING WATERS SECOND RESUBDIVISION

A REPLAT OF FALLING WATERS LOTS 2, 3, 6, 7, 66-69, 76, 77, 110, 111, 119, 120, 130-133, 198-205, 215-218, 243, 244, 264-268, 288-294, 299-301, 310-320, 325-329, 334-344, 346-351, 367-377, 379-385, AND 387-389

2020-028864

STATE OF INDIANA
FILED FOR RECORD
PORTER COUNTY RECORDER
CHUCK HARRIS

10/28/2020 9:20AM

42-B-6-B

DESCRIPTION: Lot 2, Lot 3, Lot 6, Lot 7, Lots 66 through 69, Lot 76, Lot 77, Lot 110, Lot 111, Lot 119, Lot 120, Lots 130 through 133, Lots 198 through 205, Lots 215 through 218, Lot 243, Lot 244, Lot 264 through 268, Lots 288 through 294, Lots 299 through 301, Lots 310 through 320, Lots 325 through 329, Lots 334 through 344, Lots 346 through 351, Lots 367 through 377, Lots 379 through 385, and Lots 387 through 389, Falling Waters, as per plat thereof, recorded in Plat File 42-B-6 and as amended and recorded in Plat File 44-A-4, in the Office of the Recorder of Porter County, Indiana.

DEED OF DEDICATION

The undersigned FWA Development, LLC, owner of the real estate and described herein, does hereby lay off, plat and subdivide said real estate in accordance with the within plat.

The subdivision shall be known and designated as "Falling Waters Second Resubdivision". All streets, alleys, and public open spaces shown were previously platted as private and therefore are not dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and the property line of the street, there shall be erected or maintained no building or structure.

Easements for the installation and maintenance of utilities and drainage are reserved as shown on this plat. No building material, refuse, or fill dirt may be placed within such easements in such a manner that the drainage of said lot or other lots in the subdivision is prevented. An easement is hereby granted to Virizon, Northern Indiana Public Service Company, and any other entity having the power of eminent domain, severally and to their respective successors and assign, to install, lay erect, construct, renew, operate, repair, replace, and maintain sewers, water mains, gas or underground with all necessary braces, guys, anchors, and other appliances in, upon along and over said easements and strip or strips of land designated by dotted lines on the plat and marked "UTILITY EASEMENTS" for the purpose of serving the public in general with sewer, water, gas, electric and telephone services, including the right to use the streets where necessary, and to overhang lots with aerial service to serve adjacent lots, together with the right to enter upon said easements at all times for any and all purposes aforesaid, and to trim and keep trimmed any trees, shrubs or saplings that interfere with any such utility use. No permanent building shall be placed on said easement but the same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for public purposes.

DRAINAGE EASEMENT DEDICATION:

Drainage easements are reserved as shown on the plat. Such drainage easements are hereby dedicated to the Falling Waters Conservancy District, and the inspection, maintenance, repair, and reconstruction of the drainage and/or storm water infrastructure located therein shall be the responsibility of the Falling Waters Conservancy District. Such drainage easements prohibit any person from interfering with, obstructing, or damaging the drainage and/or storm water infrastructure located therein. No structures of any kind shall be erected or maintained upon such drainage easements and no building material, refuse, or fill dirt may be placed within such drainage easements in such a manner that the drainage of said lot, other lots in the subdivision, or other adjacent lots is prevented. The Falling Waters Conservancy District, its agents, representatives, and assigns, is hereby granted the right to request removal and/or remove any interference or obstruction to drainage located within such easements. The Falling Waters Conservancy District, its agents, representatives, and assigns, is hereby granted the right to enter such drainage easements in order to inspect, maintain, repair, and reconstruction the drainage and/or storm water infrastructure located therein. Such drainage easements are binding on all heirs, successors, and assigns to the property on which they are located. The Falling Waters Conservancy District may enforce the provisions of such easements as if such easements were a standard of the Porter County Unified Development Ordinance, or its successor ordinance. Such easements shall only be modified or vacated in the manner stipulated in the Porter County Unified Development Ordinance, or its successor ordinance.

OWNER'S CERTIFICATE

This is to certify that the undersigned is the owner of the land described in the plat, and that he has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

David E. Woodward, Member

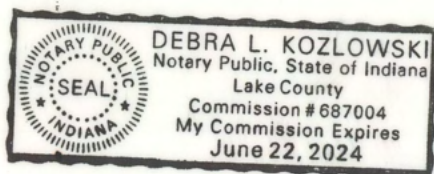
FWA Development, LLC
David E. Woodward, Member

State of Indiana) ss:
County of Porter)

Before me, the undersigned Notary Public in and for the County and State, personally appeared David E. Woodward, Member of FWA Development, LLC and does acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes herein expressed.

Witness my hand and notarial seal this 12th day of October, 2020.

Notary Public



My commission expires: June 22, 2024

A resident of Lake County.

State of Indiana) ss:
County of Lake)

I, Kevin A. Krull, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents the record subdivision plat of Falling Waters, that all the monuments shown thereon actually exists; and that their locations, size, type and material are accurately shown.

Kevin A. Krull
Kevin A. Krull, Reg. Land Surveyor No. 20100075
October 6, 2020



CERTIFICATE OF APPROVAL FOR FINAL PLAT

The undersigned certify that the plat of "Falling Waters Second Resubdivision" (hereafter called the subdivision) was considered and approved by the Porter County Plan Commission (hereinafter called the Commission) on Oct. 27, 2020. ~~The Secondary Plat approval of Falling Waters Second Resubdivision was given after a public hearing of the Commission. Notice of said hearing was published in the~~ on Oct. 27.

In witness thereof, we have attached our signatures and the Plan Commission seal hereupon.

Richard W. Burns

ATTEST: Richard W. Burns
President of the Plan Commission

Robert W. Thompson, Jr.

ATTEST: Robert W. Thompson, Jr.
Executive Director / County Planner

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Kevin D Breitake, P.E., P.S., CFM
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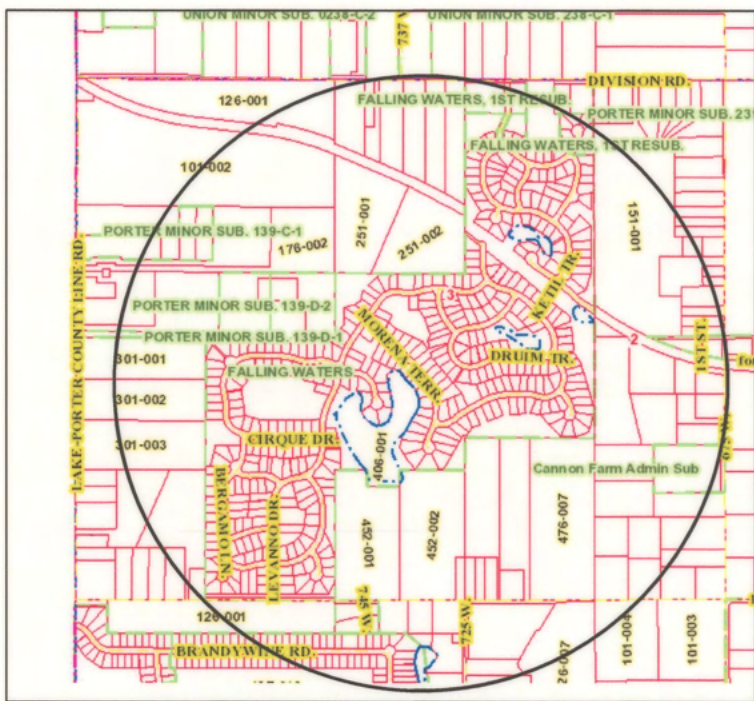
Disclaimer: The information herein is believed to be reliable, but no representations, guarantees or warranties any kind are made as to its accuracy, currency, revision, or suitability for any specific purpose. Porter County Surveyor, Kevin Breitake

"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."

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 28 2020

VICKI URBANIK
AUDITOR PORTER COUNTY



VICINITY MAP

NOTES:

- For boundary information reference the record plat of Falling Waters, as per plat thereof, recorded in Plat File 42-B-6 and as amended and recorded in Plat File 44-A-4, in the Office of the Recorder of Porter County, Indiana.
- Iron rods shown as set hereon are 5/8 inch rebar, 24 inches long, with blue surveyor identification cap stamped "DVG Team Inc, Firm No. 0120".

SHEET 1 OF 4

2. MISC. SUBS. FALLING WATERS 519-319 - FALLING WATERS RESUB.DWG	FILE NO. 13-131.0
FB/PG	
DRAWN BY KAK	DATE 10/6/2020
SECTION 3-34-7	COUNTY PORTER
PROJECT NO. S19-319	

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FWA
DEVELOPMENT



SCALE: 1" = 100'

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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

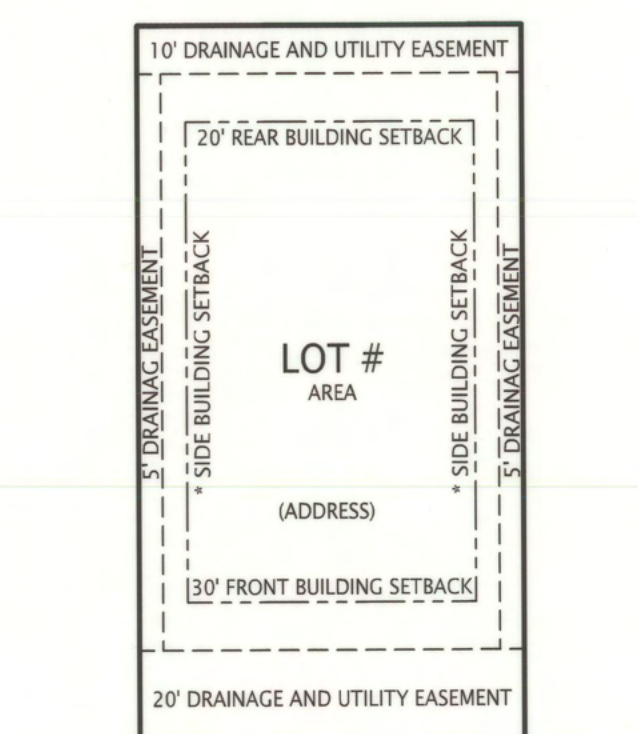


QS#0140

42-B-6-B

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*MINIMUM SIDE YARD SETBACK IS 10 FEET OR 10%, WHICHEVER IS GREATER. PER COVENANT DOC. NO. 2003-020698



STREET SIDE

TYPICAL LOT
BUILDING LINES
AND EASEMENTS
EXISTING ZONING: PUD

	PLATTED VALUE (PF 44-A-4)	CALCULATED VALUE
*1	337.90'	337.89'
*2	217.51'	217.54'
*3	171.80'	171.90'

*NOTE: Calculated values derived exclusively from the CAD linework obtained from the original platting surveyor of Falling Waters.

- IRS = Iron rod set, 5/8 inch rebar, 24 inches long, with blue surveyor identification cap stamped "DVG Team Inc, Firm No. 0120".
- IRF = Iron rod found, 5/8 inch rebar, without surveyor identification cap, unless as noted.

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SHEET 2 OF 4

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0' 50' 100'

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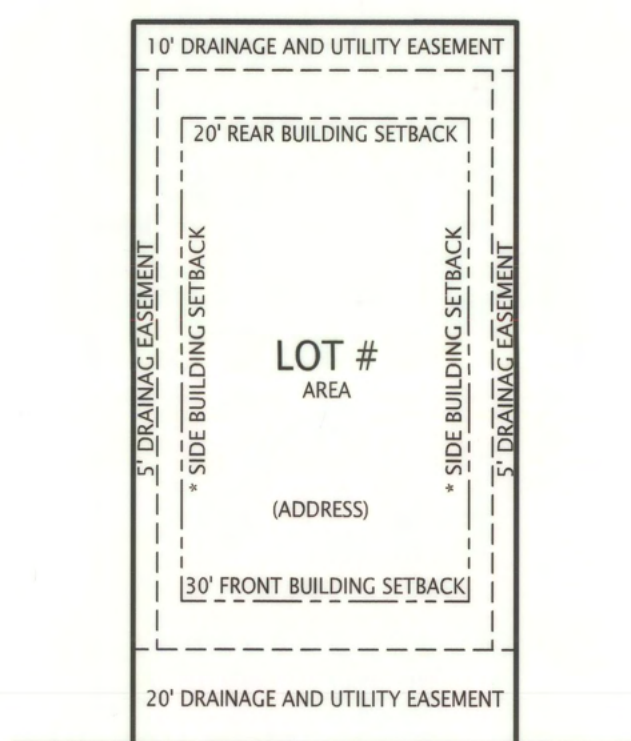
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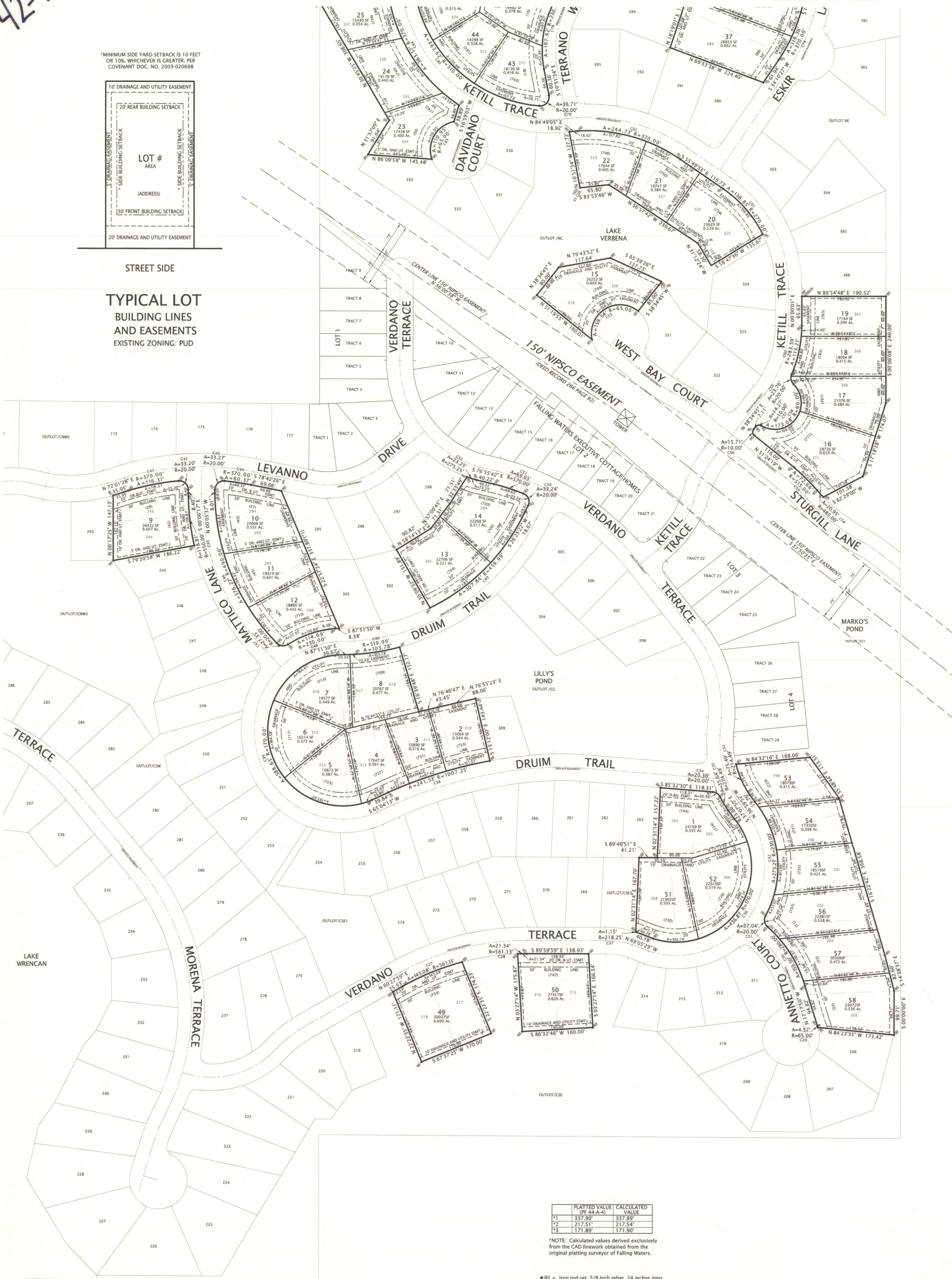
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SHEET 3 OF 4

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QS# 0140

42-B-6-B

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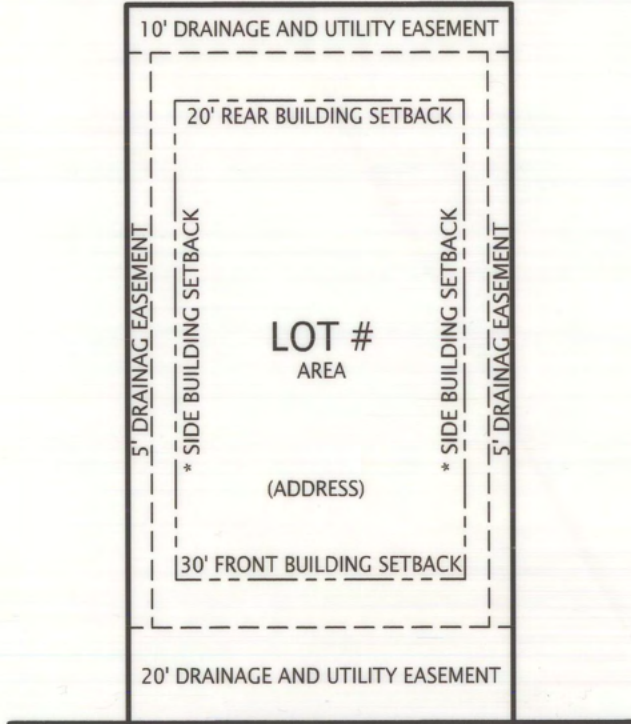
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