

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

GRANT OF PERPETUAL EASEMENT

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THIS INDENTURE, made and entered into this 29th day of June, 2000, by and between HOWARD SATTLEER AND SUZANNE C. SATTLEER, husband and wife,, hereinafter called GRANTORS, and MERRILLVILLE CONSERVANCY DISTRICT by its Board of Directors, County of Lake, State of Indiana, hereinafter called GRANTEE;

WITNESSETH:

That for and in consideration of the sum of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the Grantors for themselves and their administrators, successors and assigns, do hereby grant, bargain, sell, convey and warrant unto the Grantee, its grantees, successors and assigns, forever a Perpetual Right-of-Way and Easement, with the right, privileges and authority of Grantee, its grantees, successors and assigns, to enter upon, dig, lay, erect, construct, install, reconstruct, renew and to operate, maintain, patrol, replace, repair and continue a sewer line including but not limited to the main, sub-main, local, lateral, outfall, force main, interceptor sewer, or other necessary materials and lines, as a part of the Grantee's system and works for the collection, carriage, treatment and disposal of the waste, sewage, garbage and refuse of said district, as shall be hereafter located and constructed into, under, upon, over and across the following legally described real estate and premises legally owned by the Grantors and situated in the County of Lake, State of Indiana, to-wit:

A strip of land 20 feet in width, the North line of said strip being the South line of a tract of land described to the State of Indiana in Document Number 99003662, recorded January 19, 1999, in the Office of the Recorder of Lake, Indiana, said North line being cited as "South 88 degrees 19 minutes 54 seconds West 274.76 feet", the South line of said strip shall be lengthened or shortened to terminate at the east line of the owner's land and at the east line of Marcella Boulevard as shown on a plat of dedication recorded in Plat Book 82, page 28, in the Office of said Recorder.

See also, attached copy of "Permanent Easement Description" and Diagram marked as Exhibit B, showing the approximate route, courses and distances through the above premises and lands and width of the right-of-way is attached hereto and made a part of this indenture by reference.

That Grantee, its successors and assigns shall have the right, after prior written notice to Grantors, to enter along, over and upon said easement to repair, relocate, service and maintain such sewers, at will, and to make such alterations and improvements in the facilities thereof as may be necessary or useful, and to remove from the extent of the right-of-way any encroaching trees, buildings or other obstructions to the free and unobstructed use of such easement, and to build and

Return to:
Rick Serletic
8705 Merrillville Rd
Merrillville IN 46410

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PETER BENJAMIN
LAKE COUNTY AUDITOR

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maintain all necessary intakes, catch basins, and other devices incident to such sewers, and shall have the right of ingress and egress only over said easement and adjoining ten (10) feet when necessary and without doing damage to such adjoining lands, and only for temporary periods, and shall not otherwise enter upon lands adjoining said easement.

That Grantee covenants that, in the installation, maintenance or operation of its sewer and appurtenances under, upon, over and across said tract of land in which perpetual easement is hereby granted, it will restore the area disturbed by its works to as near the original condition as is practicable.

The Grantors herein covenants for themselves, their grantees, successors and assigns that they will not erect or maintain any building or other structure or obstruction on or over said sewer and appurtenances under said tract of land in which perpetual right-of-way and easement is hereby granted, except by express permission from the Grantee, in writing, and in accordance with the terms thereof, and which permission when in writing and recorded, shall run with the real estate.

That Grantee shall and will indemnify and save the Grantors, their tenants, grantees, successors and assigns, harmless from and against any and all damage, injuries, losses, claims, demands or costs proximately caused by the fault, culpability, or negligence of the Grantee, or its contractor, in the construction erection maintenance operation, repair or renewal of said line or lines and the structures and appurtenances connected therewith.

During the construction period and during any future repairs which may be necessary, neither the Grantee nor its agents or employees shall restrict the Grantors from reasonable ingress and egress to the premises. The Grantee will indemnify and hold harmless the Grantors from any and all liens which the contractor or its subcontractors might place upon Grantors' property during any period of construction.

If any such liens are placed upon the Grantors' property, the Grantee will see that said liens are immediately removed or bonded over.

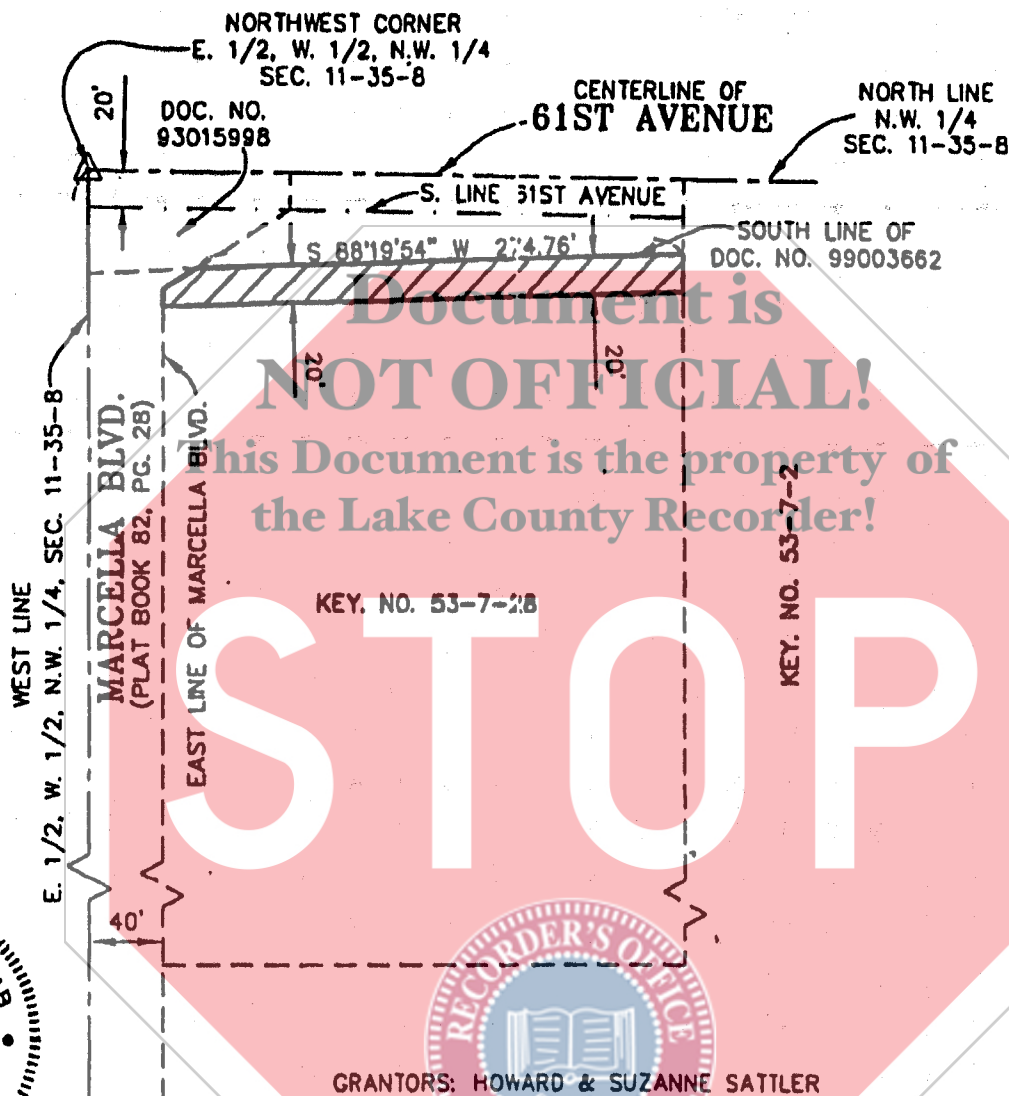
This grant is subject to all encumbrances, easements and restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their respective hands and seals this day, month and year, as first above written.


HOWARD SATTLER, GRANTOR

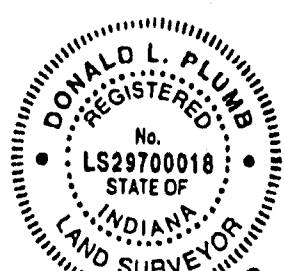

SUZANNE C. SATTLER, GRANTOR

PERMANENT EASEMENT DESCRIPTION



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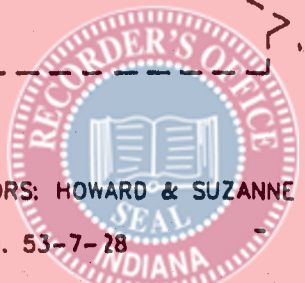


Donald L. Plumb



Job No.: S98787-57
 Drawn By: G. BOREN
 File Name: /1998/787/57.DWG
 Date: 9/30/99
 Sec.: 11-35-8 Scale: 1"=100'

Plumb Tuckett & Associates
 120 East 90th Drive • Merrillville, IN 46410
 Phone: (219) 736-0555



GRANTORS: HOWARD & SUZANNE SATTLER
 KEY NO. 53-7-28

WARRANTY DEED, DOCUMENT NO. 680523, RECORDED SEPTEMBER 10, 1982

PERMANENT EASEMENT (LINE "M" STA 23+77 TO STA 26+68)
 A STRIP OF LAND 20 FEET IN WIDTH, THE NORTH LINE OF SAID STRIP BEING THE SOUTH LINE OF A TRACT OF LAND DESCRIBED TO THE STATE OF INDIANA IN DOCUMENT NUMBER 99003662, RECORDED JANUARY 19, 1999, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID NORTH LINE BEING CITED AS "SOUTH 88 DEGREES 19 MINUTES 54 SECONDS WEST 274.76 FEET", THE SOUTH LINE OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT THE EAST LINE OF THE OWNER'S LAND AND AT THE EAST LINE OF MARCELLA BOULEVARD AS SHOWN ON A PLAT OF DEDICATION RECORDED IN PLAT BOOK 82, PAGE 28 IN THE OFFICE OF SAID RECORDER.

EXHIBIT B