

# MINORSUBDIVISION LEGAL NOTICE

Notice is hereby given that the Development Review Committee of the Porter County Plan Commission, 155 Indiana Avenue, Valparaiso, Indiana, on the 13th day of April, 2016, approved the petition of Ryan & Jessica Neal, 2151 Smoke Road, Valparaiso, for a minor subdivision to be located on the following described property:

Legal Description: Parcel 1: A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 36, Township 35 North, Range 6 West of the Second Principal Meridian, in Porter County, Indiana, being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 27 minutes 04 seconds East along the North line of said Northwest Quarter of the Northwest Quarter, a distance of 856.00 feet to the A Point of Beginning; thence South 89 degrees 27 minutes 04 seconds East along said North line, a distance of 468.05 feet to the Northeast corner of the said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 01 minutes 11 seconds along the East line of the said Northwest Quarter of the Northwest Quarter, a distance of 465.24 feet; thence North 89 degrees 27 minutes 04 seconds West, a distance of 468.28 feet; thence North 00 degrees 01 minutes 11 seconds East, a distance of 465.24 feet to the Point of Beginning.

Parcel 2: Easement for the ingress-egress and utilities over and across the following described property: Part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 35 North, Range 6 West of the Second Principal Meridian, in Porter County, Indiana, said easement lying 15.0 feet, by rectangular measurement, on each side of a centerline being described as follows: Commencing at the Northwest corner of said Quarter; thence South 00 degrees 01 minutes 11 seconds West (assumed bearing) along the West line of said Northwest Quarter of the Northwest Quarter, a distance of 35.00 feet to the Point of Beginning of said easement centerline; thence South 89 degrees 58 minutes 49 seconds East perpendicular from said West line, a distance of 35.00 feet to the beginning of a curve concave to the Southwest having a radius of 100.00 feet; thence Southeasterly along said curve, an arc length of 102.24 feet, subtending a chord distance of 97.84 feet, bearing South 60 degrees 41 minutes 30 seconds East; thence South 31 degrees 24 minutes 12 seconds East, a distance of 150.00 feet to the beginning of a curve concave to the Northeast having a radius of 250.00 feet; thence South 79 degrees 36 minutes 38 seconds East, a distance of 80.00 feet to the beginning of a curve concave to the North having a radius of 280.00 feet; thence Easterly along said curve, an arc length of 120.29 feet, subtending a chord distance of 119.37 feet bearing North 88 degrees 04 minutes 55 seconds East; thence North 75 degrees 46 minutes 29 seconds East, a distance of 300.33 feet to a line being 856.00 feet East, as measured along said North line, of said Northwest corner of the Northwest Quarter of the Northwest Quarter, said intersection being the Terminus of said centerline. Side lines of said easement to be shortened or lengthened to terminate said line being 856.00 feet East, as measured along said North line, of said Northwest corner of the Northwest Quarter of the Northwest Quarter.

As created in Declaration of Covenant and Access Easement dated April 9, 2009 and recorded April 9, 2009, as Document No. 2009-008758, made by and between Danny O. Balentine and Susan Balentine, husband and wife, and Ryan Neal and Jessica Neal, husband and wife.

General Location: A parcel located at 2151 Smoke Road, in Center Township, Porter County, Indiana.

PLAN COMMISSION  
PORTER COUNTY, INDIANA

Robert W. Thompson, Jr., AICP Director  
4/18/16 - hspaxlp