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MORRIS W. CARTER  
RECORDER

# WARRANTY DEED

Project: STP-019-4(013)

Code: 3383 ✓

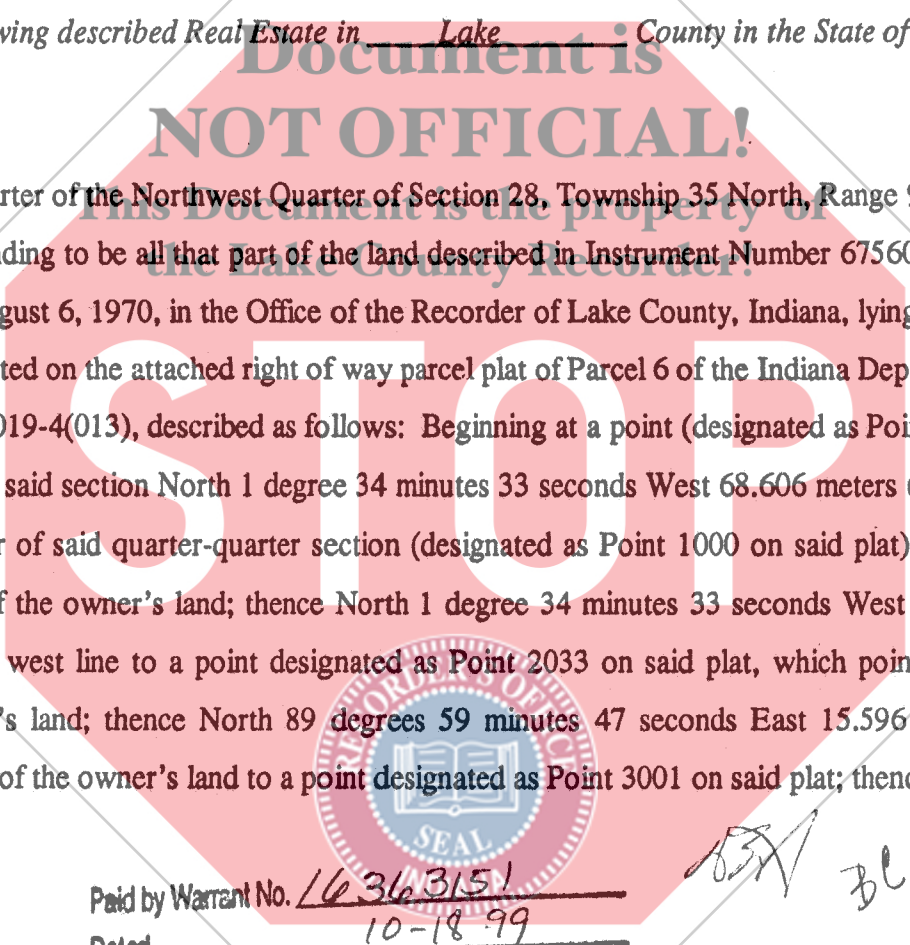
Parcel: 6 ✓

**THIS INDENTURE WITNESSETH, That** \_\_\_\_\_

St. John Animal Clinic, P.C., an Indiana Professional Corporation

\_\_\_\_\_ of Lake \_\_\_\_\_ County, in the State of Indiana \_\_\_\_\_ Convey and Warrant to the STATE OF INDIANA for and in consideration of \$29,025.00 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 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 Instrument Number 67560, dated July 13, 1970, and recorded August 6, 1970, in the Office of the Recorder of Lake County, Indiana, lying within the proposed right of way depicted on the attached right of way parcel plat of Parcel 6 of the Indiana Department of Transportation Project STP-019-4(013), described as follows: Beginning at a point (designated as Point 2030 on said plat) on the west line of said section North 1 degree 34 minutes 33 seconds West 68.606 meters (225.09 feet) from the southwest corner of said quarter-quarter section (designated as Point 1000 on said plat), which point is the southwest corner of the owner's land; thence North 1 degree 34 minutes 33 seconds West 30.492 meters (100.04 feet) along said west line to a point designated as Point 2033 on said plat, which point is the northwest corner of the owner's land; thence North 89 degrees 59 minutes 47 seconds East 15.596 meters (51.17 feet) along the north line of the owner's land to a point designated as Point 3001 on said plat; thence



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

Paid by Warrant No. 16363151  
Dated 10-18-99

*Handwritten initials: BL*

This Instrument Prepared By Dana Childress-Jones  
Attorney at Law  
Attorney at Law

06/19/98 cap

TRANSACTION EXEMPT FROM SALES  
DISCLOSURE REQUIREMENTS UNDER  
IC8-1.1-5.5  
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

JAN 11 2000

00595

PETER BENJAMIN  
LAKE COUNTY AUDITOR

*Handwritten initials: BL*

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**Page:** 2

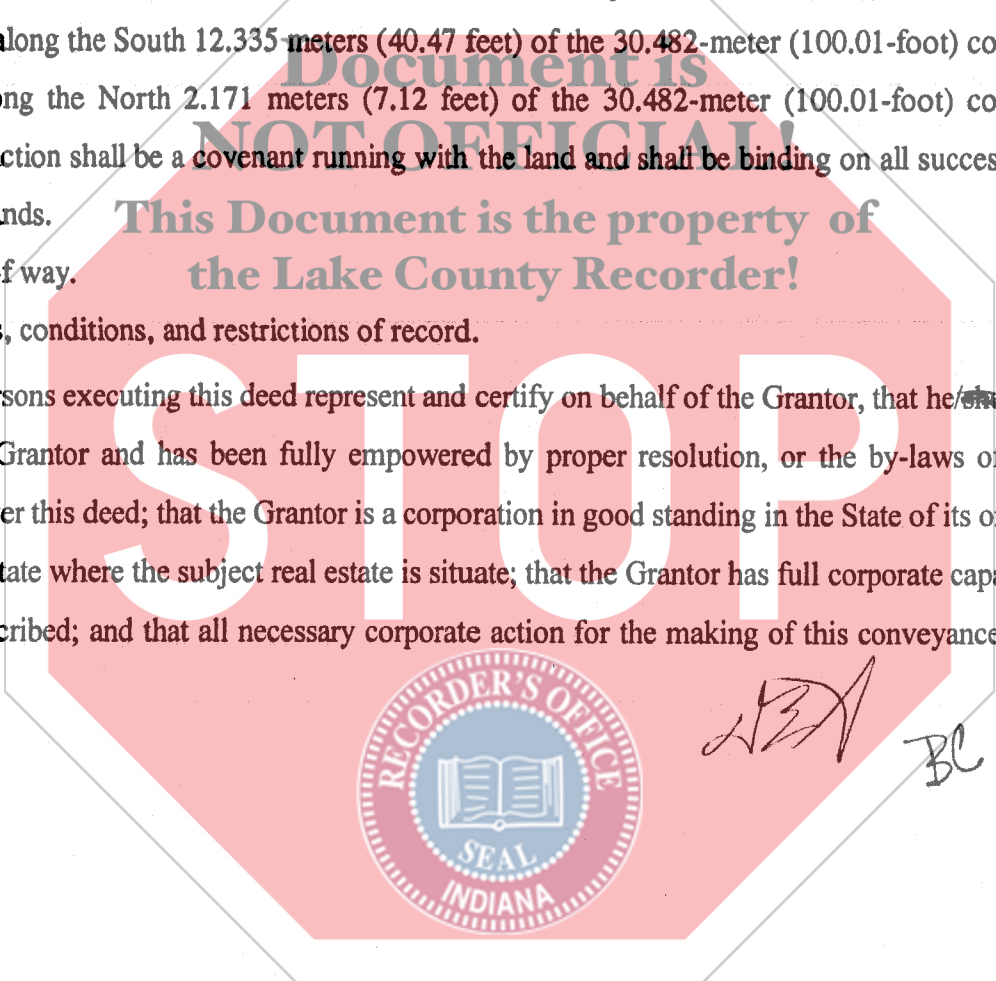
South 0 degrees 39 minutes 44 seconds East 30.482 meters (100.01 feet) to a point designated as Point 3012 on said plat, which point is on the south line of the owner's land; thence South 89 degrees 59 minutes 47 seconds West 15.110 meters (49.57 feet) along said south line to the point of beginning and containing 0.0468 hectares (0.116 acres), more or less. The portion of the above-described real estate which is not already embraced within public rights of way contains 0.0200 hectares (0.049 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 South 12.335 meters (40.47 feet) of the 30.482-meter (100.01-foot) course described above. Also, along the North 2.171 meters (7.12 feet) of the 30.482-meter (100.01-foot) course described above. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

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.



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Land and improvements \$ 8,900.00, Damages \$ 20,125.00: Total consideration \$ 29,025.00

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 21st day of July, 1999.

St. John Animal Clinic P.C., an Indiana Professional Corporation (Seal)

(Seal) (Seal)

David E. Austin DVM, President (Seal) (Seal)

(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 21st day of July, 1999; personally appeared the within named St. John Animal Clinic P.C. an Indiana Professional Corporation 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 November 23, 2001 Notary Public Beverly Cox  
County of Residence Howard Printed Name Beverly Cox

06/19/98 cap

# RIGHT OF WAY PARCEL PLAT

PREPARED FOR THE INDIANA DEPARTMENT OF TRANSPORTATION

PARCEL NO. : 6

OWNER : JDJ CORP., INC

L.A. CODE: 3383

PROJECT NO.: STP-019-4(013)

INSTRUMENT NO.: 67560 Dated 7/13/70

DRAWN BY: J.F. Castro 6/8/98

ROAD NAME : U.S.R. 41

CHECKED BY: C.A. Peoni 7/14/98

COUNTY : LAKE

SECTION : 28

TOWNSHIP : 35 N.

RANGE : 9 W.

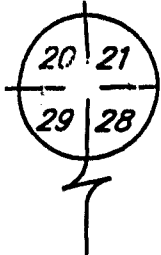


HATCHED AREA IS THE APPROXIMATE TAKING

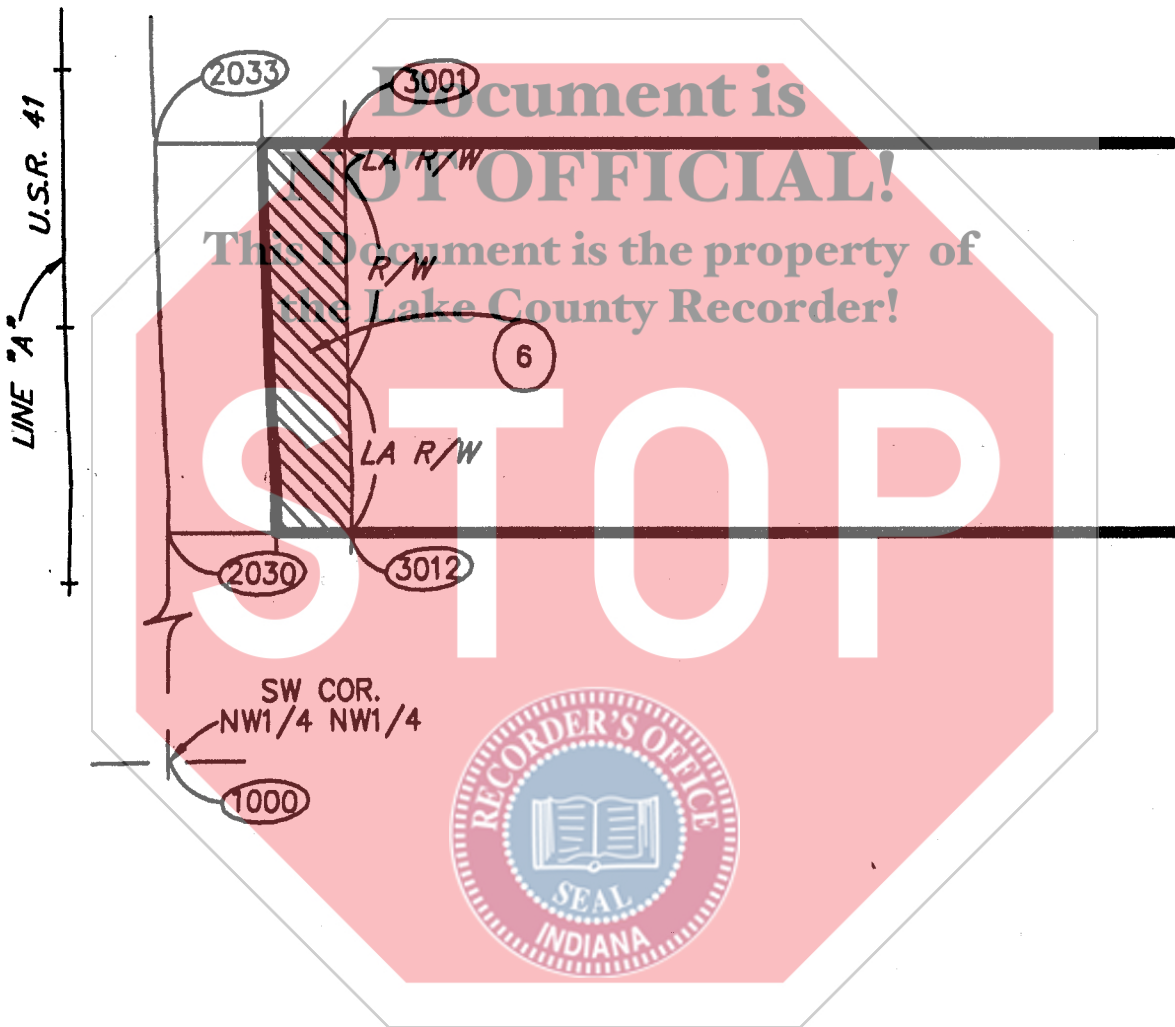
SCALE: 1" = 50'



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



10+400



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

POINT	STATION	OFFSET	NORTH	EAST	€
1000	10+295.228	8.695	49411.0756	50024.3680	"A"
2030	10+363.868	7.970	49479.6554	50022.4814	"A"
2033	10+394.372	7.549	49510.1354	50021.6430	"A"
3001	10+394.174	23.144	49510.1364	50037.2392	"A"
3012	10+363.646	23.079	49479.6564	50037.5915	"A"

**R/W PARCEL PLAT**

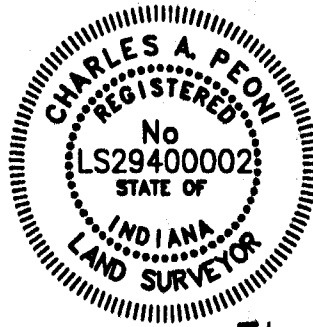
Prepared for the Indiana Department of Transportation by The Corradino Group, Inc. (Job No. 1745)

**DOCUMENTATION - Existing R/W**

The apparent existing boundary of U.S.R. 41 was established from four previous projects: 501-Sec. "C", dated 1928; N.R.H.M. 69 Sec. H, dated 1935; N.H.R.M. 69, Sec. K, dated 1935; and F-69(36), 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").



7/20/98  
*Charles A. Peoni*  
CHARLES A. PEONI  
LS29400002