

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 056291

2013 JUL 31 PM 1:04

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Project: RDC 2013-01
133rd Avenue
Parcel: 5
Page: 1 of 6

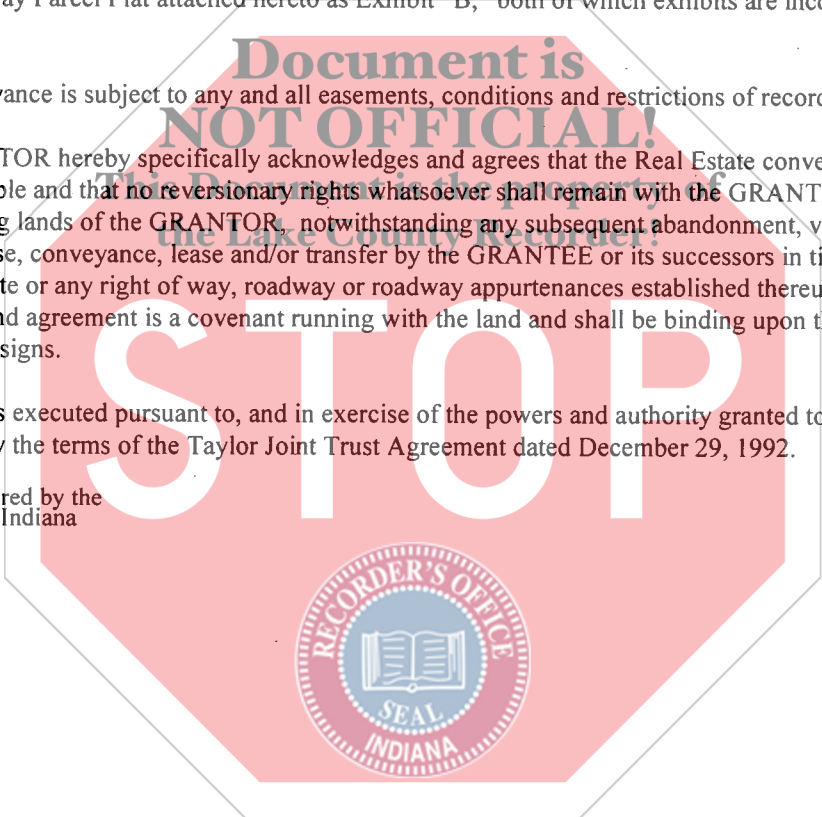
THIS INDENTURE WITNESSETH, That Todd D. Taylor, Not Individually, but as Successor Trustee of the Taylor Joint Trust Agreement dated December 29, 1992, GRANTOR, Conveys and Warrants to the TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, a Municipal Corporation, the GRANTEE, for and in consideration of the sum Two Thousand Nine Hundred and No/100 Dollars (\$2,900.00) (of which said sum \$2,900.00 represents land and improvements acquired and \$0.00 represents damages) and other good and valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the Town of Cedar Lake, Lake County, 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 hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the GRANTOR, or any successors in title to the abutting lands of the GRANTOR, 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, and all successors and assigns.

This Deed is executed pursuant to, and in exercise of the powers and authority granted to and vested in the Successor Trustee by the terms of the Taylor Joint Trust Agreement dated December 29, 1992.

Interests in land acquired by the
Town of Cedar Lake, Indiana



NON-TAXABLE

004629

JUL 31 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

26⁰⁰
630544
RM

Acceptance by Town:

This conveyance is accepted by the Town of Cedar Lake, Lake County, Indiana, after action at a public meeting of the Town Council of the Town of Cedar Lake, Lake County, Indiana, and whereby the Town Council President and Town Clerk-Treasurer, respectively, were duly authorized to execute and attest this Acceptance and Acknowledgment.

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA,
a Municipal Corporation

By: *Randell C. Niemeyer*
Randell C. Niemeyer, Town Council President

Attest: *Amy J. Gross*
Amy J. Gross, IAMC, CMC, Clerk-Treasurer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, on this 25 day of July, 2013, personally appeared RANDELL C. NIEMEYER, not individually, but as President of the Town Council of the Town of Cedar Lake, Lake County, Indiana, and AMY J. GROSS, IAMC, CMC, not individually, but as Clerk-Treasurer of the Town of Cedar Lake, Lake County, Indiana, who acknowledged the execution of the foregoing as such Officers, in such capacity, for and on behalf of the Town of Cedar Lake, Lake County, Indiana, a Municipal Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed my official seal.

My Commission Expires:
April 24, 2021

Nicole Hoekstra
Notary Public
Resident of Lake County, IN

This instrument prepared by and 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. David M. Austgen, Austgen Kuiper & Associates, P.C., 130 North Main Street, Crown Point IN 46307

NICOLE HOEKSTRA
Notary Public - Seal
State of Indiana
My Commission Expires Apr 24, 2021

EXHIBIT "A"

Project: RDC 2013-01
Parcel: 5 Fee Simple
Tax ID: 45-15-23-458-014.000-043

A part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 34 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: Commencing at the southeast corner of said section, said southeast corner being designated as point "1" on said plat; thence North 89 degrees 18 minutes 07 seconds West 1,539.74 feet (1,544 feet per Instrument Number 94003825) along the south line of said section to the southeast corner of Parcel Three described in said Instrument Number 94003825; thence North 0 degrees 45 minutes 09 seconds West 20.01 feet along the east line of said Parcel Three to the point of beginning of this description on the north boundary of 133rd Avenue (also known as Cedar Lake Road) as defined per Road Record 0, page 92: thence North 89 degrees 18 minutes 07 seconds West 100.00 feet along the boundary of said 133rd Avenue to the west line of said Parcel Three; thence North 0 degrees 45 minutes 09 seconds West 12.32 feet along said west line; thence South 87 degrees 44 minutes 00 seconds East 100.11 feet to the east line of said Parcel Three; thence South 0 degrees 45 minutes 09 seconds East 9.58 feet along said east line to the point of beginning and containing 0.025 acres, more or less.

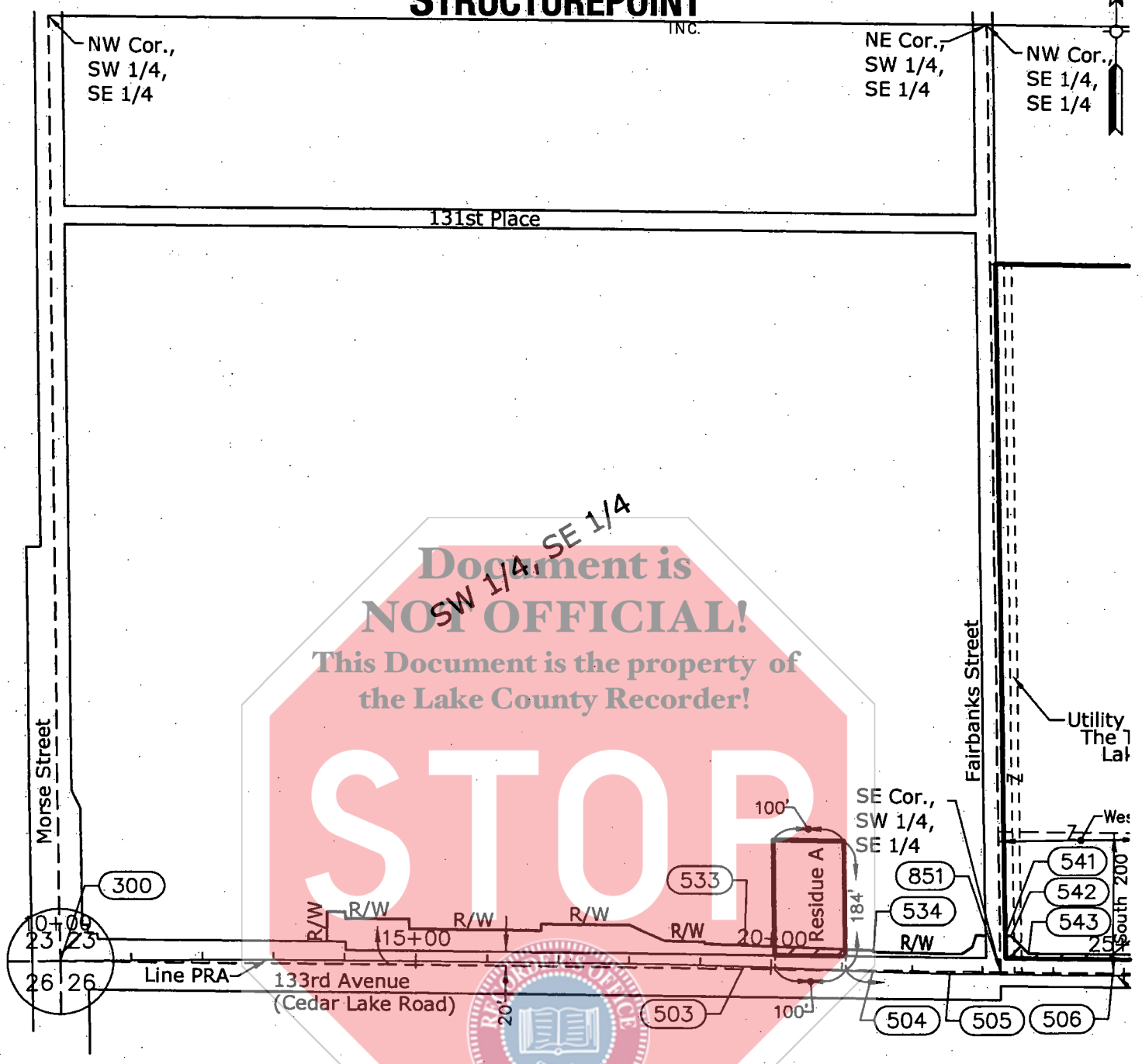
This description was prepared for the Town of Cedar Lake, Indiana by Jessica L. Stapleton, Indiana Registered Land Surveyor, License Number LS20600032, on the 20th day of May, 2013.

Jessica L. Stapleton



EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared for the Town of Cedar Lake, Indiana
 by: AMERICAN

STRUCTUREPOINT
 INC.



 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: Taylor, Todd D., Successor Trustee of the Taylor Joint Trust	DRAWN BY: JLS
PARCEL: 5	CHECKED BY: JLS
CODE: N/A	DES. NO.: N/A
PROJECT: RDC 2013-01	
ROAD: 133rd Avenue	
COUNTY: Lake	
SECTION: 23	
TOWNSHIP: 34 North	
RANGE: 9 West	

Instrument Number 94003825, dated December 23, 1993
 Instrument Number 2007-061642, dated June 28, 2007
 Instrument Number 2012-019783, dated March 20, 2012

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

EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared for the Town of Cedar Lake, Indiana
 by: AMERICAN
STRUCTUREPOINT
 INC.

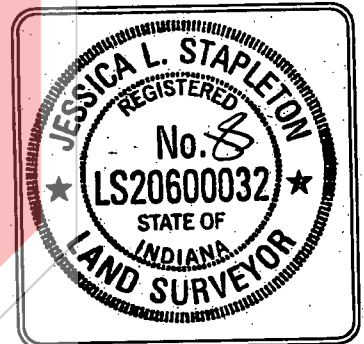
POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	☑
1	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
300					
851					
503	10024.0114	8316.0555	PT(19+61.33)	0'	Line PRA
504	10016.7857	8498.6090	PC(21+44.02)	0'	Line PRA
505	10013.9527	8608.0882	PT(22+53.54)	0'	Line PRA
506	10011.1437	8838.6807	PI(24+84.15)	0'	Line PRA
507	10011.8291	9028.7031	POT(26+74.17)	0'	Line PRA
533	10053.9879	8317.2420	+PT(19+61.33)	30' Lt.	Line PRA
534	10046.7631	8499.7732	+PC(21+44.02)	30' Lt.	Line PRA
541	10067.9871	8687.6888	+PL(23+32.48)	55' Lt.	Line PRA
542	10067.8955	8695.2102	23+40	55' Lt.	Line PRA
543	10042.5928	8719.9038	23+65	30' Lt.	Line PRA
544	10041.1444	8838.8093	+PI(24+84.39)	30' Lt.	Line PRA
545	10041.8289	9028.5949	+POT(26+74.17)	30' Lt.	Line PRA
546	10031.8315	9028.6310	+POT(26+74.17)	PL(20') Lt.	Line PRA

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2013032230 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").

Jessica L. Stapleton 5/29/2013
 Jessica L. Stapleton Date
 Reg. Land Surveyor No. LS20600032
 State of Indiana



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

OWNER: Taylor, Todd D. Successor Trustee of the Taylor Joint Trust
 PARCEL: 5
 CODE: N/A
 PROJECT: RDC 2013-01
 ROAD: 133rd Avenue
 COUNTY: Lake
 SECTION: 23
 TOWNSHIP: 34 North
 RANGE: 9 West

DRAWN BY: JLS
 CHECKED BY: JLS
 DES. NO.: N/A

AMERICAN STRUCTUREPOINT, INC PROJECT NO. 2012.01272
 THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.