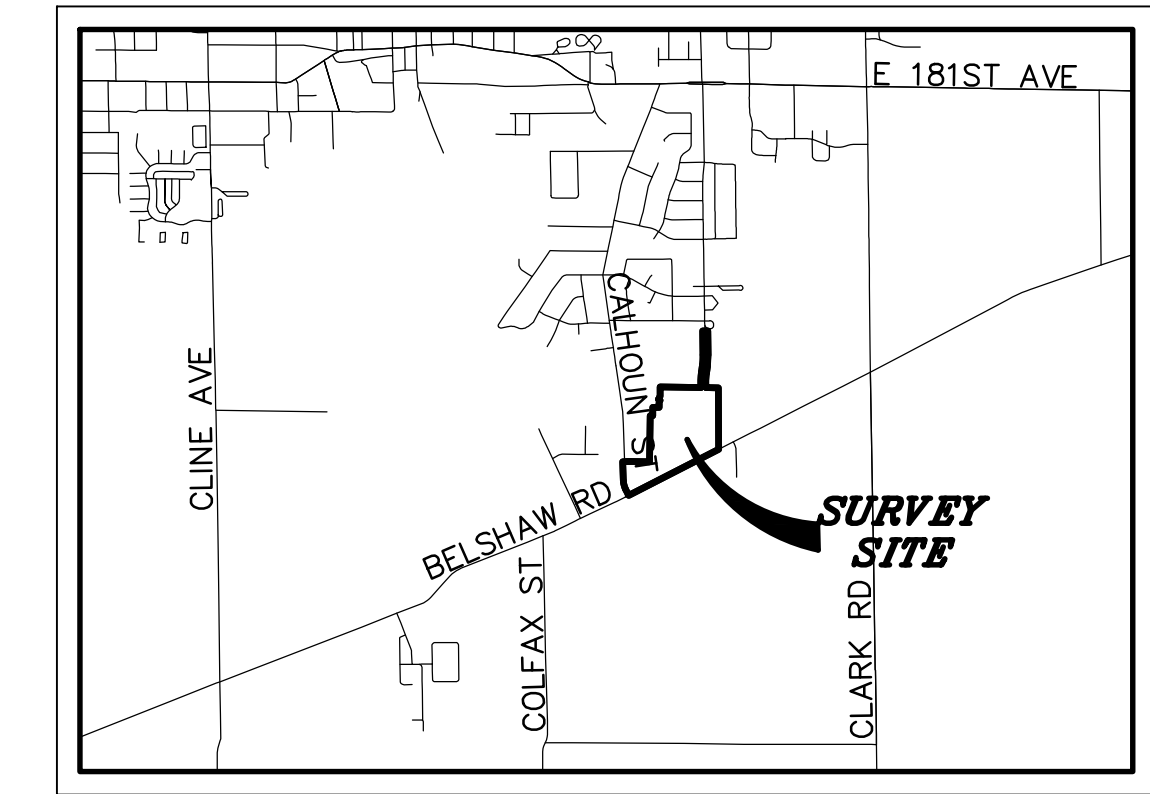


FINAL PLAT

OF

STONE MILL SUBDIVISION - PHASE 1A

BEING A SUBDIVISION OF PART OF SECTION 25 AND SECTION 36, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

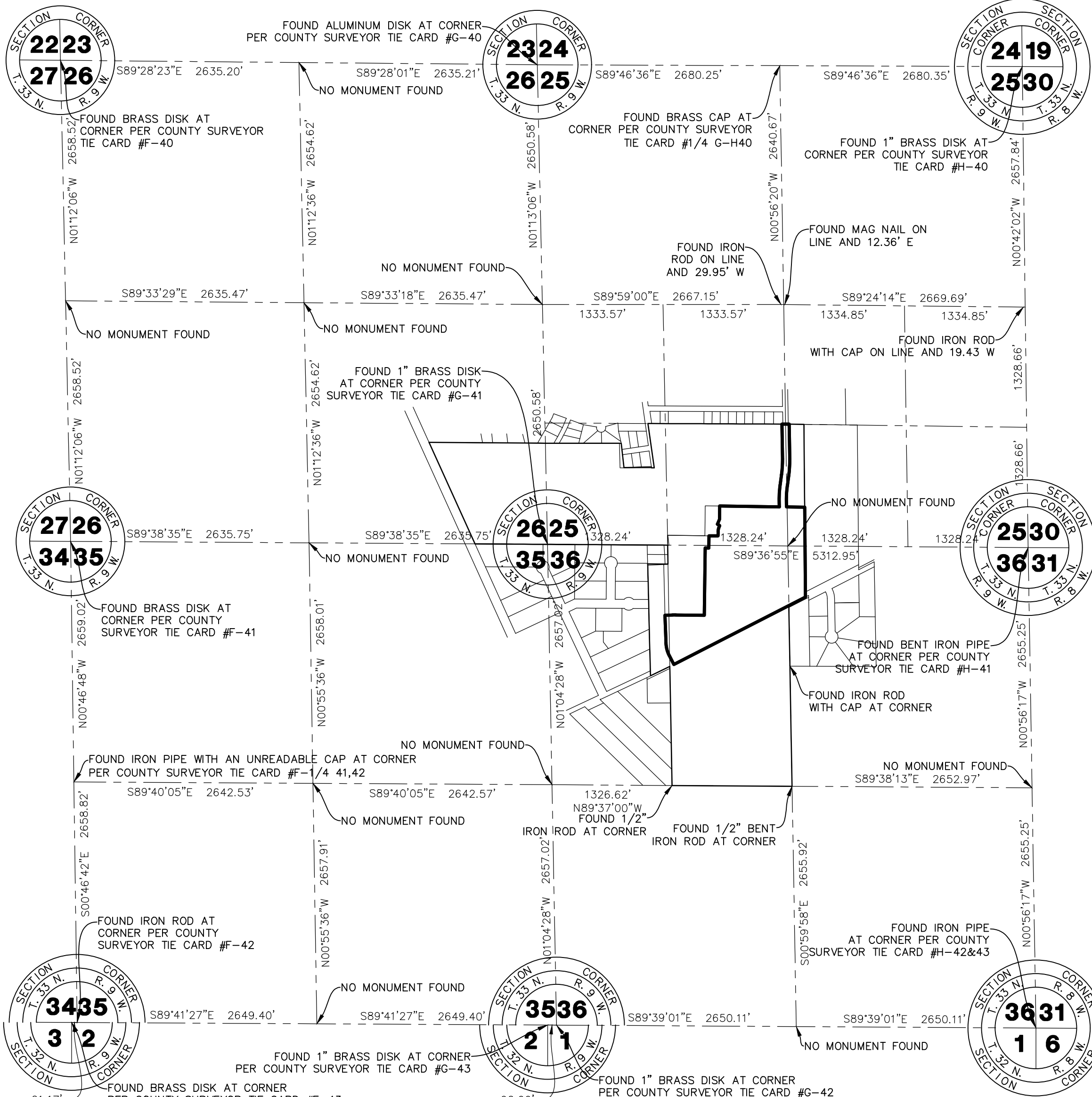
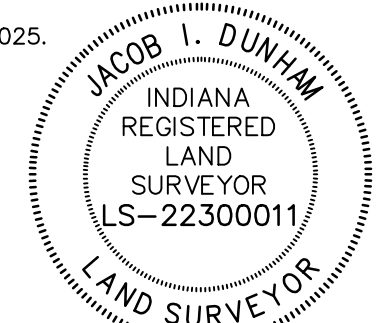
THE FOLLOWING LEGAL DESCRIPTION WAS PREPARED BY JACOB I. DUNHAM, INDIANA PROFESSIONAL LAND SURVEYOR NUMBER 22300011, BASED ON AN ALTA/NPS LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING, JOB CODE PROLOIN05, DATED JUNE 9, 2022, AND RECORDED IN LAKE COUNTY RECORDERS OFFICE AS DOCUMENT NUMBER 2023-002968. THE BASIS OF BEARINGS FOR THE LEGAL DESCRIPTION IS INDIANA COORDINATE SYSTEM OF 1983, WEST ZONE.

SURVEYOR'S NOTES

- 1. THIS SUBDIVISION CONSISTS OF 35 SINGLE FAMILY LOTS, 9 DUPLEX LOTS, 7 TOWN HOME LOTS, AND 5 OUTLOTS AND IS PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF STONE MILL SUBDIVISION.

SURVEYOR CERTIFICATE

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



STORMWATER MANAGEMENT EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TOWN OF LOWELL TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, THE FACILITIES USED IN CONNECTION WITH STORMWATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT" TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN...

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF LOWELL AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T, VERIZON AND NORTHERN INDIANA PUBLIC SERVICE 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 (STORM AND SANITARY), WATER MAINS, GAS MAINS, DRAINAGE SWALES, CONDUITS, CABLES, POLES AND WIRES UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ACROSS THE STRIP OF LAND DESIGNATED ON THE PLAT AND MARKED "U & O", "P.U.D.", "E" OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING THE SUBDIVISION AND THE PUBLIC IN GENERAL WITH SEWER (STORM AND SANITARY), GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, AND FOR THE PURPOSE OF HANDLING THE STORM WATER AND/OR SURFACE DRAINAGE RUNOFF, INCLUDING THE RIGHT TO USE THE STREETS AND/OR ROADWAY EASEMENT AREAS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE 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 OR SURFACE DRAINAGE RUNOFF...

PUBLIC ACCESS AND PATH EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS IS HEREBY GRANTED TO THE TOWN OF LOWELL, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, TO HAVE THE RIGHT, BUT NOT THE DUTY, TO ACCESS, INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS PATHS FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH PATHWAY SERVICE, OVER AND ACROSS THE PLATTED AREAS SHOWN AND NOTED HEREON AS PUBLIC ACCESS AND PATH EASEMENT, TOGETHER WITH THE RIGHT, BUT NOT THE DUTY, TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR ANY AND FOR ALL OF THE PURPOSES AFORESAID AND TO TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON OR ADJACENT TO THE EASEMENT THAT INTERFERE WITH THE OPERATION OF ANY OF THE PATHS.

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF THE VARIOUS LOTS IN THIS SUBDIVISION, AND TO THE TOWN OF LOWELL, AND TO THE PUBLIC IN GENERAL, GRANTEEES, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO IMPROVE AND ACCESS TO AND FROM THE PUBLIC STREET AND FROM THE PUBLIC STREET TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR ANY AND FOR ALL OF THE PURPOSES AFORESAID AND TO TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON OR ADJACENT TO THE EASEMENT THAT INTERFERE WITH THE OPERATION OF ANY OF THE PATHS.

OWNER'S CONSENT

WE, STONE MILL LLC, OWNERS OF THE PROPERTY HEREIN DESCRIBED, DO HEREBY CERTIFY THAT OF OUR OWN FREE WILL AND ACCORD HAVE LAID OFF, PLATTED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH SAID PLAT FOR USES AND PURPOSES HEREIN SET FORTH.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "STONE MILL SUBDIVISION - PHASE 1A". ALL STREET ALLEYS AND OTHER PUBLIC AREAS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

WITNESSETH OUR HAND AND SEAL THIS ____ DAY OF _____ A.D., 2025.

BY: PETER E. MANHARD, IT'S MANAGER OWNER/DEVELOPER STONE MILL LLC 200 WEST 2ND STREET, SUITE 240 LOMBARD, ILLINOIS 60148

NOTARY PUBLIC

STATE OF _____) SS COUNTY OF _____) I, _____, 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.



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE INDIANA COORDINATE SYSTEM OF 1983, WEST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK

PROPERTY ADDRESS

5920 BELSHAW RD., LOWELL, INDIANA 46356

PROPOSED SETBACKS

- PROPOSED SINGLE FAMILY LOTS 80'X135' LOTS (161-194, 203) FRONT YARDS: 25' MIN. SIDE YARD: 8' EACH SIDE MIN. REAR YARD: 25' MIN. CORNER SIDE YARD: 25' MIN.

EXISTING PROPERTY AREA

1,637,565 SQUARE FEET (37.593 ACRES)

PROPOSED PROPERTY AREA

- SINGLE FAMILY LOT AREA = 435,235 SQ. FT. (9.992 ACRES) DUPLEX LOT AREA = 116,601 SQ. FT. (2.677 ACRES) TOWN HOME LOT AREA = 177,824 SQ. FT. (4.082 ACRES) OUTLOT AREA = 445,668 SQ. FT. (10.231 ACRES) RIGHT-OF-WAY AREA = 462,237 SQ. FT. (10.611 ACRES) TOTAL AREA = 1,637,565 SQ. FT. (37.593 ACRES)

TOWN COUNCIL CERTIFICATE

STATE OF INDIANA) COUNTY OF LAKE) SUBMITTED TO, APPROVED AND ACCEPTED BY THE TOWN OF LOWELL BY ITS TOWN COUNCIL. DATED THIS ____ DAY OF _____ A.D., 2025.

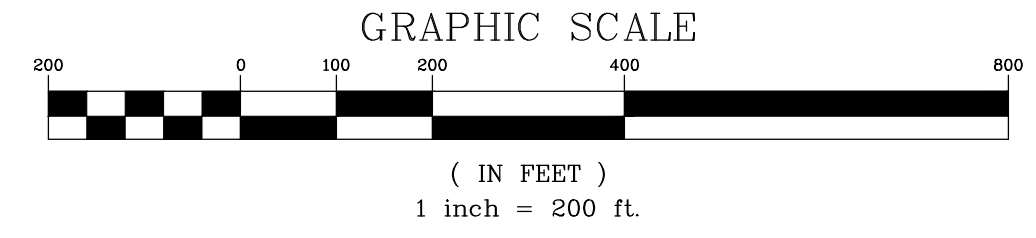
PLAN COMMISSION CERTIFICATE

STATE OF INDIANA) 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 ____ DAY OF _____ A.D. 2025.

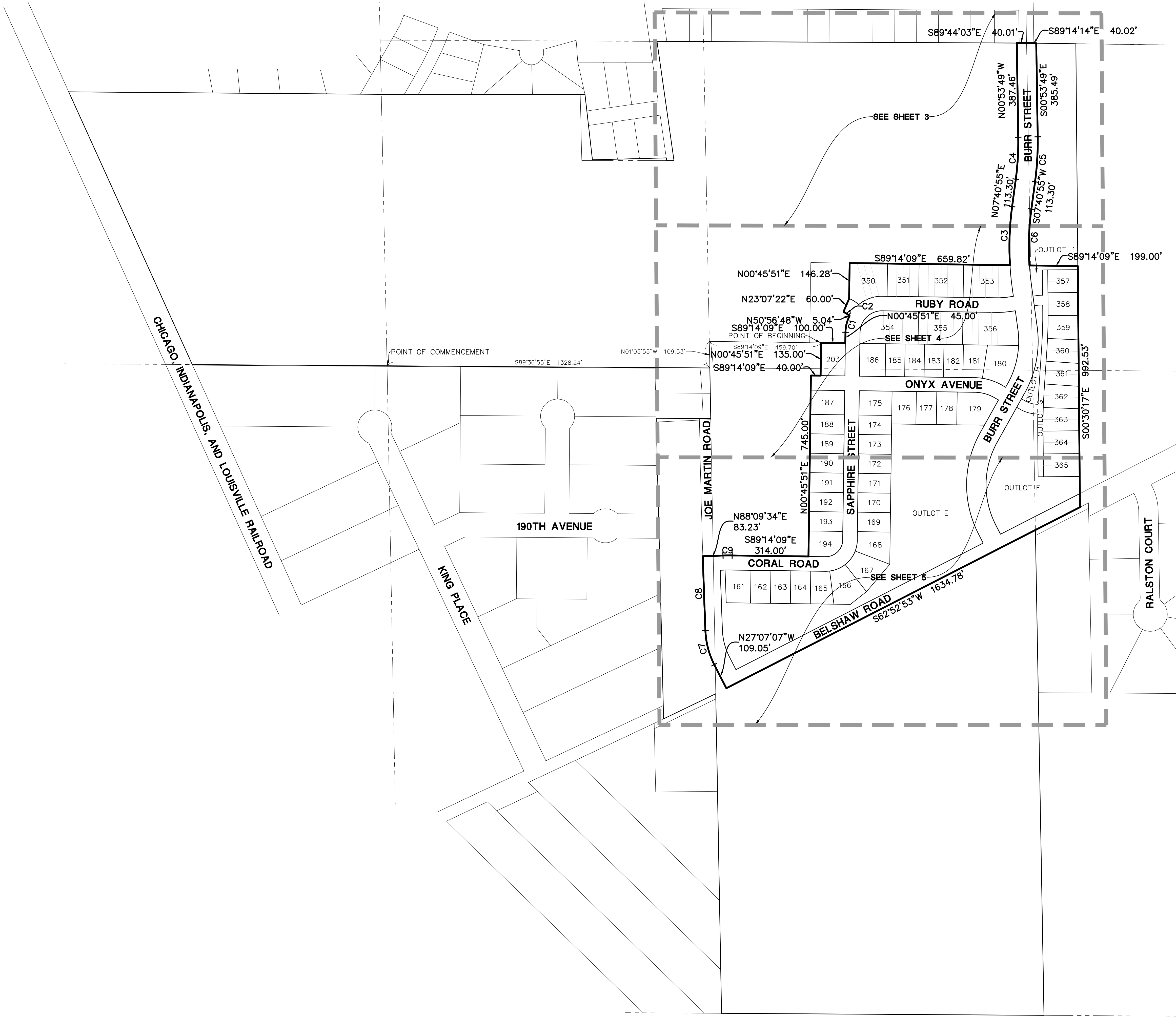
Manhard CONSULTING logo and contact information: 700 Springer Drive, Lombard, IL 60148. Includes vertical text: STONE MILL SUBDIVISION - PHASE 1A, TOWN OF LOWELL, INDIANA, FINAL PLAT OF SUBDIVISION, and sheet number 1 of 5.

FINAL PLAT
OF
STONE MILL SUBDIVISION - PHASE 1A

BEING A SUBDIVISION OF PART OF SECTION 25 AND SECTION 36, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°45'08"	150.00'	70.04'	S14°08'25"W	69.40'
C2	15°55'50"	90.00'	25.02'	N58°54'43"W	24.94'
C3	11°11'04"	1240.00'	242.06'	S02°05'23"W	241.67'
C4	8°34'45"	1160.00'	173.69'	N03°23'33"E	173.53'
C5	8°34'45"	1240.00'	185.67'	N03°23'33"E	185.50'
C6	11°28'46"	1160.00'	232.41'	S01°56'32"W	232.02'
C7	24°53'28"	335.00'	145.54'	S14°40'22"E	144.39'
C8	0°25'43"	41035.00'	306.95'	S02°00'47"E	306.95'
C9	2°36'17"	830.00'	37.73'	S89°27'42"W	37.73'



DATE	REVISIONS

Manhard
CONSULTING

700 Springer Drive, Lombard, IL 60148 ph: 630.691.8800 fx: 630.691.8885 manhard.com
Professional Surveyors, Professional Engineers, Professional Land Surveyors
Construction Managers | Environmental Scientists | Landscape Architects | Planners

STONE MILL SUBDIVISION - PHASE 1A
TOWN OF LOWELL, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR: TM
PROJ. ASSOC.: JMD
DRAWN BY: PGA
DATE: 02/11/25
SCALE: 1"=200'

SHEET
2 OF 5
PROLOIN05

February 12, 2025 - 12:43 Draw Name: P:\Proloin05\Stone Mill\Final Drawings\Plat of Subdivision\Phase 1A\PROLOIN05-FS-PH1A.dwg Updated By: panderson

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CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	71°5'05"	170.00'	21.52'	S85°52'10"W	21.50'
C2	71°5'05"	130.00'	16.45'	S85°52'10"W	16.44'
C3	136°08"	2000.00'	55.93'	S03°02'50"W	55.93'
C4	0°48'22"	4945.00'	69.56'	S08°31'33"E	69.56'
C4	27°31'15"	105.00'	50.43'	S74°33'59"E	49.95'
C5	27°31'15"	145.00'	68.65'	S74°33'59"E	68.98'
C6	1°36'18"	2000.00'	56.02'	S00°17'52"W	56.02'

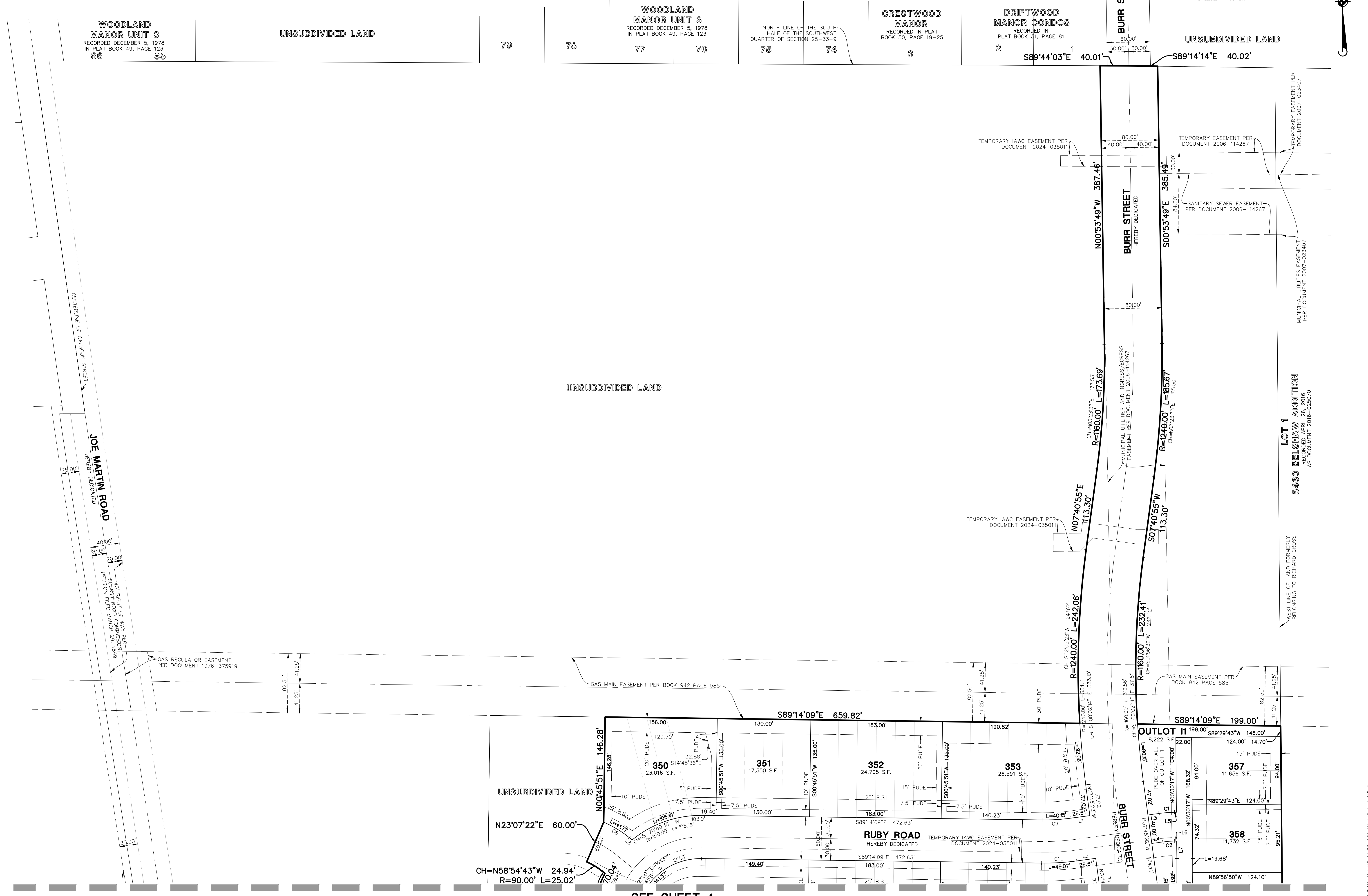
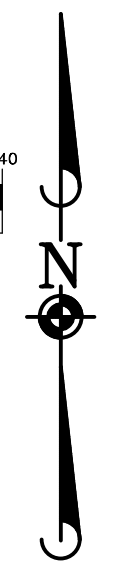
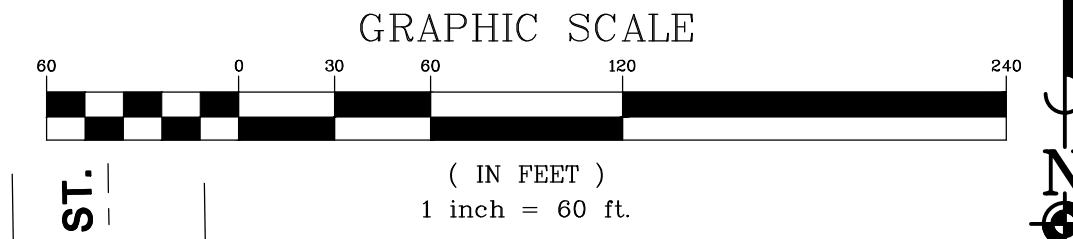
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	2°36'17"	770.00'	35.00'	S89°27'42"W	35.00'
C8	19°55'50"	150.00'	41.71'	N89°54'43"W	41.57'
C9	8°31'13"	270.00'	40.15'	N86°30'14"E	40.11'
C10	8°31'13"	330.00'	49.07'	N86°30'14"E	49.03'
C11	28°25'22"	230.00'	114.10'	N75°01'03"W	112.93'
C12	28°25'13"	170.00'	84.32'	N75°00'58"W	83.46'

LINE	BEARING	LENGTH
L1	N82°14'38"E	36.61'
L2	S82°14'38"W	36.61'
L3	N82°14'38"E	15.63'
L4	S82°14'38"W	15.63'
L5	N89°29'43"E	2.70'
L6	S89°29'43"W	2.70'
L7	N00°30'17"W	24.32'

LINE	BEARING	LENGTH
L8	S50°56'48"E	5.04'
L9	N60°48'21"W	20.83'
L10	N60°48'21"W	20.83'
L11	S88°19'37"E	4.06'
L12	N88°19'37"W	4.06'
L13	S88°09'34"W	13.23'

FINAL PLAT OF STONE MILL SUBDIVISION - PHASE 1A

BEING A SUBDIVISION OF PART OF SECTION 25 AND SECTION 36, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA



NO.	DATE	REVISIONS

Manhard CONSULTING
 700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
 Professional Engineer, Registered Professional Engineer, Professional Surveyor
 Construction Managers | Environmental Scientists | Landscaping Architects | Planners

STONE MILL SUBDIVISION - PHASE 1A
TOWN OF LOWELL, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: TM
 PROJ. ASSOC.: JD
 DRAWN BY: PGA
 DATE: 02/11/25
 SCALE: 1"=60'
 SHEET
3 OF **5**
 PROLOIN05

February 12, 2025 - 14:13 Dwg Name: P:\Proloin05\StoneMill\Road Drawings\Plat of Subdivision\Phase 1A\02-PROLOIN05-FS-Phase 1A.dwg Updated By: panderson

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SEE SHEET 4

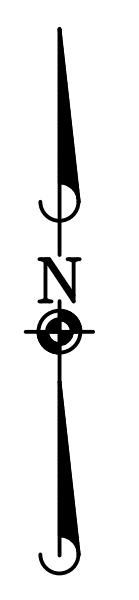
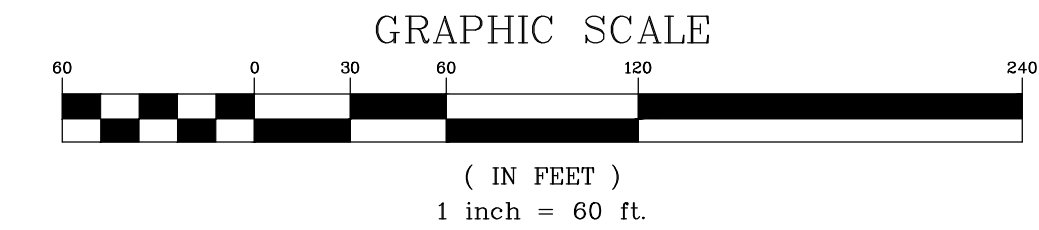
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	71°05'	170.00'	21.52'	S85°52'10"W	21.50'
C2	71°05'	130.00'	16.45'	S85°52'10"W	16.44'
C3	136°08'	2000.00'	55.93'	S03°02'50"W	55.93'
C4	27°31'15"	105.00'	50.43'	S74°33'59"E	49.95'
C5	04°48'22"	4945.00'	69.56'	S08°31'33"E	69.56'
C6	1°36'18"	2000.00'	56.02'	S00°17'52"W	56.02'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	2°36'17"	770.00'	35.00'	S89°27'42"W	35.00'
C8	15°55'00"	150.00'	41.31'	N89°54'43"W	41.57'
C9	8°31'13"	270.00'	40.15'	N86°30'14"E	40.11'
C10	8°31'13"	330.00'	49.07'	N86°30'14"E	49.03'
C11	28°25'22"	230.00'	114.10'	N75°01'03"W	112.83'
C12	28°25'13"	170.00'	84.32'	N75°00'58"W	83.46'

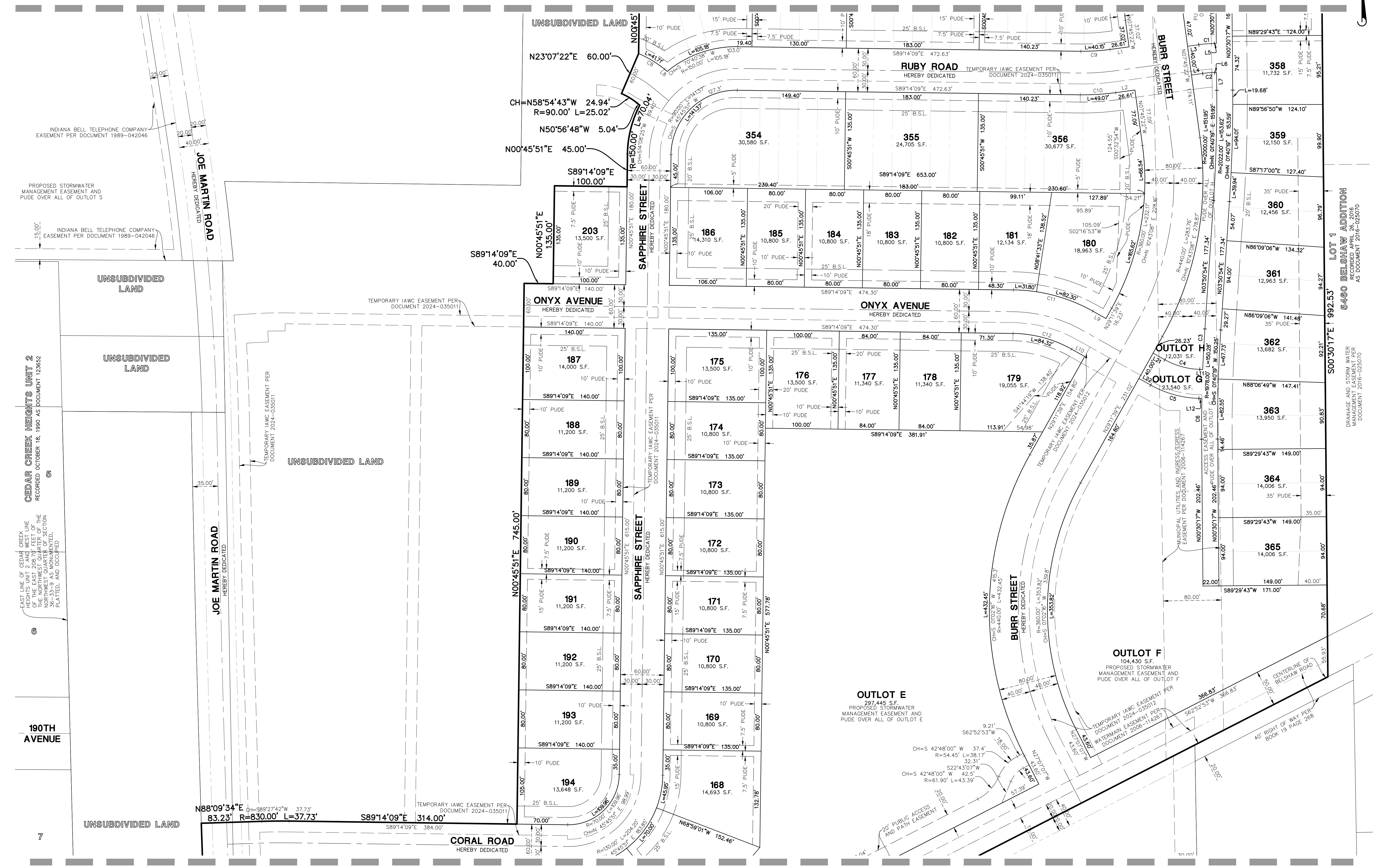
LINE	BEARING	LENGTH
L1	N82°14'36"E	36.61'
L2	S82°14'38"W	36.61'
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L4	N60°48'21"W	15.63'
L5	S88°19'37"E	4.06'
L6	S89°29'43"E	2.70'
L7	N00°30'17"W	24.32'

FINAL PLAT OF STONE MILL SUBDIVISION - PHASE 1A

BEING A SUBDIVISION OF PART OF SECTION 25 AND SECTION 36, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA



SEE SHEET 3



SEE SHEET 5

NO.	DATE	REVISIONS

Manhard CONSULTING
 700 Springer Drive, Lombard, IL 60148 ph: 630.691.8800 fx: 630.691.8885 manhard.com
 Environmental Scientists | Engineers | Surveyors | Construction Managers | Environmental Scientists | Landscaping Architects | Planners

STONE MILL SUBDIVISION - PHASE 1A
 TOWN OF LOWELL, INDIANA
 FINAL PLAT OF SUBDIVISION

PROJ. MGR.: TM
 PROJ. ASSOC.: JD
 DRAWN BY: PGA
 DATE: 02/11/25
 SCALE: 1"=60'

SHEET
4 OF **5**
 PROLOIN05

February 12, 2025 - 1413 - Proj Name: P:\ProloIn05\StoneMill\Drawings\Phase 1A\2-PROLOIN05-FS-PLAT.dwg, Updated By: panderson

CEDAR CREEK HEIGHTS UNIT 2
 RECORDED OCTOBER 16, 1990 AS DOCUMENT 123652

EAST LINE OF CEDAR CREEK HEIGHTS UNIT 2 AND WEST LINE OF THE EAST 208.70 FEET OF THE NORTHWEST QUARTER OF THE SECTION 25 AND SECTION 36, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, INDIANA, AS MONUMENTED, PLATTED, AND OCCUPIED.

190TH AVENUE

7

5400 BELSHAW ADDITION
 RECORDED APRIL 26, 2016
 AS DOCUMENT 2016-025070

DRAINAGE AND STORM WATER MANAGEMENT EASEMENT PER DOCUMENT 2016-025070

TEMPORARY IAWC EASEMENT PER DOCUMENT 2024-035011

TEMPORARY IAWC EASEMENT PER DOCUMENT 2024-035012

TEMPORARY IAWC EASEMENT PER DOCUMENT 2024-035011

TEMPORARY IAWC EASEMENT PER DOCUMENT 2024-035011

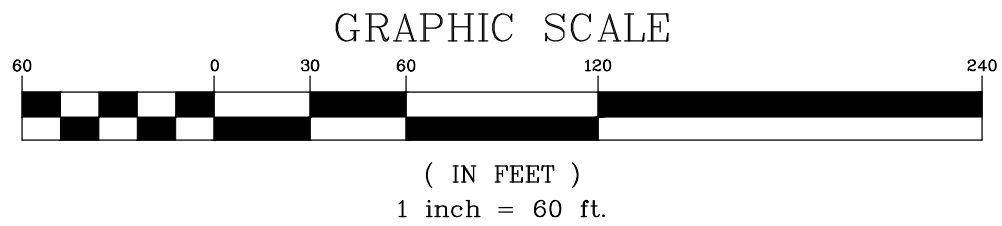
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°15'05"	170.00'	21.52'	S85°52'10"W	21.50'
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C4	2°31'15"	105.00'	50.43'	S74°33'59"E	49.95'
C4	0°48'22"	4945.00'	69.56'	S08°31'33"E	69.56'
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CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C9	8°31'13"	270.00'	40.15'	N86°30'14"E	40.11'
C10	8°31'13"	330.00'	49.07'	N86°30'14"E	49.03'
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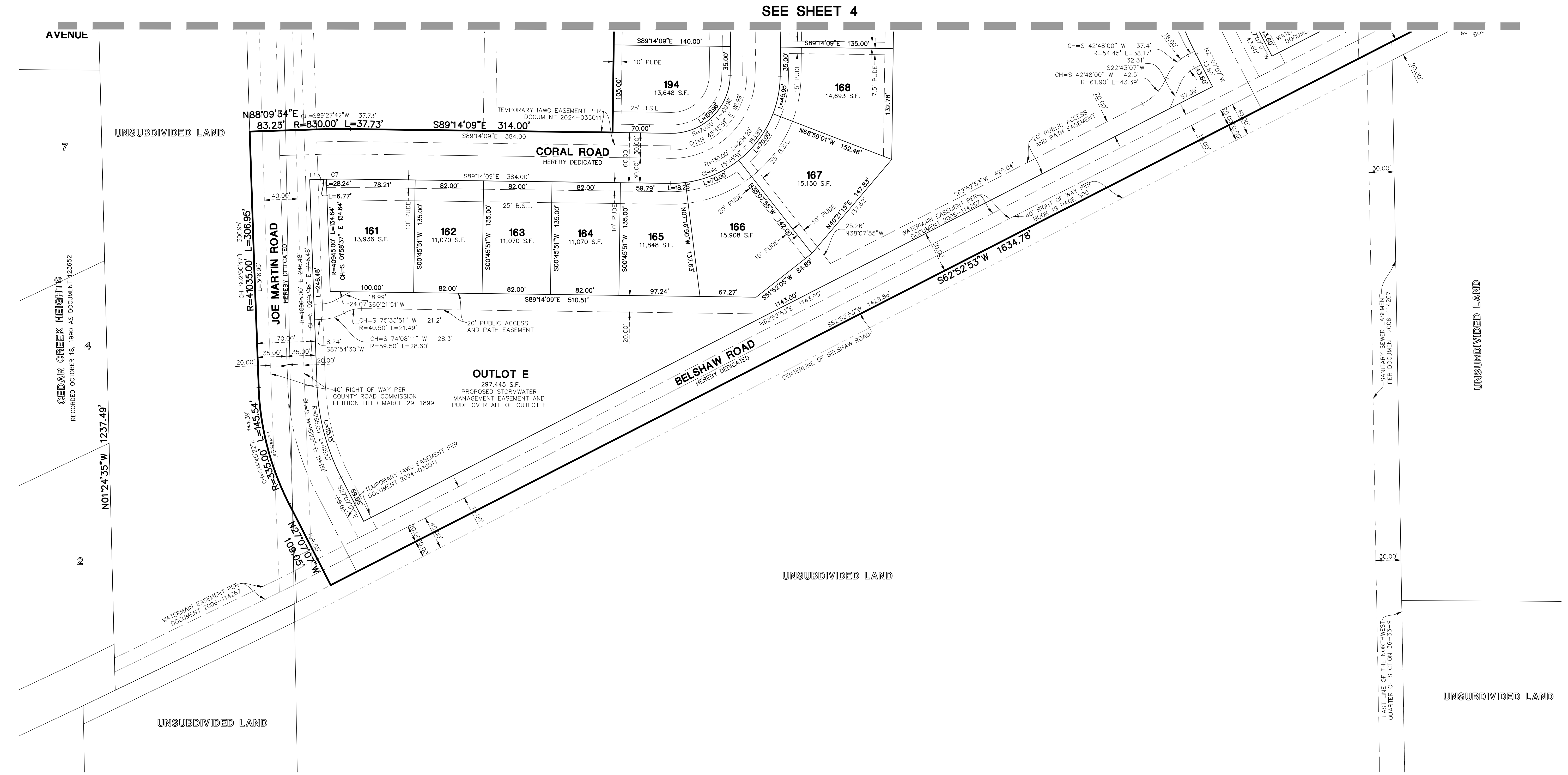
LINE TABLE		
LINE	BEARING	LENGTH
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FINAL PLAT OF STONE MILL SUBDIVISION - PHASE 1A

BEING A SUBDIVISION OF PART OF SECTION 25 AND SECTION 36, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA



DATE	REVISIONS



SEE SHEET 4

February 12, 2025 - 1:53:32. Draw Name: P:\ProloIn05\stone\Drawings\Plat of Subdivision\Phase 1A\02-PROLOIN05-PS-P1A.dwg Updated By: panderson

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 Construction Managers

STONE MILL SUBDIVISION - PHASE 1A
 TOWN OF LOWELL, INDIANA
 FINAL PLAT OF SUBDIVISION

PROJ MGR: TM
 PROJ ASSOC: JD
 DRAWN BY: PGA
 DATE: 02/11/25
 SCALE: 1" = 60'

SHEET
5 OF **5**
 PROLOIN05

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