

**FILED**

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**EASEMENT AGREEMENT**

**SAM ORRICK** EASEMENT AGREEMENT dated this 15th day of April, 1996, by and  
**AUDITOR OF LAKE COUNTY** Nick D. Leep, a/k/a Nicholas D. Leep and Henrietta M. Leep, Glenn M. Brazel,  
Vivienne Brazel and Creative Beauty Academy, Inc.

WITNESSETH:

WHEREAS, Nick D. Leep and Henrietta M. Leep and Nicholas D. Leep, individually,  
are the current fee owners of the following described real estate situated in Lake County,  
Indiana:

Part of the West Half of the Southwest Quarter of Section 21, Township 36  
North, Range 9 West of the Second Principal Meridian, in Lake County,  
Indiana, more particularly described as follows: Commencing at a point on the  
North Right of Way Line of Ridge Road, (now known as Highway Avenue),  
which is 125.00 feet (by rectangular measurement) West of the East Line of  
said West Half of the Southwest Quarter; thence North 82 Degrees 29 Minutes  
00 Seconds West, along said North Right of Way Line, a distance of 84.89 feet  
to the point of beginning; thence continuing North 82 Degrees 29 Minutes 00  
Seconds West, along said North Right of Way Line, a distance of 84.89 feet;  
thence North parallel to the East Line of said West Half of the Southwest  
Quarter, a distance of 150 feet; thence South 82 Degrees 29 Minutes East, a  
distance of 30.00 feet; thence North, parallel to the East Line of said West  
Half of the Southwest Quarter, a distance of 786.92 feet to the Southerly Right  
of Way Line of the Northern Indiana Public Service Company; thence North 43  
Degrees 29 Minutes 00 Seconds East, along said Southerly Line, a distance of  
100.69 feet; thence South, parallel to the East Line of said West Half of the  
Southwest Quarter, a distance of 869.12 feet; thence North 82 Degrees 29  
Minutes 00 Seconds West, parallel to the North Right of Way Line of Ridge  
Road, (now known as Highway Avenue), a distance of 15.00 feet; thence  
South, parallel to the East Line of said West Half of the Southwest Quarter, a  
distance of 150 feet to the point of beginning; and

WHEREAS, Glenn M. Brazel and Vivienne Brazel are the current fee owners of the  
following described real estate situated in Lake County, Indiana:

Part of the West Half of the Southwest Quarter of Section 21, Township 36  
North, Range 9 West of the Second Principal Meridian, more particularly  
described as commencing at a point on the North Right-of-Way line of Ridge  
Road, which is 194.29 feet (by rectangular measurement) West of the East line  
of said West Half of the Southwest Quarter; thence North, parallel with the  
aforesaid East line, a distance of 329.21 feet to the point of beginning; thence  
continuing North, parallel to the aforesaid East line, a distance of 689.91 feet  
to the Southerly Right-of-Way line of Northern Indiana Public Service  
Company (NIPSCO); thence North 43 degrees 29 minutes 00 seconds East, on  
said NIPSCO Right-of-Way line, a distance of 0.12 feet; thence East, a  
distance of 69.20 feet to the Westerly Right-of-Way line of the Chicago,

Chicago Title Insurance Company

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Indiana and Southern Railroad (Penn Central Railroad); thence South on said Right-of-Way line and parallel with the East line of said West half of the Southwest Quarter, a distance of 690.00 feet; thence West perpendicular to the last described line, a distance of 69.29 feet to the point of beginning containing 1.096 acres, more or less all in the Town of Highland, Lake County, Indiana; and

WHEREAS, Glenn M. Brazel is the current fee owner of the following described parcel of real estate situated in Lake County, Indiana:

Part of the West Half of the Southwest Quarter of Section 21, Township 36 North, Range 9 West of the Second Principal Meridian, more particularly described as beginning at a point on the North Right-of-Way line of Ridge Road which is 194.29 feet (by rectangular measurement) West of the East line of said West Half of the Southwest Quarter; thence North 82 degrees 29 minutes West on said Right-of-Way line of Ridge Road, a distance of 15.00 feet; thence North, parallel to the East line of said West Half of the Southwest Quarter a distance of 150.00 feet; thence South 82 degrees 29 minutes East, parallel with said Right of Way line of Ridge Road, a distance of 15.00 feet; thence South, parallel to the East line, of said West Half of the Southwest Quarter, a distance of 150.00 feet to the point of beginning containing 0.052 acres, more or less, all in the Town of Highland, Lake County, Indiana; and

WHEREAS, Creative Beauty Academy, Inc., is the current fee owner of the following described parcels of real estate situated in Lake County, Indiana:

Parcel 1:

Part of the West Half of the Southwest Quarter of Section 21, Township 36 North, Range 9 West of the Second Principal Meridian, described as beginning at a point on the North line of Ridge Road which is 125 feet (by rectangular measurement) West of the East line of said West Half of the Southwest Quarter and running thence North 82 degrees 29 minutes West on the North line of said road 69.89 feet; thence North parallel with the East line of said West Half of the Southwest Quarter 228.35 feet; thence South 82 degrees 29 minutes East parallel with Ridge Road 69.89 feet; thence South 228.35 feet to the point of beginning, all in the Town of Highland, Lake County, Indiana.

Parcel 2:

Part of the West Half of the Southwest Quarter of Section 21, Township 36 North, Range 9 West of the Second Principal Meridian, more particularly described as commencing at a point 228.35 feet, North of the North line of Ridge Road and 125.0 feet, by rectangular measurement, West of the East line of said West Half of the Southwest Quarter; thence North 82 degrees 29 minutes West, parallel to said North line of Ridge Road, a distance of 69.89 feet; thence North parallel to the East line of said West Half of the Southwest

Quarter, a distance of 100.86 feet; thence East perpendicular to the last described line, a distance of 69.29 feet; thence South a distance of 110.0 feet to the point of beginning, containing 0.168 acres, more or less; and

WHEREAS, Creative Beauty Academy, Inc. and Glenn M. Brazel and Vivienne Brazel are claimants under or are the current dominant owners of an easement arising from a Warranty Deed dated April 5, 1972 and recorded May 11, 1972 as Document No. 147849 in the Office of the Recorder of Lake County, Indiana; and

WHEREAS, Creative Beauty Academy, Inc. and Glenn M. Brazel and Vivienne Brazel are claimants under or are the current dominant owners of an easement reserved in the Warranty Deed dated August 31, 1971 and recorded September 9, 1971 as Document No. 116059 in the Office of the Recorder of Lake County, Indiana; and

WHEREAS, the parties hereto wish to redefine the easement for ingress and egress over an existing 30 foot shared driveway in replacement of an existing easement and to cancel certain other easements affecting the subject real estate.

NOW THEREFORE, it is hereby agreed as follows:

1. The parties hereto hereby release, cancel, extinguish and nullify their rights of ingress and egress in an easement reserved in the Warranty Deed dated August 31, 1971 and recorded September 9, 1971 as Document No. 116059 in the Office of the Recorder of Lake County, Indiana.

2. The parties hereto hereby release, cancel, extinguish and nullify their rights of ingress and egress in an easement over the West 10 feet of the above referenced real estate for purposes of a roadway for vehicles and public utilities as set out in a Warranty Deed dated April 5, 1972 and recorded May 11, 1972 as Document No. 147849 in the Office of the Recorder of Lake County, Indiana.

3. Glenn M. Brazel, Vivienne Brazel, Nick D. Leep, Henrietta M. Leep, Nicholas D. Leep, and Creative Beauty Academy, Inc. hereby grant an easement for ingress and egress to enure to the benefit of those parcels of land identified in the recitals contained on pages one, two and three of this Easement Agreement, over the following described roadway:

Part of the West Half of the Southwest Quarter of Section 21, Township 36 North, Range 9 West of the Second Principal Meridian, more particularly described as beginning at a point on the North line of Ridge Road which is 194.29 feet (by rectangular measurement) West of the East line of said West Half of the Southwest Quarter and running thence North 82 Degrees 29 Minutes West on the North Line of said road, a distance of 30 feet; thence North parallel to the East Line of said West Half of the Southwest Quarter a distance of 240 feet; thence South 82 Degrees 29 Minutes East, parallel to the North Line of Ridge Road, a distance of 30 feet; thence South parallel to the



State of Indiana )  
 ) SS:  
County of Lake )

SUBSCRIBED AND SWORN to before me, a Notary Public, in and for said County and State, personally appeared Nick D. Leep, a/k/a Nicholas D. Leep and Henrietta M. Leep and acknowledged execution of the foregoing document.

WITNESS MY HAND AND SEAL this 15th day of April, 1996.

Beverly J. Lukacs  
Beverly J. Lukacs ; Notary Public

My Commission Expires: 4/5/98  
My County of Residence: Lake

State of Indiana )  
 ) SS:  
County of Lake )

SUBSCRIBED AND SWORN to before me, a Notary Public, in and for said County and State, personally appeared Glenn M. Brazel, President of Creative Beauty Academy, Inc., who acknowledged execution of the foregoing document for and on behalf of said corporation and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS MY HAND AND SEAL this 15th day of April, 1996.

William I. Fine  
William I. Fine ; Notary Public

My Commission Expires: 2/4/99  
My County of Residence: Lake

This instrument prepared by: William I. Fine, Attorney at Law, 2833 Lincoln Street, Highland, Indiana 46322

Mail to: William I. Fine, Attorney at Law, 2833 Lincoln Street, Highland, Indiana 46322