FREEDOM SPRINGS
UNIT NO. 2, BLOCK 2

PARCEL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 22 IN FREEDOM SPRINGS, UNIT NUMBER 1, PER THE PLAT THEREOF RECORDED IN PLAT BOOK 103, PAGE 47 AS DOCUMENT NUMBER 2008-086804 ON DECEMBER 29, 2008 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG THE SOUTHERLY LINES OF SAID FREEDOM SPRINGS, UNIT NUMBER 1:

(1) NORTH 76 DEGREES 17 MINUTES 43 SECONDS WEST, 88.74 FEET;
(2) SOUTH 80 DEGREES 16 MINUTES 56 SECONDS WEST, 149.16 FEET;
(3) SOUTH 84 DEGREES 33 MINUTES 16 SECONDS WEST, 74.98 FEET;
(4) SOUTH 66 DEGREES 27 MINUTES 27 SECONDS WEST, 187.14 FEET;
(5) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 85.00 FEET;
(6) NORTH 69 DEGREES 13 MINUTES 12 SECONDS WEST, 28.19 FEET;
(7) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 388.65 FEET

TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 300.00 FEET ALONG SAID WEST LINE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 175.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 22.15 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 180.36 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 44 SECONDS EAST, 199.65 FEET; THENCE NORTH 81 DEGREES 03 MINUTES 18 SECONDS EAST, 76.24 FEET; THENCE NORTH 75 DEGREES 17 MINUTES 20 SECONDS EAST, 107.19 FEET; THENCE NORTH 85 DEGREES 36 MINUTES 36 SECONDS EAST, 65.60 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 44 SECONDS EAST, 94.94 FEET; THENCE SOUTH 76 DEGREES 43 MINUTES 59 SECONDS EAST, 14.05 FEET TO THE SOUTHWEST CORNER OF LOT 66 IN FREEDOM SPRINGS, UNIT NUMBER 2, BLOCK 1, RECORDED IN PLAT BOOK 117, PAGE 46 AS DOCUMENT NUMBER 2023-025468 ON SEPTEMBER 1, 2023 IN SAID RECORDER'S OFFICE; THENCE ALONG THE WESTERLY LINES OF SAID FREEDOM SPRINGS, UNIT NUMBER 2, BLOCK 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

(1) NORTH 13 DEGREES 42 MINUTES 17 SECONDS EAST, 160.61 FEET;
(2) NORTH 76 DEGREES 17 MINUTES 43 SECONDS WEST, 17.03 FEET;
(3) NORTH 13 DEGREES 42 MINUTES 17 SECONDS EAST, 210.61 FEET;

TO THE POINT OF BEGINNING, CONTAINING 7.26 ACRES MORE OR LESS;

ALSO A PARCEL OF LAND (CONCORD COURT) LYING IN SAID NORTHWEST QUARTER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 49 IN SAID FREEDOM SPRINGS, UNIT NUMBER 1; THENCE NORTH 57 DEGREES 42 MINUTES 32 SECONDS WEST, 64.00 FEET ALONG A NORTHERLY LINE OF SAID FREEDOM SPRINGS, UNIT NUMBER 1 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 182.00 FEET, AND A CHORD THAT BEARS NORTH 39 DEGREES 45 MINUTES 41 SECONDS EAST, 47.32 FEET; THENCE NORTHEASTERLY 47.46 FEET ALONG SAID CURVE TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 168.00 FEET, AND A CHORD THAT BEARS NORTH 24 DEGREES 16 MINUTES 53 SECONDS EAST, 131.02 FEET; THENCE NORTHEASTERLY 134.59 FEET ALONG LAST SAID CURVE; THENCE NORTH 01 DEGREES 19 MINUTES 52 SECONDS EAST, 59.13 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 40 MINUTES 08 SECONDS EAST, 62.00 FEET ALONG LAST SAID NORTH LINE; THENCE SOUTH 01 DEGREES 19 MINUTES 52 SECONDS WEST, 59.13 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, AND A CHORD THAT BEARS SOUTH 09 DEGREES 15 MINUTES 48 SECONDS WEST, 63.48 FEET; THENCE SOUTHWESTERLY 63.68 FEET ALONG LAST SAID CURVE; THENCE SOUTH 22 DEGREES 45 MINUTES 53 SECONDS WEST, 60.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 232.00 FEET, AND A CHORD THAT BEARS SOUTH 39 DEGREES 40 MINUTES 33 SECONDS WEST, 61.01 FEET; THENCE SOUTHWESTERLY 61.19 FEET ALONG LAST SAID CURVE TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 118.00 FEET, AND A CHORD THAT BEARS SOUTH 39 DEGREES 45 MINUTES 41 SECONDS WEST, 30.68 FEET; THENCE SOUTHWESTERLY 30.77 FEET ALONG LAST SAID CURVE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.37 ACRE MORE OR LESS.

I, the undersigned, Frank O. Morin, President of Accent Homes, Inc., owner of the real estate shown and described hereon, do hereby certify that I have laid off, platted and subdivided said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as "Freedom Springs, Unit No. 2, Block 2". All streets, alleys, parks and other public lands shown and not hereinafore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the street there shall be erected or maintained no buildings or structures.

UTILITY EASEMENT: An easement is hereby granted to the Town of Lowell, all public utility companies, including General Telephone and Northern Indiana Public Service Company severally and private 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, poles, and wires, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, along and over 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, and telephone service, including the right to use the streets where necessary, and to overhang lots with aerial wires to serve adjacent lots, 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 purposes.

NO ACCESS: There are strips of land marked and designated on the plat as "NO ACCESS" where vehicular access across said strips is prohibited and driveways are not allowed within said strips.

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

Witness our hand and Seal this_____ day of_____, 2025.

_____
Frank O. Morin, President of Accent Homes, Inc.

State of Indiana)
County of Lake) SS:

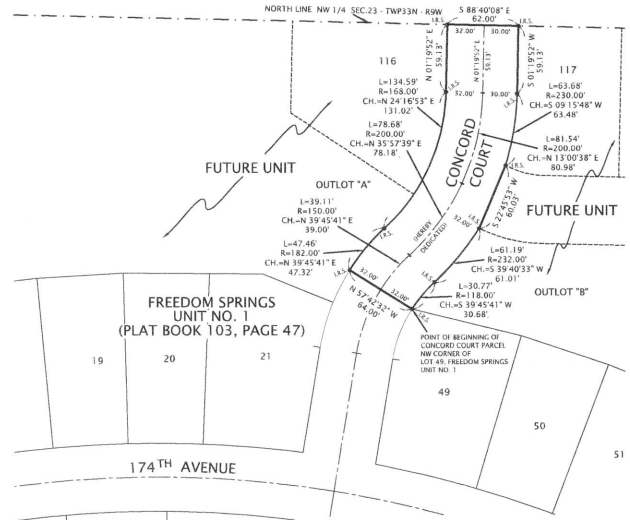
Before me, the undersigned Notary Public in and for the County and State, personally appeared Frank O. Morin, President of Accent Homes, Inc., and acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purposes therein expressed.

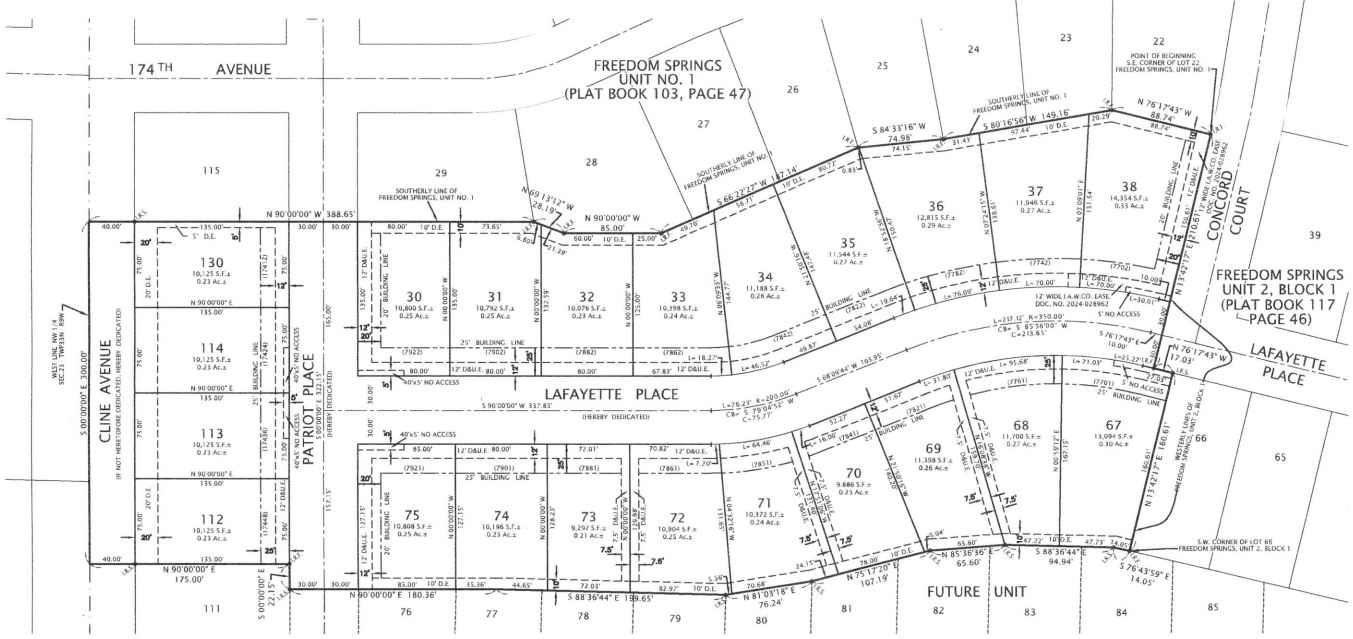
Witness my hand and Seal this_____ day of_____, 2025.

_____
Notary Public:

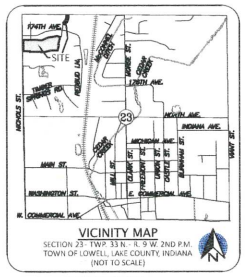
A resident of_____County

My Commission expires:_____





NOTE: According to FIRM Community Panel 180137-0005-C, dated October 18, 1983, the above described parcel is in Zone "C".



VICINITY MAP
SECTION 23: TWP. 33 N. - R. 9 W. 2ND P.M.
TOWN OF LOWELL, LAKE COUNTY, INDIANA
(NOT TO SCALE)

PARCEL INFORMATION:
TAX ID. NO. 45-19-23-102-010.000-008
ACCENT HOMES, INC.
DOC. NO. 2007-096715
REC. 12/11/2007

PARCEL AREA:

GROSS:
316,304 SQUARE FEET ±
14.52 ACRES ±

NET (LESS 40' RIGHT OF WAY, CLINE AVENUE):
304,304 SQUARE FEET ±
14.24 ACRES ±

LEGEND:

● I.R.S. 5/8" DIAMETER REBAR SET WITH PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 0120"

● I.R.F. 5/8" DIAMETER REBAR FOUND WITH PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 0120"

D&U.E. - DRAINAGE AND UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT

After having given public notice of the time, place and nature of hearing on the application for primary approval of this subdivision by publication in a newspaper of local circulation more than ten (10) days before the hearing thereon, under authority provided by the General Assembly of the State of Indiana, this plat was given approval by a majority of the members of the Lowell Plan Commission or Plat Committee at a meeting held on the _____ day of_____, 2025.

Town of Lowell Plan Commission by:

_____ President: _____ Secretary:

This plat has been reviewed and is hereby recommended for acceptance by the Town of Lowell by:

_____
Director of Community Development: Richard Oman, P.S.

State of Indiana)
County of Lake) SS:

Submitted to, approved and accepted by the Town Council dated this_____day of_____, 2025.

_____ Town Council President _____ Town Council Vice President

_____ Member _____ Member

_____ Member _____ Attest: Clerk Treasurer

State of Indiana)
County of Lake) SS:

I, Glen E. Boren, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on August 5, 2025, that all monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

_____
Glen E. Boren, Professional Surveyor No. 20000006
Month Day, 2025

SURVEY MONUMENTATION NOTE:

IT IS THE OPINION OF THE SURVEYOR THAT IT IS PROBABLE THAT THE INDIVIDUAL LOT MONUMENTS WILL BE DISTURBED BY CONSTRUCTION AND MASS GRADING. THEREFORE, ONLY THE PERIMETER OF THE SUBDIVISION IS MONUMENTED. THE SETTING OF THE INDIVIDUAL LOT MONUMENTS ARE HEREBY DELAYED UNTIL AFTER CONSTRUCTION IS COMPLETE OR UP TO TWO YEARS AFTER RECORDATION OF THIS PLAT, WHICHEVER OCCURS FIRST AS PRESCRIBED BY TITLE 865 IAC 1-12-18(I).

GENERAL NOTES:

1. FOR BOUNDARY INFORMATION REFERENCE A BOUNDARY SURVEY PREPARED BY KRULL & SON, DATED JULY 30, 2005, RECORDED IN SURVEY BOOK 13, PAGE 29 AS DOCUMENT NUMBER 2005 068798 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.
2. ACCORDING TO FIRM COMMUNITY PANEL 18089C0341E, DATED JANUARY 18, 2012, THE ABOVE DESCRIBED PARCEL IS IN ZONE "X" (UNSHADED).

DVG TEAM INC
1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

DATE:	REVISIONS AND NOTES:

FREEDOM SPRINGS
UNIT NO. 2, BLOCK 2
LOWELL, INDIANA 46356

N
0' 25' 50'
SCALE: 1" = 50'

ACCENT HOMES

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D:\2020\Eng_\20-1030_(Accent_Lowell)\FREEDOM SPRINGS UNIT 2 BLK 2.dwg

FB/PG	FILE NO.
DRAWN BY DAR	DATE 9/6/25
SECTION 23-33-9	COUNTY, STATE LAKE, IN
JOB NO. 20-1030.01	