

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 049503

2007 JUN 18 PM 3:18

MICHAEL A. BROWN  
RECORDER

Form WL-1(mod.)  
8/98

**WARRANTY DEED  
WITH LIMITATION OF ACCESS**

Project:IM-80-1(183)  
Code: 4723  
Parcel: 3  
Page: 1 of 2

**THIS INDENTURE WITNESSETH, That Warren W. Beattie**

the Grantor(s), of Lake County County, State of Indiana Convey(s) and Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of One Thousand Two Hundred Fifty Dollars and no cents Dollars (\$ 1,250.00 ) (of which said sum \$ 1,249.00 represents land and improvements acquired and \$ 1.00 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 which is more particularly described in the legal description(s) 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.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from and across the above-described Real Estate, excepting on any part of said Real Estate which is not utilized in the limited access portion of the above-designated project. This restriction is a covenant running with the land and shall be binding on the Grantor(s) and on all successors in title to the said abutting lands.

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

*Richard C. Melfi*  
Attorney at Law  
**RICHARD C. MELFI**  
DEPUTY ATTORNEY GENERAL

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

**STOP**

**NON-TAXABLE**

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law".

Signature: *Deena Richards*  
Printed Name: Deena Richards

*N/C*

JUN 18 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



8025



Project: IM-80-1(183)  
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Page: 2 of 2

Grantor assumes and agrees to pay all taxes for the year 2005 and payable 2006 on the above described real estate.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 4 day of October, 2006.

Warren W. Beattie (Seal) \_\_\_\_\_ (Seal)  
Signature Signature

Warren W. Beattie  
Printed Name Printed Name

\_\_\_\_\_  
Signature (Seal) Signature (Seal)

\_\_\_\_\_  
Printed Name Printed Name

STATE OF Indiana :  
COUNTY OF Lake SS:

Before me, a Notary Public in and for said State and County, personally appeared Warren W. Beattie, 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 4 day of October, 2006.

Nancy P. Jones  
Signature

NANCY P. JONES  
Printed Name

My Commission expires 7-19-14

I am a resident of Howard County.

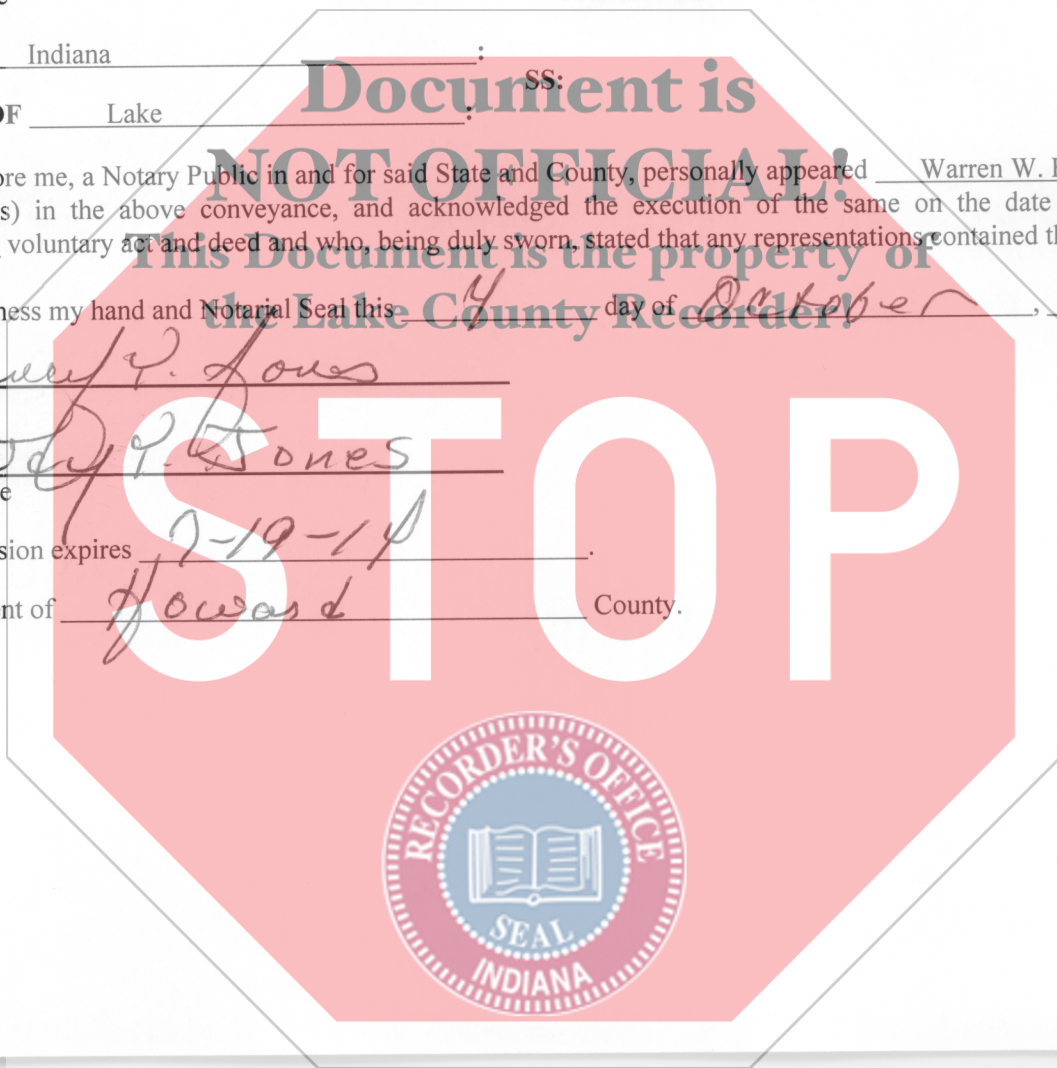




Exhibit "A"

PROJECT IM-80-1(183)  
CODE: 4723  
PARCEL 3 (FEE SIMPLE)

Sheet 1 of 2



A part of Lot 1 in Block 4 of the First Addition to Liverpool Home Gardens, the plat of which addition is recorded in Plat Book 24, page 20, in the Office of the Recorder of Lake County, Indiana, being all that part of the grantor's land identified as Parcel No. 3 that lies within the R/W lines depicted upon the Right of Way Parcel Plat for Parcel 3 of INDOT Project IM-80-1(183) and attached as Exhibit "B", described as follows: Beginning at a point on the south line of said lot South 89 degrees 38 minutes 55 seconds East 152.97 feet from the southwest corner of said lot, which point of beginning is on the northwestern boundary of I-80/94; thence North 89 degrees 38 minutes 55 seconds West 61.20 feet along said south line; thence North 72 degrees 13 minutes 05 seconds East 103.50 feet to the northwestern boundary of said I-80/94 and point "736" as shown on said Exhibit "B"; thence South 49 degrees 25 minutes 40 seconds West 49.18 feet along the boundary of said I-80/94 to the point of beginning and containing 986 square feet, more or less.

**Document is NOT OFFICIAL!**

This description was prepared for the Indiana Department of Transportation by Brian K. Woodrow,  
Indiana Registered Land Surveyor, License Number 29400010, on the 10th day of  
April, 2006.

**STOP**

**the Lake County Recorder!**





**Exhibit "A"**

PROJECT IM-80-1(183)  
CODE: 4723  
PARCEL 3 (FULL LIMITATION OF ACCESS)

Sheet 2 of 2

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 I-80/94) and as Project IM-80-1(183)), to and from the grantor's abutting lands, along the 103.50-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.

This description was prepared for the  
Indiana Department of Transportation by Brian K. Woodrow,  
Indiana Registered Land Surveyor, License Number 29400010, on the 10th day of  
April, 2006.





EXHIBIT "B"

RIGHT OF WAY PARCEL PLAT - PARCEL 3

PARCEL: 3

OWNER: BEATTIE, WARREN W.

DRAWN BY: B. K. WOODROW 4/10/2006

PROJECT: IM-80-1(183) INSTRUMENT #2005-041003, DATED 05/11/2005

CHECKED BY: B. K. WOODROW 4/10/2006

ROAD: I-80/94

DEED RECORD 1171, PAGE 589, RECORDED 12/05/1962

CODE: 4723 DES. NO. 0065300

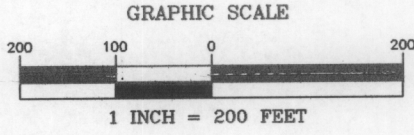
COUNTY: LAKE

SECTION: 13

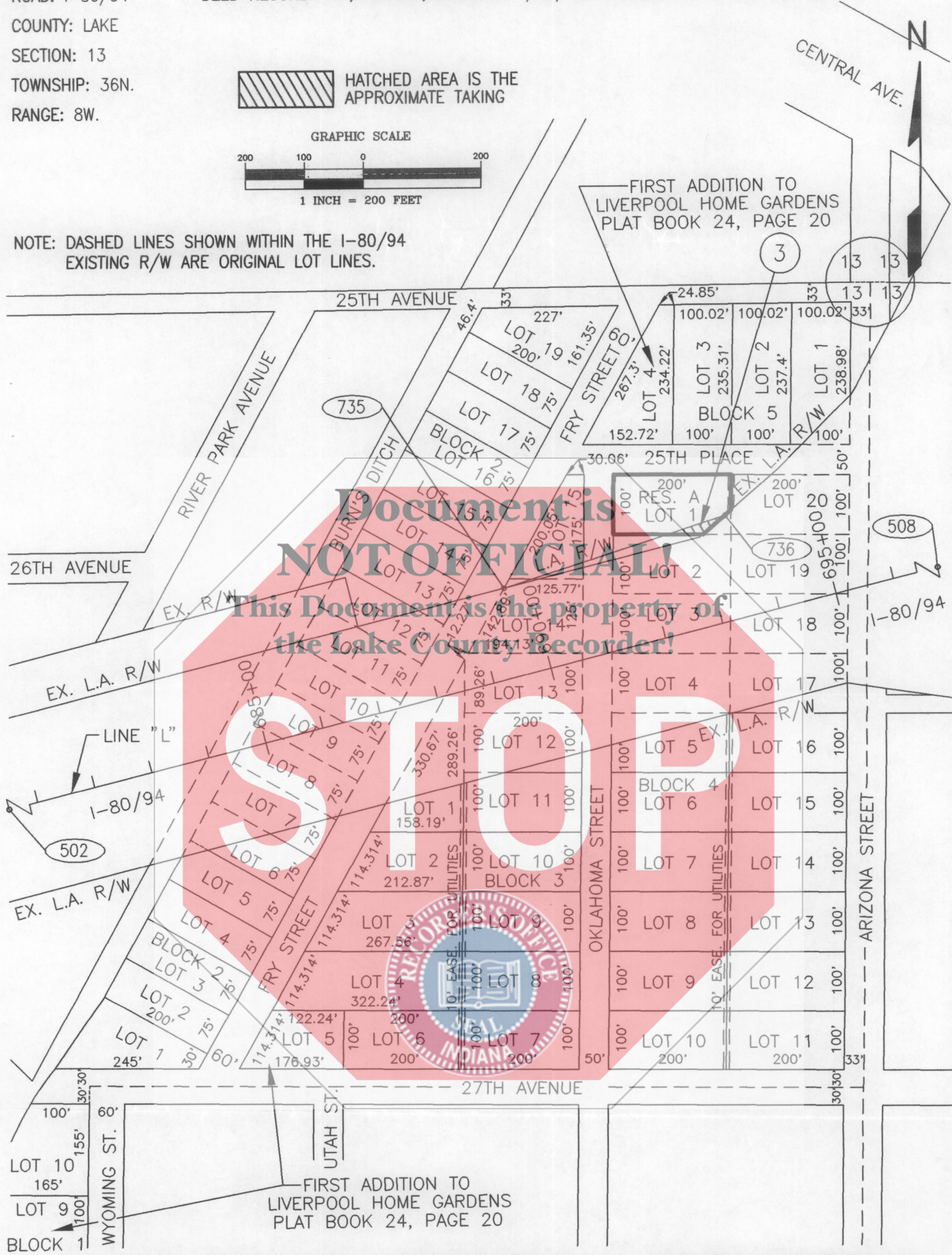
TOWNSHIP: 36N.

RANGE: 8W.

HATCHED AREA IS THE APPROXIMATE TAKING



NOTE: DASHED LINES SHOWN WITHIN THE I-80/94 EXISTING R/W ARE ORIGINAL LOT LINES.



THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY. DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS. THE SURVEY LINES HAVE STATIONS THAT ARE LABELED AND LOCATED USING ENGLISH DIMENSIONS WHICH ARE SHOWN AT 100 FOOT INCREMENTS.

**DYNAMIC DESIGN, INC.**  
2245 N. 1050 E.  
Charlottesville, IN 46117  
(317) 462-9050

PATH: C:\WORK\ROW\2005-07  
DWG: ROWPP03  
SHEET: 1 OF 2



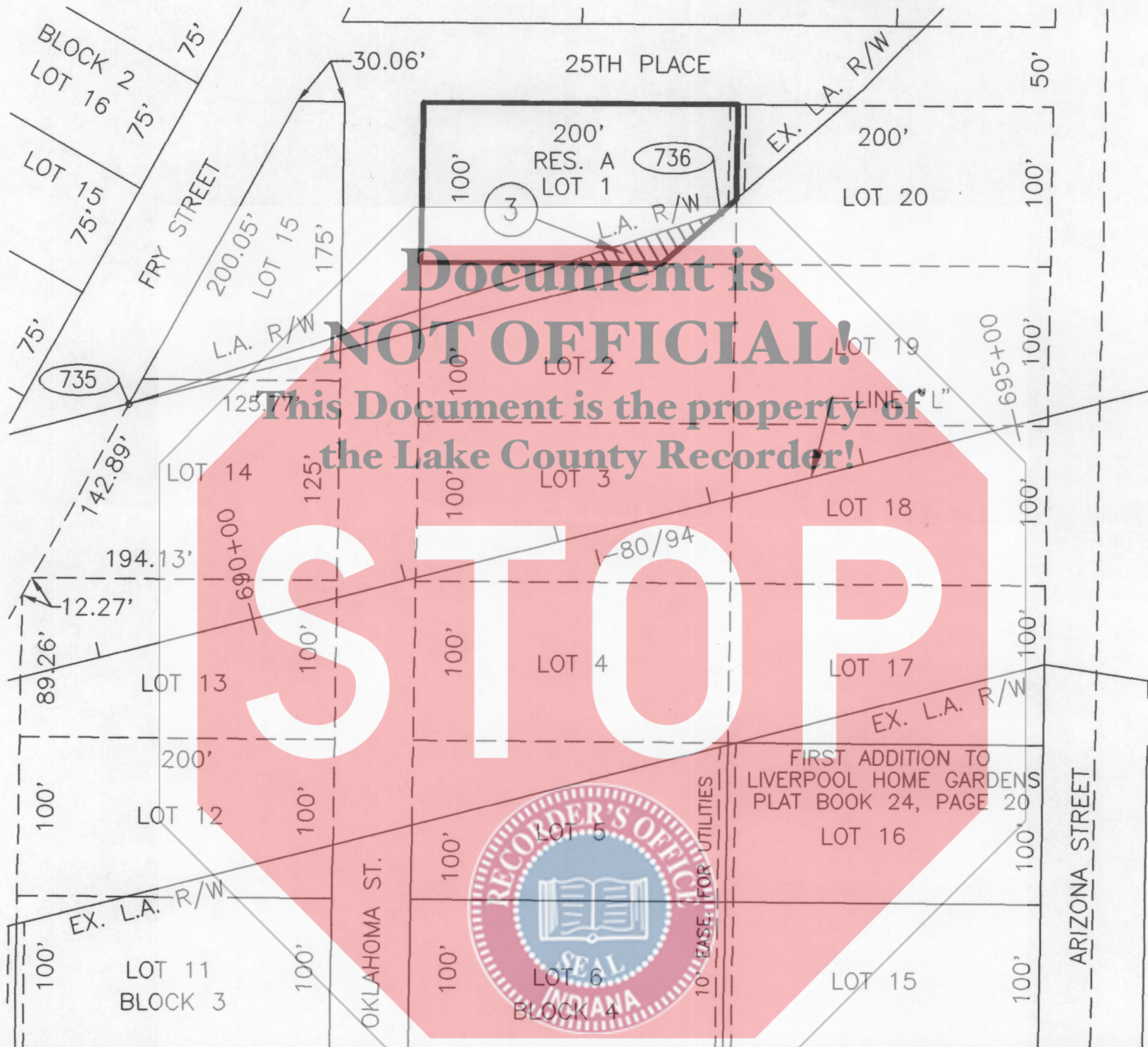
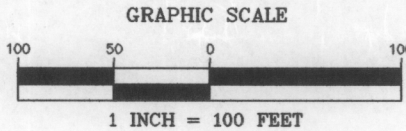
EXHIBIT "B"

RIGHT OF WAY PARCEL PLAT - PARCEL 3

POINT REFERENCE CHART IN (METERS)					
POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
735	L	689+56.145	-150.000	63925.0316	84540.5784
736	L	693+50.000	-174.815	64045.5522	84916.3607
502	SEE ROUTE SURVEY PLAT (INST. #2002-115208, - RECORDED 12/12/2002)				
508	SEE ROUTE SURVEY PLAT (INST. #2002-115208, - RECORDED 12/12/2002)				

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS AND DISTANCES. THE COORDINATE & BEARING SYSTEMS USED ON THIS CHART ARE THE SAME SYSTEMS USED ON THE ROUTE SURVEY PLAT IN INSTRUMENT #2002-115208.

NOTE: DASHED LINES SHOWN WITHIN THE I-80/94 EXISTING R/W ARE ORIGINAL LOT LINES.



**BRIAN K. WOODROW**  
 REGISTERED  
 No. 29400010  
 STATE OF INDIANA  
 LAND SURVEYOR

*Brian K. Woodrow*

**SURVEYOR'S STATEMENT**  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT, TOGETHER WITH THE "LOCATION CONTROL ROUTE SURVEY PLAT" RECORDED DECEMBER 12, 2002 AS INSTRUMENT #2002-115208 AND AS BOOK: 9, PAGE: 81 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).

JOB#	2005-07
designed:	BKW
drawn:	BKW
checked:	BKW
scale:	1"=100'
date:	04/10/2006

**DYNAMIC DESIGN, INC.**

2245 N. 1050 E.  
 Charlottesville, IN 46117  
 (317) 462-9050

PATH:	C:\WORK\ROW\2005-07
DWG:	ROWPP03
SHEET:	2 OF 2



20 24 1939

16211

P.B. 24, P. 20

# FIRST ADDITION TO LIVERPOOL HOME GARDENS

Being a subdivision of that part of the SW 1/4 of Section 13 Township 33 N. Range 8 W. of the 2<sup>d</sup> P.M., which lies east of the Burr's Ditch and Deep River, except that part of the above described parcel which lies within the boundaries of Liverpool Home Gardens as shown on the recorded plat of same and except the property of the Calumet Improvement Co. which property is more particularly described as follows: Beginning at a point on the east line of the SW 1/4 of the east section 13 which point is 633 feet north of the southeast corner of the SW 1/4 of the said SW 1/4, thence west and parallel to the south line of the said SW 1/4, 180 feet more or less to the east shore line of Deep River, thence northerly along the east shore line 210 feet more or less, thence east and parallel to the south line of the said SW 1/4, 128 feet more or less to the east line of the SW 1/4 of the said SW 1/4, thence south along the said east line 200 feet to the place of beginning, containing 37.5 acres more or less.

FILED FOR RECORD  
APR 27 1939  
DUEY ENTERED FOR TAXATION  
Joseph J. King

STATE OF INDIANA )  
COUNTY OF LAKE ) ss  
We, Emil A. Franke, President and Frederick J. Haake, Secretary of the Chicago Suburban Land and Investment Company, do hereby certify that the said Company is the legal owner of the land shown and described hereon and that it has caused the same to be surveyed and subdivided into Blocks, Lots and Streets as shown on the plat drawn hereon and that such survey and subdivision is our own free and voluntary act and the free and voluntary act of the said Company. Witness our Hand and Seal this 12<sup>th</sup> day of March, 1939.

*Emil A. Franke* President  
*Frederick J. Haake* Secretary

STATE OF INDIANA )  
COUNTY OF LAKE ) ss  
I, Margaret J. Connor, a Notary Public in and for said County and State, do hereby certify that this day appeared before me in person, Emil A. Franke, President and Frederick J. Haake, Secretary of the Chicago Suburban Land and Investment Co., to me personally known to be the same persons whose names are affixed to the foregoing instrument and who then and there acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of the Chicago Suburban Land and Investment Company. Witness my hand and Notary Seal this 12<sup>th</sup> day of March, 1939. My Commission Expires January 4, 1938.

*Margaret J. Connor* Notary Public.

STATE OF INDIANA )  
COUNTY OF LAKE ) ss  
I, Paul Wagner, do hereby certify that I have surveyed the above described property according to the official records, subdivided the same into Blocks, Lots and streets, all of which are correctly represented on the plat hereon drawn. Dimensions are given in feet and decimal parts thereof. Scale 1" = 100 ft.

*Paul Wagner*  
Registered Prof. Eng. 1522

Submitted to and approved by the Gary City Plan Commission of the City of Gary, Lake County, Ind., on this 23<sup>rd</sup> day of April, 1939.

*F. J. ...*  
*...*

