

4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 055285

2000 AUG -4 AM 9:18

MORRIS W. CARTER
WARRANTY DEED

Project: STP-019-4(013)
Code: 3383 ✓
Parcel: 20 ✓

THIS INDENTURE WITNESSETH, That GTIMOL ENTERPRISES, L. P.

an Indiana Limited Partnership

of Porter County, in the State of Indiana Convey and Warrant

to the STATE OF INDIANA for and in consideration of \$10,550.00 Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County in the State of Indiana, to wit:

A part Lot 1B in the Resubdivision of the South Half of Lot 1 in Ventura Estates, Unit No. 1, an addition to the Town of St. John, Indiana, the plat of which resubdivision is recorded in Plat Book 83, Page 87, in the Office of the Recorder of Lake County, Indiana, and intending to be all that part of the land lying within the proposed right of way depicted as Parcel 20 on the attached right of way parcel plat of Parcel 20 of the Indiana Department of Transportation Project STP-019-4(013), described as follows: Beginning at a point designated as Point 1034 on said right of way parcel plat, which point is the southeast corner of said Lot 1B; thence North 89 degrees 51 minutes 19 seconds West 5.738 meters (18.83 feet) along the south line of said lot to a point designated as Point 5185 on said right of way parcel plat; thence North 46 degrees 21 minutes 04 seconds East 2.748 meters (9.02 feet) to a point designated as Point 5186 on said right of way parcel plat; thence North 0 degrees 19 minutes 05 seconds East 40.480 meters (132.81 feet) to a point designated as Point 5188 on said right of way parcel plat; thence North 0 degrees 26 minutes 40 seconds West 19.989 meters (65.58 feet) to a

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. 16679324
Dated 6-21-2000

This Instrument Prepared By KELLY WHITEMAN
ATTORNEY AT LAW
Attorney at Law

06/22/98 cap
revised 10/07/99 cap

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

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 3 2000

00317

PETER BENJAMIN
LAKE COUNTY AUDITOR

N/C

Project: STP-019-4(013)

Code: 3383

Parcel: 20

Page: 2

point designated as Point 5189 on said right of way parcel plat; thence North 7 degrees 36 minutes 35 seconds West 5.276 meters (17.31 feet) to a point designated as Point 5196 on said right of way parcel plat, which point is on the north line of said lot; thence South 89 degrees 37 minutes 40 seconds East 3.217 meters (10.55 feet) along said north line to a point designated as Point 1035 on said right of way parcel plat, which point is the northeast corner of said lot; thence South 0 degrees 59 minutes 05 seconds East 67.598 meters (221.78 feet) along the east line of said lot to the point of beginning and containing 210.1 square meters (2,261 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 abutting lands, along the 2.748-meter (9.02-foot) and the 40.480-meter (132.81-foot) courses described above and along the South 3.998 meters (13.12 feet) of the 19.989-meter (65.58-foot) course described above. Also, along the 5.276-meter (17.31-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.

Also, an easement in and to the following-described real estate, to wit: A part Lot 1B in the Resubdivision of the South Half of Lot 1 in Ventura Estates, Unit No. 1, an addition to the Town of St. John, Indiana, the plat of which resubdivision is recorded in Plat Book 83, Page 87, in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the northeast corner of said Lot 1B; thence North 89 degrees 37 minutes 40 seconds West 3.217 meters (10.55 feet) along the north line of said lot; thence South 7 degrees 36 minutes 35 seconds East 5.276 meters (17.31 feet) to the point of beginning of this description; thence South 0 degrees 26 minutes 40 seconds East 15.991 meters (52.46 feet); thence South 89 degrees 33 minutes 59 seconds West 2.499 meters (8.20 feet); thence North 0 degrees 26 minutes 53 seconds West 15.990 meters (52.46 feet); thence North 89 degrees 32 minutes 15 seconds East 2.500 meters (8.20 feet) to the point of beginning and containing 40.0 square meters (431 square feet), more or less, for the purpose of constructing a driveway for service to the owner's private property, which easement will revert to the owner upon completion of the above-designated project.

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 the General Partner of the Grantor and has been fully empowered by the Grantor, to execute and deliver this deed and all other such instruments of transfer; that the Grantor is a partnership 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 capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

06/22/98 cap
revised 10/07/99 cap

Project: STP-019-4(013)
Code: 3383
Parcel: 20
Page: 3

Land and improvements \$ 7,200.00, Damages \$ 3,350.00. Total consideration \$ 10,550.00

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 22nd day of March, 192000.

GILMOL ENTERPRISES, J.P. (Seal) (Seal)

(Seal) (Seal)

By: (Seal) (Seal)

Gilbert L. Opperman, General Partner

(Seal) (Seal)

Gilbert L. Opperman, General Partner

(Seal) (Seal)

(Seal) (Seal)

STATE OF INDIANA, Porter County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of

March, 192000 personally appeared the within named GILMOL ENTERPRISES, P.P. an Indiana Limited Partnership by its General Partner Gilbert L. Opperman

Grantor in the above conveyance, and acknowledged the same to be its voluntary act and deed, for

the uses and purposes herein mentioned.

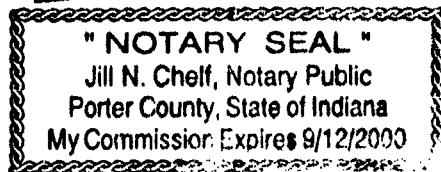
I have hereunto subscribed my name and affixed my official seal.

My Commission expires 9/12/00 Notary Public

County of Residence Porter Printed Name

06/22/98 cap
revised 10/07/99 cap

Jill N. Chelf
Jill N. Chelf



RIGHT OF WAY PARCEL PLAT

PREPARED FOR THE INDIANA DEPARTMENT OF TRANSPORTATION

PARCEL NO. : 20 OWNER: GILMOL ENTERPRISES, L.P. L.A. CODE: 3383
 PROJECT NO.: STP-019-4(013) INSTRUMENT NO.: 96073421 DATED 10/23/96 DRAWN BY: J.F.Castro 6/22/98
 ROAD NAME : U.S.R. 41 CHECKED BY: C.A.Peoni 10/7/99
 COUNTY : LAKE
 SECTION : 20
 TOWNSHIP : 35 N.
 RANGE : 9 W.

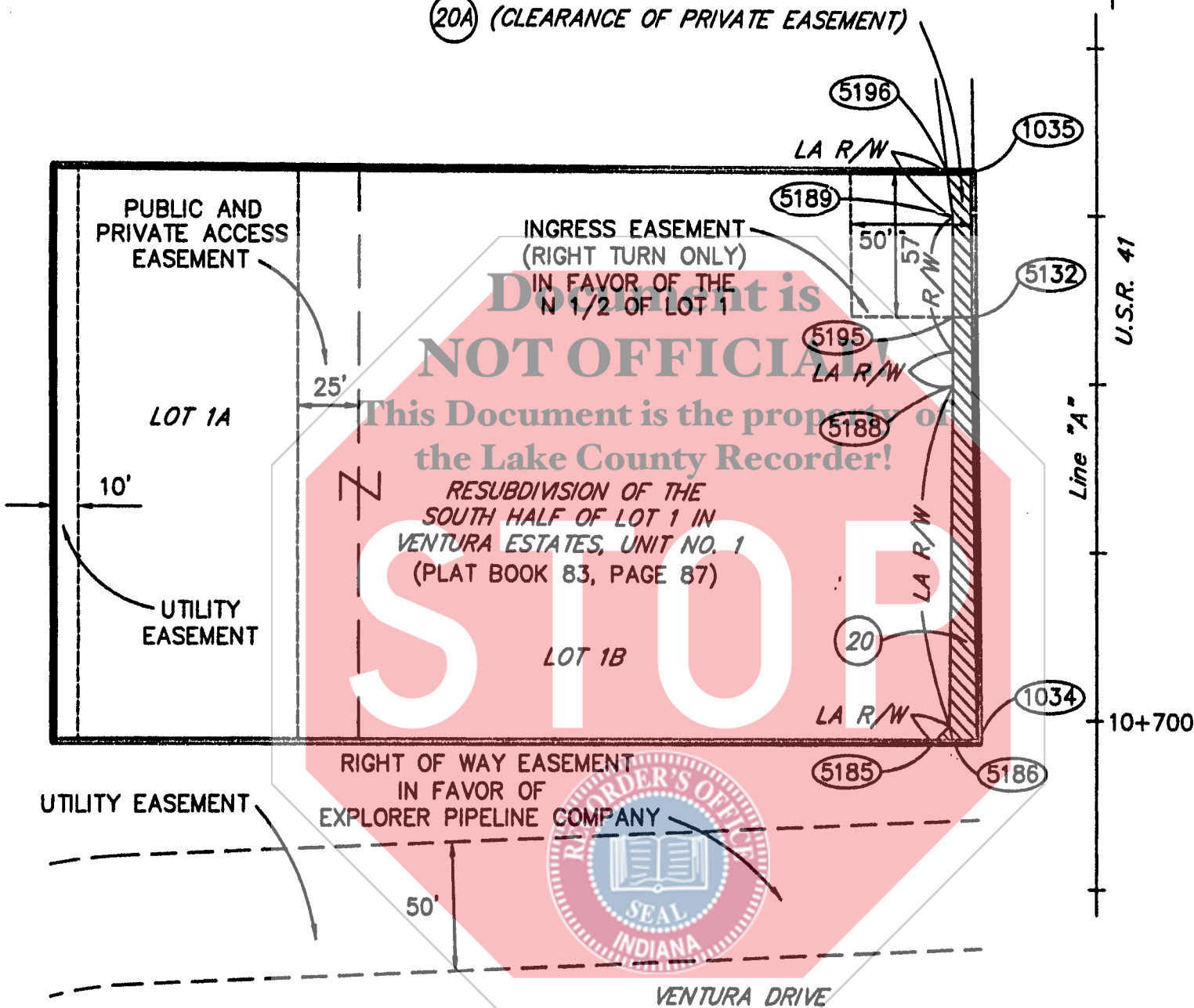
HATCHED AREA IS THE APPROXIMATE TAKING

SCALE: 1" = 60'



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

(20A) (CLEARANCE OF PRIVATE EASEMENT)



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

POINT	STATION	OFFSET	NORTH	EAST	℄
1034	10+697.565	14.262	49813.1394	49998.0657	"A"
5185	10+697.614	20.000	49813.1539	49992.3274	"A"
5186	10+699.500	18.000	49815.0507	49994.3158	"A"
5188	10+740.000	17.500	49855.5305	49994.5406	"A"
5189	10+760.000	17.500	49875.5188	49994.3856	"A"
5196	10+765.238	18.156	49880.7482	49993.6869	"A"
1035	10+765.190	14.939	49880.7273	49996.9041	"A"
5132	10+747.805	14.779	49863.3514	49997.2027	"A"
5195	10+747.843	17.502	49863.3691	49994.4798	"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(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").

REVISED 10/7/99; TCG/CAP



Charles A. Peoni

CHARLES A. PEONI 10/7/99
LS29400002