

# NOT AN OFFICIAL DOCUMENT

2021-543584  
12/20/2021 01:05 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 10

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## PARTIAL RELEASE OF MORTGAGE

The Bippus State Bank, an Indiana corporation, hereby releases its lien on a portion of real estate for a mortgage executed to it by DG Properties Taft LLC, an Illinois Limited Liability Company, on June 10, 2021, and recorded June 10, 2021, as document number 2021-512721 in the Recorder's office of Lake County, Indiana. The undersigned does not, by these presents; however, release its lien on the remaining portion of the real estate owned by DG Properties Taft LLC.

*See Attached Exhibit A(s) for 6 parcels*

**IN WITNESS WHEREOF**, the undersigned Mortgagor has set its hand at Huntington, Indiana, by an authorized official this 14<sup>th</sup> day of December 2021.

THE BIPPUS STATE BANK

BY: Billy Winter  
Billy Winter/SVP

STATE of INDIANA )  
COUNTY of HUNTINGTON )



AMY TARTER  
Notary Public, State of Indiana  
Huntington County  
Commission Number 725175  
My Commission Expires: 2-13-2028

Before me, a Notary Public in and for said County and State, personally appeared Billy Winter, known to me to be SVP of The Bippus State Bank, Huntington, Indiana, an Indiana corporation, who represents that he was authorized on behalf of said corporation to execute the foregoing Partial Release on behalf of said Bank and acknowledged that, said Partial Release of Mortgage was a voluntary act and deed of said Bank.

**IN WITNESS WHEREOF**, I have set my hand and Notarial seal at Huntington, Indiana this 14<sup>th</sup> day of December 2021.

BY: Amy Tarter  
Amy Tarter, Notary Public  
Resident of Huntington County

This instrument prepared by: Amy Tarter

"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."

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## EXHIBIT "A"

Project: 1383615  
Parcel: 6 Fee Simple  
Tax ID No: 45-12-17-251-007.000-030  
Form: WD-1

Sheet 1 of 4  
Code: 6598

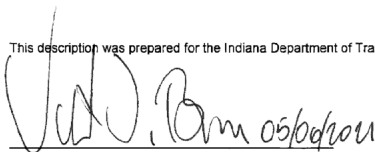
A part of the South Half of the Northeast Quarter of Section 17, Township 35 North, Range 8 West, Ross Township, Lake County, Indiana, and being that part of the grantor(s) land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the southwest corner of said quarter section designated as point "300" on said Parcel Plat; thence South 89 degrees 45 minutes 11 seconds East 260.00 feet along the south line of said quarter section to the southerly prolongation of the east line of the tract of land as described in Instrument Number 2007004366 and the POINT OF BEGINNING of this description: thence North 0 degrees 01 minute 10 seconds West 30.00 feet along said southerly prolongation to the south line of the tract of land described as the boundary of 73<sup>rd</sup> Avenue as described in Instrument Number 92070501; thence South 89 degrees 45 minutes 11 seconds East 239.98 feet along the south boundary of said tract of land to the eastern corner thereof; thence North 81 degrees 37 minutes 21 seconds West 141.41 feet along the northern boundary of said tract of land to the point designated "2043" on said Parcel Plat; thence South 89 degrees 45 minutes 11 seconds East 239.93 feet to the east line of the grantor(s) land designated as point "1061" on said Parcel Plat; thence South 0 degrees 01 minute 10 seconds East 50.00 feet along said east line and the southerly prolongation thereof to the south line of said quarter section; thence North 89 degrees 45 minutes 11 seconds West 340.00 feet along said south line to the POINT OF BEGINNING and containing 0.312 acres, more or less.

EXCEPTING therefrom 0.078 acres, more or less, being that part of land previously conveyed to the Board of Commissioners of Lake County via Instrument Number 160778, as recorded in the Office of the Recorder of said county.

EXCEPTING therefrom 0.156 acres, more or less, being that land previously conveyed to the Town of Merrillville via Instrument Number 200042269, as recorded in the Office of the Recorder of said county.

CONTAINING in all, less said exceptions, 0.078 acres, more or less.

This description was prepared for the Indiana Department of Transportation by the following:



Vincent J. Barr 05/06/2021

V.S. Engineering, Inc.  
Vincent J. Barr, P.S.  
Professional Surveyor No. 9700015  
State of Indiana

Revised 05/06/2021



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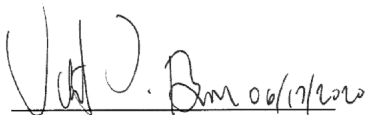
## EXHIBIT "A"

Project: 1383615  
Parcel: 6A Fee Simple  
Tax ID No: 45-12-17-251-007.000-030  
Form: WD-1

Sheet 2 of 4  
Code: 6598

A part of the South Half of the Northeast Quarter of Section 17, Township 35 North, Range 8 West, Ross Township, Lake County, Indiana, and being that part of the grantor(s) land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the southwest corner of said quarter section designated as point "300" on said Parcel Plat; thence North 0 degrees 01 minute 10 seconds West 290.00 feet along the west line of said quarter section to the northwest corner of the tract of land as described in Instrument Number 2007004366 and the POINT OF BEGINNING of this description: thence continuing North 0 degrees 01 minute 10 seconds West 229.93 feet along said west line; thence South 89 degrees 45 minutes 11 seconds East 45.49 feet; thence South 0 degrees 00 minutes 18 seconds East 229.93 feet to the north line of the above referenced tract of land; thence North 89 degrees 45 minutes 11 seconds West 45.43 feet along said north line to the POINT OF BEGINNING and containing 0.240 acres, more or less, inclusive of the presently existing right-of-way which contains 0.039 acres, more or less.

This description was prepared for the Indiana Department of Transportation by the following:

 Vincent J. Barr 06/17/2020

V.S. Engineering, Inc.  
Vincent J. Barr, P.S.  
Professional Surveyor No. 9700015  
State of Indiana



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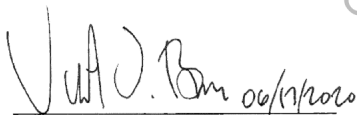
## EXHIBIT "A"

Project: 1383615  
Parcel: 6B Fee Simple  
Tax ID No: 45-12-17-251-005.000-030  
Form: WD-1

Sheet 3 of 4  
Code: 6598

A part of the South Half of the Northeast Quarter of Section 17, Township 35 North, Range 8 West, Ross Township, Lake County, Indiana, and being that part of the grantor(s) land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the southwest corner of said quarter section designated as point "300" on said Parcel Plat; thence North 0 degrees 01 minute 10 seconds West 618.93 feet along the west line of said quarter section to the POINT OF BEGINNING of this description: thence South 89 degrees 45 minutes 11 seconds East 45.51 feet; thence South 0 degrees 00 minutes 18 seconds East 99.00 feet; thence North 89 degrees 45 minutes 11 seconds West 45.49 feet to the west line of said quarter section; thence North 0 degrees 01 minute 10 seconds West 99.00 feet along said west line to the POINT OF BEGINNING and containing 0.103 acres, more or less, inclusive of the presently existing right-of-way which contains 0.017 acres, more or less.

This description was prepared for the Indiana Department of Transportation by the following:

  
Vincent J. Barr 06/17/2020

V.S. Engineering, Inc.  
Vincent J. Barr, P.S.  
Professional Surveyor No. 9700015  
State of Indiana



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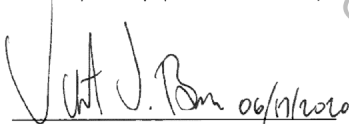
## EXHIBIT "A"

Project: 1383615  
Parcel: 6C Fee Simple  
Tax ID No: 45-12-17-251-004.000-030  
Form: WD-1

Sheet 4 of 4  
Code: 6598

A part of the South Half of the Northeast Quarter of Section 17, Township 35 North, Range 8 West, Ross Township, Lake County, Indiana, and being that part of the grantor(s) land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the southwest corner of said quarter section designated as point "300" on said Parcel Plat; thence North 0 degrees 01 minute 10 seconds West 618.93 feet along the west line of said quarter section to the POINT OF BEGINNING of this description: thence continuing North 0 degrees 01 minute 10 seconds West 466.22 feet to the northwest corner of the grantor(s) land; thence South 89 degrees 45 minutes 11 seconds East 45.63 feet along the north line of the grantor(s) land to the point designated "1016" on said Parcel Plat; thence South 0 degrees 00 minutes 18 seconds East 466.22 feet; thence North 89 degrees 45 minutes 11 seconds West 45.51 feet to the POINT OF BEGINNING and containing 0.488 acres, more or less, inclusive of the presently existing right-of-way which contains 0.081 acres, more or less.

This description was prepared for the Indiana Department of Transportation by the following:

  
Vincent J. Barr 06/11/2020

V.S. Engineering, Inc.  
Vincent J. Barr, P.S.  
Professional Surveyor No. 9700015  
State of Indiana



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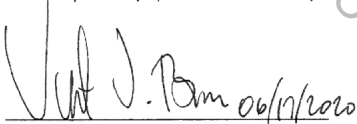
## EXHIBIT "A"

Project: 1383615  
Parcel: 6D Temporary Right-of-Way for Drive Construction  
Form: T-1

Sheet 1 of 2  
Code: 6598

A part of the South Half of the Northeast Quarter of Section 17, Township 35 North, Range 8 West, Ross Township, Lake County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southwest corner of said quarter section; thence South 89 degrees 45 minutes 11 seconds East 260.00 feet along the south line of said quarter section to the southerly prolongation of the east line of the tract of land as described in Instrument Number 2007004366; thence North 0 degrees 01 minute 10 seconds West 50.00 feet along said southerly prolongation to the north line of the tract of land described as the boundary of 73rd Avenue as described in Instrument Number 92070501 and the POINT OF BEGINNING of this description: thence continuing North 0 degrees 01 minute 10 seconds West 8.30 feet along the east line of said tract of land; thence North 89 degrees 57 minutes 39 seconds East 46.34 feet; thence South 0 degrees 02 minutes 21 seconds East 8.53 feet to the north boundary of said 73<sup>rd</sup> Avenue; thence North 89 degrees 45 minutes 11 seconds West 46.34 feet to along said north boundary to the POINT OF BEGINNING and containing 0.009 acres, more or less.

This description was prepared for the Indiana Department of Transportation by the following:

 Vincent J. Barr 06/17/2020

V.S. Engineering, Inc.  
Vincent J. Barr, P.S.  
Professional Surveyor No. 9700015  
State of Indiana



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## EXHIBIT "A"

Project: 1383615

Sheet 2 of 2

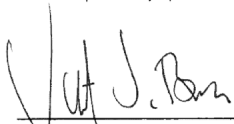
Parcel: 6E Temporary Right-of-Way for Drive Construction

Code: 6598

Form: T-1

A part of the South Half of the Northeast Quarter of Section 17, Township 35 North, Range 8 West, Ross Township, Lake County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southwest corner of said quarter section; thence South 89 degrees 45 minutes 11 seconds East 600.00 feet along the south line of said quarter section to the southerly prolongation of the east line of the grantor(s) land; thence North 0 degrees 01 minute 10 seconds West 50.00 feet along said southerly prolongation to the POINT OF BEGINNING of this description: thence North 89 degrees 45 minutes 11 seconds West 44.66 feet; thence North 0 degrees 02 minutes 21 seconds West 22.77 feet; thence North 89 degrees 57 minutes 39 seconds East 44.67 feet to the east line of the grantor(s) land; thence South 0 degrees 01 minute 10 seconds East 23.00 feet along said east line to the POINT OF BEGINNING and containing 0.023 acres, more or less.

This description was prepared for the Indiana Department of Transportation by the following:

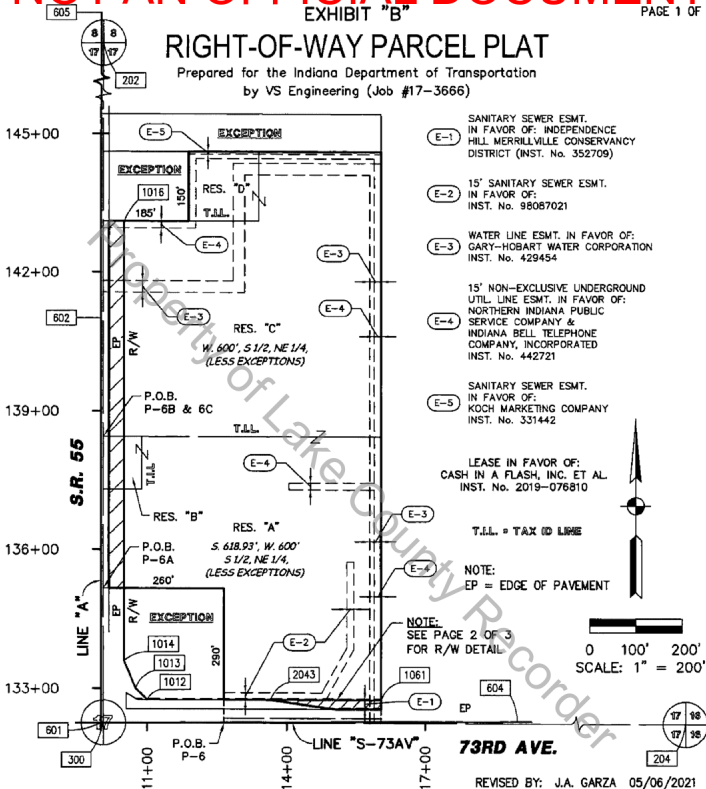
 06/11/2020

V.S. Engineering, Inc.  
Vincent J. Barr, P.S.  
Professional Surveyor No. 9700015  
State of Indiana



# RIGHT-OF-WAY PARCEL PLAT

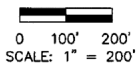
Prepared for the Indiana Department of Transportation  
by VS Engineering (Job #17-3666)




- (E-1) SANITARY SEWER ESMT. IN FAVOR OF: INDEPENDENCE HILL MERRILLVILLE CONSERVANCY DISTRICT (INST. No. 352709)
  - (E-2) 15' SANITARY SEWER ESMT. IN FAVOR OF: INST. No. 98087021
  - (E-3) WATER LINE ESMT. IN FAVOR OF: GARY-HOBART WATER CORPORATION INST. No. 429454
  - (E-4) 15' NON-EXCLUSIVE UNDERGROUND UTIL. LINE ESMT. IN FAVOR OF: NORTHERN INDIANA PUBLIC SERVICE COMPANY & INDIANA BELL TELEPHONE COMPANY, INCORPORATED INST. No. 442721
  - (E-5) SANITARY SEWER ESMT. IN FAVOR OF: KOCH MARKETING COMPANY INST. No. 331442
- LEASE IN FAVOR OF:  
CASH IN A FLASH, INC. ET AL  
INST. No. 2019-076810

NOTE:  
EP = EDGE OF PAVEMENT

NOTE:  
SEE PAGE 2 OF 3  
FOR R/W DETAIL

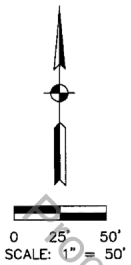


REVISED BY: J.A. GARZA 05/06/2021

PARCEL: 6	OWNER: DG PROPERTIES TAFT LLC	DES. NO.: 1383615
CODE: 6598	 HATCHED AREA IS THE APPROXIMATE TAKING	DRAWN BY: J.A. GARZA 06/11/2020
PROJECT: 1383615		CHECKED BY: V.J. BARR 06/12/2020
COUNTY: LAKE		
ROAD: S.R. 55 & 73RD AVE.		
SECTION: 17		
TOWNSHIP: 35 N.	NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.	
RANGE: B W.		

INST. No. 2019-076809, DATED 11/01/2019  
 TAX ID Nos.  
 45-12-17-251-007.000-030 (RES. A) 45-12-17-251-005.000-030 (RES. B)  
 45-12-17-251-004.000-030 (RES. C) 45-12-17-251-003.000-030 (RES. D)  
 DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.



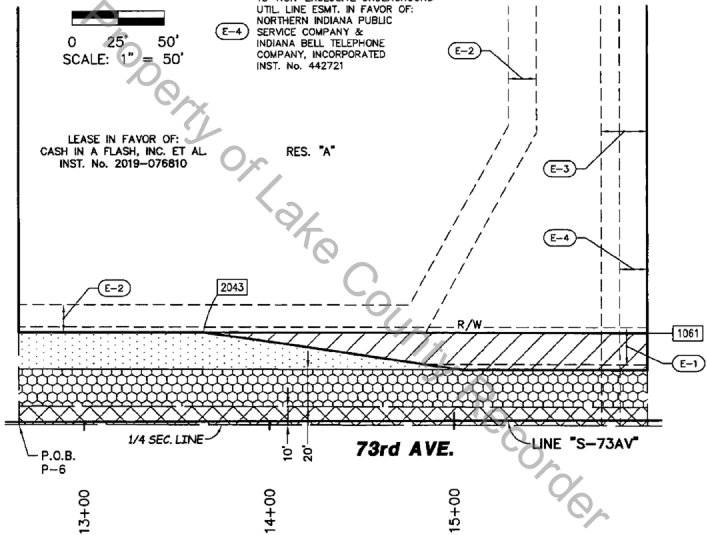


- (E-1) SANITARY SEWER ESMT. IN FAVOR OF: INDEPENDENCE HILL MERRILLVILLE CONSERVANCY DISTRICT (INST. No. 352709)
- (E-2) 15' SANITARY SEWER ESMT. IN FAVOR OF: INST. No. 98087021
- (E-3) WATER LINE ESMT. IN FAVOR OF: GARY-HOBART WATER CORPORATION INST. No. 429454
- (E-4) 15' NON-EXCLUSIVE UNDERGROUND UTIL. LINE ESMT. IN FAVOR OF: NORTHERN INDIANA PUBLIC SERVICE COMPANY & INDIANA BELL TELEPHONE COMPANY, INCORPORATED INST. No. 442721

- STATE OF INDIANA PROJECT No. N-692(2) DES. No. 56710 L.A. CODE: 2729 (INST. No. 92070801)
- BOARD OF COMMISSIONERS OF LAKE COUNTY PROPERTY (PT. OF INST. No. 160778)
- TOWN OF MERRILLVILLE (INST. No. 200042269)

LEASE IN FAVOR OF:  
CASH IN A FLASH, INC. ET AL  
INST. No. 2019-076810

RES. "A"



NOTE:  
EP = EDGE OF PAVEMENT

REVISED BY: J.A. GARZA 05/06/2021

PARCEL: 6	OWNER: DG PROPERTIES TAFT LLC	DES. NO.: 1383615	
CODE: 6598	HATCHED AREA IS THE APPROXIMATE TAKING	DRAWN BY: J.A. GARZA 06/11/2020	
PROJECT: 1383615		CHECKED BY: V.J. BARR 06/12/2020	
COUNTY: LAKE			
ROAD: S.R. 55 & 73RD AVE.			
SECTION: 17			
TOWNSHIP: 35 N.	NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.		
RANGE: 8 W.			

INST. No. 2019-076809, DATED 11/01/2019  
TAX ID Nos.  
45-12-17-251-007.000-030 (RES. A) 45-12-17-251-005.000-030 (RES. B)  
45-12-17-251-004.000-030 (RES. C) 45-12-17-251-003.000-030 (RES. D)  
DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
602	A	141+00.00	0.00'		50,927.2346	49,949.2053
605	A	160+00.00	0.00'		52,827.2346	49,949.0410
1012	S-73AV	11+00.00	49.52'	Lt.	50,102.8274	50,049.2470
1013	A	133+00.00	75.00'	Rt.	50,127.2411	50,024.2744
1014	A	133+60.00	50.00'	Rt.	50,187.2390	49,999.2692
1016	A	143+10.96	50.00'	Rt.	51,138.1978	49,999.1870
1061	S-73AV	16+04.66	47.00'	Lt.	50,100.6522	50,553.9101
2043	S-73AV	13+64.74	48.20'	Lt.	50,101.6863	50,313.9870
202	SEE LOCATION CONTROL ROUTE SURVEY PLAT					
204						
300						
601						
604						

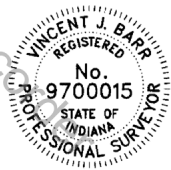
NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

### SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 2018024657 in the Office of the Recorder of Lake County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

V.J. Barr 06/09/2020

RESIGNED VJB



VS ENGINEERING, INC.  
VINCENT J. BARR, P.S.  
PROFESSIONAL SURVEYOR No. 9700015  
STATE OF INDIANA

PARCEL: 6	OWNER: DG PROPERTIES TAFT LLC	DES. NO.: 1383615
CODE: 6598		DRAWN BY: J.A. GARZA 06/11/2020
PROJECT: 1383615		CHECKED BY: V.J. BARR 06/12/2020
COUNTY: LAKE		REVISED BY: G.L. SMITH 07/24/2020
ROAD: S.R. 55 & 73RD AVE.		
SECTION: 17		
TOWNSHIP: 35 N.	NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.	
RANGE: 8 W.		