

NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-012005
8:35 AM 2024 Apr 30

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 16th 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 8th 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 039 – 11109 Song Street, Dyer, IN 46311

- See Attached Full Legal Description

Dated this 23rd of April 2024

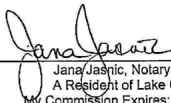
American Community Bank of Indiana

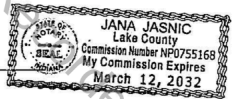

Richard Gard
Vice President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd of April 2024, personally appeared Richard Gard, by American Community Bank of Indiana, its Vice President and acknowledged the execution of the foregoing instrument.

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


Jana Jasnic, Notary Public
A Resident of Lake County
My Commission Expires: 03/12/2032



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: RICHARD GARD 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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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 262.90 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 207.55 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 19 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 08 MINUTES 56 SECONDS EAST AND 91.30 FEET, AN ARC DISTANCE OF 91.48 FEET; THENCE SOUTH 29 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 17.26 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 2169.63 FEET TO THE POINT OF BEGINNING. ALL IN HANOVER TOWNSHIP, LAKE COUNTY, INDIANA.

NOTE: SUBJECT TO REVISIONS ONCE PROPOSED PLAT PROVIDED AND LAST DEED OF RECORD CORRECTED AND RERECORDED. 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