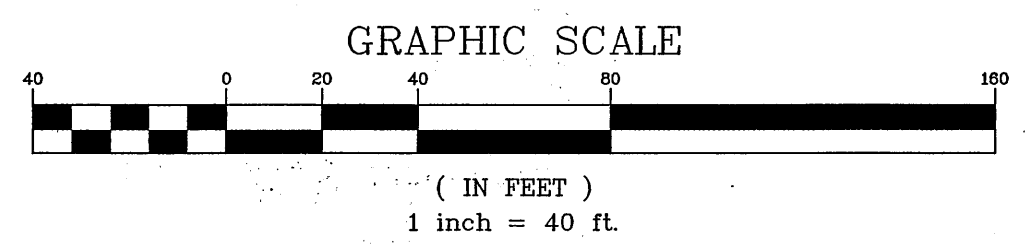


FINAL PLAT OF MEADOWBROOK - PHASE 5 RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 9 THROUGH 61, ALL INCLUSIVE, AND OUTLOTS HH, II AND JJ IN MEADOWBROOK PHASE 5 IN THE TOWN OF LOWELL, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

2015-072921

108 64

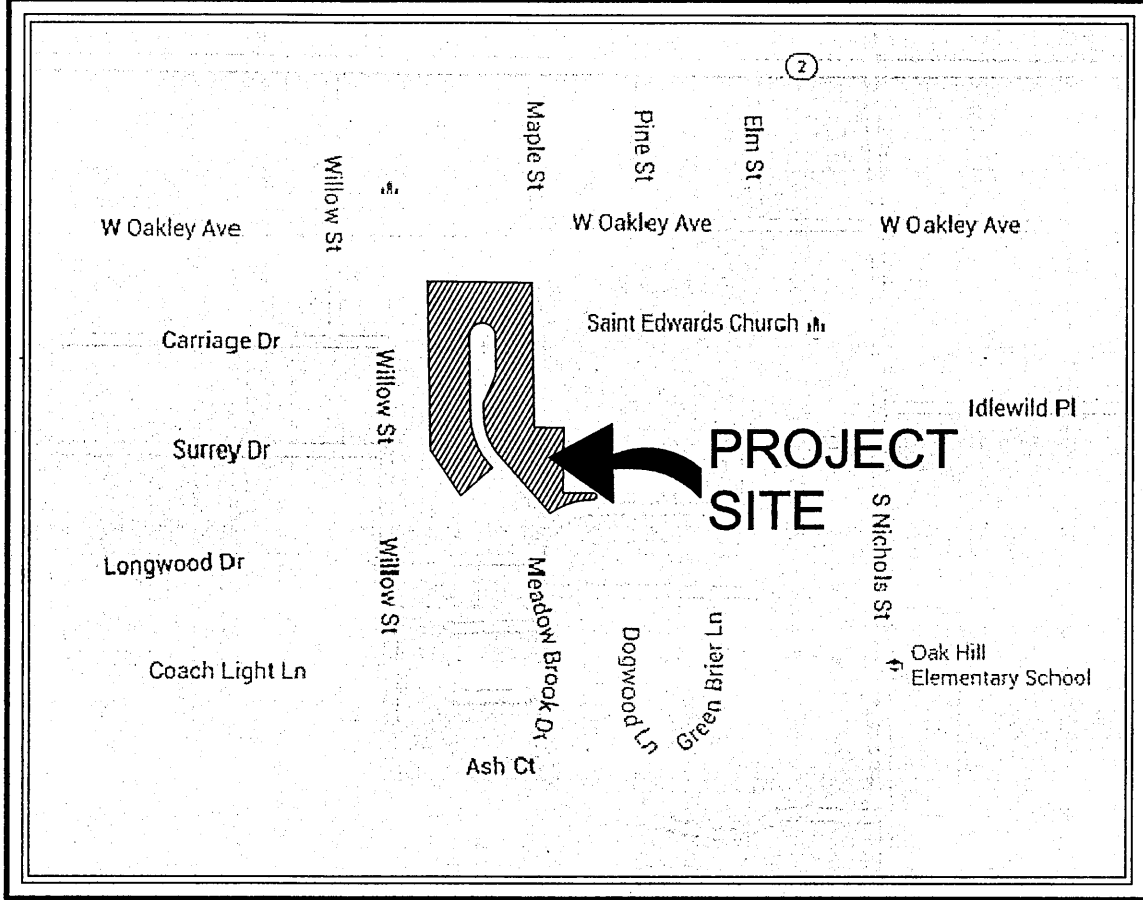


BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS USING TRIMBLE VRS NOW NETWORK.

VACATION NOTES

- 1) LOTS 9 THROUGH 61, OUTLOT HH, OUTLOT II AND OUTLOT JJ ARE HEREBY VACATED
- 2) EXISTING EASEMENTS GRANTED PER DOCUMENT 99057910 SHALL REMAIN IN FULL FORCE AND EFFECT

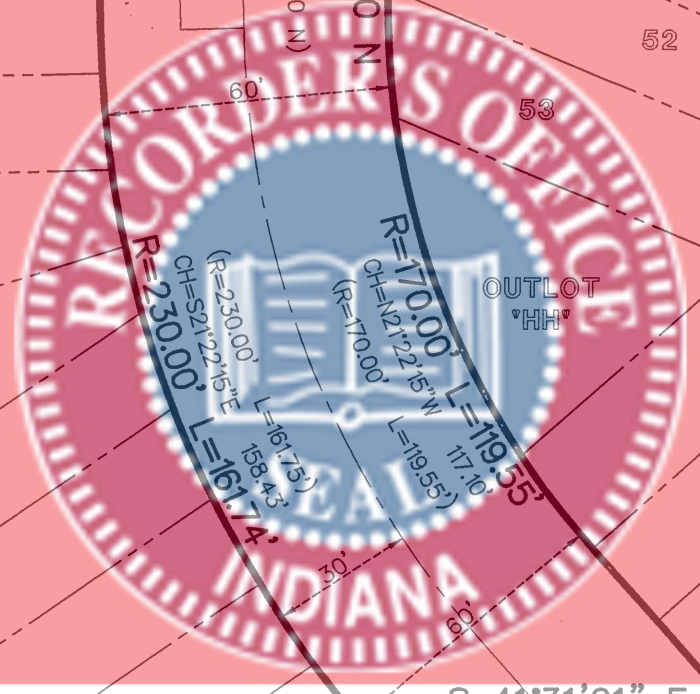
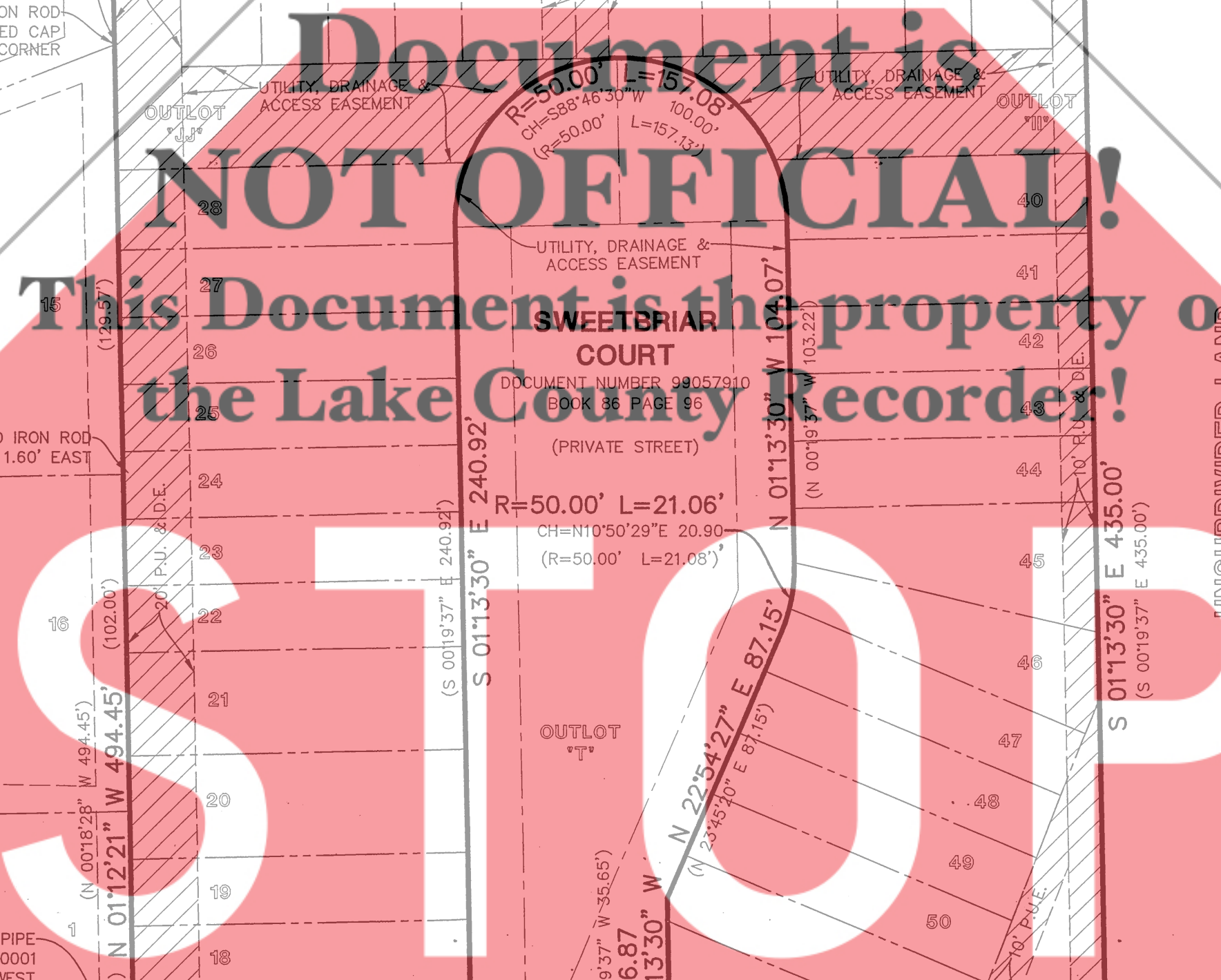


LOCATION MAP
(NOT TO SCALE)

LEGEND

- = EASEMENTS PER DOCUMENT 99057910
- = P.U.E. = PUBLIC UTILITY EASEMENT
- = P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

UNSUBDIVIDED LAND



EXISTING P.I.N.:

LOT 9:	45-19-27-231-026.000-038
LOT 10:	45-19-27-231-025.000-038
LOT 11:	45-19-27-231-024.000-038
LOT 12:	45-19-27-231-023.000-038
LOT 13:	45-19-27-231-022.000-038
LOT 14:	45-19-27-231-021.000-038
LOT 15:	45-19-27-231-020.000-038
LOT 16:	45-19-27-231-019.000-038
LOT 17:	45-19-27-231-018.000-038
LOT 18:	45-19-27-231-018.000-038
LOT 19:	45-19-27-231-016.000-038
LOT 20:	45-19-27-231-013.000-038
LOT 21:	45-19-27-231-014.000-038
LOT 22:	45-19-27-231-016.000-038
LOT 23:	45-19-27-231-015.000-038
LOT 24:	45-19-27-231-011.000-038
LOT 25:	45-19-27-231-010.000-038
LOT 26:	45-19-27-231-009.000-038
LOT 27:	45-19-27-231-008.000-038
LOT 28:	45-19-27-231-007.000-038
LOT 29:	45-19-27-231-001.000-038
LOT 30:	45-19-27-231-002.000-038
LOT 31:	45-19-27-231-003.000-038
LOT 32:	45-19-27-231-004.000-038
LOT 33:	45-19-27-231-011.000-038
LOT 34:	45-19-27-231-001.000-038
LOT 35:	45-19-27-232-002.000-038
LOT 36:	45-19-27-232-003.000-038
LOT 37:	45-19-27-232-004.000-038
LOT 38:	45-19-27-232-005.000-038
LOT 39:	45-19-27-232-006.000-038
LOT 40:	45-19-27-232-008.000-038
LOT 41:	45-19-27-232-009.000-038
LOT 42:	45-19-27-232-010.000-038
LOT 43:	45-19-27-232-011.000-038
LOT 44:	45-19-27-232-012.000-038
LOT 45:	45-19-27-232-013.000-038
LOT 46:	45-19-27-232-014.000-038
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LOT 49:	45-19-27-232-017.000-038
LOT 50:	45-19-27-232-018.000-038
LOT 51:	45-19-27-232-019.000-038
LOT 52:	45-19-27-232-020.000-038
LOT 53:	45-19-27-232-021.000-038
LOT 54:	45-19-27-232-022.000-038
LOT 55:	45-19-27-232-023.000-038
LOT 56:	45-19-27-232-024.000-038
LOT 57:	45-19-27-232-025.000-038
LOT 58:	45-19-27-232-026.000-038
LOT 59:	45-19-27-232-027.000-038
LOT 60:	45-19-27-232-028.000-038
LOT 61:	45-19-27-232-029.000-038
OUTLOTS:	
HH:	45-19-27-232-030.000-038
II:	45-19-27-232-007.000-038
JJ:	45-19-27-231-006.000-038

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 18089C0341E WITH AN EFFECTIVE DATE OF JANUARY 18, 2012 FOR LAKE COUNTY, INDIANA AND INCORPORATED AREAS INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SHEET INDEX

SHEET 1 OF 2:	EXISTING SUBDIVISION, BOUNDARY INFORMATION AND VACATION NOTE
SHEET 2 OF 2:	RESUBDIVIDED LOT DETAILS, LEGAL DESCRIPTION AND CERTIFICATES

MEADOWBROOK - PHASE 5 RESUBDIVISION
TOWN OF LOWELL, INDIANA
FINAL PLAT OF RESUBDIVISION

SHEET 1 OF 2

PROJ. MGR.: **EDM**
PROJ. ASSOC.: **TJM**
DRAWN BY: **LWD**
DATE: **08/10/15**
SCALE: **1" = 40'**

PROLOIN02

Manhard CONSULTING LTD

700 Springer Drive, Lombard, IL 60148 ph:630.891.8500 fx:630.891.8995 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

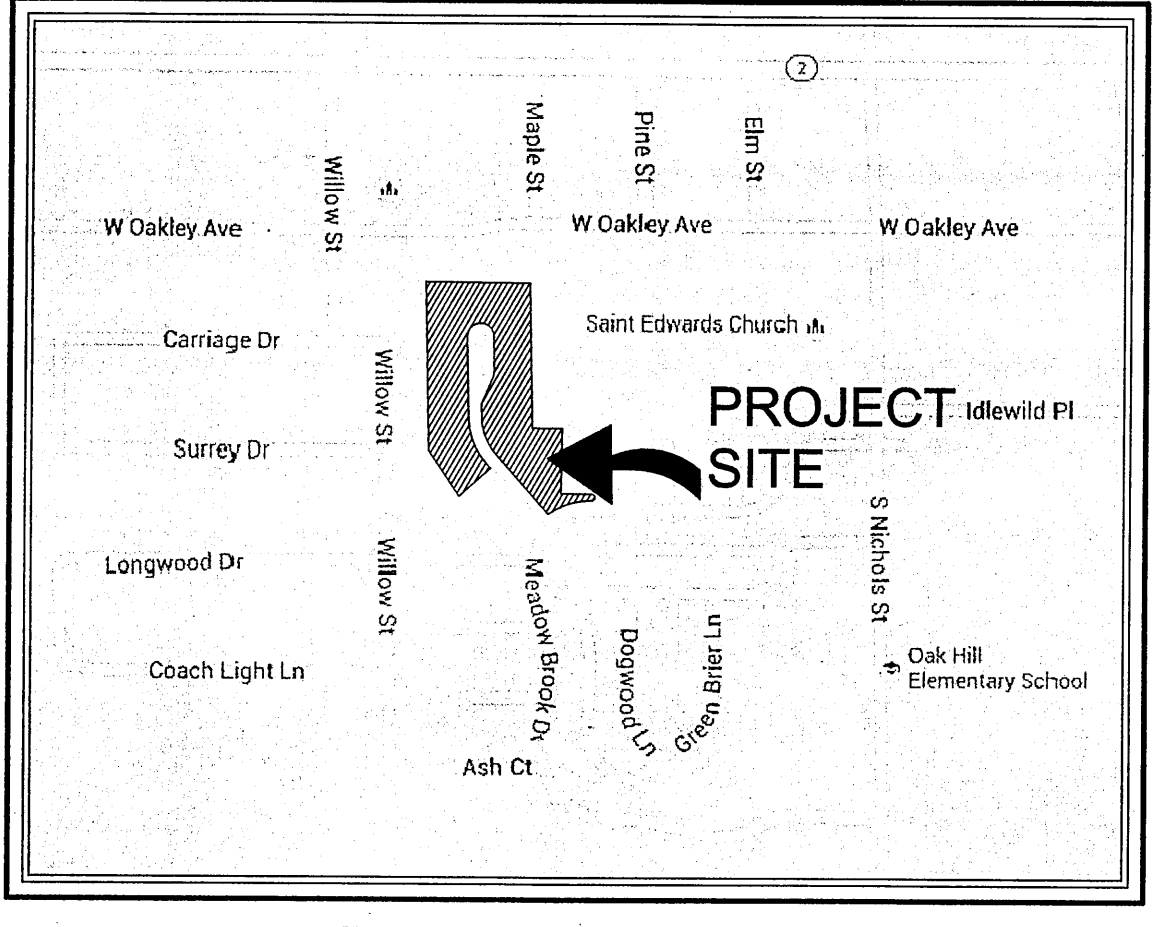
DATE	REVISIONS	DRAWN BY
10/16/15	REVISED PER INTERNAL REVIEW	FJT

FINAL PLAT OF

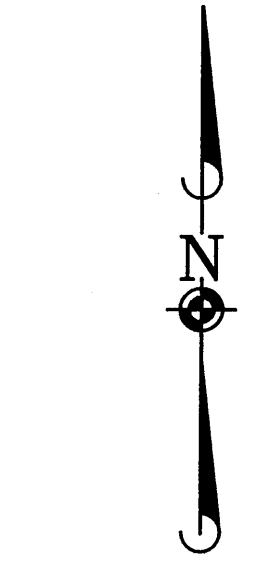
MEADOWBROOK - PHASE 5 RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 9 THROUGH 61, ALL INCLUSIVE, AND OUTLOTS HH, II AND JJ IN MEADOWBROOK PHASE 5 IN THE TOWN OF LOWELL, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

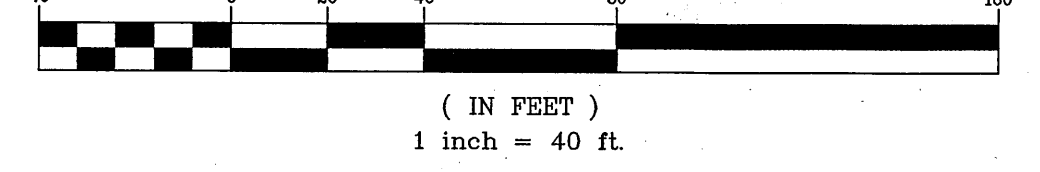
108/64



LOCATION MAP
(NOT TO SCALE)



GRAPHIC SCALE



LEGEND

	P.U.E. = PUBLIC UTILITY EASEMENT
	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
	B.S.L. = BUILDING SETBACK LINE
	[23] = PROPERTY ADDRESS
	[Hatched Box] = EASEMENTS PER DOCUMENT 99057910

LEGAL DESCRIPTION

LOTS 9 THROUGH 61, ALL INCLUSIVE, AND OUTLOTS HH, II AND JJ IN MEADOWBROOK PHASE 5 IN THE TOWN OF LOWELL, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1999 AS DOCUMENT NUMBER 1999-057910 IN PLAT BOOK 66, PAGE 98, IN LAKE COUNTY, INDIANA.

OWNER'S CONSENT

THE UNDERSIGNED, LOWELL INVESTORS OF INDIANA, LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE HEREON DESCRIBED REAL ESTATE TO BE LAID OFF, PLATTED AND SUBDIVIDED AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MEADOWBROOK PHASE 5 RESUBDIVISION. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN HEREON ARE PRIVATE AND HAVE NOT BEEN DEDICATED TO THE PUBLIC OR THE TOWN OF LOWELL.

FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. BETWEEN WHICH LINES AND THE PROPERTY LINES OR THE STREETS, THERE SHALL NOT BE ERRECTED BUILDINGS OR STRUCTURES.

WITNESSETH OUR HAND AND SEAL THIS 16TH DAY OF OCTOBER, A.D., 2015.

LOWELL INVESTORS OF INDIANA, LLC.

BY: *Peter E. Manhard*
PETER E. MANHARD, IT'S MANAGER

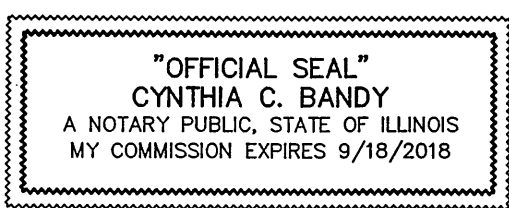
NOTARY PUBLIC

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, CYNTHIA C. BANDY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PETER E. MANHARD, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 16TH DAY OF OCTOBER, A.D. 2015.

Cynthia C. Bandy
NOTARY PUBLIC



DEDICATION OF OUTLOTS:

OUTLOTS HH, II AND JJ ARE HEREBY DEDICATED AND CONVEYED TO SWEETBRIAR OF MEADOWBROOK ASSOCIATION, INC.

PLAN COMMISSION CERTIFICATE

STATE OF INDIANA) SS
COUNTY OF LAKE)

UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCES ADOPTED BY THE TOWN OF LOWELL OF THE COUNTY OF LAKE, INDIANA; THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF LOWELL AS FOLLOWS

APPROVED BY THE TOWN OF LOWELL PLAN COMMISSION AT A MEETING HELD ON THE 10th DAY OF September, 2015, A.D.

BY: *R. D. Willy*
PRESIDENT

ATTEST: *Edo Carr*
SECRETARY

TOWN COUNCIL CERTIFICATE

STATE OF INDIANA) SS
COUNTY OF LAKE)

SUBMITTED TO, APPROVED AND ACCEPTED BY THE TOWN OF LOWELL BY ITS TOWN COUNCIL DATED THIS 26 DAY OF October, A.D. 2015.

Chris Edgett
PRESIDENT

Belissa
VICE PRESIDENT

Edgar Coons
MEMBER

Greg Cooney
MEMBER

D.E. Paul
MEMBER

ATTEST: *Justin Wolsten*
CLERK TREASURER

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 41 LOTS (LOTS 9 THROUGH 49) AND 3 OUTLOTS (OUTLOTS HH, II AND JJ) AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF PHASES OF THE MEADOWBROOK SUBDIVISION.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES.)
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- CROSS REFERENCE IS HEREBY MADE TO A PLAT OF SURVEY PREPARED BY MANHARD CONSULTING LTD., DATED AUGUST 6, 2015 AND RECORDED AS DOCUMENT NUMBER 2015 070364 IN BOOK 28 PAGE 8, FOR THE OVERALL BOUNDARY OF THIS SUBDIVISION.
- A PORTION OF THE EXISTING EASEMENT GRANTED PER DOCUMENT 99057910 IS TO BE VACATED BY SEPARATE DOCUMENT. THE PORTION BEING VACATED HAS NOT BEEN SHOWN ON SHEET 2. SEE SHEET 1 FOR ADDITIONAL DETAILS.
- MONUMENTS SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM 0062". MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH 865 IAC 1-12-18.

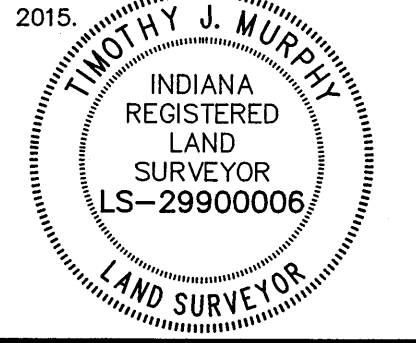
SURVEYOR CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

I, TIMOTHY J. MURPHY, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE HEREON DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION COMPLETED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS 16TH DAY OF OCTOBER, A.D. 2015.

Timothy J. Murphy
TIMOTHY J. MURPHY
INDIANA REGISTERED LAND SURVEYOR NO. LS-29900006



HARDING MEYERS SUBDIVISION
BOOK 28 PAGE 163

UNSUBDIVIDED LAND

CARRIAGE CROSSING SUBDIVISION
UNIT 1 PHASE 1
BOOK 77 PAGE 60

RESUBDIVISION OF LOTS 41, 42 AND 43 IN CARRIAGE
CROSSING SUBDIVISION UNIT 1, PHASE 2A
BOOK 90 PAGE 89

CARRIAGE CROSSING
SUBDIVISION UNIT 2
PHASE 1
BOOK 93 PAGE 05

SWEETBRIAR COURT
DOCUMENT NUMBER 99057910
BOOK 66 PAGE 98

SWEETBRIAR COURT
DOCUMENT NUMBER 96041805
(PRIVATE STREET)

BEECH COURT
DOCUMENT NUMBER 96041805
(PRIVATE STREET)

AREA SUMMARY

LOTS 1-41	=	121,894	SQUARE FEET	2.798	ACRES
OUTLOTS HH, II & JJ	=	26,621	SQUARE FEET	0.611	ACRES
TOTAL	=	148,515	SQUARE FEET	3.409	ACRES

OWNER/DEVELOPER

LOWELL INVESTORS OF INDIANA, LLC
900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061

SHEET 2 OF 2

PROJ. MGR.: BDM
PROJ. ASSOC.: TJM
DRAWN BY: LWD
DATE: 08/10/15
SCALE: 1" = 40'

MEADOWBROOK - PHASE 5 RESUBDIVISION
TOWN OF LOWELL, INDIANA
FINAL PLAT OF RESUBDIVISION

700 Springier Drive, Lombard, IL 60148 ph: 830.691.8500 fx: 830.691.8595 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
10/16/15	REVISED PER INTERNAL REVIEW	PJT