

STATE OF INDIANA  
LAKE COUNTY  
FILED IN RECORD

2000 021360

2000 MAR 29 AM 9:31

FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

NOTARIAL PUBLIC  
INDIANA

MAR 24 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

## WARRANTY DEED

Project: STP-019-4(013)  
Code: 3383  
Parcel: 8

**THIS INDENTURE WITNESSETH,** That Michael G. Hecimovich and

Helen Hecimovich (Adults, Husband and Wife)

of Lake County, in the State of Indiana Convey and Warrant  
to the STATE OF INDIANA for and in consideration of \$72,000.00 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 Lot 1 in Wicker Professional Center, an addition to the Town of St. John, Indiana, the plat of which  
is recorded in Plat Book 83, Page 37, in the Office of the Recorder of Lake County, Indiana, and intending to be  
all that part of the land described in Instrument Number 97042071, dated June 24, 1997, and recorded June 30,  
1997, in the Office of the Recorder of Lake County, Indiana, and subsequently subdivided into said addition,  
lying within the proposed right of way depicted on the attached right of way parcel plat of Parcel 8 of the  
Indiana Department of Transportation Project STP-019-4(013), described as follows: Beginning at a point  
designated as Point 1029 on said right of way parcel plat, which point is the southeast corner of said Lot 1;  
thence South 89 degrees 27 minutes 46 seconds West 5.710 meters (18.73 feet) along the south line of said lot  
to a point designated as Point 2015 on said right of way parcel plat; thence North 0 degrees 47 minutes 56  
seconds West 41.142 meters (134.98 feet) to a point designated as Point 2050 on said right of way parcel plat,  
which point is on the north line of said lot; thence North 89 degrees 27 minutes 46 seconds East 5.634 meters

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



Dana Childress-Jones  
Attorney at Law

This Instrument Prepared By \_\_\_\_\_

Attorney at Law

Paid by Warrant No. 165-20280

Dated 2-21-00

06/19/98 cap  
revised 06/07/99 cap

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

01958

N/A  
JSA

**Project: STP-019-4(013)**

**Code: 3383**

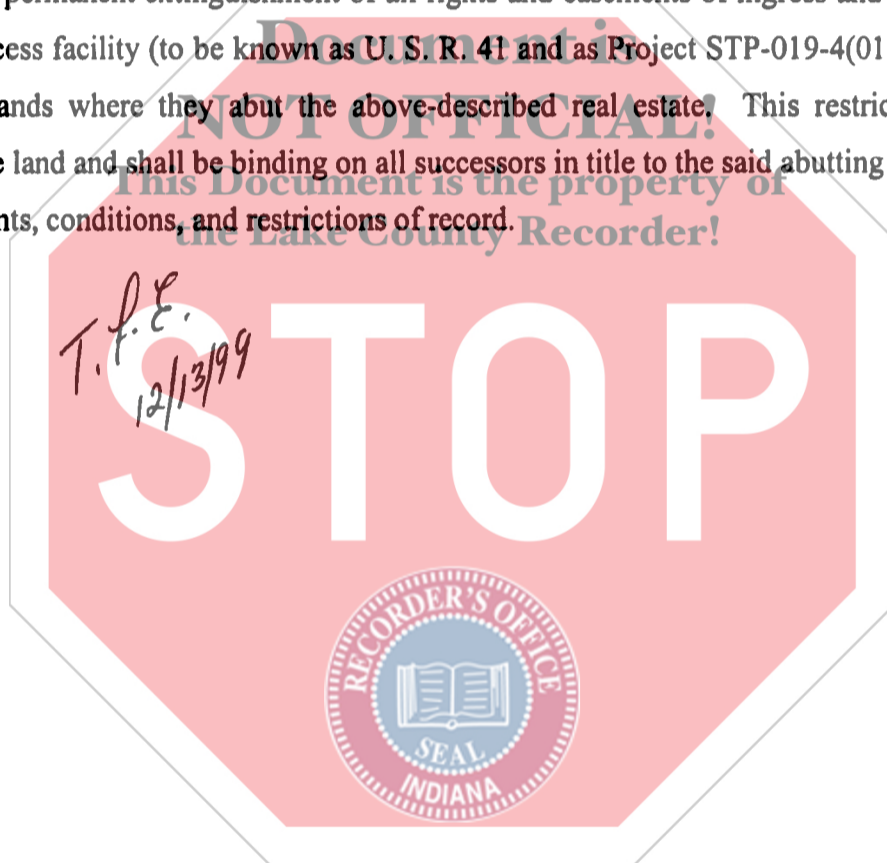
**Parcel: 8**

**Page: 2**

(18.48 feet) along said north line to a point designated as Point 1005 on said right of way parcel plat, which point is the northeast corner of said lot; thence along the east line of said lot Southerly 41.142 meters (134.98 feet) along an arc to the left having a radius of 19,422.458 meters (63,721.98 feet) and subtended by a long chord having a bearing of South 0 degrees 54 minutes 22 seconds East and a length of 41.142 meters (134.98 feet) to the point of beginning and containing 233.1 square meters (2,509 square feet), 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 remaining lands where they abut the above-described real estate. 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 any easements, conditions, and restrictions of record.



06/19/98 cap  
revised 06/07/99 cap

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Land and improvements \$ 11,400.00, Damages \$ 60,600.00; Total consideration \$ 72,000.00

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 seal, this 7th day of December, 19 99.

(Seal) (Seal)  
(Seal) (Seal)  
Michael G. Hecimovich (Adult, Husband) (Seal)  
(Seal) (Seal)  
(Seal) (Seal)  
Helen Hecimovich (Adult, Wife) (Seal)  
(Seal) (Seal)  
(Seal) (Seal)

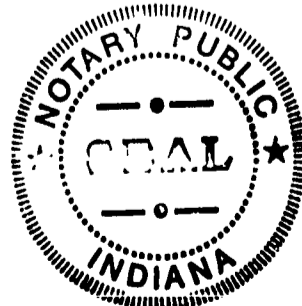
STATE OF INDIANA, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of December, 19 99; personally appeared the within named Michael G. Hecimovich and Helen Hecimovich (Adults, Husband and Wife) Grantor s 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 9/29/06 Notary Public Barbara A. Zimny  
County of Residence Porter Printed Name Barbara A. Zimny

06/19/98 cap  
revised 06/07/99 cap



# RIGHT OF WAY PARCEL PLAT

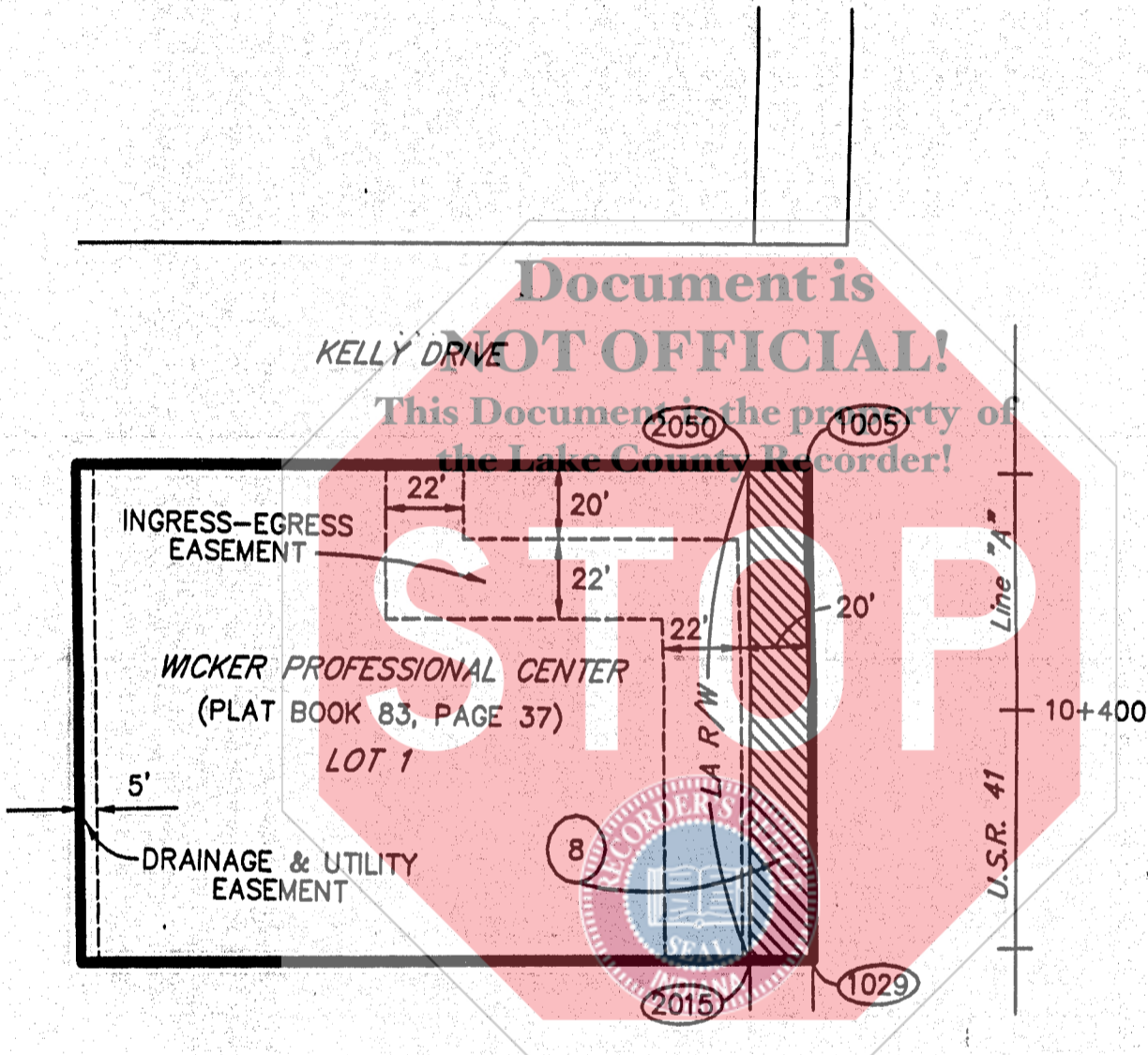
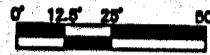
PREPARED FOR THE INDIANA DEPARTMENT OF TRANSPORTATION  
 PARCEL NO.: 8 OWNER: F & M ENTERPRISES L.A. CODE: 3383  
 PROJECT NO.: STP-019-4(013) INSTRUMENT NO.: 97042071 Dated 6/24/97 DRAWN BY: S.E. Goens 6/15/98  
 ROAD NAME: U.S.R. 41 CHECKED BY: C.A. Peoni 7/14/98  
 COUNTY: LAKE  
 SECTION: 29  
 TOWNSHIP: 35 N.  
 RANGE: 9 W.



HATCHED AREA IS THE APPROXIMATE TAKING

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

SCALE: 1" = 50'



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

POINT	STATION	OFFSET	NORTH	EAST	Q
1029	10+379.196	17.223	49494.6296	49997.0731	"A"
2015	10+379.220	22.934	49494.5761	49991.3629	"A"
2050	10+420.300	23.000	49535.7137	49990.7892	"A"
1005	10+420.291	17.366	49535.7665	49996.4225	"A"

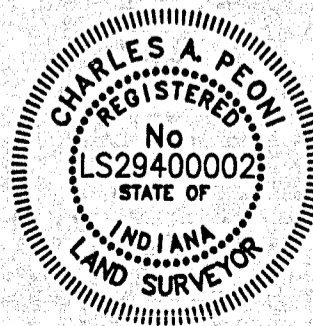
R/W PARCEL PLAT  
 Prepared for the Indiana Department of Transportation  
 by The Corradino Group, Inc. (Job No. 1745)

## 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").

## 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(36), dated 1962.



*Charles A. Peoni 8/3/98*

CHARLES A. PEONI  
 LS29400002