

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2000 002990

2000 JAN 14 AM 10:28

MORRIS W. CARTER  
RECORDER

# WARRANTY DEED

Project: ST-019-6(K)  
Code: 3446 ✓  
Parcel: 1

THIS INDENTURE WITNESSETH, That THE BOARD OF SCHOOL TRUSTEE'S  
OF THE SCHOOL CITY OF HAMMOND, INDIANA

of LAKE County, in the State  
of INDIANA Convey and Warrant to the **STATE OF INDIANA** for and in consideration of

SEVEN THOUSAND - SEVEN HUNDRED AND FIFTY

\_\_\_\_\_ 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 Lot 24 in Block 1 in Turner's Second Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 7, page 31, in the Office of the Recorder of Lake County, Indiana, being all that part of the owner's land identified as Parcel No. 1 that lies within the R/W lines depicted on the attached Right of Way Parcel Plat for Parcel 1 of INDOT Project ST-019-6(K), described as follows: Beginning at the southeast corner of said lot; thence South 89 degrees 51 minutes 35 seconds West 5.808 meters (19.06 feet) along the south line of said lot to point "F1" as shown on said Right of Way Parcel Plat; thence North 42 degrees 53 minutes 46 seconds East 8.441 meters (27.69 feet) to the east line of said lot and point "F2" as shown on said Right of Way Parcel Plat; thence South 0 degrees 34 minutes 49 seconds East 6.170 meters (20.24 feet) along said east line to the point of beginning and containing 17.9 square meters (193 square feet), more or less.

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. 000054596 (electronically)  
Dated 10/25/99



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

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JAN 11 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

Dana Childress-Jones  
Attorney at Law

Attorney at Law

00615

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

1/11  
1/11

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Also, an easement in and to the following-described real estate, to wit: A part of Lots 11 through 24 both inclusive in Block 1 in Turner's Second Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 7, page 31, in the Office of the Recorder of Lake County, Indiana, being all that part of the owner's land identified as Parcel No. 1A that lies within the Temp. R/W lines depicted on the attached Right of Way Parcel Plat for Parcel 1 of INDOT Project ST-019-6(K), described as follows: Beginning at a point on the south line of said Lot 24 South 89 degrees 51 minutes 35 seconds West 5.808 meters (19.06 feet) from the southeast corner of said Lot 24, which point of beginning is point "F1" as shown on said Right of Way Parcel Plat; thence North 0 degrees 34 minutes 49 seconds West 6.125 meters (20.10 feet) to point "T17" as shown on said Right of Way Parcel Plat; thence North 89 degrees 25 minutes 11 seconds East 4.000 meters (13.12 feet) to point "T18" as shown on said Right of Way Parcel Plat; thence North 0 degrees 34 minutes 49 seconds West 71.900 meters (235.89 feet) to point "T19" as shown on said Right of Way Parcel Plat; thence North 89 degrees 25 minutes 11 seconds East 1.000 meters (3.28 feet) to point "T20" as shown on said Right of Way Parcel Plat; thence North 0 degrees 34 minutes 49 seconds West 25.000 meters (82.02 feet) to point "T21" as shown on said Right of Way Parcel Plat; thence North 89 degrees 25 minutes 11 seconds East 0.808 meters (2.65 feet) to the east line of said Lot 11 and point "T22" as shown on said Right of Way Parcel Plat; thence South 0 degrees 34 minutes 49 seconds East 96.900 meters (317.91 feet) along the east lines of said lots to point "F2" as shown on said Right of Way Parcel Plat; thence South 42 degrees 53 minutes 46 seconds West 8.441 meters (27.69 feet) to the point of beginning and containing 168.0 square meters (1,808 square feet), more or less, for the purpose of sidewalk construction and lawn grading, which easement will revert to the owner upon the completion of the above-designated project.

Also, easements in and to the following-described parcels, to wit: A part of Lots 27 and 28 in Block 1 in Turner's Second Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 7, page 31, in the Office of the Recorder of Lake County, Indiana, being all that part of the owner's land identified as Parcel No. 1B that lies within the Temp. R/W lines depicted on the attached Right of Way Parcel Plat for Parcel 1 of INDOT Project ST-019-6(K), described as follows: Beginning at the southeast corner of said Lot 28; thence South 89 degrees 51 minutes 35 seconds West 3.086 meters (10.12 feet) along the south line of said Lot 28 to point "T13" as shown on said Right of Way Parcel Plat; thence North 0 degrees 08 minutes 25 seconds West 5.808 meters (19.06 feet) to point "T14" as shown on said Right of Way Parcel Plat; thence North 89 degrees 51 minutes 35 seconds East 7.000 meters (22.97 feet) to point "T15" as shown on said Right of Way Parcel Plat; thence South 0 degrees 08 minutes 25 seconds East 5.808 meters (19.06 feet) to the south line of said Lot 27 and point "T16" as shown on said Right of Way Parcel Plat; thence South 89 degrees 51 minutes 35 seconds West 3.914 meters (12.84 feet) along said south line to the point of beginning and containing 40.7 square meters (438 square feet), more or less; Also, a part of Lot 20 in Block 4 and a part of Vacated Erie Street all in Turner's Second Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat

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Book 7, page 31, in the Office of the Recorder of Lake County, Indiana, being all that part of the owner's land identified as Parcel No. 1C that lies within the Temp. R/W lines depicted on the attached Right of Way Parcel Plat for Parcel 1 of INDOT Project ST-019-6(K), described as follows: Beginning at the southeast corner of said lot; thence South 89 degrees 51 minutes 35 seconds West 6.014 meters (19.73 feet) along the south line of said lot to point "T9" as shown on said Right of Way Parcel Plat; thence North 0 degrees 08 minutes 25 seconds West 3.808 meters (12.49 feet) to point "T10" as shown on said Right of Way Parcel Plat; thence North 89 degrees 51 minutes 35 seconds East 14.400 meters (47.24 feet) to point "T11" as shown on said Right of Way Parcel Plat; thence South 0 degrees 08 minutes 25 seconds East 3.808 meters (12.49 feet) to the prolonged south line of said lot and point "T12" as shown on said Right of Way Parcel Plat; thence South 89 degrees 51 minutes 35 seconds West 8.386 meters (27.51 feet) along said south line prolonged to the point of beginning and containing 54.8 square meters (590 square feet), more or less; Also, a part of Lots 21, 22, and 23 in Block 4 in Turner's Second Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 7, page 31, in the Office of the Recorder of Lake County, Indiana, being all that part of the owner's land identified as Parcel No. 1D that lies within the Temp. R/W lines depicted on the attached Right of Way Parcel Plat for Parcel 1 of INDOT Project ST-019-6(K), described as follows: Beginning at the southeast corner of said Lot 22; thence South 89 degrees 51 minutes 35 seconds West 9.176 meters (30.11 feet) along the south line of said Lots 22 and 23 to point "T5" as shown on said Right of Way Parcel Plat; thence North 0 degrees 08 minutes 25 seconds West 3.808 meters (12.49 feet) to point "T6" as shown on said Right of Way Parcel Plat; thence North 89 degrees 51 minutes 35 seconds East 13.810 meters (45.31 feet) to point "T7" as shown on said Right of Way Parcel Plat; thence South 0 degrees 08 minutes 25 seconds East 3.808 meters (12.49 feet) to the south line of said Lot 21 and point "T8" as shown on said Right of Way Parcel Plat; thence South 89 degrees 51 minutes 35 seconds West 4.634 meters (15.20 feet) along said south line to the point of beginning and containing 52.6 square meters (566 square feet), more or less; Also, A part of the Vacated Alley in Block 4 in Turner's Second Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 7, page 31, in the Office of the Recorder of Lake County, Indiana; and a part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 36 North, Range 10 West, Lake County, Indiana, being all that part of the owner's land identified as Parcel No. 1E that lies within the Temp. R/W lines depicted on the attached Right of Way Parcel Plat for Parcel 1 of INDOT Project ST-019-6(K), described as follows: Beginning at a point on the north boundary of Highland Street South 89 degrees 51 minutes 35 seconds West 141.714 meters (464.94 feet) from the intersection of the west boundary of Calumet Avenue with the north boundary of said Highland Street, which point of beginning is point "T4" as shown on said Right of Way Parcel Plat; thence South 89 degrees 51 minutes 35 seconds West 8.000 meters (26.25 feet) along the boundary of said Highland Street to point "T1" as shown on said Right of Way Parcel Plat; thence North 0 degrees 08 minutes 25 seconds West 1.808 meters (5.93 feet) to point "T2" as shown on said Right of Way Parcel Plat; thence North 89



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degrees 51 minutes 35 seconds East 8.000 meters (26.25 feet) to point "T3" as shown on said Right of Way Parcel Plat; thence South 0 degrees 08 minutes 25 seconds East 1.808 meters (5.93 feet) to the point of beginning and containing 14.5 square meters (156 square feet), more or 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 any and all easements, conditions, and restrictions of record.

Land and improvements \$ 1,050.00, Damages \$ 6,700<sup>00</sup> : Total consideration \$ 7,750.00

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 GRANTORS

have hereunto set their hands and seals, this 16<sup>TH</sup> day of AUGUST 1999

(Seal) Deborah White (Seal)  
DEBORAH WHITE TRUSTEE

(Seal) Albertine M. Dent (Seal)  
ALBERTINE M. DENT, SECRETARY

(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 16<sup>th</sup> day of

August, 1999 personally appeared the within named Deborah White, Trustee

+ Albertine M. Dent, Secretary of The Board of School Trustees of  
The School City of Hammond, IN

Grantor 3 in the above conveyance, and acknowledged the same to be THEIR 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 3/22/2000 Carol Ann Stofko Notary Public

County of Residence Lake \_\_\_\_\_ Printed Name

Carol Ann Stofko  
Notary Public, State of Indiana  
Lake County  
My Commission Exp. 03/22/2000

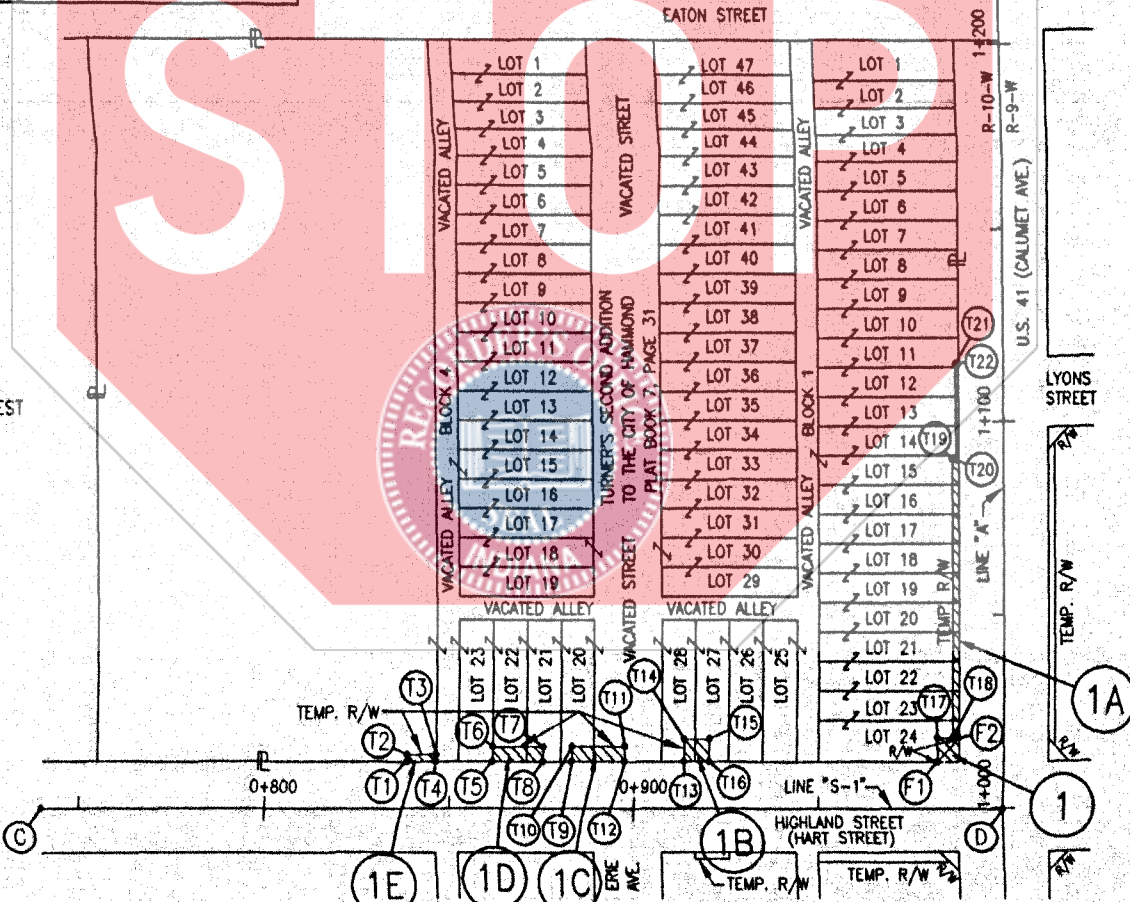
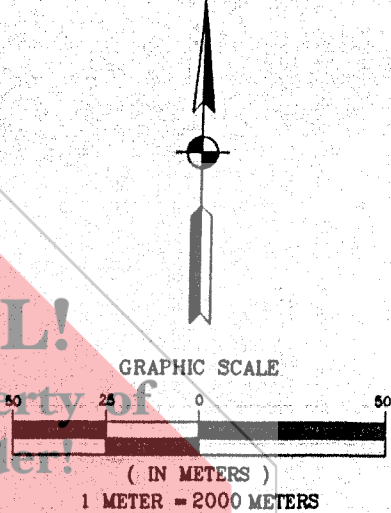


**CLONT: INDIANA DEPARTMENT OF TRANSPORTATION**  
**INDOT PROJ. ST-019-6(K)**  
**U.S. 41 (CALUMET AVE.) & HIGHLAND STREET**  
**HAMMOND, INDIANA - LAKE COUNTY**  
**RIGHT OF WAY PARCEL PLAT - PARCEL 1**

POINT REFERENCE CHART IN (METERS)					
POINT	NORTHING	EASTING	STATION	OFFSET	CENTERLINE
F1	1523.375	1472.282	1+011.975	-18.000	"A"
F2	1529.559	1478.028	1+018.100	-12.192	"A"
T1	1523.022	1328.377	0+838.000	-12.192	"S-1"
T2	1524.830	1328.372	0+838.000	-14.000	"S-1"
T3	1524.850	1336.372	0+846.000	-14.000	"S-1"
T4	1523.042	1336.377	0+846.000	-12.192	"S-1"
T5	1523.079	1351.567	0+861.190	-12.192	"S-1"
T6	1526.887	1351.557	0+861.190	-16.000	"S-1"
T7	1526.921	1365.367	0+875.000	-16.000	"S-1"
T8	1523.113	1365.377	0+875.000	-12.192	"S-1"
T9	1523.132	1373.017	0+882.640	-12.192	"S-1"
T10	1526.940	1373.007	0+882.640	-16.000	"S-1"
T11	1526.975	1387.407	0+897.040	-16.000	"S-1"
T12	1523.167	1387.416	0+897.040	-12.192	"S-1"
T13	1523.206	1403.376	0+913.000	-12.192	"S-1"
T14	1529.014	1403.362	0+913.000	-18.000	"S-1"
T15	1529.031	1410.362	0+920.000	-18.000	"S-1"
T16	1523.223	1410.376	0+920.000	-12.192	"S-1"
T17	1529.500	1472.220	1+018.100	-18.000	"A"
T18	1529.540	1476.220	1+018.100	-14.000	"A"
T19	1601.437	1475.492	1+090.000	-14.000	"A"
T20	1601.447	1476.492	1+090.000	-13.000	"A"
T21	1626.445	1476.238	1+115.000	-13.000	"A"
T22	1626.454	1477.046	1+115.000	-12.192	"A"
A	SEE ROUTE SURVEY PLAT (P.B. 5, PG. 25 - INSTR. #98009977)				
B	SEE ROUTE SURVEY PLAT (P.B. 5, PG. 25 - INSTR. #98009977)				
C	SEE ROUTE SURVEY PLAT (P.B. 5, PG. 25 - INSTR. #98009977)				
D	SEE ROUTE SURVEY PLAT (P.B. 5, PG. 25 - INSTR. #98009977)				
E	SEE ROUTE SURVEY PLAT (P.B. 5, PG. 25 - INSTR. #98009977)				
F	SEE ROUTE SURVEY PLAT (P.B. 5, PG. 25 - INSTR. #98009977)				

ALL TEMPORARY R/W DEPICTED ON THIS ROUTE SURVEY PLAT WILL REVERT TO THE OWNER UPON THE COMPLETION OF INDOT PROJECT ST-019-6(K).

PARCEL: 1      OWNER: THE SCHOOL CITY OF HAMMOND, INDIANA  
PROJECT: ST-019-6(K)      THE BOARD OF SCHOOL TRUSTEES OF  
ROAD: U.S. 41      DEED RECORD 155, PAGE 516, DATED 2/11/10  
COUNTY: LAKE      DEED RECORD 829, PAGE 511, DATED 12/12/48  
R/W CODE: 3446      SECTION: 1      TOWNSHIP: 36N.      RANGE: 10W.



- LEGEND**
- (F1) — DENOTES R/W POINT
  - (T1) — DENOTES TEMP. R/W POINT
  - (D) — DENOTES A POINT OF INTEREST
  - HATCHED AREA IS THE APPROXIMATE TAKING
  - COMMON OWNERSHIP ACROSS A LINE
  - (1) — DENOTES PARCEL NO. OF TAKING

*Brian K. Woodrow*

**SURVEYOR STATEMENT**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT, TOGETHER WITH THE "LOCATION CONTROL ROUTE SURVEY PLAT" RECORDED FEBRUARY 11, 1998 AS PLAT BOOK 5, PAGE 25 AND INSTRUMENT #9800997 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").

JOB# 98002-R  
designed: BKW  
drawn: BKW  
checked: BKW  
scale: 1M=2000M  
date: 4/17/98

**DYNAMIC DESIGN, INC.**

2245 N. 1050 E.  
Charlotteville, IN 46117  
(317) 462-9050

PATH: C:\WORK\ROW\98002-R  
DWG: RSP01  
SHEET:  
**1 OF 1**