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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 072764

2010 DEC -8 PM 2:28

Form WD-1
8/98

WARRANTY DEED

Project: 9980090
Parcel: 257
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Jack A. Rogers, the Grantor(s), of Lake County, State of Indiana Convey(s) and Warrant(s) to Lake County, Indiana, the Grantee, for and in consideration of the sum of Five Thousand Nine Hundred Twenty and NO/100 Dollars (\$5,920.00) (of which said sum \$5,920.00 represents land and improvements acquired and \$-0- represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in Lake County, 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
Lake County
Grantee mailing address
1100 East Monitor Street
Crown Point IN 46307
I.C. 8-23-7-31

AMOUNT \$ N/C
CASH _____ CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____ CA
CLERK _____

NON-TAXABLE

DEC 08 2010

056454

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Org.

Project: 9980090
Parcel: 257
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 27th day of September, 2010.

Jack A. Rogers
Jack A. Rogers

STATE OF Indiana :

COUNTY OF Lake :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Jack A. Rogers

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.

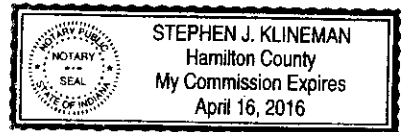
Witness my hand and Notarial Seal this 27th day of September, 2010.

SD

Printed Name _____

My Commission expires _____

I am a resident of _____ County.



This Instrument Prepared by Jennifer Cantrell, Attorney at Law, 7135 Indianapolis Boulevard, Hammond IN 46324.

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

Exhibit "A"

Project: STP-N751()
Parcel: 257 Fee Simple Right-of-Way
Key No.: 01-39-0026-0071

Sheet 1 of 1

A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 36 North, Range 8 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 north line of said quarter-quarter section South 88 degrees 47 minutes 57 seconds East 744.93 feet from the northwest corner of said quarter-quarter section, said corner designated as Point "1005" on said plat, which point of beginning is the northwest corner of the tract of land described in Instrument Number 92057317: thence continuing South 88 degrees 47 minutes 57 seconds East 106.85 feet along said north line to the northeast corner of said tract; thence South 1 degree 12 minutes 03 seconds West 10.00 feet along the east line of said tract to the south boundary of 45th Avenue; thence continuing South 1 degree 12 minutes 03 seconds West 40.00 feet along said east line to Point "4173" designated on said plat; thence South 83 degrees 12 minutes 35 seconds West 107.90 feet to the west line of said tract designated as Point "4172" on said plat; thence North 1 degree 12 minutes 03 seconds East 55.00 feet along said west line to the south boundary of said 45th Avenue; thence continuing North 1 degree 12 minutes 03 seconds East 10.00 along said east line to the point of beginning and containing 0.141 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.025 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Joseph D. Hiss, Indiana Registered Land Surveyor, License Number LS20600043, on the 12th day of March, 2009.

Joseph D. Hiss

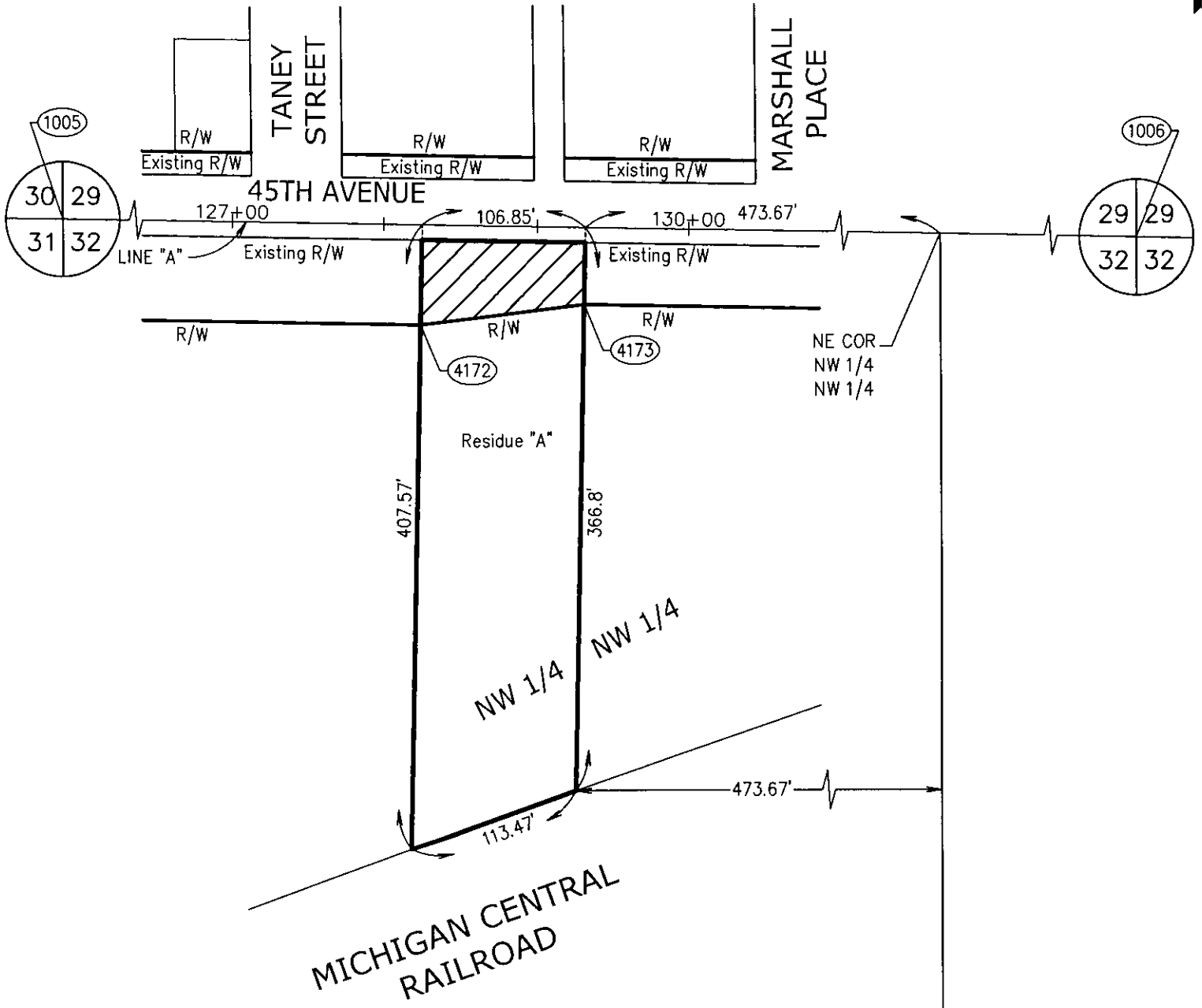
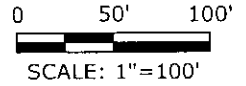


EXHIBIT "B"
 RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department of Transportation

by: AMERICAN

STRUCTUREPOINT
 INC.

SHEET 1 OF 2



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: ROGERS, JACK A.
 PARCEL: 257
 PROJECT: STP-N751()
 ROAD: 45th AVE.
 COUNTY: LAKE
 SECTION: 32
 TOWNSHIP: 36 NORTH
 RANGE: 8 WEST

DRAWN BY: BMP
 CHECKED BY: TBB

INSTRUMENT NUMBER 92057317, DATED SEPTEMBER 10, 1992

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department of Transportation
 by: AMERICAN

STRUCTUREPOINT
 INC.

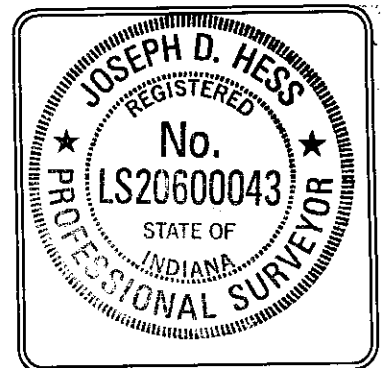
POINT REFERENCE CHART (Feet)

| Point | North | East | Station | Offset | ℄ |
|-------|--|-------------|----------------|-------------|---|
| 1005 | SEE LOCATION CONTROL ROUTE SURVEY PLAT | | | | |
| 1006 | | | | | |
| 4172 | 163942.4681 | 167465.7258 | +PL(128+25.07) | 65' Rt. | A |
| 4173 | 163955.2257 | 167572.8666 | +PL(129+31.92) | RW(50' Rt.) | A |

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2008-051375 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").

Joseph D. Hess 3-12-09
 Joseph D. Hess Date
 Reg. Land Surveyor No. LS20600043
 State of Indiana



NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.

OWNER: ROGERS, JACK A.
 PARCEL: 257
 PROJECT: STP-N751()
 ROAD: 45th AVE.
 COUNTY: LAKE
 SECTION: 32
 TOWNSHIP: 36 NORTH
 RANGE: 8 WEST

DRAWN BY: BMP
 CHECKED BY: TBB

AMERICAN STRUCTUREPOINT, INC PROJECT NO. IN19990757

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

STATEMENT OF THE BASIS FOR JUST COMPENSATION

L/A Code: n/a

1 - This is a written statement of, and summary of the basis for, the establishment of the amount believed to be, through a valuation process, just compensation for the purchase of this right-of-way for highway purposes. The amount set forth in Item 5 below is not less than the approved estimate of value. In accordance with Public Law 91-646 as amended, the "Uniform Act", and as codified in Indiana at IC 8-23-17-1 through 8-23-17-35, this value disregards any decrease or increase in fair market value of the property prior to the date of valuation caused by the public improvement for which the property is acquired other than physical deterioration within reasonable control of the owner.

2 - The legal description of this acquisition is set forth in the instrument of conveyance in the following identified parcel and this acquisition is identified in the Acquiring Agency's records as:

Des # 9980090 Parcel 257 Road 45th Avenue City/County Lake

Owner (s) Jack A. Rogers

3 - The area and type of interest being acquired: 0.141 acre of fee simple right-of-way is required.
The amount in Item 5 below includes payment for the purchase of all interests in the real property and no separately held interest is being acquired separately in whole or part except as may be explained in Item 8 below.

4 - This acquisition is (check one):
a. A total acquisition of the real property
b. A partial acquisition of the real property.

5 - The Agency's Offer: Just compensation has been determined to be and the Acquiring Agency's offer for the purchase of this real property is as follows:

| | |
|--|--------------------|
| a. Total Land, Land Improvements and Buildings | \$ <u>5,920.00</u> |
| b. Severance Damages (i.e.: Setback, Loss in Value to the Residues, etc.) | \$ <u>-</u> |
| c. Other damages (Itemize): Cost-to-Cure estimates | |
| <u>No cost to cure items will be required.</u> | \$ <u>-</u> |
| <u> </u> | \$ <u>-</u> |
| <u> </u> | \$ <u>-</u> |
| <u> </u> | \$ <u>-</u> |
| Temporary Right-of-Way <u>One area of Temporary Right-of-Way will be required.</u> | \$ <u>50.00</u> |
| Total Damages: | \$ <u>50.00</u> |

Total amount believed to be Just Compensation offered for this Acquisition is: \$ 5,970.00

6 - The amount in Item 5 above may include payment for the purchase of certain buildings and improvements and their ownership shall pass to the Acquiring Agency. These buildings and improvements are identified as follows:

None

7 - The amount in Item 5 above may include payment for the purchase of certain Land Improvements, Fixtures, Equipment, Machinery, Signs, Etc., and their ownership shall pass to the Acquiring Agency. These items are identified as follows:

Crushed Stone Driveway, Lawn, Large Spruce Trees, Small Spruce Trees, Miscellaenous Landscaping, Wood Crossties, Chain and 2 Posts, Concrete Boulders.

8 - Items owned by others (i.e.: lessee, tenants, etc.) included in Item 5 above are identified as follows:

None

9 - Remarks:

Acquiring Agency:

Consultant Reviewer:

Signature

[Signature]

Signature

Name Printed

DUANE A. ALVERSON

Name Printed

Title

ENGINEER

Title

Date

9.2.2010

Date