

NOTICE OF PUBLIC HEARING
PROPOSED PRIMARY PLAT

Notice is hereby given that the Plan Commission of the County of Porter, Indiana, will hold a public hearing on the 10th day of April, 2013, at 6:30 p.m., in the Porter County Administrative Center, 155 Indiana Ave., Suite 205, Valparaiso, Indiana, to consider the petition of Senior Living Community at St. Andrews, c/o Todd A. Leeth, Hoeppner, Wagner & Evans, LLP, 103 E. Lincolnway, Valparaiso, Indiana seeking primary plat approval for Senior Living Community at St. Andrews, to be located on the following described property:

Legal Description: A parcel of land located in the Northeast 1/4 of Section 24, Township 36 North, Range 6 West, Liberty Township, Porter County, Indiana, more particularly described as follows:

The "Point of Beginning" of said parcel of land herein described being the intersection of the South line of the parcel of land described in Deed Record 233 Page 546 in the Office of the Recorder of Porter County, Indiana and the North-South Centerline of said Section 24 as shown on a plat of survey by the Duneland Group, Troy D. Smith registered land surveyor, recorded as Instrument No. 2007-036976 in the Office of the Recorder of Porter County, Indiana. Said "Point of Beginning" lying South 00 degrees 24 minutes 08 seconds East a distance of 1372.64 feet from the North 1/4 corner of said Section 24 as shown on said Plat of Survey;

Thence North 65 degrees 43 minutes 42 seconds East, along said South line a distance of 1463.52 feet to the East line of the West 1-Rod of the Northeast 1/4 of the Northeast 1/4 of said Section 24, being also the East line of the parcel of land described in recorded Instrument No. 2006-026973 in the Office of the Recorder of Porter County, Indiana;

Thence along the East and South lines of said parcel of land described in recorded Instrument No. 2006-026973 the following two (2) courses:
1) South 00 degrees 24 minutes 30 seconds East a distance of 549.60 feet.

2) South 89 degrees 48 minutes 38 seconds West a distance of 16.50 feet to the East line of the West 1/2 of the Southeast 1/4 of said Section 24 as shown on said plat of survey by the Duneland Group.

Thence South 00 degrees 24 minutes 34 seconds East, along said East line a distance of 377.84 feet to the centerline of the Damon Run Ditch;

Thence Westerly along the lines approximating the centerline of said ditch the following thirty-six (36) courses:

1) South 85 degrees 26 minutes 25 seconds East a distance of 91.13 feet.

2) North 62 degrees 05 minutes 20 seconds West a distance of 27.56 feet.

3) North 89 degrees 16 minutes 23 seconds West a distance of 50.28 feet.

4) South 67 degrees 02 minutes 04 seconds West a distance of 64.37 feet.

5) North 42 degrees 24 minutes 44 seconds West a distance of 42.03 feet.

6) South 80 degrees 44 minutes 15 seconds West a distance of 12.68 feet.

7) South 28 degrees 45 minutes 15 seconds West a distance of 20.79 feet.

8) North 87 degrees 52 minutes 48 seconds West a distance of 20.92 feet.

9) North 60 degrees 12 minutes 32 seconds West a distance of 33.77 feet.

10) North 89 degrees 15 minutes 16 seconds West a distance of 73.02 feet.

11) North 44 degrees 20 minutes 35 seconds West a distance of 38.02 feet.

12) North 87 degrees 52 minutes 40 seconds West a distance of 31.97 feet.

13) North 48 degrees 45 minutes 06 seconds West a distance of 51.86 feet.

14) North 84 degrees 36 minutes 07 seconds West a distance of 29.02 feet.

15) North 31 degrees 25 minutes 50 seconds West a distance of 33.40 feet.

16) North 74 degrees 34 minutes 20 seconds West a distance of 23.97 feet.

17) South 38 degrees 44 minutes 48 seconds West a distance of 38.78 feet.

18) South 70 degrees 27 minutes 28 seconds

- 18) South 79 degrees 37 minutes 36 seconds West a distance of 84.70 feet.
- 19) South 37 degrees 04 minutes 02 seconds West a distance of 29.69 feet
- 20) South 78 degrees 13 minutes 38 seconds West a distance of 44.72 feet.
- 21) North 75 degrees 50 minutes 15 seconds West a distance of 55.23 feet.
- 22) South 55 degrees 08 minutes 16 seconds West a distance of 53.82 feet.
- 23) North 26 degrees 31 minutes 51 seconds West a distance of 44.27 feet.
- 24) South 76 degrees 31 minutes 57 seconds West a distance of 21.33 feet.
- 25) North 16 degrees 56 minutes 36 seconds West a distance of 32.64 feet.
- 26) South 87 degrees 01 minutes 01 seconds West a distance of 22.79 feet.
- 27) South 67 degrees 16 minutes 55 seconds West a distance of 27.32 feet.
- 28) South 82 degrees 15 minutes 46 seconds West a distance of 26.92 feet.
- 29) North 76 degrees 58 minutes 22 seconds West a distance of 32.86 feet.
- 30) South 09 degrees 02 minutes 42 seconds West a distance of 28.67 feet.
- 31) South 34 degrees 55 minutes 11 seconds West a distance of 30.21 feet.
- 32) South 86 degrees 32 minutes 13 seconds West a distance of 14.55 feet.
- 33) North 03 degrees 51 minutes 11 seconds East a distance of 20.97 feet.
- 34) North 80 degrees 46 minutes 57 seconds West a distance of 23.78 feet.
- 35) South 81 degrees 27 minutes 16 seconds West a distance of 52.83 feet.
- 36) North 74 degrees 33 minutes 59 seconds West a distance of 20.58 feet.

Thence North 05 degrees 34 minutes 50 seconds West a distance of 25.27 feet;

Thence along a curve, concave Easterly, whose elements are: Central angle of 05 degrees 45 minutes 44 seconds, radius of 258.58 feet, arc length of 26.01 feet and a chord that bears North 02 degrees 41 minutes 58 seconds West, 25.99 feet;

Thence North 89 degrees 49 minutes 06 seconds West a distance of 60.00 feet;

Thence along a curve, concave Easterly, whose elements are: Central angle of 05 degrees 45 minutes 44 seconds, radius of 318.58 feet, arc length of 32.04 feet and a chord that bears South 02 degrees 41 minutes 58 seconds East, 32.03 feet;

Thence South 05 degrees 34 minutes 50 seconds East a distance of 29.82 feet to the centerline of the Damon Run Ditch;

Thence Westerly along the lines approximating the centerline of said ditch the following two (2) courses:

- 1) North 88 degrees 36 minutes 49 seconds West a distance of 41.40 feet.

- 2) South 74 degrees 04 minutes 39 seconds West a distance of 104.92 feet to the North-South centerline of said Section 24

Thence North 00 degrees 24 minutes 08 seconds West, along said North-South centerline a distance of 401.89 feet to the "Point of Beginning." Containing 18.871 acres, more or less.

GENERAL LOCATION: A parcel of land located on the North side of U.S. Hwy 6 West of State Road 49 By-pass, in Liberty Township, Porter County, Indiana.

Written suggestions to said proposed amendment may be filed with the Executive Director of the Porter County Plan Commission before such public hearing and/or verbal statements relating thereto will be heard at the above designated time and place. A copy of the file is available for public view at the Plan Commission office.

PLAN COMMISSION
PORTER COUNTY, INDIANA
Robert W. Thompson Jr. AICP
Executive Director/County Planner
(March 25, 2013)