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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2003 072049

2003 JUL 11 AM 10:19

Form WD-1  
8/98

**WARRANTY DEED**

MORRIS W. ...  
RECORDER

Project: NH-019-4(017)  
Code: 3843  
Parcel: 12  
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Ronald P. Warner

the Grantor(s), of Lake County, State of Indiana Convey(s) and Warrant(s) to  
the STATE OF INDIANA, the Grantee, for and in consideration of the sum of nineteen thousand three  
hundred eighty five 00/100 Dollars  
(\$ 19,385.00) (of which said sum \$ 3,485.00 represents land and  
improvements acquired and \$ 15,900.00 represents damages) and other valuable consideration, the  
receipt of which is hereby acknowledged, certain Real Estate situated in the County of Lake, State of Indiana, and being  
more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way  
Parcel Plat attached hereto as Exhibit "B," both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed  
in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the  
abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use,  
conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any  
right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a  
covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

Interests in land acquired by the Indiana  
Department of Transportation  
Grantee mailing address:  
100 North Senate Avenue  
Indianapolis, IN 46204-2219  
I.C. 8-23-7-31

This Instrument Prepared By

KELLY WHITEMAN  
ATTORNEY AT LAW  
Attorney at Law

TRANSACTION EXEMPT FROM SALES  
DISCLOSURE REQUIREMENTS UNDER  
IC6-1-1-5-5

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

**FILED**

JUL 11 2003

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

000817

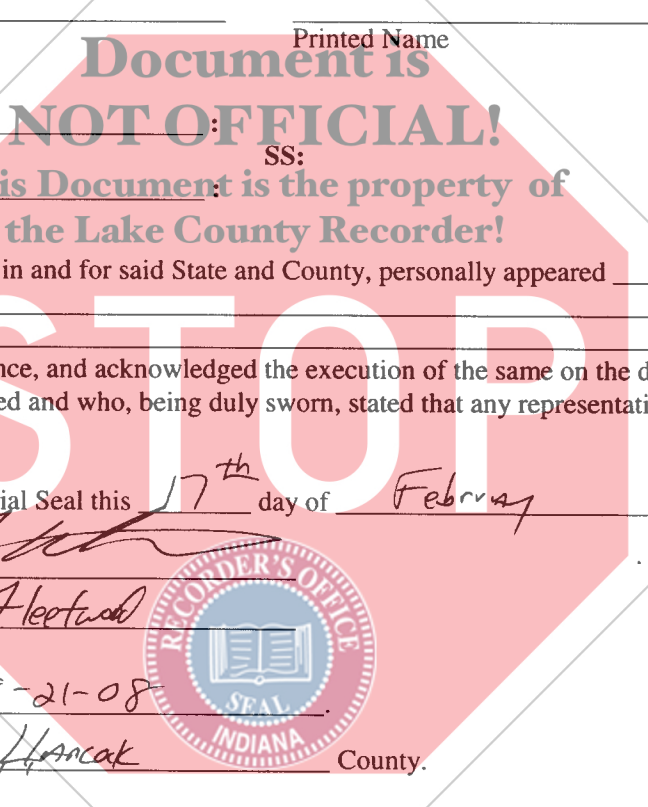
N/C

Project: NH-019-4(017)  
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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) haS executed this instrument this 17<sup>th</sup> day of February, 2003.

Ronald D Warner (Seal) \_\_\_\_\_ (Seal)  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
RONALD D WARNER \_\_\_\_\_  
Printed Name \_\_\_\_\_ Printed Name \_\_\_\_\_  
Signature \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_ Printed Name \_\_\_\_\_

STATE OF Indiana  
COUNTY OF LAKE

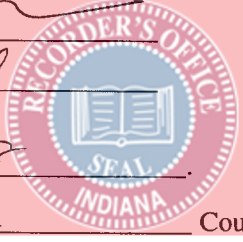


Before me, a Notary Public in and for said State and County, personally appeared Ronald D. Warner

the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 17<sup>th</sup> day of February, 2003.

Kenneth P. Fleetwood  
Printed Name \_\_\_\_\_  
My Commission expires 10-21-08  
I am a resident of Hancock County.



KENNETH P. FLEETWOOD  
Hancock County  
My Commission Expires  
October 21, 2008

**EXHIBIT "A"**

**Project NH-019-4(017)**  
**Code 3843**  
**Parcel 12 Fee**

Sheet 1 of 1

A part of the West Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 35 North, Range 9 West, Lake County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at a point on the south line of said section North 88 degrees 58 minutes 42 seconds East 111.036 meters (364.29 feet) from the southwest corner of said section designated as point "5" on the Location Control Route Survey plat recorded in Instrument Number 99077992, in the Office of the Recorder of said County, which point of beginning is on the southwest corner of the grantor's land; thence North 2 degrees 20 minutes 45 seconds West 11.003 meters (36.10 feet) along the west line of the grantor's land; thence North 88 degrees 58 minutes 42 seconds East 13.351 meters (43.80 feet) to point "282" designated on said parcel plat; thence South 1 degree 01 minute 18 seconds East 1.800 meters (5.91 feet) to point "283" designated on said parcel plat; thence North 88 degrees 58 minutes 42 seconds East 9.551 meters (31.34 feet) to point "284" designated on said parcel plat and the east line of the grantor's land; thence South 2 degrees 20 minutes 45 seconds East 9.203 meters (30.19 feet) along said east line to the south line of said section; thence South 88 degrees 58 minutes 42 seconds West 22.860 meters (75.00 feet) along said section line to the point of beginning and containing 0.0234 hectares (0.058 acres), more or less, inclusive of the presently existing right-of-way which contains 0.0139 hectares (0.034 acres), more or less, for a net additional taking of 0.0095 hectares (0.024 acres), more or less.



This description was prepared for the Indiana Department of Transportation on the 22nd day of October, 2002

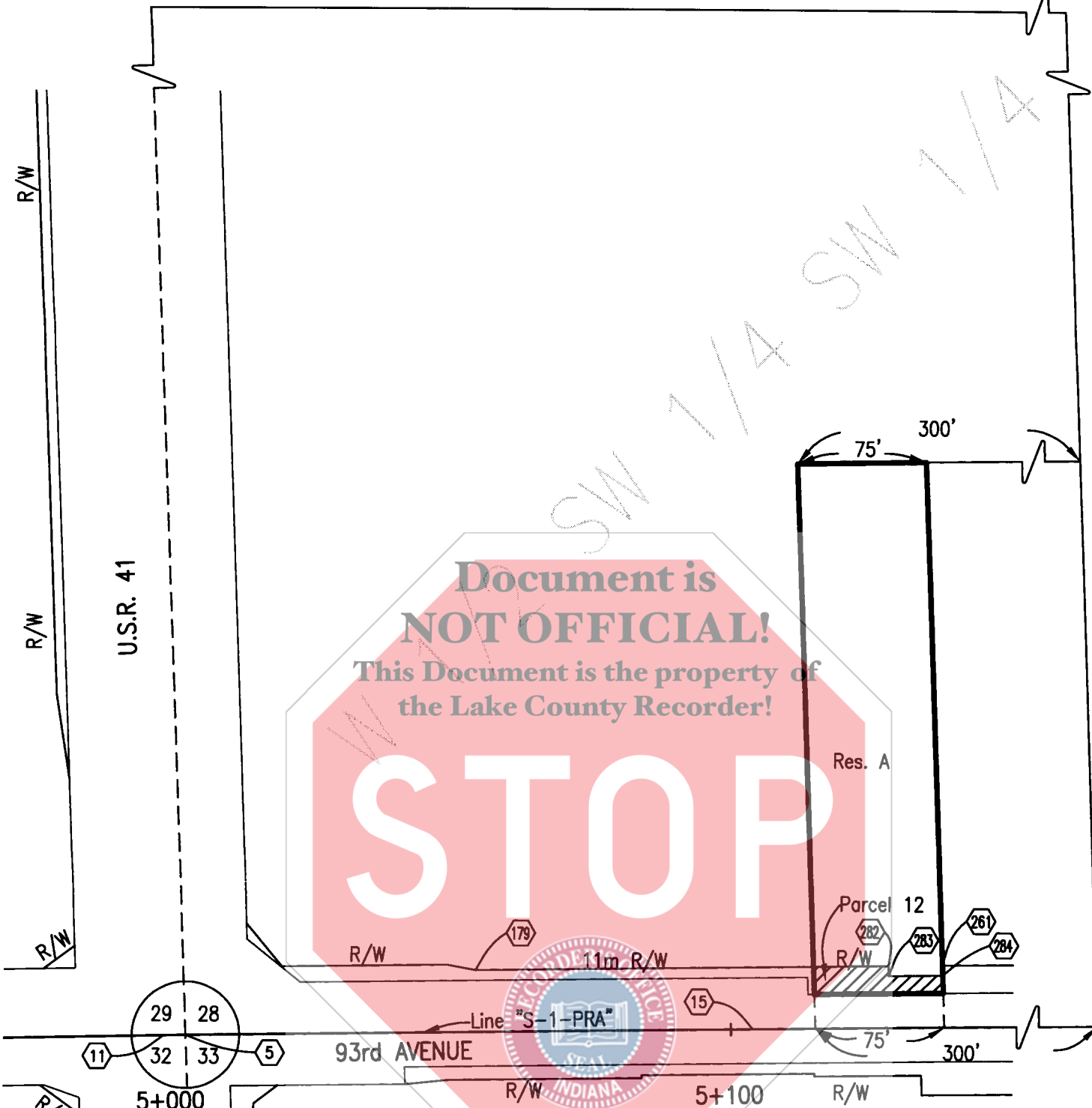
by Kevin M. Johnson  
Kevin M. Johnson  
Indiana Registered Land Surveyor  
License Number LS29800012

RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation  
by Bernardin Lochmueller & Associates, Inc. (Job No. 199-0305-ZES/3843)

0 10m 20m 30m

SCALE 1 : 1000



**PARCEL:** 12    **OWNER:** Warner, Ronald D.  
**CODE:** 3843  
**PROJECT:** NH-019-4(017)  
**ROAD:** U.S.R. 41  
**COUNTY:** Lake  
**SECTION:** 28  
**TOWNSHIP:** 35 N.  
**RANGE:** 9 W.

 **HATCHED AREA IS THE APPROXIMATE TAKING**

NOTE: PROPERTY LINE DIMENSIONS ARE SHOWN IN ENGLISH

**DRAWN BY:** K.M. Johnson 6/20/2001  
**CHECKED BY:** R.F. Lewis 7/17/2001  
**DES. NO.:** 8571960

**INSTRUMENT No.** 823245 , **DATED** 9/30/85  
 " " 95051649 , " 8/26/95

Rev. 10/22/2002 Change fee taking and added temporary taking per design K.M. Johnson

PARCEL COORDINATE CHART (shown in meters)

Point	Centerline	Station	Offset	Northing	Easting
5*					
11*					
15*					
179	S-1-PRA	5+055	11m	5000.8447	5040.2247
261	S-1-PRA	+PL (5+137.510)	11m	5002.3159	5122.7211
282	S-1-PRA	5+128	11m	5002.1463	5113.2131
283	S-1-PRA	5+128	9.200m	5000.3466	5113.2452
284	S-1-PRA	+PL (5+137.551)	9.200m	5000.5169	5122.7948

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

\* SEE LOCATION CONTROL ROUTE SURVEY PLAT.

**Document is NOT OFFICIAL!**

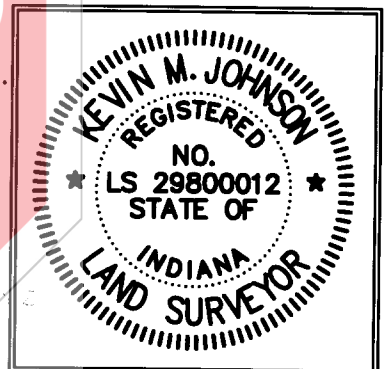
**This Document is the property of the Lake County Recorder!**

**SURVEYOR'S STATEMENT**

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument No. 99077992 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").

This plat was prepared using information obtained from the County records. It does not represent a survey of the owner's property. Dimensions shown along the existing property lines are taken from the listed record documents.

*Kevin M. Johnson* 22 Oct 2001  
 Kevin M. Johnson Date  
 Reg. Land Surveyor No. LS29800012  
 State of Indiana



Rev. 10/22/2002 Change fee taking and added temporary taking per design K.M. Johnson

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DRAWN BY: K.M. Johnson 6/20/2001  
 CHECKED BY: R.F. Lewis 7/17/2001  
 DES. NO.: 8571960

**BERNARDIN LOCHMUELLER & ASSOC., INC.**  
 7830 Rockville Road, Suite C  
 Indianapolis, IN 46214  
 (317) 209-1130