

H

2008 067727

LAKE COUNTY
FILED FOR RECORD

2008 SEP 30 AM 9:39

**GRANT OF PERMANENT
EASEMENTS FOR SANITARY SEWER, WATER PIPES,
AND EASEMENTS FOR TEMPORARY CONSTRUCTION**

CHICAGO TITLE INSURANCE COMPANY

Chc 020084658

KNOW ALL MEN BY THESE PRESENTS that Youche Country Club, Inc., an Indiana domestic non profit corporation ("Grantor"), of Lake County, Indiana, for valuable consideration, hereby grants and conveys unto TM & V, LLC, an Indiana limited liability company, permanent easements to lay, install, use, maintain, and repair sanitary sewer pipes and water lines, together with all other necessary equipment or fixtures used in connection therewith, over and across the following described real estate located in Lake County, Indiana, to-wit: * ("GRANTEE")

WY

EASEMENT A

A STRIP OF LAND 20.00 FEET WIDE. BEING PART OF SECTION 20. TOWNSHIP 34 NORTH. RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN. IN LAKE COUNTY. INDIANA. LYING 20.00 FEET WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 279.88 FEET NORTH OF THE SOUTHEAST CORNER MEASURED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 08 MINUTES 34 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 259.88 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS WEST ALONG THE NORTH ROW-OF-WAY LINE OF 133RD AVENUE A DISTANCE OF 555.54 FEET AND POINT OF TERMINUS. THE NORTHERLY AND WESTERLY LINE TO BE SHORTENED OR EXTENDED TO MEET AT ANGLE POINTS, AND TERMINATE AT THE EAST LINE OF FUTURE UNIT NUMBER 3 OF REGENCY.

EASEMENT B

A STRIP OF LAND 30.00 FEET WIDE. BEING PART OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY. INDIANA. LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 08 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 A DISTANCE OF 1365.82 FEET BEING THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES 46 MINUTES 07 SECONDS WEST A DISTANCE OF 425.57 FEET BEING THE POINT OF TERMINUS. THE NORTHERLY AND SOUTHERLY LINE TO BE

\$18
WY
CT

FILED

SEP 30 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

016207

SHORTENED OR EXTENDED TO MEET AT ANGLE POINTS, AND TERMINATE AT THE EAST LINE OF FUTURE UNIT NUMBER 3 OF REGENCY. TOGETHER WITH A TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES OVER A STRIP OF LAND 60.00 FEET WIDE LYING 30 FEET ON EACH SIDE OF THE ABOVE DESCRIBED LINE. EXCEPTING 15.00 FEET NORTHERLY AND SOUTHERLY OF THE HEREIN ABOVE DESCRIBED LINE.

EASEMENT C

A STRIP OF LAND 30.00 FEET WIDE. BEING PART OF SECTION 20. TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 08 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 A DISTANCE OF 1460.04 FEET; THENCE NORTH 87 DEGREES 10 MINUTES 02 SECONDS EAST A DISTANCE OF 156.89 BEING THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 38 MINUTES 13 SECONDS EAST A DISTANCE OF 358.36 FEET; THENCE NORTH 22 DEGREES 18 MINUTES 23 SECONDS EAST A DISTANCE OF 307.72 FEET BEING THE POINT OF TERMINUS, THE EASTERLY AND WESTERLY LINE TO BE SHORTENED OR EXTENDED TO MEET AT ANGLE POINTS, AND TERMINATE AT THE WESTERLY LINE OF UNIT NUMBER 2 OF REGENCY. ~~TOGETHER WITH A TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES OVER A STRIP OF LAND 60.00 FEET WIDE LYING 30 FEET ON EACH SIDE OF THE ABOVE DESCRIBED LINE, EXCEPTING 15.00 FEET WESTERLY AND EASTERLY OF THE HEREIN ABOVE DESCRIBED LINE.~~ *JMN*

In addition thereto, temporary rights-of-way and easements for use in construction of the aforementioned sanitary sewer and water lines are hereby granted unto the Grantee for the period of thirty-six (36) months from the date hereof, over and across the following described real estate, located in Lake County, Indiana, to-wit:

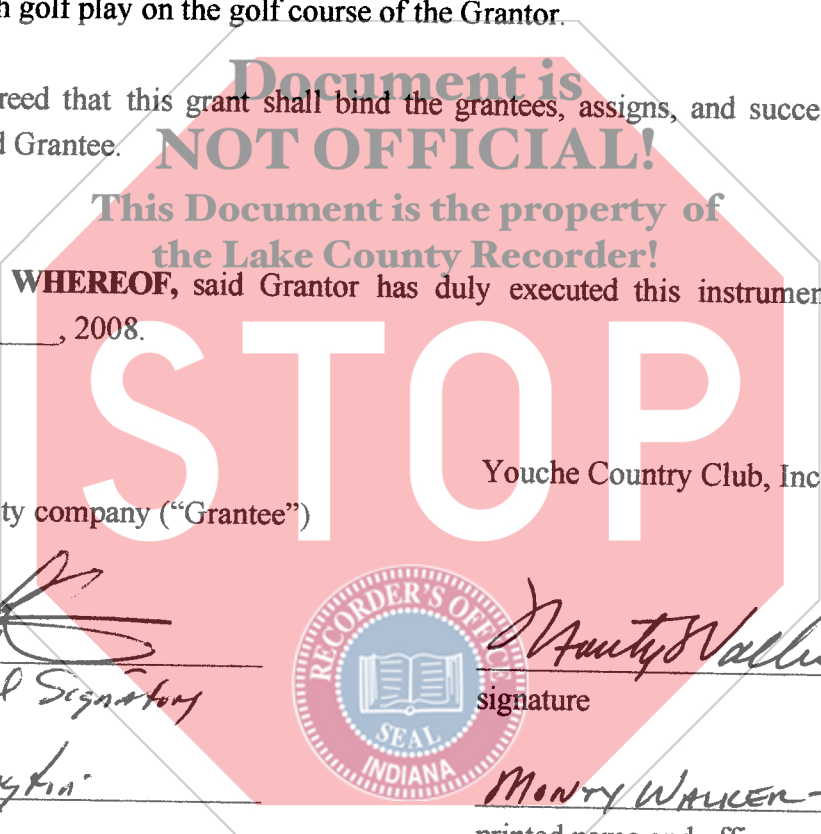
- 1) An easement 10 feet in width on either side of "Easement C", above-described.
- 2) An easement 10 feet in width on either side of "Easement B", above-described.
- 3) An easement 10 feet in width along the north side of "Easement A", above-described, running

parallel to 133rd Avenue, and an easement 10 feet in width running along the west side of "Easement A", above-described, perpendicular to 133rd Avenue.

The temporary and permanent easements described above are granted for of enabling said Grantee to construct, keep, and maintain sanitary sewer pipes and water lines for connection to the respective sewer and water utilities of the City of Crown Point, Indiana; and it is expressly agreed that said sanitary sewer pipes, water lines, and all other necessary equipment and fixtures in connection therewith, shall at all times be subject to the control, rules, regulations, and ordinances of the City of Crown Point, Indiana, and shall at all times remain accessible to the Grantee, its employees and agents. *Grantee shall have the right to ~~use~~ Assign and transfer its rights and the easements created to the City of Crown Point, Indiana or other governmental entity or utility company.*

Grantee, by acceptance of this grant, agrees that upon the completion of the installation of said sewer pipes and water lines, it shall restore the surface of the subject real estate to the same condition and state of repair as it is as of the date hereof. Grantee further agrees that its use of the within easements will not be allowed to interfere with golf play on the golf course of the Grantor.

It is further agreed that this grant shall bind the grantees, assigns, and successors-in-interest by any name of the Grantor and Grantee.



IN WITNESS WHEREOF, said Grantor has duly executed this instrument on the 26 day of SEPTEMBER, 2008.

TM & V, LLC
an Indiana limited liability company ("Grantee")

Youche Country Club, Inc. ("Grantor")

[Handwritten Signature]
signature *Audrey L. Signatory*



[Handwritten Signature]
signature

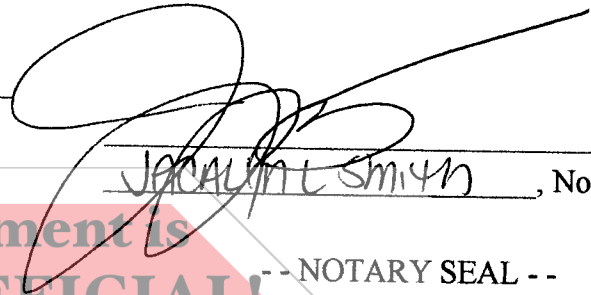
William M. Layton
printed name and office

Monty Waucer - PRESIDENT
printed name and office

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, personally appeared William M Laytin, the attorney of TM & V, LLC, and Monty W. Walker, President of Youche Country Club, Inc., known to me to be the same persons whose names are respectively subscribed to the foregoing instrument, who acknowledged the execution of the foregoing easement as a free and voluntary act, being thereunto duly authorized for the uses and purposes therein set forth, this 26 day of Sept, 2008.

My Commission Expires: 12/08/2015


_____, Notary Public

Resident of Lake County, Indiana

Document is NOT OFFICIAL!
--- NOTARY SEAL ---

Pursuant to IC §36-2-11-15, 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: Timothy R. Sendak
Printed: Timothy R. Sendak

Date signed: 9-26-08

Mail return this document to:

William M. Laytin
900 Woodlands Parkway
VERONA Hills, IL 60061



This instrument prepared by Timothy R. Sendak, Attorney at Law
209 South Main Street, Crown Point, Indiana 46307