

STATE OF INDIANA)
COUNTY OF LAKE)

Hall Realty Investors, LLC
By: *[Signature]*
Notary Public

We, the undersigned, *[Signature]* owner of the real estates shown and described herein, do certify that we have laid off, platted, and subdivided and do hereby lay off, plat, and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as LIBERTY ESTATES, PHASE 1, 2, & 3, a Planned Unit Development to the Town of Merrillville, Lake County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated are hereby dedicated to the Town of Merrillville. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

UTILITY EASEMENT

An easement is hereby granted to the Town of Merrillville, all public utility companies including Ameritech and Northern Indiana Public Service Company, Indiana American Water Company severally and private utility companies where they have a certificate of territorial authority to render service, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, under ground with all necessary braces, guys, anchors and other appliances, in, upon or along the strips of land designated on the plat and marked "UTILITY EASEMENT" for the purpose of serving the public in general with sewer, water, gas, electric and telephone service, including the right to use the streets where necessary, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. No permanent buildings shall be placed on said easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for such public utility purpose.

DRAINAGE EASEMENT

An easement is hereby granted to the County of Lake and the Town of Merrillville for the installation of a drainage swale, ditch, or waterway, upon and along the strips or strips of land designated on the plat and marked "RETENTION AND DRAINAGE EASEMENT" and "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

Dated this 6 day of October 2022

Hallmark Development, Inc.
[Signature]
Randolph Hall
President

Hall Realty Investors, LLC
[Signature]
Randolph Hall
Member

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, *[Signature]*, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared *[Signature]*, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 13th day of October 2022

My Commission Expires: 9-13-2029
County of Residence: Polk Notary Public

Under authority provided by Chapter 174 - Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Town of Merrillville, Indiana, this plat was given approval by the Town of Merrillville as follows:

Approved by the Town Plat Commission at a meeting held September 20, 2022

President: *[Signature]* Secretary: *[Signature]*

STATE OF INDIANA)
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This is to certify that I have checked and verified the boundary closure of the above plat.

Town Engineer

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2022-035777
10:14 AM 2022 Oct 12

BOOK 116 PAGE 44

LIBERTY ESTATES - PHASE 1, 2, & 3

A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA

LEGAL DESCRIPTION:

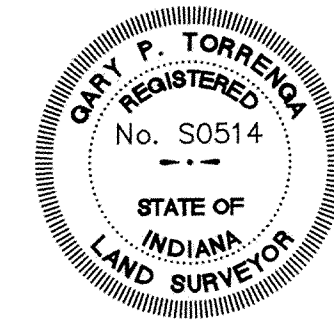
PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SCHEPPEL ADDITION, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS SHOWN IN PLAT BOOK 86, PAGE 40 AS RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 88 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 1323.21 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 19 SECONDS WEST, A DISTANCE OF 930.16 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 1323.48 FEET; TO THE CENTERLINE OF WHITCOMB STREET (50 FEET WIDE); THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 631.01 FEET; THENCE SOUTH 01 DEGREES 59 MINUTES 41 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 19 SECONDS WEST, A DISTANCE OF 316.21 FEET; THENCE SOUTH 08 DEGREES 12 MINUTES 15 SECONDS EAST, A DISTANCE OF 386.34 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 540.95 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 282.94 FEET; THENCE NORTH 08 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 254.62 FEET; THENCE NORTH 35 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 38.59 FEET; THENCE NORTH 19 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 182.17 FEET; THENCE NORTH 01 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 251.30 FEET; THENCE NORTH 26 DEGREES 25 MINUTES 19 SECONDS EAST, A DISTANCE OF 180.57 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, A DISTANCE OF 87.68 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 06 SECONDS EAST, A DISTANCE OF 157.17 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 19 SECONDS WEST, A DISTANCE OF 270.00 FEET (THE CHORD OF WHICH BEARS SOUTH 81 DEGREES 38 MINUTES 35 SECONDS EAST, A CHORD DISTANCE OF 59.84 FEET); THENCE SOUTH 75 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 138.03 FEET, TO A POINT OF CURVE; THENCE EASTERLY ALONG A CURVE WHICH IS CONCAVE TO THE NORTH, HAVING A RADIUS OF 330.00 FEET (THE CHORD OF WHICH BEARS SOUTH 82 DEGREES 33 MINUTES 30 SECONDS EAST, A CHORD DISTANCE OF 83.61 FEET); AN ARC DISTANCE OF 83.84 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 216.23 FEET, TO THE WESTERLY LINE OF BURNSIDES CAPEL HILL FARMS, PHASE TWO-A AS RECORDED IN PLAT BOOK 79, PAGE 11 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 00 DEGREES 27 MINUTES 55 SECONDS EAST, A DISTANCE OF 1154.72 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 50.121 ACRES MORE OR LESS, ALL IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.

STATE OF INDIANA)
COUNTY OF LAKE)

I, Gary P. Torrenge, hereby certify that I am a Registered Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described herein and subdivided same as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or markers shown thereon actually exist and that their location, size, type and description are accurately shown.

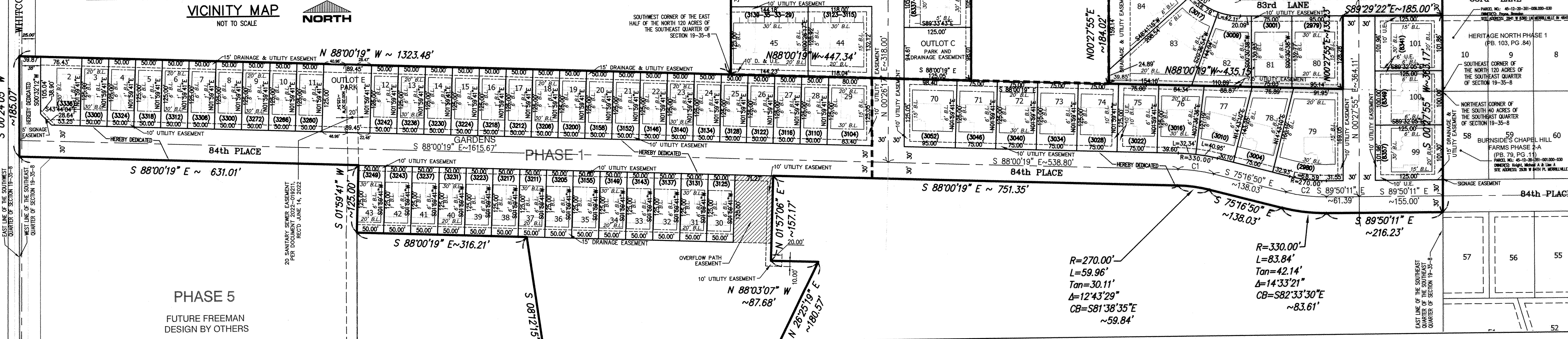
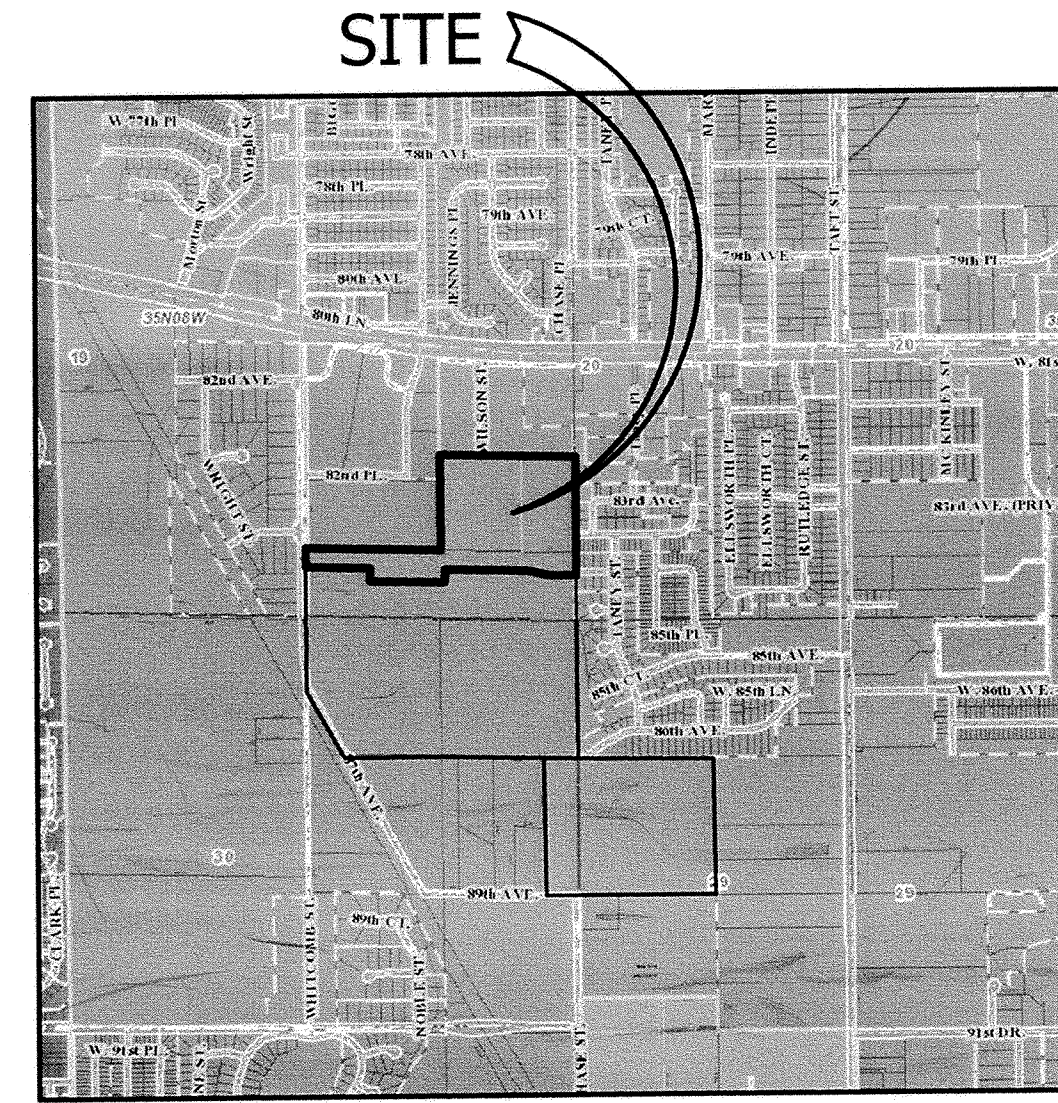
Witness my hand and Seal this 6th day of October, 2022

TORRENGE ENGINEERING, INC.
[Signature]
Gary P. Torrenge, Registered Land Surveyor #50514



ABBREVIATIONS:
B.L. - BUILDING LINE SETBACK LINE
D. & U.E. - DRAINAGE & UTILITY EASEMENT
U.E. - UTILITY EASEMENT

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	66.63'	300.00'	33.45'	12°43'29"	N81°38'35"W~66.49'
C2	76.21'	300.00'	38.31'	14°33'21"	S82°33'30"E~76.01'
C3	139.07'	90.00'	87.72'	88°31'57"	N43°48'03"E~125.64'
C4	141.30'	90.00'	89.93'	89°57'17"	S44°30'43"E~127.23'



TORRENGE ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Website: www.torrenge.com
Tel. No.: (219) 836-8918

LIBERTY ESTATES - PHASE 1, 2, & 3
A PLANNED UNIT DEVELOPMENT
TO THE TOWN OF MERRILLVILLE, INDIANA
FINAL PLAT

CLIENT: Homes II, Inc.
4259 E. Lincoln Hwy.
Merrillville, IN 46410
(219) 750-8247
JOB NO: 2020-5035
SCALE: 1" = 100'
DATE: 10-06-2022
REVISIONS:
SHEET 1 OF 2