

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

99089585

99 OCT 29 AM 10:01

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

MORRIS W. CARTER  
RECORDER

OCT 27 1999

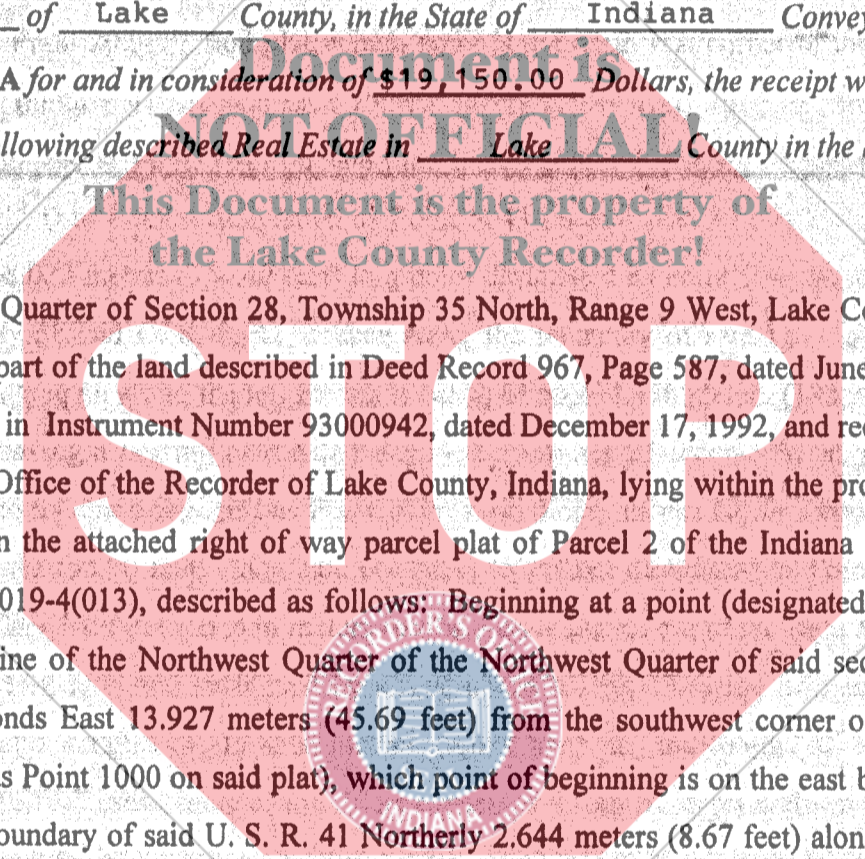
# WARRANTY DEED

PETER BENJAMIN  
LAKE COUNTY AUDITOR

Project: STP-019-4(013)  
Code: 3383 ✓  
Parcel: 2 ✓

**THIS INDENTURE WITNESSETH, That LAKE CENTRAL SCHOOL CORPORATION**

\_\_\_\_\_ of Lake County, in the State of Indiana Convey and Warrant  
to the STATE OF INDIANA for and in consideration of \$19,150.00 Dollars, the receipt whereof is  
hereby acknowledged, the following described Real Estate in Lake County in the State of  
Indiana, to wit:



A part of the Northwest Quarter of Section 28, Township 35 North, Range 9 West, Lake County, Indiana, and intending to be all that part of the land described in Deed Record 967, Page 587, dated June 10, 1954, and recorded June 15, 1954, and in Instrument Number 93000942, dated December 17, 1992, and recorded January 6, 1993, as recorded in the Office of the Recorder of Lake County, Indiana, lying within the proposed right of way depicted as Parcel 2 on the attached right of way parcel plat of Parcel 2 of the Indiana Department of Transportation Project STP-019-4(013), described as follows: Beginning at a point (designated as Point 2027 on said plat) on the south line of the Northwest Quarter of the Northwest Quarter of said section North 89 degrees 59 minutes 47 seconds East 13.927 meters (45.69 feet) from the southwest corner of said quarter-quarter section (designated as Point 1000 on said plat), which point of beginning is on the east boundary of U. S. R. 41; thence along the boundary of said U. S. R. 41 Northerly 2.644 meters (8.67 feet) along an arc to the right having a radius of 19,382.836 meters (63,591.98 feet) and subtended by a long chord having a bearing of

Paid by Warrant No. 16318975  
Dated 9-10-99

Interests in land acquired  
for State Highway by the  
Indiana Department of Transportation  
Grantee mailing address:  
100 North Senate Avenue  
Indianapolis, IN 46204-2219  
I.C. 8-23-7-31



This Instrument Prepared By Dana Childress-Jones  
Attorney at Law

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001842

TRANSACTION EXEMPT FROM SALES  
DISCLOSURE REQUIREMENTS UNDER  
IC6-1.1-5.5

N/C



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North 1 degree 12 minutes 43 seconds West and a length of 2.644 meters (8.67 feet) to a point designated as Point 2001 on said plat; thence North 17 degrees 27 minutes 59 seconds West 17.448 meters (57.24 feet) along said boundary to a point designated as Point 2002 on said plat; thence South 88 degrees 50 minutes 29 seconds West 9.161 meters (30.06 feet) to a point designated as Point 5123 on said plat, which point is on the west line of said section; thence North 1 degree 34 minutes 33 seconds West 19.005 meters (62.35 feet) along said west line to a point designated as Point 2029 on said plat, which point is the northwest corner of the owner's land; thence North 89 degrees 59 minutes 47 seconds East 15.373 meters (50.44 feet) along the north line of the owner's land to a point designated as Point 1043 on said plat; thence South 4 degrees 59 minutes 54 seconds East 33.132 meters (108.70 feet) to a point designated as Point 5043 on said plat; thence South 0 degrees 33 minutes 15 seconds West 108.022 meters (354.40 feet) to a point designated as Point 5041 on said plat, which point is on the east boundary of said U. S. R. 41; thence along the boundary of said U. S. R. 41 Northerly 66.663 meters (218.71 feet) along an arc to the left having a radius of 55,494.436 meters (182,068.36 feet) and subtended by a long chord having a bearing of North 1 degree 14 minutes 25 seconds West and a length of 66.663 meters (218.71 feet) to a point designated as Point 1041 on said plat; thence North 1 degree 16 minutes 28 seconds West 16.429 meters (53.90 feet) along said boundary to a point designated as Point 5108 on said plat; thence along said boundary Northerly 19.856 meters (65.14 feet) along an arc to the right having a radius of 19,382.836 meters (63,591.98 feet) and subtended by a long chord having a bearing of North 1 degree 14 minutes 43 seconds West and a length of 19.856 meters (65.14 feet) to the point of beginning and containing 0.0565 hectares (0.140 acres), more or less. The portion of the above-described real estate which is not already embraced within public rights of way contains 0.0393 hectares (0.097 acres), more or less.

Also, a part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 9 West, Lake County, Indiana, and intending to be all that part of the land described in Deed Record 967, Page 587, dated June 10, 1954, and recorded June 15, 1954, as recorded in the Office of the Recorder of Lake County, Indiana, lying within the proposed right of way depicted as Parcel 2A on the attached right of way parcel plat of Parcel 2 of the Indiana Department of Transportation Project STP-019-4(013), described as follows: Commencing at a point designated as Point 1000 on said plat, which point is the southwest corner of said quarter-quarter section; thence North 89 degrees 59 minutes 47 seconds East 100.622 meters (330.12 feet) along the south line of said quarter-quarter section to a point designated as Point 2054 on said plat, which point

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is on the east line of the West 100.584 meters (330.00 feet) of said quarter-quarter section; thence North 1 degree 34 minutes 33 seconds West 231.054 meters (758.05 feet) along said east line to the center line of 85<sup>th</sup> Avenue and the point of beginning of this description (designated as Point 2055 on said plat): thence North 79 degrees 20 minutes 54 seconds East 20.372 meters (66.84 feet) along the center line of said 85<sup>th</sup> Avenue to a point designated as Point 2056 on said plat, which point is the northeast corner of the owner's land; thence South 1 degree 34 minutes 33 seconds East 24.324 meters (79.80 feet) along the east line of the owner's land to a point designated as Point 5064 on said plat; thence South 81 degrees 33 minutes 28 seconds West 20.262 meters (66.48 feet) to a point designated as Point 5062 on said plat, which point is on the east line of said west 100.584 meters (330.00 feet); thence North 1 degree 34 minutes 33 seconds West 23.533 meters (77.21 feet) along said east line to the point of beginning and containing 0.0481 hectares (0.119 acres), more or less. The portion of the above-described real estate which is not already embraced within public rights of way contains 0.0357 hectares (0.088 acres), more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as U. S. R. 41 and as Project STP-019-4(013)), to and from the owner's abutting lands, along the lines described as follows: Commencing at the northwest corner of the Southwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 9 West; thence South 1 degree 34 minutes 33 seconds East 397.148 meters (1302.98 feet) along the west line of said section to the southwest corner of the owner's land; thence South 89 degrees 54 minutes 58 seconds East 8.590 meters (28.18 feet) along the south line of the owner's land to the east boundary of U. S. R. 41 and the point of beginning of this description: thence North 0 degrees 59 minutes 28 seconds West 182.453 meters (598.60 feet) along the boundary of said U. S. R. 41; thence North 1 degree 53 minutes 18 seconds West 35.854 (117.63 feet) along said boundary; thence North 3 degrees 36 minutes 46 seconds East 30.596 meters (100.38 feet) along said boundary; thence along said boundary Northerly 29.296 meters (96.12 feet) along an arc to the left having a radius of 55,494.436 meters (182,068.36 feet) and subtended by a long chord having a bearing of North 1 degree 10 minutes 27 seconds West and a length of 29.296 meters (96.12 feet) to the terminus. Also, along the 108.022-meter (354.40-foot) and along the 33.132-meter (108.70-foot) courses described above in the description of the 0.0565-hectare (0.140-acre) parcel. This restriction shall be a covenant running with the land

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and shall be binding on all successors in title to the said abutting lands.

Also, easements in and to the following-described parcels, to wit: A part of the Southwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northwest corner of said quarter-quarter section; thence North 89 degrees 59 minutes 47 seconds East 13.927 meters (45.69 feet) along the north line of said quarter-quarter section to the east boundary of U. S. R. 41; thence along the boundary of said U. S. R. 41 Southerly 19.856 meters (65.14 feet) along an arc to the left having a radius of 19,382.836 meters (63,591.98 feet) and subtended by a long chord having a bearing of South 1 degree 14 minutes 43 seconds East and a length of 19.856 meters (65.14 feet); thence South 1 degree 16 minutes 28 seconds East 16.429 meters (53.90 feet) along said boundary; thence along said boundary Southerly 66.663 meters (218.71 feet) along an arc to the right having a radius of 55,494.436 meters (182,068.36 feet) and subtended by a long chord having a bearing of South 1 degree 14 minutes 25 seconds East and a length of 66.663 meters (218.71 feet) to the point of beginning of this description: thence North 88 degrees 51 minutes 50 seconds East 7.244 meters (23.77 feet); thence South 1 degree 07 minutes 27 seconds East 22.013 meters (72.22 feet); thence South 88 degrees 53 minutes 16 seconds West 7.217 meters (23.68 feet) to the east boundary of said U. S. R. 41; thence along the boundary of said U. S. R. 41 Northerly 22.010 meters (72.21 feet) along an arc to the left having a radius of 55,494.436 meters (182,068.36 feet) and subtended by a long chord having a bearing of North 1 degree 11 minutes 40 seconds West and a length of 22.010 meters (72.21) feet to the point of beginning and containing 0.0159 hectares (0.039 acres), more or less; also, a part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the southwest corner of said quarter-quarter section; thence North 89 degrees 59 minutes 47 seconds East 100.622 meters (330.12 feet) along the south line of said quarter-quarter section to the east line of the West 100.584 meters (330.00 feet) of said quarter-quarter section; thence North 1 degree 34 minutes 33 seconds West 198.578 meters (651.50 feet) along said east line to the point of beginning of this description: thence continuing North 1 degree 34 minutes 33 seconds West 8.943 meters (29.34 feet) along said east line; thence North 81 degrees 33 minutes 28 seconds East 20.262 meters (66.48 feet) to the east line of the owner's land; thence South 1 degree 34 minutes 33 seconds East 8.275 meters (27.15 feet) along said east line; thence South 79 degrees 41 minutes 27 seconds West 20.353 meters (66.77 feet) to the point of beginning and containing 0.0173 hectares (0.043 acres), more or

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less, for the purpose of constructing driveways for service to the owner's private property, which easements will revert to the owner upon the completion of the above-designated project.

Subject to public rights of way.

Subject to any easements, conditions, and restrictions of record.

The undersigned persons executing this deed represent and certify on behalf of the Grantor, that he/she is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

STOP



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Land and improvements \$17,250.00 Damages \$1,900.00: Total consideration \$ 19,150.00

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

IN WITNESS WHEREOF, the said Grantor

has hereunto set its hand and seal this 28<sup>th</sup> day of JUNE, 1999

LAKE CENTRAL SCHOOL CORPORATION (Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

By: Margaret E. Clark (Seal) \_\_\_\_\_ (Seal)  
Margaret E. Clark, Board President

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF INDIANA, \_\_\_\_\_ Lake \_\_\_\_\_ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 28<sup>th</sup> day of

June, 1999; personally appeared the within named LAKE CENTRAL SCHOOL CORPORATION by Margaret E. Clark, Board President

Grantor \_\_\_\_\_ in the above conveyance, and acknowledged the same to be ITS voluntary act and deed, for

the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires May 27, 2007 Notary Public Cynthia L. Flagg-Dellorto  
County of Residence Lake Printed Name Cynthia L. Flagg-Dellorto



# RIGHT OF WAY PARCEL PLAT

SHEET 1 OF 2

PREPARED FOR THE INDIANA DEPARTMENT OF TRANSPORTATION

PARCEL NO. : 2  
 PROJECT NO.: STP-019-4(013)  
 ROAD NAME : U.S.R. 41  
 COUNTY : LAKE  
 SECTION : 28  
 TOWNSHIP : 35 N.  
 RANGE : 9 W.

OWNER : LAKE CENTRAL SCHOOL CORP.  
 DEED RECORD: 967 PAGE: 587 Dated 6/10/54  
 INSTRUMENT NO.: 920900 Dated 6/1/87  
 INSTRUMENT NO.: 93000942 Dated 12/17/92

L.A. CODE: 3383  
 DRAWN BY: J.F. Castro 6/19/98  
 CHECKED BY: C.A. PEONI 7/10/98

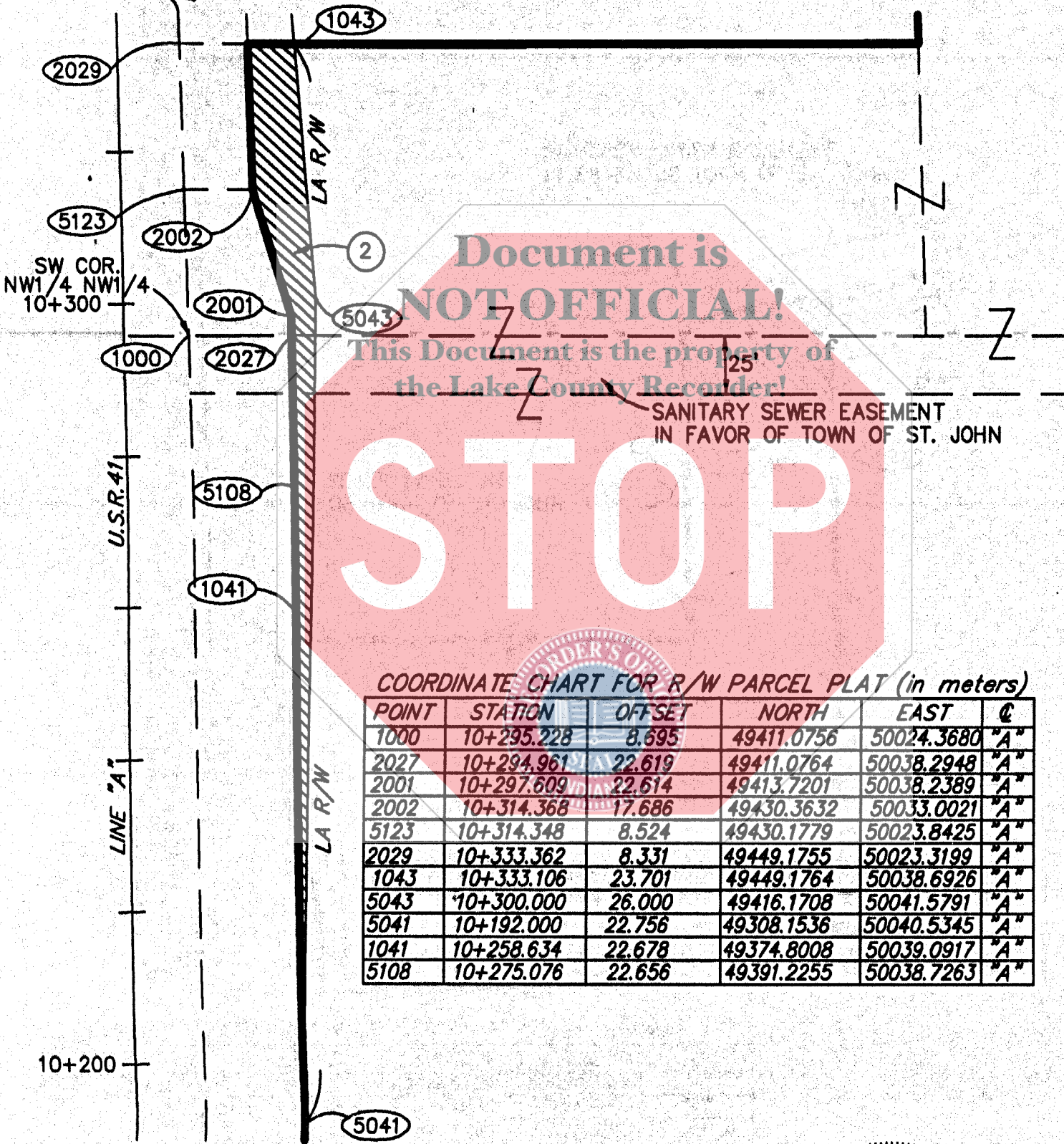
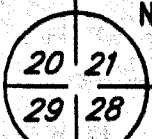


HATCHED AREA IS THE APPROXIMATE TAKING

SCALE: 1" = 60'



- NOTES: 1. CENTERLINE STATIONING IS METRIC.  
 2. STATIONS & OFFSETS CONTROL OVER NORTH & EAST COORDINATES



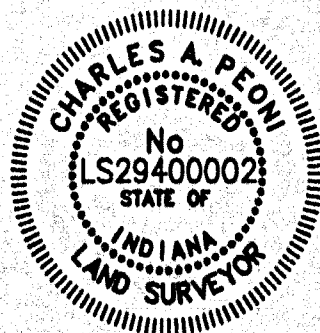
COORDINATE CHART FOR R/W PARCEL PLAT (in meters)

POINT	STATION	OFFSET	NORTH	EAST	Q
1000	10+295.228	8.695	49411.0756	50024.3680	"A"
2027	10+294.961	22.619	49411.0764	50038.2948	"A"
2001	10+297.609	22.614	49413.7201	50038.2389	"A"
2002	10+314.368	17.686	49430.3632	50033.0021	"A"
5123	10+314.348	8.524	49430.1779	50023.8425	"A"
2029	10+333.362	8.331	49449.1755	50023.3199	"A"
1043	10+333.106	23.701	49449.1764	50038.6926	"A"
5043	10+300.000	26.000	49416.1708	50041.5791	"A"
5041	10+192.000	22.756	49308.1536	50040.5345	"A"
1041	10+258.634	22.678	49374.8008	50039.0917	"A"
5108	10+275.076	22.656	49391.2255	50038.7263	"A"

R/W PARCEL PLAT  
 Prepared for the Indiana Department of Transportation  
 by The Corradino Group, Inc. (Job No. 1745)

**DOCUMENTATION - Existing R/W**

The apparent existing boundary of U.S.R. 41 was established from four previous projects: 501-Sec. "C", dated 1926; N.R.H.M. 69 Sec. H, dated 1935; N.H.R.M. 69, Sec. K, dated 1935; and F-69(38), dated 1962.



**SURVEYOR STATEMENT**

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded in Book 004, Page 95 (Doc. #970-49-496), in the Office of the Recorder of Lake County, Indiana, incorporated and made a part hereof by reference, comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

*Charles A. Peoni* 8/3/98

CHARLES A. PEONI  
 LS29400002



# RIGHT OF WAY PARCEL PLAT

SHEET 2 OF 2

PREPARED FOR THE INDIANA DEPARTMENT OF TRANSPORTATION

PARCEL NO. : 2  
 PROJECT NO.: STP-019-4(013)  
 ROAD NAME : 85 TH AVE.  
 COUNTY : LAKE  
 SECTION : 28  
 TOWNSHIP : 35 N.  
 RANGE : 9 W.

OWNER : LAKE CENTRAL SCHOOL CORP.  
 DEED RECORD: 967 PAGE: 587 Dated 6/10/54  
 INSTRUMENT NO.: 920900 Dated 6/1/87  
 INSTRUMENT NO.: 93000942 Dated 12/17/92

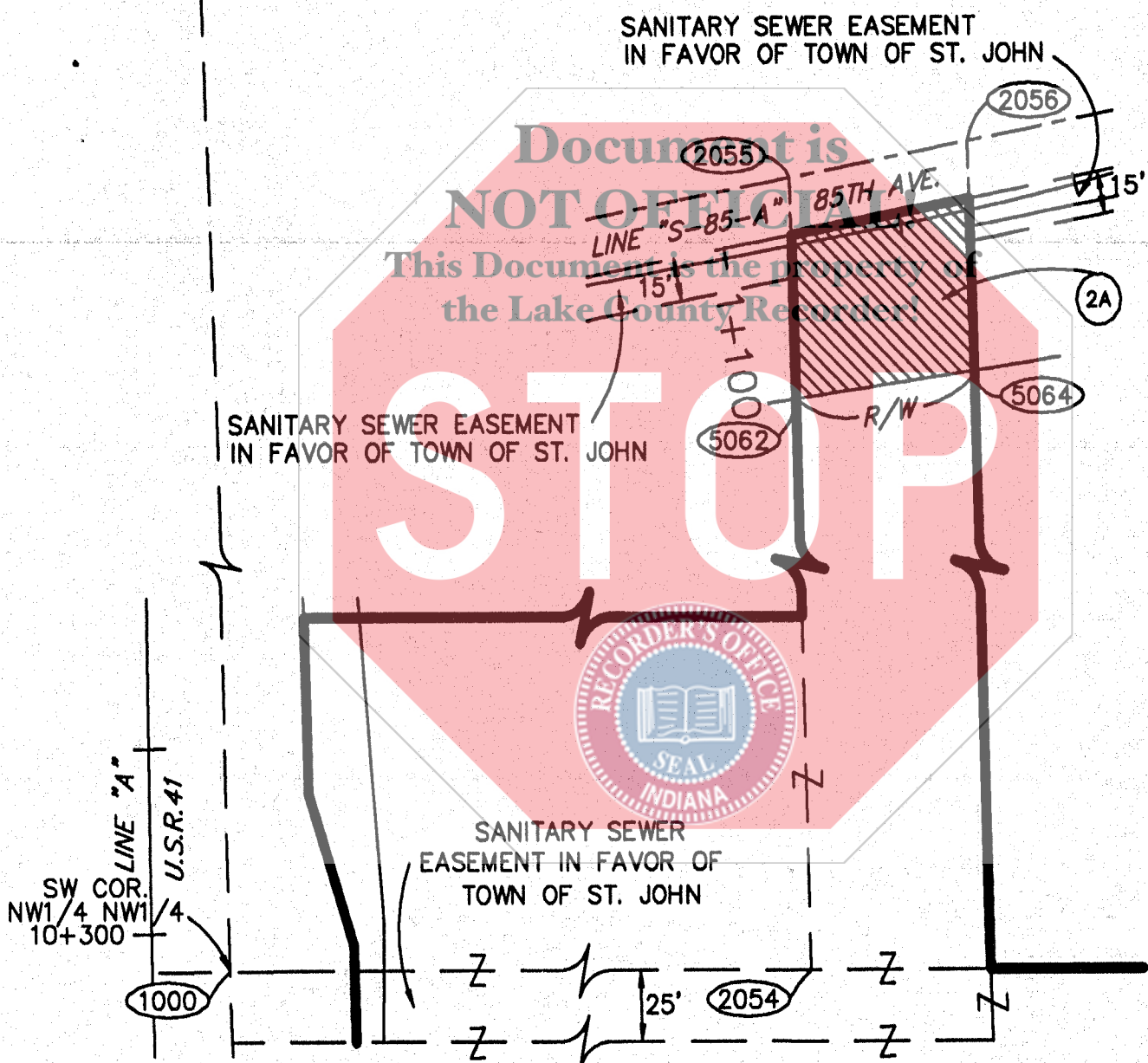
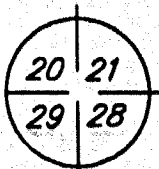
L.A. CODE: 3383  
 DRAWN BY: J.F. Castro 6/19/98  
 CHECKED BY: C.A. Peoni 7/13/98



HATCHED AREA IS THE APPROXIMATE TAKING

- NOTES: 1. CENTERLINE STATIONING IS METRIC.  
 2. STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

SCALE: 1" = 60'

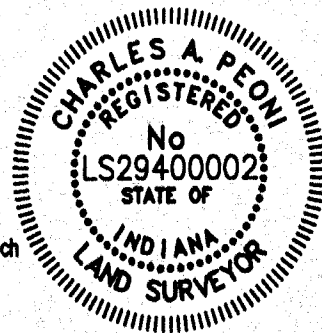


COORDINATE CHART FOR R/W PARCEL PLAT (in meters)

POINT	NORTH	EAST	STATION	OFFSET	℄
1000	10+295.228	8.695	49411.0756	50024.3680	"A"
2054	10+293.289	109.298	49411.0818	50124.9899	"A"
2055	1+108.532	7.100	49642.0487	50118.6362	"S-85 A"
2056	1+129.095	7.140	49645.8142	50138.6570	"S-85 A"
5064	1+125.037	16.831	49621.4991	50139.3259	"S-85 A"
5062	1+104.964	16.161	49618.5243	50119.2833	"S-85 A"

R/W PARCEL PLAT  
 Prepared for the Indiana Department of Transportation  
 by The Corradino Group, Inc. (Job No. 1745)

DOCUMENTATION - Existing R/W  
 The apparent existing boundary of 85th Avenue was established from Phase One, The Meadows of St. John, a subdivision in the Town of St. John, Indiana, the plat of which is recorded in Plat Book 70, Page 63, in the Office of the the Recorder of Lake County, Indiana.



## SURVEYOR STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded in Book 004, Page 95 (Doc. #970-49-496), in the Office of the Recorder of Lake County, Indiana, incorporated and made a part hereof by reference, comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

CHARLES A. PEONI  
 LS29400002