

9

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 069820

2000 SEP 25 PM 1:48

CROSS REFERENCE TO MOST RECENT DEED
OF RECORD:

MORRIS W. CARTER
Return to: **RECORDED** Land Development Services, LLC
11471 Lakewood Street
Crown Point, IN 46307

GRANTEE: MATTHEW D. ARGADINE & TERESA C. ARGADINE
DATE OF DEED: JUNE 17, 1997
DATE DEED RECORDED: JUNE 20, 1997
DOCUMENT NO: 97039939

STORM SEWER EASEMENT

WITNESSETH THIS INDENTURE made this day by *MATTHEW D. ARGADINE and TERESA C. ARGADINE, husband and wife* (collectively the "Grantors").

1. **GRANT OF EASEMENT.** For and in consideration of the premises, and Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantors, Grantors do hereby grant, convey and dedicate to LAKE COUNTY TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1992, AND KNOWN AS TRUST NO. 4273 (the "Grantee"), as the owner of the Dominant Estate (as defined below), a perpetual non-exclusive easement for the construction, installation, maintenance, repair and replacement of storm sewers and storm water drainage improvements and facilities, on, in, over and upon the following described real estate:

A STRIP OF LAND THROUGH LOT 40 OF NILES CREEK ADDITION, UNIT 2, AS SHOWN IN PLAT BOOK 75, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID STRIP BEING 30 FEET IN WIDTH, LYING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 40 WHICH IS SOUTH 42 DEGREES 41 MINUTES 53 SECONDS WEST, 107.00 FEET FROM THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 37 DEGREES 36 MINUTES 18 SECONDS EAST, 211.66 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 40.49 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 40 WHICH IS SOUTH 54 DEGREES 12 MINUTES 57 SECONDS WEST, 250.24 FEET FROM THE NORTHEASTERLY CORNER THEREOF, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTER LINE. SIDELINES ARE LENGTHENED OR SHORTENED IN ORDER TO TERMINATE ON THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF SAID LOT 40.

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SEP 25 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

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(herein the "Servient Estate"), including the right of ingress and egress to and from the Servient Estate over adjoining lands of Grantor, which easement shall be to and for the use and benefit of the public, and of the Grantee and all future owners of the following described real estate:

PARCEL "1": PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN CENTER TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS IN THIS DESCRIPTION ARE BASED ON A LINE CONNECTING THE MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 11 BEING NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST) COMMENCING AT A PK NAIL AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND 165 FEET EAST OF THE NORTHWEST CORNER THEREOF (SAID POINT BEING SOUTH 89 DEGREES 58 MINUTES 25 SECONDS WEST, 1155.95 FEET FROM A MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 11); THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST, 520.00 ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST, 227.41 ALONG SAID NORTH LINE TO A PK NAIL AT THE NORTHWEST CORNER OF HIGH POINT ESTATES, RECORDED IN PLAT BOOK 49, PAGE 131, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS WEST, 286.00 FEET ALONG THE WEST LINE THEREOF (ALSO THE WEST LINE OF THE EAST 408.54 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11); THENCE SOUTH 89 DEGREES 58 MINUTES 25 SECONDS WEST, 262.47 FEET PARALLEL TO SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11; THENCE NORTH 00 DEGREES 06 MINUTES 15 SECONDS EAST, 149.82 FEET PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST, 35.00 FEET PARALLEL TO SAID NORTH LINE; THENCE NORTH 00 DEGREES 06 MINUTES 15 SECONDS EAST, 136.18 FEET PARALLEL TO SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 1.61 ACRES, MORE OR LESS.

**PARCEL "2": PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN CENTER TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS IN THIS DESCRIPTION ARE BASED ON A LINE CONNECTING THE MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 11 BEING NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST) COMMENCING AT A PK NAIL AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND 165 FEET EAST OF THE NORTHWEST CORNER THEREOF (SAID POINT BEING SOUTH 89 DEGREES 58 MINUTES 25 SECONDS WEST, 1155.95 FEET FROM A MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 11); THENCE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST, 286.00 FEET PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST, 747.47 FEET PARALLEL TO SAID NORTH LINE TO A POINT ON THE WEST LINE OF HIGH POINT ESTATES, RECORDED IN PLAT BOOK 49, PAGE 131, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS WEST, 1040.46 FEET ALONG SAID WEST LINE (ALSO THE WEST LINE OF THE EAST 408.54 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11) TO THE SOUTHWEST CORNER OF SAID HIGH POINT ESTATES; THENCE NORTH 89 DEGREES 59 MINUTES 46 SECONDS WEST, 912.69 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 TO A 5/8-INCH REBAR WITH GREGORY CAP AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 06 MINUTES 15 SECONDS EAST, 995.98 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 TO A 5/8-INCH REBAR WITH GREGORY CAP; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST, 165.00 FEET PARALLEL TO SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 TO A 5/8-INCH REBAR WITH GREGORY CAP; THENCE NORTH 00 DEGREES 06 MINUTES 15 SECONDS EAST, 44.00 FEET PARALLEL TO SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 21.63 ACRES, MORE OR LESS.
(herein the "Dominant Estate").**

2. **EASEMENT TERMS.** The easement is perpetual and non-exclusive, for the use and benefit of the Additional Grantees and the public, and is appurtenant to, and shall run with the land, and shall be for the use and benefit of the Grantee as the current owner of the Dominant Estate, and all successive future owners thereof, and is appurtenant to, and shall run with the land, and shall burden and encumber the Servient Estate and the use and enjoyment of the Servient Estate by the Grantee and all future owners thereof. Grantors reserve the right to use the Servient Estate for other purposes and/or to grant additional easements over the same property to other public utilities or private parties, provided said purposes or grants do not unreasonably interfere with the rights herein granted to Grantee.

3. **EFFECTIVE DATE.** This easement shall be effective and enforceable in accordance with its terms, only on and after the date of recording hereof in the Office of the Recorder of Lake County, Indiana.

IN WITNESS WHEREOF, Grantor has executed this instrument this 22 day of September, 2000.

GRANTORS:

Matthew D. Argadine 9-22-00
Matthew D. Argadine

Teresa C. Argadine 9-22-00
Teresa C. Argadine

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MATTHEW D. ARGADINE and TERESA C. ARGADINE, and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 22 day of September, 2000.

Document is
NOT LEGAL!
This Document is the property of
the Lake County Recorder!

Jeanine Felling
Notary Public

Printed Name: Jeanine Felling

My Commission Expires:

May 10, 2001

County of Residence:

LAKE



This instrument prepared by Glenn R. Patterson, Esq., Anderson & Tauber, P.C., 9211 Broadway, Merrillville, Indiana 46410

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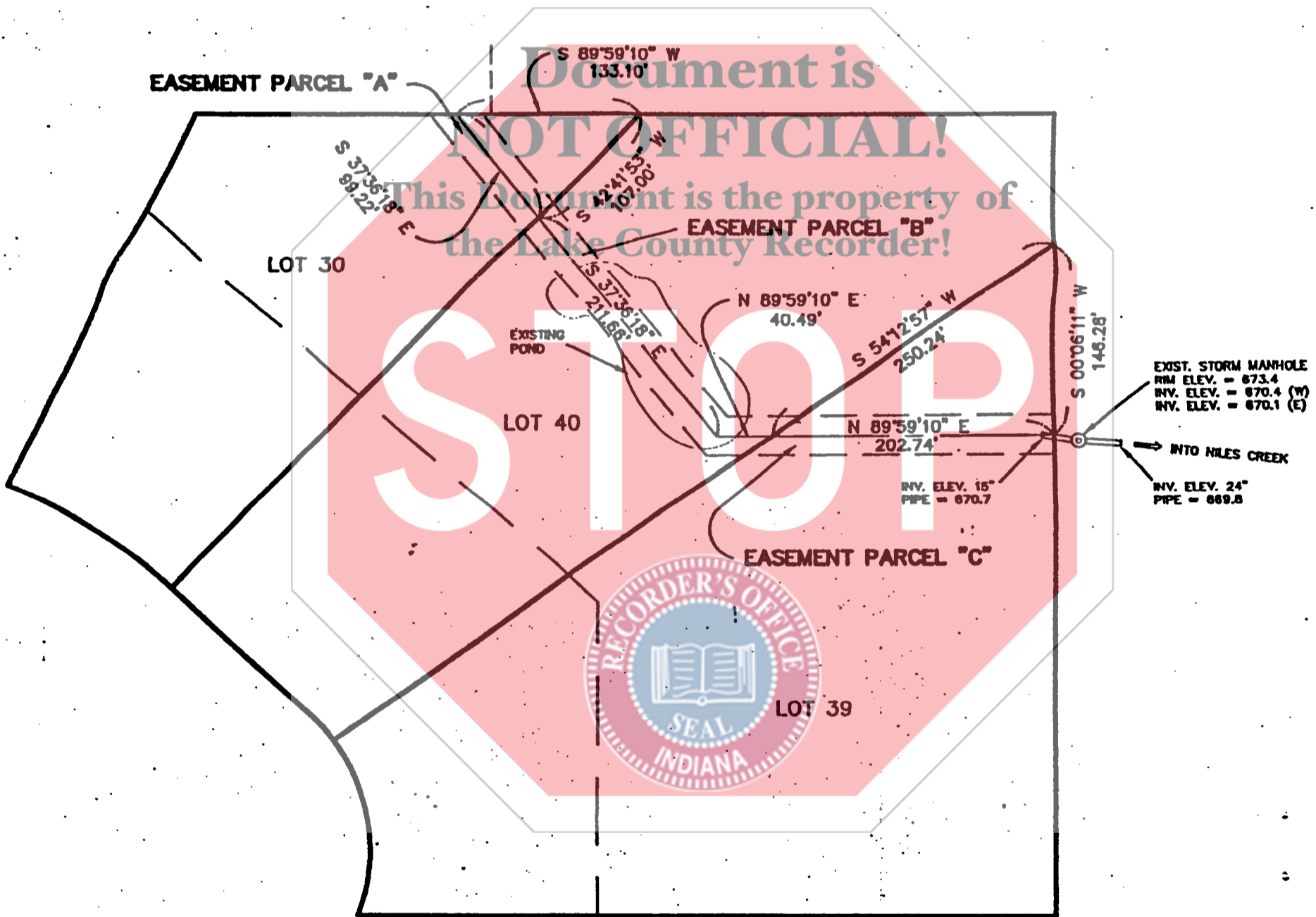
PLAT OF EASEMENT

LEGAL DESCRIPTIONS:

EASEMENT PARCEL "A": A STRIP OF LAND THROUGH LOT 30 OF NILES CREEK ADDITION, UNIT 2, AS SHOWN IN PLAT BOOK 75, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID STRIP BEING 30 FEET IN WIDTH, LYING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 30 WHICH IS SOUTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 133.10 FEET FROM THE NORTHEASTERLY CORNER THEREOF; SOUTH 37 DEGREES 36 MINUTES 18 SECONDS EAST, 99.22 FEET TO A POINT ON THE SOUTHEASTERLY LINE ON SAID LOT 30 WHICH IS SOUTH 42 DEGREES 41 MINUTES 53 SECONDS WEST, 107.00 FEET FROM THE NORTHEASTERLY CORNER THEREOF, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTER LINE. SIDELINES ARE LENGTHENED OR SHORTENED IN ORDER TO TERMINATE ON THE NORTH AND SOUTHEASTERLY LINES OF SAID LOT 30.

EASEMENT PARCEL "B": A STRIP OF LAND THROUGH LOT 40 OF NILES CREEK ADDITION, UNIT 2, AS SHOWN IN PLAT BOOK 75, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID STRIP BEING 30 FEET IN WIDTH, LYING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 40 WHICH IS SOUTH 42 DEGREES 41 MINUTES 53 SECONDS WEST, 107.00 FEET FROM THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 37 DEGREES 36 MINUTES 18 SECONDS EAST, 211.66 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 40.49 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 40 WHICH IS SOUTH 54 DEGREES 12 MINUTES 57 SECONDS WEST, 250.24 FEET FROM THE NORTHEASTERLY CORNER THEREOF, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTER LINE. SIDELINES ARE LENGTHENED OR SHORTENED IN ORDER TO TERMINATE ON THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF SAID LOT 40.

EASEMENT PARCEL "C": A STRIP OF LAND THROUGH LOT 39 OF NILES CREEK ADDITION, UNIT 2, AS SHOWN IN PLAT BOOK 75, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID STRIP BEING 30 FEET IN WIDTH, LYING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 39 WHICH IS SOUTH 54 DEGREES 12 MINUTES 57 SECONDS WEST, 250.24 FEET FROM THE NORTHERNMOST CORNER THEREOF; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 202.74 FEET TO A POINT ON THE EAST LINE OF SAID LOT 39 WHICH IS SOUTH 00 DEGREES 06 MINUTES 11 SECONDS WEST, 146.28 FEET FROM THE NORTHERNMOST CORNER THEREOF, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTERLINE. SIDELINES ARE LENGTHENED AND SHORTENED IN ORDER TO TERMINATE ON THE NORTHWESTERLY AND EAST LINES OF SAID LOT 39.



SCALE: 1" = 100'

PREPARED FOR:
LAKE COUNTY TRUST COMPANY
(VARIOUS TRUST NO.'S)

PREPARED BY:
GREGORY LAND SURVEYING
HOBART, INDIANA
(219) 947-9660

PROJECT NO. 99-3426

DATE OF PLAT: DECEMBER 30, 1999

Anthony M. Gregory
ANTHONY M. GREGORY, INDIANA REGISTERED
LAND SURVEYOR NO. ENL8600050



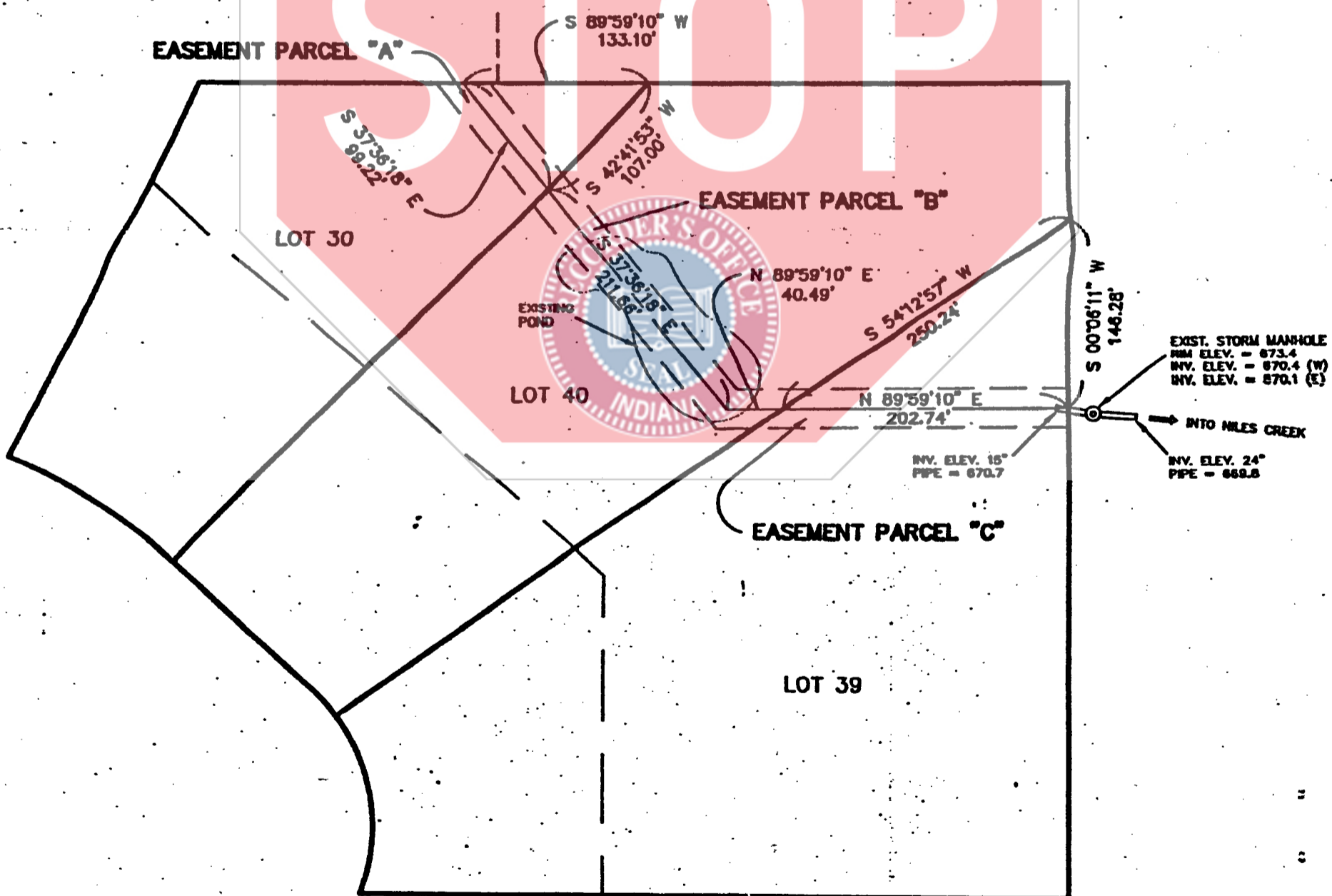
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SCALE: 1" = 100'

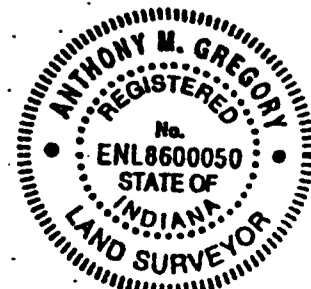
PREPARED FOR:
LAKE COUNTY TRUST COMPANY
(VARIOUS TRUST NO.'S)

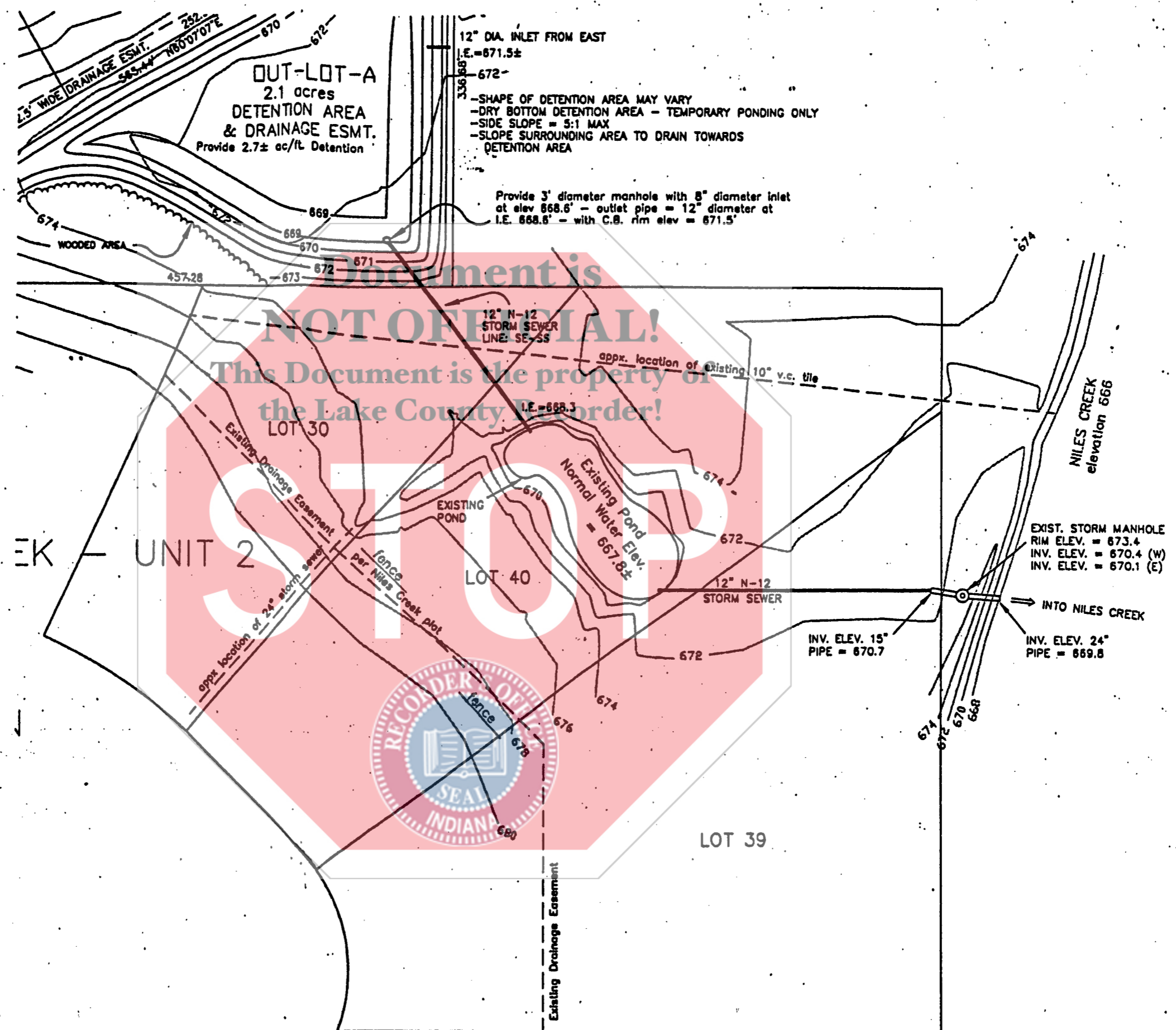
PREPARED BY:
GREGORY LAND SURVEYING
HOBART, INDIANA
(219) 947-9660

PROJECT NO. 89-3426

DATE OF PLAT: DECEMBER 30, 1989

Anthony M. Gregory
ANTHONY M. GREGORY, INDIANA REGISTERED
LAND SURVEYOR NO. ENL8600050





BENCHMARK - A CHISELED SQUARE IN THE CONCRETE CURB ON THE SOUTHEAST CORNER OF THE 109TH AVE. BRIDGE OVER NILES DITCH. - ELEVATION = 679.63' (NGVD29) (RM 107 OF F.I.R.M. COMMUNITY PANEL NO. 180126 0120 B, EFFECTIVE SEPT. 2, 1981)



2000 069820

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 SEP 25 PM 1:49

MORRIS W. CARTER
RECORDER

Document Mail Back to Information Sheet

This is where you want the recorded document sent back to when it has completed the recording process.

Name LAND Development Services

Address 11471 LAKewood ST.

City St Zip Crown Point, IN 46307

Telephone 663-4335

Signature Printed _____

Signature Written *Linda Maloy*

Date of Signature _____

Check Number _____

Check Amount _____

Office Use Only

Check Equals Amount Due Yes No

Total _____

Initials _____