

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-009107

8:31 AM 2023 Mar 24

## PARTIAL RELEASE OF CONSTRUCTION MORTGAGE

FOR VALUABLE CONSIDERATION, it is hereby certified that a certain Mortgage executed by **South Lake County Development, LLC** on the 16<sup>th</sup> day of **December 2019**, securing the principal sum of **\$3,500,000.00** Dollars, which of Mortgage was duly recorded as Document No. **2020-001365** in the Office of the Recorder of Lake County, Indiana, on the 8<sup>th</sup> of **January 2020**, is hereby **PARTIALLY RELEASED**. The undersigned represents that he is a representative that is authorized and directed to execute and deliver this Partial Release of Mortgage.

**Legal: Summerlin Estates**  
**Lot 057 - 11143 Isles Avenue, Dyer, IN 46311**  
**See Attached Full Legal Description**

Dated this 15<sup>th</sup> of March 2023

American Community Bank of Indiana

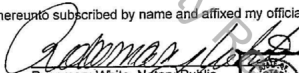


Brian D. Specht  
Senior Vice President

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 15<sup>th</sup> day of March 2023 personally appeared **Brian D. Specht**, by American Community Bank of Indiana, its **Senior Vice President**, and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed by name and affixed my official seal.

  
Rosemary White, Notary Public  
A Resident of Lake County

My Commission Expires:  
06/26/2027

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.

This Instrument Prepared by: **BRIAN D. SPECHT OF AMERICAN COMMUNITY BANK OF INDIANA, LENDER**  
Return to: **AMERICAN COMMUNITY BANK OF INDIANA, 7880 Wicker Avenue, Saint John, IN 46373**



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092812  
LK

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## EXHIBIT "A"

### Legal Description

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 (ALSO KNOWN AS THE CENTERLINE OF 109TH AVENUE) A DISTANCE OF 252.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 574.55 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 25 SECONDS WEST A DISTANCE OF 553.33 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS EAST A DISTANCE OF 100.01 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 448.78 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 17 SECONDS WEST A DISTANCE OF 267.55 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 18 SECONDS WEST A DISTANCE OF 123.55 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE SOUTHERLY ALONG SAID CURVED LINE, CONCAVE TO THE EAST, HAVING A RADIUS OF 370.00 FEET, A CHORD WHICH BEARS SOUTH 8 DEGREES 24 MINUTES 25 SECONDS EAST AND 111.25 FEET, AN ARC DISTANCE OF 111.25 FEET; THENCE SOUTH 72 DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 430.00 FEET, A CHORD WHICH BEARS SOUTH 23 DEGREES 06 MINUTES 58 SECONDS EAST AND 91.30 FEET, AN ARC DISTANCE OF 91.48 FEET; THENCE SOUTH 28 DEGREES 12 MINUTES 36 SECONDS EAST A DISTANCE OF 77.73 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET, A CHORD WHICH BEARS SOUTH 21 DEGREES 52 MINUTES 27 SECONDS EAST AND 43.41 FEET, AN ARC DISTANCE OF 43.53 FEET; THENCE SOUTH 75 DEGREES 27 MINUTES 42 SECONDS WEST A DISTANCE OF 253.51 FEET; THENCE SOUTH 14 DEGREES 32 MINUTES 18 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 605.97 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS EAST A DISTANCE OF 205.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 17.28 FEET; THENCE SOUTH 78 DEGREES 34 MINUTES 38 SECONDS WEST A DISTANCE OF 241.48 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 105.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 25 SECONDS EAST A DISTANCE OF 2189.83 FEET TO THE POINT OF BEGINNING. ALL IN AND OVER TOWNSHIP, LAKE COUNTY, INDIANA.

NOTE: SUBJECT TO REVISIONS ONCE PROPOSED PLAT PROVIDED AND LAST DEED OF RECORD CORRECTED AND RECORDED. SEE REQUIREMENTS SECTIONS.

#### Parcel IDs:

SU1 - 45-15-07-201-003.000-015  
SU2 - 45-15-07-201-004.000-015  
SU3 - 45-15-07-201-005.000-015  
SU4 - 45-15-07-201-006.000-015  
SU5 - 45-15-07-201-007.000-015  
SU6 - 45-15-07-201-008.000-015  
SU7 - 45-15-07-201-009.000-015  
SU8 - 45-15-07-201-010.000-015  
SU9 - 45-15-07-201-011.000-015  
SU10 - 45-15-07-201-012.000-015  
SU47 - 45-15-07-202-008.000-015  
SU48 - 45-15-07-202-007.000-015  
SU49 - 45-15-07-202-006.000-015  
SU50 - 45-15-07-202-005.000-015  
SU51 - 45-15-07-202-004.000-015  
SU52 - 45-15-07-202-003.000-015  
SU53 - 45-15-07-202-002.000-015

Outlot A - 45-15-07-201-002.000-015  
Outlot B - 45-15-07-202-001.000-015  
Outlot C - 45-15-07-202-009.000-015  
Outlot D - 45-15-07-201-001.000-015