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STATE OF MOTAMA LAME OCUNTY FILCO FOR MECORD 98 JUN 30 AMII: 17

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

GRANT OF EASEMENT

The undersigned, LEEP'S HIGHWAY GARAGE, INC., by its authorized representative, Nicholas Leep, does hereby grant and convey unto the TOWN OF SCHERERVILLE, INDIANA, the following described easement for purposes of roadway construction and drainage, which casement is described as follows: ake County Recorder!

That part of the Northwest 1/4 of Section 21, Township 35 North, Range 9 West of the 2nd Principal Meridian, described as commencing at the Northwest corner of said Northwest 1/4 of said Section 21, thence East along the North line of said Section 21 a distance of 245.00 feet; thence South along a line parallel with the West line of said Section 21 a distance of 20.00 feet to the P.O.B.; thence South along a line parallel with the West line of said Section 21 a distance of 5.00 feet; thence West along a line parallel to the North line of said Section 21 a distance of 145.14 feet; thence South on a line parallel to the West line of said Section 21, a distance of 5.00 feet; thence West along a line parallel to the North line of said Section 21 a distance of 50.00 feet to the East R.O.W. of U.S. Rte. 41; thence North along the East R.O.W. of U.S. Rte. 41 a distance of 10.00 feet; thence East along a line parallel to the North line of said Section 21 a distance of 195.09 feet to the P.O.B. containing 0.028 acres more or less all in Lake County, Indiana.

This easement is granted by Leep's Highway Garage, Inc. in consideration for the ing:

following:

- 1. Install new light poles and lights which will be furnished by 13-6 NW corner as well as on the center of the property which is 200 feet south of 77th Ave.
- 2. Fencing removed will be rebuilt in the same location using hards of the privacy slats or wood fencing similar to what was who ved.
- 3. The round LHG signs and lights for each sign shall be re-installed and wiring completed.

1700 K# 158

4.	The square lighted box sign shall be re-installed and wired
5.	Provision for drainage from Leep's U-Lock west end driveway area north to ditch located on the south side of 77 th Ave. must be maintained with adequate capacity to handle volume from the drive runoff

- 6. If the fencing type on the area facing 77th Ave. is changed, then the fencing and gate extending south to meet the building on the west end, as well as on the east end is to be replaced with the same type of fence material.
- 7. The NIPSCO pole shall remain outside of the fence due to NIPSCO's 24 access requirement for their property.

 Recorder!
- 8. The built-in tire rack with roof overhang will be rebuilt.

IN WITNESS WHEREOF, the said LEEP'S HIGHWAY GARAGE, INC. has caused this Grant of Easement to be executed this ______ day of _______ 1998.

LEEP'S HIGHWAY GARAGE, INC.

By: helph Lef
Signature

Archolo, J. Lesp
Printed Name

Title

ATTEST:

Signature

Printed Name

Title

STATE OF INDIANA)) SS:
COUNTY OF LAKE)
Before me, a Notary Public, in and for said County and State, personally appeared
Nicholas J. Leep and, respectively of Leep's Highway Garage, Inc., a corporation organized and existing under the laws of the State of Indiana, who acknowledged the execution of the foregoing Grant of Easement 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 Notarial Seal, this 2nd day of June, 1998.
NOT OFFI Signature
This Document is the property of Sulek the Lake County Printed Name Notary Public
My Commission Expires:
May 25, 2008 Resident of Lake County, Indiana
ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF SCHERERVILLE, INDIANA
Mus & heron
By: Mark E. Cowan
Town Council President ATTEST:
JANICE M. MALINOWSKI Clerk-Treasurer

This instrument was prepared by Visvaldis P. Kupsis, Attorney at Law, 833 W. Lincoln Hwy., Schererville, Indiana 46375.

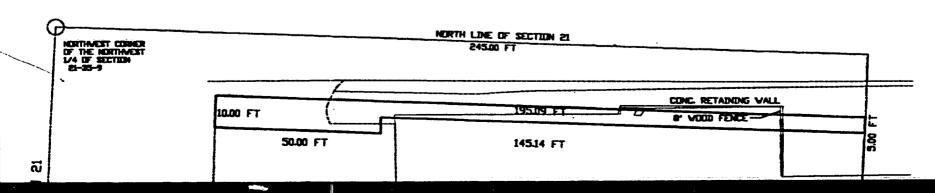
Town of schererville 833 W. Lincoln Husy

PLAT PROTRECTION WAY

SCALE 1'=30'

JOSEPH S. STUDNICKA AND ASSOCIATES
3552 WEST 76TH STREET
CHICAGO IL. 60652
773-476-5803

THAT PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 21, THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 245.00 FEET, THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 21 A DISTANCE OF 5.00 FEET, THENCE SOUTH ALONG A LINE PARALLEL TO THE WORTH LINE OF SAID SECTION 21 A DISTANCE OF 145.14 FEET, THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 21 A DISTANCE OF 5.00 FEET, THENCE WEST ALONG A LINE PARALLEL TO THE WORTH LINE OF SAID SECTION 21, A DISTANCE OF 5.000 FEET, THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 50.000 FEET TO THE EAST RIGHT-OF-WAY OF U.S. ROUTE 41, THENCE NORTH ALONG THE EAST RIGHT-OF-WAY OF U.S. ROUTE 41, THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 195.09 FEET TO THE P.O.B. CONTAINING 0.028 ACRES, MORE OR LESS, ALL IN LAKE COUNTY, INDIANA,



EAST RIGHT-OF-WAY U.S. ROUTE 41

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