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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 021209

2008 MAR 25 PM 1:23

MICHAEL A. BROWN
RECORDER

AT&T INDIANA EXCLUSIVE EASEMENT

CROSS REFERENCE TO:

UNDERTAKING 6447560
R/W REQUEST NUMBER 52418

EASEMENT 210403

For a valuable consideration of one dollar (\$1.00), receipt of which is hereby acknowledged, the undersigned (Grantor) hereby grants and conveys to Indiana Bell Telephone Company, Incorporated dba AT&T Indiana, an Indiana Corporation, and its affiliates and licensees, successors and assigns (collectively "Grantees") an exclusive easement in, under, over, upon and across the Easement Area (described below), for the purposes of and in order to construct, reconstruct, modify, supplement, maintain, operate and/or remove facilities for the transmission of signals used in the provision of communication, video and/or information services and/or any other services or uses for which such facilities may be used including, but not limited to, poles, guys, anchors, and messenger strand, equipment cabinets or enclosures and support posts or pads, cables, wires, pedestals or other above-ground cable or wire enclosures, marker posts and signs, and other related or useful equipment, fixtures, appurtenances and facilities, together with the right to have commercial electrical service extended across the Property (described below) and Easement Area to provide service to such facilities and the right of ingress and egress across the Property and the Easement Area for the purpose of access to and use of the easement granted herein.

The Property is legally described as:

See attached Exhibit "A", Parcel 1-A description (3 pages)

The Easement Area is legally described as:

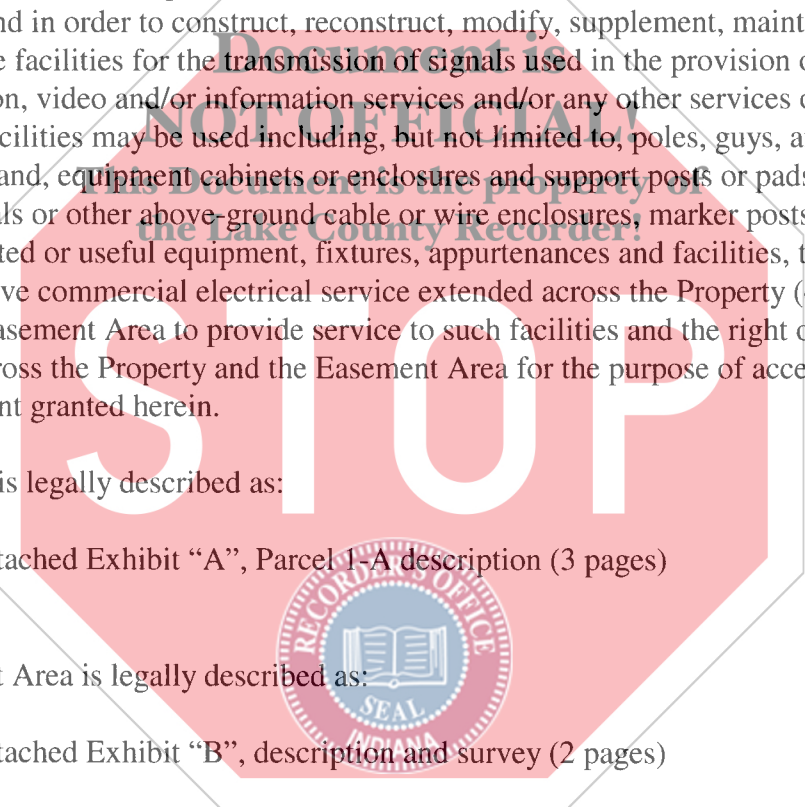
See attached Exhibit "B", description and survey (2 pages)

The Grantor represents and warrants to the Grantee that Grantor is the true and lawful owner of the Property and has full right and power to grant and convey the rights conveyed herein.

Grantee hereby agrees to restore all property disturbed by its activities in use of the easement to the condition existing prior to the disturbance.

Grantee shall have the right to remove or trim such trees and brush in the Easement Area as is necessary to exercise the rights conveyed herein.

The Grantor shall not construct improvements in the Easement Area or change the finish grade of the Easement Area without the consent of the Grantee.



FILED

MAR 25 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

151

Handwritten signature/initials

The Grantor agrees that, due to the exclusive nature of the grant herein conveyed, no other use of the Easement Area shall be made by anyone, including Grantor, without the consent of the Grantee.

This Easement is binding upon and shall inure to the benefit of the heirs, successors, assigns, and licensees of the parties hereto.

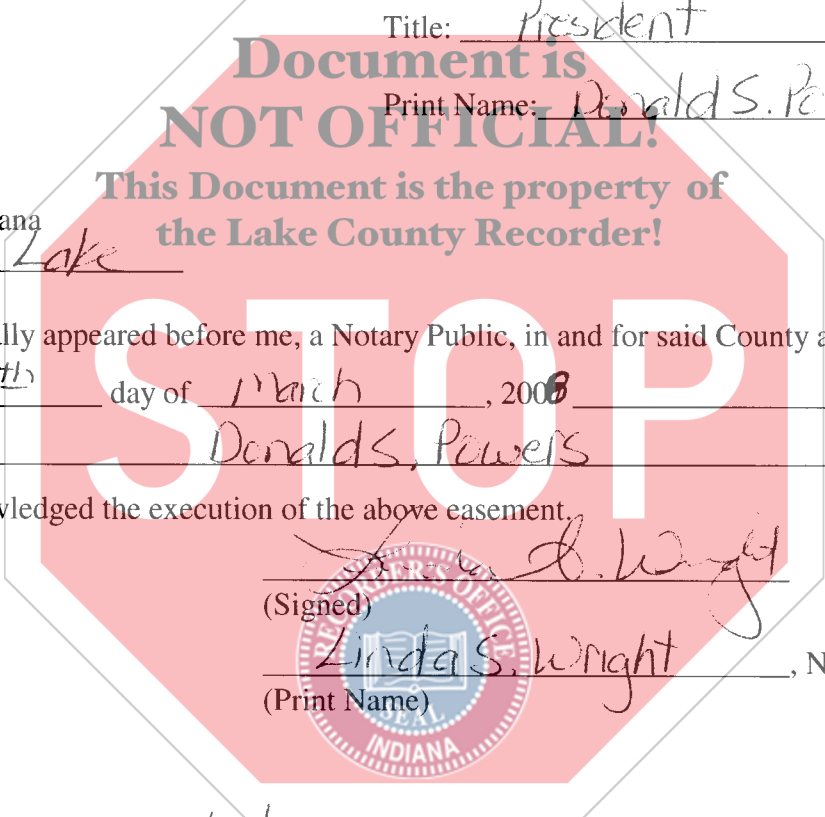
With our hands this 18th day of March, 2008, at Lake County, Indiana

GRANTOR:

By: Donald S. Powers

Title: President

Print Name: Donald S. Powers



State of Indiana
County of Lake

Personally appeared before me, a Notary Public, in and for said County and State, this 18th day of March, 2008

Donald S. Powers

Who acknowledged the execution of the above easement.

Linda S. Wright
(Signed)

Linda S. Wright, Notary Public
(Print Name)

County of Residence Lake
My commission expires 01-25-15

This document was drafted by:
Gerald Friederichs, General Attorney
AT&T Legal Department
225 W. Randolph Drive
Chicago, IL 60606

Address of Grantee:
AT&T Indiana
Right-of-Way Department
420 7th Street
Columbus, IN 47201

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.

NAME Danny R. Parsons



EXHIBIT "A"

PARCEL 1-A (That part of original golf course within Dyer)

DESCRIPTION: Part of Section 5 and 6, Township 35 North, Range 9 West of the Second Principal Meridian in the Town of Dyer, Lake County, Indiana, which part is bounded and described as follows:

Commencing at the Southwest corner of said Section 5; thence South 88° 51' 23" East, along the South line thereof, 971.51 feet; thence North 0° 00' East, parallel with the West line of said Section 5, a distance of 569.39 feet to the Northeast corner of Outlot "C" in Unit 9, Briar Ridge Country Club Addition, as shown in Plat Book 65, page 12 in the Lake County Recorder's Office, which point is the true point of beginning; thence Westerly, along the Northerly line of said Unit 9, for the following 5 courses:

1. North 90° 00' West, 21.320 feet to a point of curve at the Northeast corner of Lot 20 in said Unit 9;
2. Westerly, on a curve concave to the North and having a radius of 1032.50 feet, an arc distance of 267.805 feet to a point of reverse curve at the Northeast corner of Lot 17 in said Unit 9;
3. Westerly, on a reverse curve concave to the South and having a radius of 3230.0 feet, an arc distance of 1579.483 feet to a point of tangent at the Northeast corner of Lot 2 in said Unit 9;
4. South 76° 50' 35.7" West, a distance of 172.236 feet to a point of deflection in the Northerly line of Lot 1 in said Unit 9;
5. South 53° 23' 48" West, a distance of 97.237 feet to the Northwest corner of Lot 1 in said Unit 9;

thence South 36° 36' 12" East, along the Westerly line of said Lot 1, a distance of 204.480 feet to a point on the Northerly line of Muirfield Drive in said Unit 9; thence Westerly, along the Northerly line of said Muirfield Drive, for the following 3 courses;

1. Southwesterly, on a curve concave to the Southeast whose radius point lies South 29° 45' 58.3" East, 630.0 feet from the last described point, an arc distance of 75.178 feet to a point of tangent;
2. South 53° 23' 48" West, a distance of 150.00 feet to a point of curve;
3. Westerly, on a curve concave to the North and having a radius of 403.37 feet, an arc distance of 267.924 feet to a point of tangent;

Also said point being the Southeast corner of Lot 15 in Unit 10, Briar Ridge Country Club Addition, as shown in Plat Book 69, Page 27 in Lake County Recorder's Office; thence North 01°27'12" East, along the East line of said Lot 15, a distance of 200.00 feet to the Northeast corner of said Lot 15; thence North 88°32'48" West, along the North line of Lot 15, 14 & 13, of said Unit 10, a distance of 265.592 feet; thence North 69°37'10" West, along the Northeasterly line of said Lot 13, a distance of 45.411 feet to the Easterly most corner of Lot 12, of said Unit 10; thence North 41°23'28" West, along the Northeasterly line of said Lots 12 & 11, of said Unit 10, a distance of 184.253 feet to the Easterly most corner of Lot 10, of said Unit 10; thence North 31°11'19" West, along the Northeasterly line of said Lots 10 & 9, a distance of 190.867 feet to the Southeast Corner of Lot 8; thence North 00°00'00" West, along the East line of Lot 8, of said Unit 10, a distance of 19.530 feet to the Southwest corner of Lot 6, of said Unit 10; thence North 90°00'00" West, along the South line of said Lot 6, a distance of 150.00 feet;

thence North $34^{\circ}03'33''$ East, along the Southeasterly most line of said Lot 6, a distance of 107.134 feet to the Southeast corner of Lot 5, of said Unit 10; thence North $00^{\circ}00'00''$ East, along the East line of Lot 5 & 4, of said Unit 10, a distance of 248.966 feet to the Easterly most corner of Lot 4; thence North $36^{\circ}36'12''$ West along the Northeasterly line of lots 2 & 1, a distance of 102.491 feet; thence North $90^{\circ}00'$ West along the North line of Lots 4 & 3 of said Unit 10, a distance of 242.905 feet to the Southeasterly most corner of Lot 2 of said Unit 10; thence North $36^{\circ}36'12''$ West, a distance of 291.702 feet to the Northerly most corner of Lot 1 of said Unit 10; thence South $53^{\circ}23'48''$ West along the Northwesterly line of said Lot 1, a distance of 150.0 feet to the Southeasterly corner of the intersection of Tryall Drive and Killarney Drive in Unit 13, Briar Ridge Country Club Addition as shown in Plat Book 65, Page 46 in the Lake County Recorder's Office; thence North $36^{\circ}36'12''$ West, along the Easterly line of Killarney Drive, a distance of 44.999 feet to the Southerlymost corner of Lot 1 in said Unit 13; thence North $53^{\circ}23'48''$ East, along the Southerly line of said Lot 1, a distance of 200.0 feet to the Easterlymost corner of said Lot 1; thence Northerly, along the Easterly lines of Lots 1 through 4 in said Unit 13, for the following 3 courses:

1. North $36^{\circ}36'12''$ West, a distance of 76.645 feet to the Southeast corner of Lot 2;
2. North $01^{\circ}24'18''$ West, a distance of 150.955 feet to the Northeast corner of Lot 3;
3. North $53^{\circ}23'48''$ East, a distance of 57.988 feet to the Easterlymost corner of Lot 4; thence North $36^{\circ}36'12''$ West, along the Northeasterly line of said Lot 4, a distance of 253.073 feet to a point on the Easterly line of Killarney Drive in said Unit 13; thence Northeasterly, along said Easterly line, on a curve concave to the Southeast and whose radius point lies South $52^{\circ}01'37.9''$ East, 470.0 feet from the last described point, an arc distance of 101.511 feet to the Westerly most corner of Lot 18 in Unit 14, Briar Ridge Country Club Addition, as shown in Plat Book 66, Page 33 in the Lake County Recorder's Office; thence South $36^{\circ}36'12''$ East, along the Southwesterly line of said Lot 18, a distance of 199.335 feet to the Southerly most corner of said Lot 18, thence Northerly, along the Easterly line of said Unit 14, for the following 3 courses;

1. North $53^{\circ}23'48''$ East, a distance of 25.00 feet to a point of curve;
2. Northerly, on a curve concave to the West and having a radius of 930.0 feet, an arc distance of 1460.841 feet to a point of tangent;
3. North $36^{\circ}36'12''$ West, a distance of 566.124 feet to the Northmost corner of Lot 1 in said Unit 14;

thence South $67^{\circ}58'19''$ West, along the Northerly line of said Lot 1, a distance of 187.697 feet to a point on the Easterly line of Killarney Drive in said Unit 14; thence Northerly, along said Easterly line, on a curve concave to the East and whose radius point lies North $67^{\circ}58'19''$ East, 570.0 feet from the last described point, an arc distance of 767.621 feet to the Northwesterly corner of Lot 44 in Block 2 of Unit 15, Briar Ridge Country Club Addition, as shown in Plat Book 66, Page 57 in the Lake County Recorder's Office; thence South $34^{\circ}52'03.4''$ East, along the Westerly line of said Lot 44, a distance of 170.00 feet to the Southwesterly corner of said Lot 44; thence Easterly and Northerly, along the Southerly and Easterly lines of Lot 44 through 56 in said Block 2 of Unit 15 for the following 6 courses:

1. North $75^{\circ}53'53.1''$ East, a distance of 171.600 feet to the Southeast corner of Lot 45;
2. South $90^{\circ}00'$ East, a distance of 287.245 feet to the Southeast corner of Lot 48;

3. North $84^{\circ} 13' 04.7''$ East, a distance of 283.780 feet to the Southeast corner of Lot 50;
4. North $53^{\circ} 28' 02''$ East, a distance of 156.028 feet to the Southeast corner of Lot 52;
5. North $21^{\circ} 36' 46.1''$ East, a distance of 300.676 feet to the Southeast corner of Lot 54;
6. North $09^{\circ} 28' 20''$ East, a distance of 376.810 feet to the Northeast corner of Lot 56;
thence Easterly, along the Southerly line of St. Andrew's Drive East, on a curve concave to the South and whose radius point lies South $09^{\circ} 34' 32.1''$ East, 1470.0 feet from the last described point, an arc distance of 517.216 feet to the Northwest corner of Lot 28 in Phase One, Springwood Condominiums of Briar Ridge Country Club Addition, Unit 5, as shown in Plat Book 53, Page 78 in the Lake County Recorder's Office; thence Southerly and Easterly, along the Westerly and Southerly lines of Lots 28 through 4 in said Phase 1, for the following 4 courses:

1. South $0^{\circ} 00'$ West, a distance of 714.99 feet to a point of deflection;
2. South $21^{\circ} 48' 05''$ East, a distance of 215.41 feet to a point of deflection;
3. South $41^{\circ} 59' 14''$ East, a distance of 672.68 feet to a point of deflection;
4. South $90^{\circ} 00'$ East, a distance of 170.0 feet to a point 70.0 feet East of the West line of the aforesaid Section 5;

thence South $0^{\circ} 00'$ West, parallel with the West line of said Section 5 and along the extended West line of the Replat of Briar Ridge Country Club Addition, Unit 1-A, as shown in Plat Book 63, Page 38 in the Lake County Recorder's Office, a distance of 849.50 feet to a point on the Northerly line of Lot 3 in Briar Ridge Country Club Addition, Unit 1, as shown in Plat Book 53, Page 79 in the Lake County Recorder's Office; thence Southwesterly, Southerly and Southeasterly, along the Northwesterly, Westerly and Southerly lines of Lots 3 through 24 in said Unit 1, for the following 6 courses;

1. South $57^{\circ} 24' 23''$ West, a distance of 386.60 feet to the Northwest corner of Lot 6;
2. South $30^{\circ} 04' 21''$ West, a distance of 287.93 feet to the Northwest corner of Lot 9;
3. South $0^{\circ} 00'$ West, a distance of 193.08 feet to a point of deflection;
4. South $23^{\circ} 11' 55''$ East, a distance of 306.48 feet to a point of deflection;
5. South $47^{\circ} 00' 35''$ East, a distance of 135.97 feet to a point of deflection;
6. South $70^{\circ} 49' 16''$ East, a distance of 1218.78 feet to a point on the Southerly line of Lot 24 which is due North of the point of beginning;

thence South $0^{\circ} 00'$ East, parallel with the West line of said Section 5, a distance of 575.19 feet to the point of beginning, excepting therefrom The Pointe at Briar Ridge Country Club addition, Unit 18, as shown in Plat Book 94, page 74 in the Lake County Recorder's Office;

Said parcel, less exception, containing 175.869 acres, more or less, all in the Dyer, Lake County, Indiana.

EXHIBIT "B"

AT&T INDIANA EXCLUSIVE EASEMENT (210403)

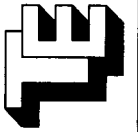
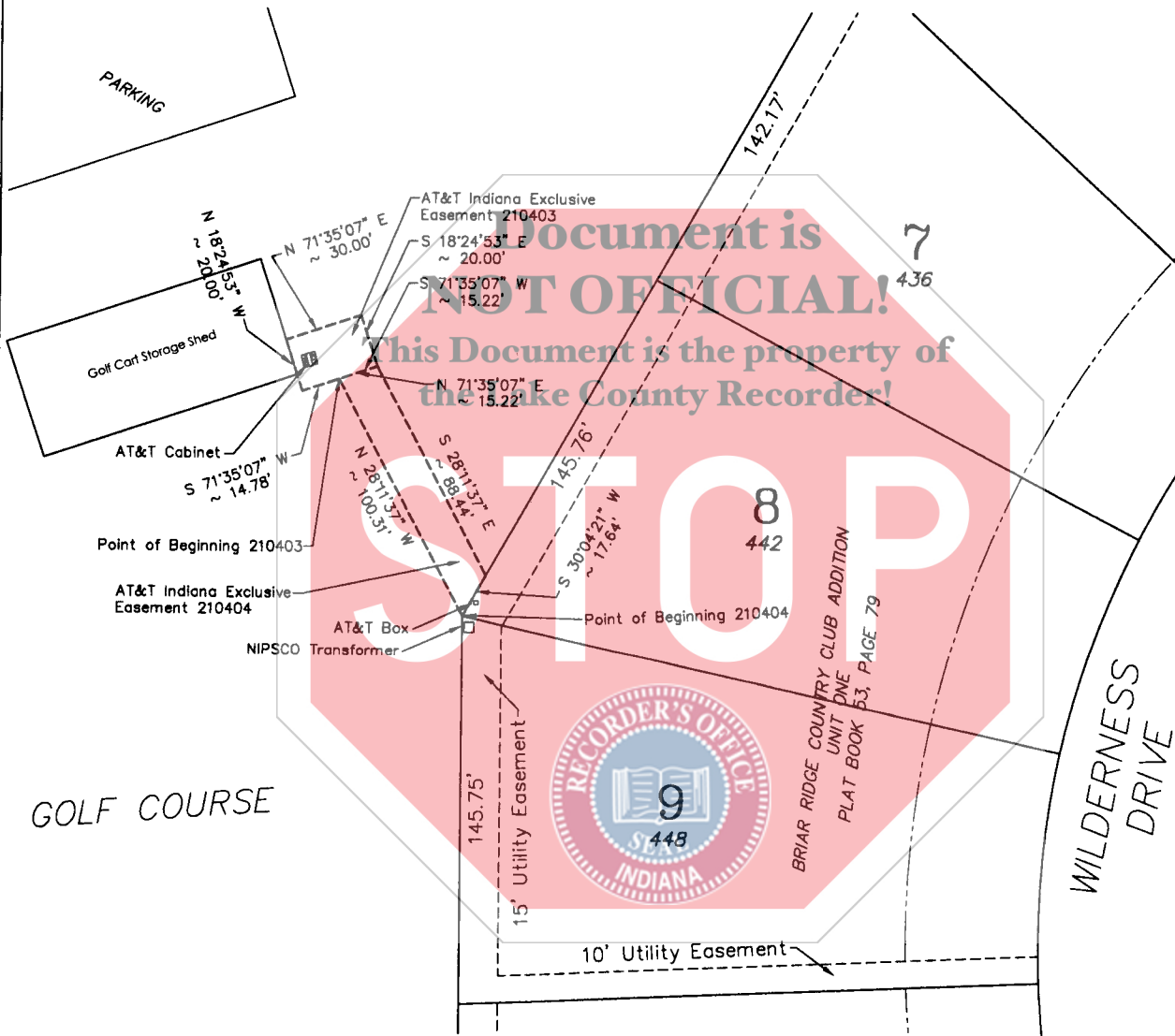
DESCRIPTION: Part of the East half of Section 6 in Township 35 North, Range 9 West of the Second Principal Meridian and being more particularly described as follows: Commencing at the Southwest corner of Lot 8 in Briar Ridge Country Club Addition, Unit One, as shown in Plat Book 53, page 79 in the Office of the Recorder of Lake County, Indiana; thence North 28° 11' 37" West, a distance of 100.31 feet to the point of beginning; thence South 71° 35' 07" West, a distance of 14.78 feet; thence North 18° 24' 53" West, a distance of 20.00 feet; thence North 71° 35' 07" East, a distance of 30.00 feet; thence South 18° 24' 53" East, a distance of 20.00 feet; thence South 71°35'07" West, a distance of 15.22 feet, to the point of beginning.



PROPOSED UTILITY EASEMENT
BETWEEN THE CART STORAGE SHED
AND 442 WILDERNESS DRIVE

AT&T INDIANA EXCLUSIVE EASEMENT (210403)
DESCRIPTION: Part of the East half of Section 6 in Township 35 North, Range 9 West of the Second Principal Meridian and being more particularly described as follows: Commencing at the Southwest corner of Lot 8 in Briar Ridge Country Club Addition, Unit One, as shown in Plat Book 53, page 79 in the Office of the Recorder of Lake County, Indiana; thence North 28° 11' 37" West, a distance of 100.31 feet to the point of beginning; thence South 71° 35' 07" West, a distance of 14.78 feet; thence North 18° 24' 53" West, a distance of 20.00 feet; thence North 71° 35' 07" East, a distance of 30.00 feet; thence South 18° 24' 53" East, a distance of 20.00 feet; thence South 71° 35' 07" West, a distance of 15.22 feet, to the point of beginning.

AT&T INDIANA EXCLUSIVE EASEMENT (210404)
DESCRIPTION: Part of the East half of Section 6 in Township 35 North, Range 9 West of the Second Principal Meridian and being more particularly described as follows: Beginning at the Southwest corner of Lot 8 in Briar Ridge Country Club Addition, Unit One, as shown in Plat Book 53, page 79 in the Office of the Recorder of Lake County, Indiana; thence North 28° 11' 37" West, a distance of 100.31 feet; thence North 71° 35' 07" East, distance of 15.22 feet; thence South 28° 11' 37" East, a distance of 88.44 feet to the West line of said Lot 8; thence South 30° 04' 21" West, a distance of 17.64 feet, to the point of beginning.



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 898-8818
website: www.torrenga.com

EXHIBIT "B"
FOR PARCEL 1A
UTILITY EASEMENT BETWEEN
THE CART STORAGE SHED & 442 WILDERNESS DR.

REVISIONS:
DATE: 02-29-2008

CLIENT:
Mr. Joe Each
AT&T Design
302 S. East Street
Crown Point, IN 46307
(219) 862-4407
JOB NO: 5023-2008
SCALE: 1"=30'

SHEET
1 OF 1

FILE NO: Z:\Briar Ridge Country Club Clubhouse.dwg\0081-08.dwg 2/29/2008 1:09:13 PM CST

EXHIBIT "B"

NORTH
GRAPHIC SCALE

