

FALLING WATERS EXECUTIVE COTTAGE HOMES

A PLANNED UNIT DEVELOPMENT IN PORTER COUNTY, INDIANA

(BEING A REPLAT OF LOTS 178 THROUGH 197, FALLING WATERS, PLAT FILE 44-A-4) **44-A-4R**

DESCRIPTION: Lots 178 through 197, 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 Executive Cottage Homes". 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 Verizon, Frontier, Northern Indiana Public Service Company, Falling Waters Conservancy District 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.

CONSERVATION AREAS:
There are strips or parcels of real estate shown on the plat and designated "CONSERVATION AREA". These areas are hereby reserved within this subdivision for the express purpose of preserving the existing trees located within said strips or parcels. No filling, grading or re-grading work may be conducted and no buildings or structures may be erected within said conservation areas.

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.

FWA Development, LLC
David E. Woodward, Member
David E. Woodward

State of Indiana)
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 11th day of September, 2019.

Notary Public
My commission expires: June 22, 2024
A resident of Lake County.



2019-021541
STATE OF INDIANA
FILED FOR RECORD
PORTER COUNTY
RECORDER
CHUCK HARRIS
09/30/2019 9:00 AM

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 of 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.

CONSERVANCY DISTRICT CERTIFICATE
The undersigned certify that the Falling Waters Conservancy District has accepted those drainage easements identified on the plat. Upon final acceptance of the drainage and/or storm water infrastructure located within such drainage easements by the Falling Waters Conservancy District, the inspection, maintenance, repair, and reconstruction of such infrastructure shall be the responsibility of the Falling Waters Conservancy District.
In witness whereof, we have attached our signatures hereupon.

Pete Kovacic, Chairman, Falling Waters Conservancy Dist. ATTEST: Nathan D. Vis, Esq., Attorney

State of Indiana)
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 hereon actually exist; and that their locations, size, type and material are accurately shown.

Kevin A. Krull, Reg. Land Surveyor No. 20100075
August 30, 2019



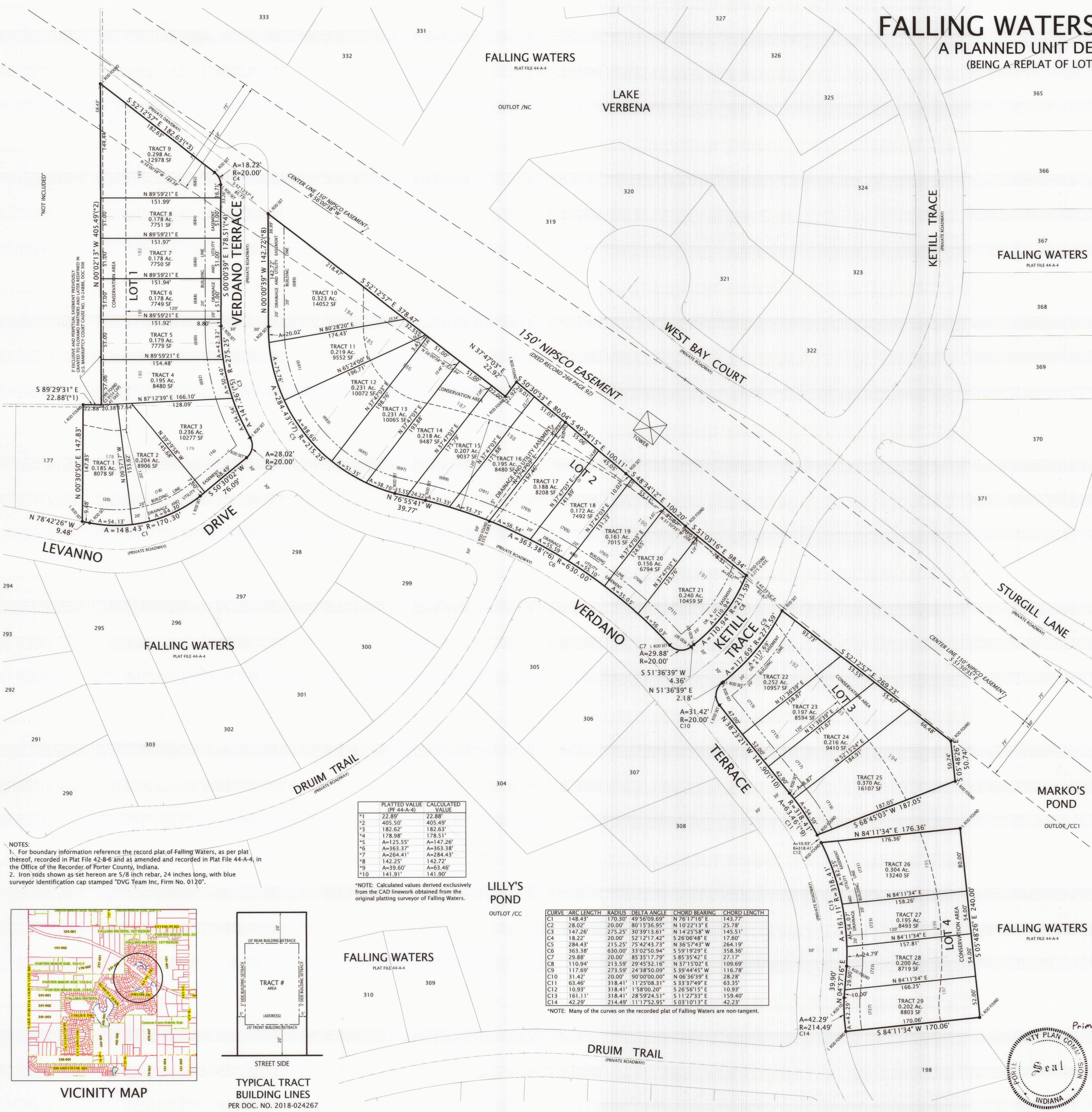
Disclaimer: The information herein is believed to be reliable, but no representations, guarantees or warranties any kind are made as to its accuracy, currency, revision, or suitability for any specific purpose. Porter County Surveyor, Kevin Bretzke

CERTIFICATE OF APPROVAL FOR SECONDARY PLAT

The undersigned certify that the plat of "Falling Waters Executive Cottage Homes" (hereafter called the subdivision) was held and approved by the Porter County Plan Commission (hereinafter called the Commission) at a public meeting held on Sept. 20, 2019, by a vote of 5 members of the Commission. The Secondary Plat approval of Falling Waters Executive Cottage Homes was given after a public hearing held on a vote of the Commission. Notice of said hearing was published in the The Times on June 2019 and on the Times.

In witness whereof, we have attached our signatures and the Plan Commission seal hereupon.
Richard W. Burns, President of the Plan Commission ATTEST: Robert W. Thompson, Jr., Executive Director / County Planner

QS #0140



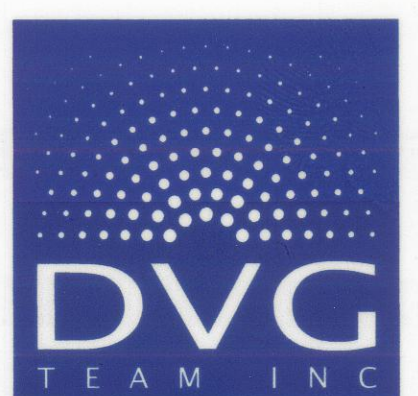
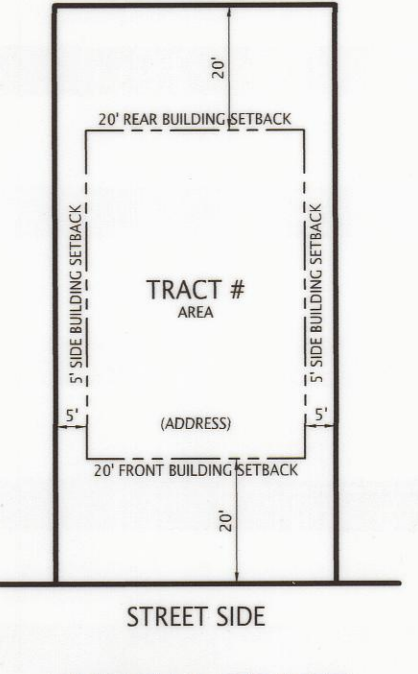
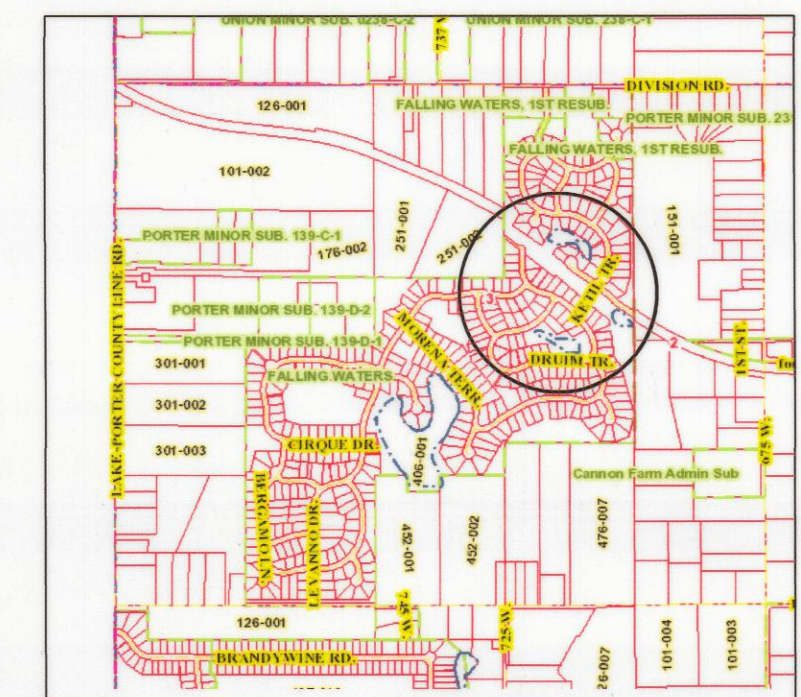
	PLATTED VALUE (P.F. 44-A-4)	CALCULATED VALUE
*1	22.88'	22.88'
*2	405.50'	405.49'
*3	182.62'	182.63'
*4	178.98'	178.51'
*5	A=125.55'	A=147.26'
*6	A=363.37'	A=363.38'
*7	A=264.41'	A=284.43'
*8	A=142.25'	A=142.72'
*9	A=39.60'	A=63.46'
*10	A=141.91'	A=141.90'

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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	148.43'	170.30'	49°56'09.69"	N 76°17'16" E	143.77'
C2	28.02'	20.00'	80°15'36.95"	N 102°21'3" E	25.78'
C3	147.26'	275.25'	30°39'13.61"	N 142°35'38" W	145.51'
C4	18.22'	20.00'	52°17'14.2"	S 26°06'48" E	17.60'
C5	284.43'	215.25'	75°42'43.73"	N 35°57'43" W	264.19'
C6	363.38'	630.00'	33°02'50.94"	S 59°10'29" E	358.36'
C7	29.88'	20.00'	85°35'17.79"	S 85°35'42" E	27.17'
C8	110.94'	213.59'	29°45'32.16"	N 37°15'02" E	109.69'
C9	117.69'	273.59'	24°38'50.09"	S 39°44'45" W	116.78'
C10	31.42'	20.00'	90°00'00.00"	N 06°36'39" E	28.28'
C11	63.46'	318.41'	11°25'08.31"	S 33°37'49" E	63.35'
C12	10.93'	318.41'	1°58'00.20"	S 26°56'15" E	10.93'
C13	161.11'	318.41'	28°59'24.51"	S 112°73'3" E	159.40'
C14	42.29'	214.49'	11°12'52.95"	S 03°10'13" E	42.23'

*NOTE: Many of the curves on the recorded plat of Falling Waters are non-tangent.

NOTES:
1. 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.
2. 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".



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

DATE:	REVISIONS AND NOTES:

(SECONDARY PLAT)
FALLING WATERS EXECUTIVE COTTAGE HOMES
 A PLANNED UNIT DEVELOPMENT IN PORTER COUNTY, INDIANA
 (BEING A REPLAT OF LOTS 178 THROUGH 197, FALLING WATERS, PLAT FILE 44-A-4)

FWA DEVELOPMENT	
FILE NO.	13-122.0
DRAWN BY	KAK
DATE	08/30/2019
SECTION	3-34-7
COUNTY, STATE	PORTER, IN
JOB NO.	S18-98