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2014 050913

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 AUG 25 PM 3: 34

MICHAEL B. BROWN
RECORDER

Form WD-1
REV 2009

WARRANTY DEED

State ID: 45-13-06-401-006.000-018
45-13-06-404-010.000-018
45-13-06-404-011.000-018
45-13-06-426-002.000-018
45-13-06-426-001.000-018

Project: 61st Ave. - Phase 3
Des. No.: 0900071
Parcel: 52
Page: 1 of 3

Property Address: 1500 S. Lake Park Avenue, Hobart, IN 46342

THIS INDENTURE WITNESSETH, That ST. MARY MEDICAL CENTER, INC., an Indiana nonprofit corporation, the Grantor, of Lake County, State of Indiana Conveys and Warrants to the CITY OF HOBART, Indiana, a municipal corporation organized and existing under the laws of the State of Indiana, the Grantee, for and in consideration of the sum of Two hundred and Thirty-seven Thousand Seven Hundred Dollars (\$237,700.00)(of which said sum \$136,250.00 represents land and improvements acquired and \$101,450.00 in 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 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.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that she is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a nonprofit corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

NON-TAXABLE

014623

AUG 25 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

M-Z
\$3400
CASH

Project: 61st Ave. - Phase 3

Des. No.; 0900071

Parcel: 52

Page: 2 of 3

August IN WITNESS WHEREOF, the said Grantor have executed this instrument this 12th day of August, 2014.

ST. MARY MEDICAL CENTER, INC., an Indiana nonprofit corporation

Attest:

Janice L. Ryba
Signature

JANICE L. RYBA, CEO
Printed Name, Title

STATE OF INDIANA :
COUNTY OF LAKE : SS:

Before me, a Notary Public in and for said State and County, personally appeared JANICE L. RYBA

of ST. MARY MEDICAL CENTER, INC., an Indiana nonprofit corporation, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 12th day of AUGUST, 2014.

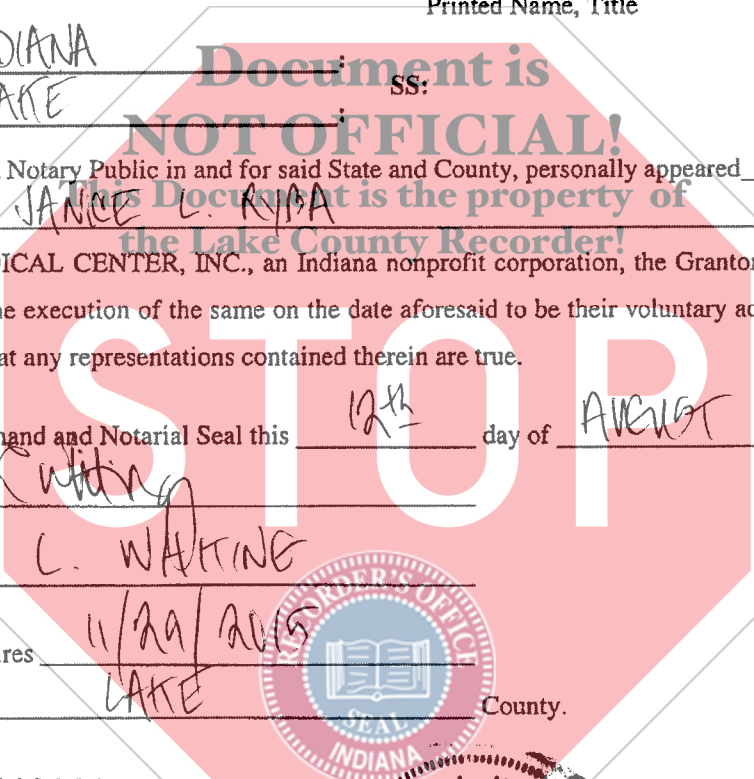
Dianne L. Whiting
Signature

DIANNE L. WHITING
Printed Name

My Commission expires 11/29/2015

I am a resident of LAKE County.

Dianne L. Whiting
Notary Public Seal State of Indiana
Lake County
My Commission Expires 11/29/2015



Project: 61st Ave. – Phase 3
Des. No.; 0900071
Parcel: 52
Page: 3 of 3

Interests in land acquired by City of Hobart

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Anthony DeBonis, Jr.

This instrument prepared by: Anthony DeBonis, Jr., Hobart City Attorney
Anthony DeBonis, Jr. & Associates Attorneys at Law
214 Main St
Hobart, IN 46342

Grantee's mailing and tax bill address:
414 Main Street
Hobart, IN 46342

Legal Description prepared by Butler, Fairman & Seufert, Inc.




Exhibit "A"
PARCEL 52
61st Avenue, Hobart, Indiana

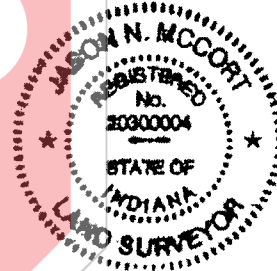
Key No.: 45-13-06-401-006.000-018

Sheet: 1 of 5

A part of Lot 100 in St. Mary Medical Center Campus, Third Amended Final Development Plan, the plat of which is recorded in Plat Book 105, page 9 in the Office of the Recorder of Lake County, Indiana and that part of the grantors' land described in Instrument No. 97078327 in the office of said recorder, lying within the right of way lines depicted on the attached Right-of-way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of said Lot; thence North 0 degrees 51 minutes 28 seconds West (assumed bearing) 71.19 feet along the west line of said lot to the point designated as "793" on said plat; thence South 21 degrees 53 minutes 30 seconds East 42.44 feet to the point designated as "794" on said plat; thence North 87 degrees 36 minutes 59 seconds East 375.00 feet to the point designated as "795" on said plat; thence North 58 degrees 45 minutes 26 seconds East 31.08 feet to the east line of said lot, designated as point "796" on said plat; thence South 0 degrees 52 minutes 40 seconds East 20.71 feet along the east line of said lot; thence along the southeastern line of said lot, Southwesterly 38.54 feet along an arc to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 43 degrees 17 minutes 30 seconds West and a length of 34.84 feet to the south line of said lot; thence South 87 degrees 27 minutes 11 seconds West 392.82 feet (392.77 feet per said plat) along said south line to the point of beginning and containing 0.302 acres, more or less.

Given this 6th day of FEBRUARY, 2014.


Jason N. McCort, L.S.
Registered Land Surveyor
State of Indiana, No. 20300004



This description was prepared for the City of Hobart, Indiana by Butler, Fairman & Seufert, Inc.
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Exhibit "A"
PARCEL 52A
61st Avenue, Hobart, Indiana

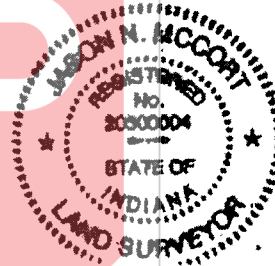
Key No.: 45-13-06-404-010.000-018

Sheet: 2 of 5

A part of Lot 12 in St. Mary Medical Center Campus, Third Amended Final Development Plan, the plat of which is recorded in Plat Book 105, page 09 in the Office of the Recorder of Lake County, Indiana and that part of the grantors' land described in Instrument No. 97078327 in the office of said recorder, lying within the right of way lines depicted on the attached Right-of-way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said lot: thence South 87 degrees 27 minutes 11 seconds West (assumed bearing) 388.61 feet (387.36 feet per said plat) along the south line of said lot; thence along the southwestern line of said lot, Northwesterly 40.00 feet along an arc to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of North 46 degrees 42 minutes 43 seconds West and a length of 35.87 feet; thence North 0 degrees 52 minutes 40 seconds West 19.06 feet along the west line of said lot to the point designated as "797" on said plat; thence South 50 degrees 22 minutes 43 seconds East 37.36 feet to the point designated as "798" on said plat; thence North 87 degrees 36 minutes 59 seconds East 235.00 feet to the point designated as "799" on said plat; thence South 88 degrees 17 minutes 53 seconds East 140.36 feet to the point designated as "800" on said plat; thence North 87 degrees 36 minutes 59 seconds East 10.63 feet to the east line of said lot; thence South 0 degrees 52 minutes 40 seconds East 8.60 feet along said east line to the point of beginning and containing 0.169 acres, more or less.

Given this 6th day of FEBRUARY, 2014.


Jason N. McCort, L.S.
Registered Land Surveyor
State of Indiana, No. 20300004



This description was prepared for the City of Hobart, Indiana by Butler, Fairman & Seufert, Inc.

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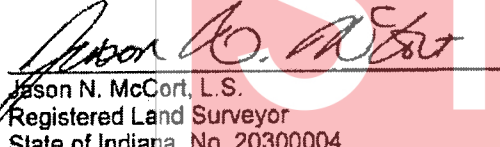
Exhibit "A"
PARCEL 52C
61st Avenue, Hobart, Indiana

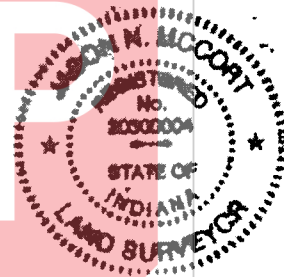
Key No.: 45-13-06-404-011.000-018

Sheet: 3 of 5

A part of Lot 5 in St. Mary Medical Center Campus, Third Amended Final Development Plan, the plat of which is recorded in Plat Book 105, page 09 in the Office of the Recorder of Lake County, Indiana and that part of the grantors' land described in Instrument No. 97078327 in the office of said recorder, lying within the right of way lines depicted on the attached Right-of-way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said lot: thence North 89 degrees 54 minutes 59 seconds West (assumed bearing) 0.18 feet along a south line of said lot; thence South 87 degrees 27 minutes 11 seconds West 157.38 feet (158.50 feet per said plat) along a south line of said lot to the southwest corner of said lot; thence North 0 degrees 52 minutes 40 seconds West 8.14 feet along a west line of said lot; thence North 87 degrees 36 minutes 59 seconds East 38.31 feet to the point designated as "801" on said plat; thence North 80 degrees 11 minutes 29 seconds East 111.53 feet to the point designated as "802" on said plat; thence Easterly 9.03 feet along an arc to the right having a radius of 10,055.00 feet and subtended by a long chord having a bearing of North 88 degrees 15 minutes 41 seconds East and a length of 9.03 feet to the east line of said lot; thence South 0 degrees 52 minutes 40 seconds East 22.02 feet along said east line to the point of beginning and containing 0.050 acres, more or less.

Given this 6TH day of FEBRUARY, 2014.


Jason N. McCort, L.S.
Registered Land Surveyor
State of Indiana, No. 20300004



This description was prepared for the City of Hobart, Indiana by Butler, Fairman & Seufert, Inc.

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Exhibit "A"
PARCEL 52D
61st Avenue, Hobart, Indiana

Key No.: 45-13-06-426-002.000-018

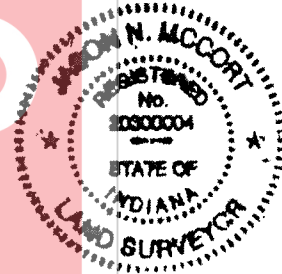
Sheet: 4 of 5

A part of Lot 2 in St. Mary Medical Center Campus, the plat of which is recorded in Plat Book 84, page 45 in the Office of the Recorder of Lake County, Indiana and that part of the grantors' land described in Instrument No. 97078327 in the office of said recorder, lying within the right of way lines depicted on the attached Right-of-way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of said Lot; thence North 0 degrees 52 minutes 40 seconds West (assumed bearing) 22.02 feet along the west line of said lot; thence Easterly 341.62 feet along an arc to the right having a radius of 10,055.00 feet and subtended by a long chord having a bearing of North 89 degrees 15 minutes 38 seconds East and a length of 341.61 feet to the point designated as "803" on said plat; thence South 89 degrees 45 minutes 58 seconds East 42.35 feet to the east line of said lot; thence South 0 degrees 52 minutes 40 seconds East 26.82 feet along said east line to the southeast corner of said lot; thence North 89 degrees 54 minutes 59 seconds West 384.00 feet along the south line of said lot to the point of beginning and containing 0.226 acres, more or less.

Given this 6th day of FEBRUARY, 2014.



Jason N. McCort, L.S.
Registered Land Surveyor
State of Indiana, No. 20300004



This description was prepared for the City of Hobart, Indiana by Butler, Fairman & Seufert, Inc.

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Exhibit "A"
PARCEL 52E
61st Avenue, Hobart, Indiana

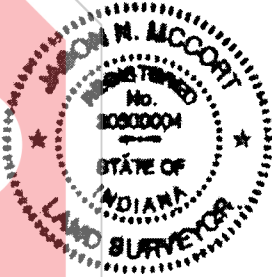
Key No.: 45-13-06-426-001.000-018

Sheet: 5 of 5

A part of Lot 1 in St. Mary Medical Center Campus, the plat of which is recorded in Plat Book 84, page 45 in the Office of the Recorder of Lake County, Indiana and that part of the grantors' land described in Instrument No. 97078327 in the office of said recorder, lying within the right of way lines depicted on the attached Right-of-way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of said lot; thence North 0 degrees 52 minutes 40 seconds West (assumed bearing) 26.82 feet along the west line of said lot; thence South 89 degrees 45 minutes 58 seconds East 835.88 feet to the northwestern boundary of a tract of land described in Instrument No. 99083415 in the office of said recorder, designated as point "B04" on said plat; thence South 67 degrees 32 minutes 28 seconds West 51.19 feet along said northwestern line; thence South 0 degrees 05 minutes 01 second West 5.00 feet along the west line of said tract to the south line of said lot; thence North 89 degrees 54 minutes 59 seconds West 788.15 feet along said south line to the point of beginning and containing 0.477 acres, more or less.

Given this 6th day of FEBRUARY, 2014.


Jason N. McCort, L.S.
Registered Land Surveyor
State of Indiana, No. 20300004



This description was prepared for the City of Hobart, Indiana by Butler, Fairman & Seufert, Inc.

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PARCEL NO. : 52
 PROJECT NO. : 0900071
 ROAD NAME : 61ST AVENUE
 COUNTY : LAKE
 SECTION : 6
 TOWNSHIP : 35 N.
 RANGE : 7 W.

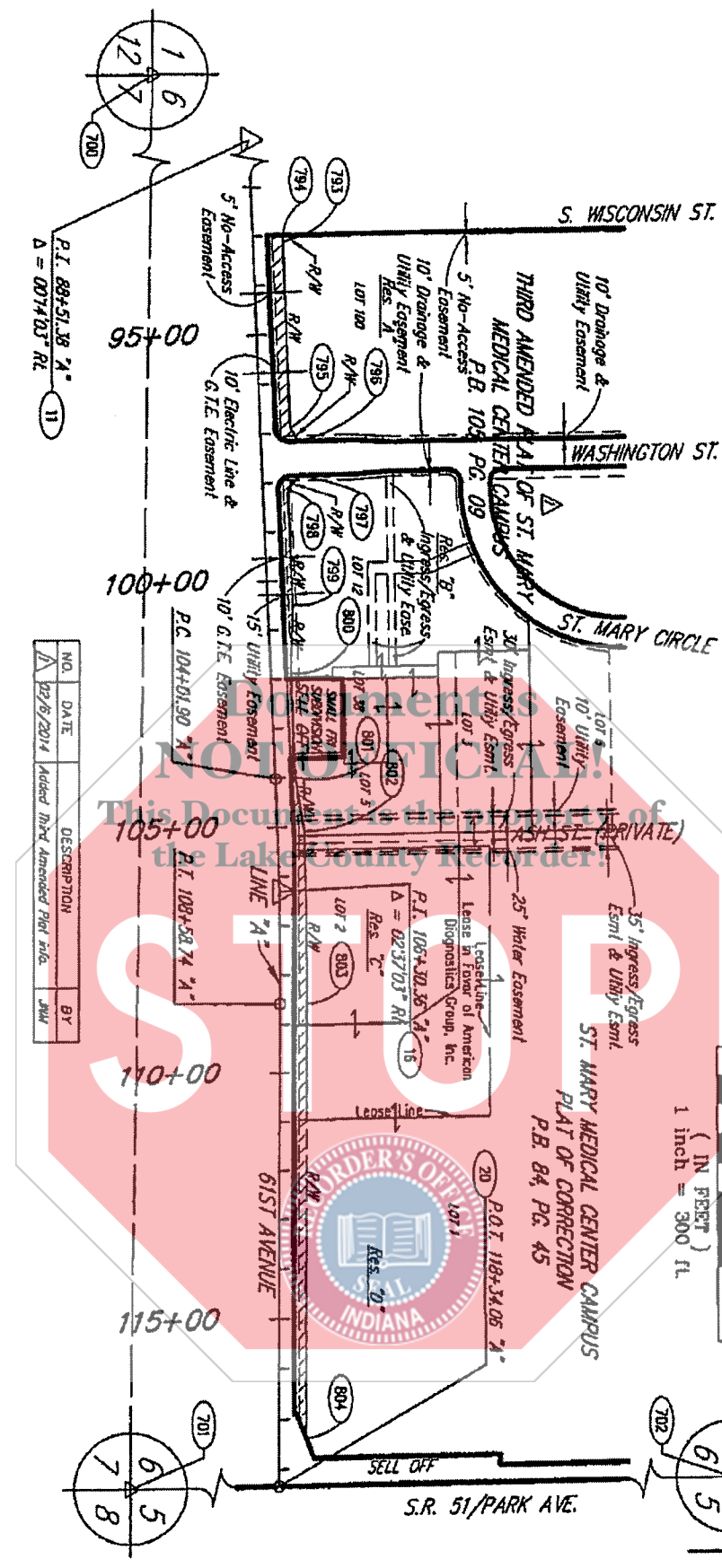
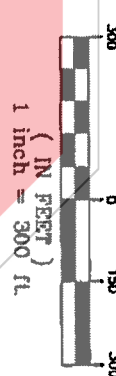
OWNER: ST. MARY MEDICAL CENTER, INC.
 INSTRUMENT NO. 97028327 DATED 10/08/1997
 INSTRUMENT NO. 99083415 DATED 07/24/1998 (self off)
 INSTRUMENT NO. 99080706 DATED 09/28/1999 (self off)

DRAWN BY: CVS 06/04/2012
 CHECKED BY: SMW 06/08/2012
 SCALE: 1" = 300'
 SHEET 1 OF 2

HATCHED AREA IS THE APPROXIMATE TAKING
 THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDOR'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	02/05/2014	Added Third Amended Plat info.	JMW

PARCEL NO. : 52
 PROJECT NO. : 0900071
 ROAD NAME : 61ST AVENUE
 COUNTY : LAKE
 SECTION : 6
 TOWNSHIP : 35 N.
 RANGE : 7 W.

OWNER : ST. MARY MEDICAL CENTER, INC.

DRAWN BY: CVS 06/04/2012
 CHECKED BY: SMW 06/08/2012

SHEET 2 OF 2

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

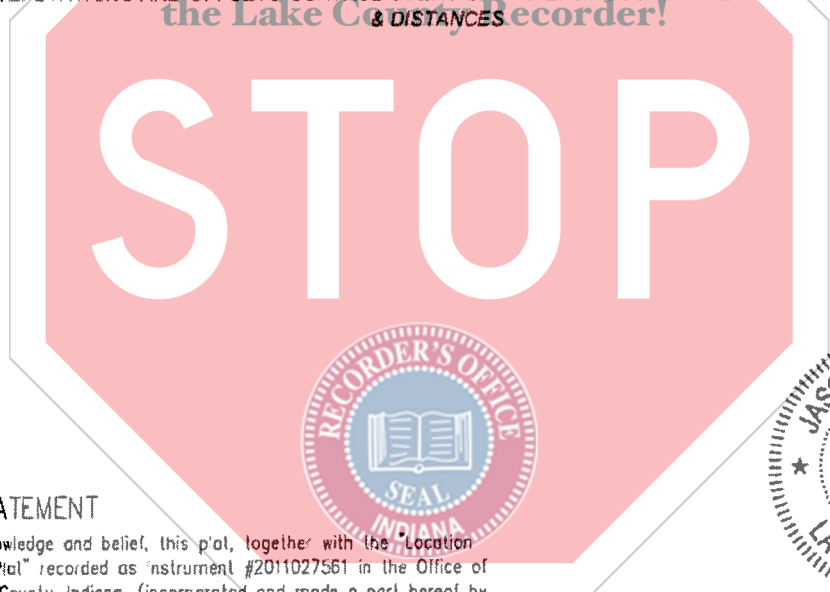
EXHIBIT "B"

PARCEL COORDINATE CHART

POINT	STATION	OFFSET	CL	NORTH	EAST
793	+P.L.(93+00.83)	100.00 Lt.	"A"	2281185.6751	2902140.7935
794	93+15.00	60.00 Lt.	"A"	2281146.2991	2902158.6159
795	96+90.00	60.00 Lt.	"A"	2281161.8958	2902531.2914
796	+P.L.(97+17.22)	75.00 Lt.	"A"	2281178.0149	2902557.8824
797	+P.L.(97+87.24)	75.00 Lt.	"A"	2281180.9272	2902627.8231
798	98+15.00	50.00 Lt.	"A"	2281157.1034	2902656.5992
799	100+50.00	50.00 Lt.	"A"	2281166.8774	2902891.3958
800	101+90.00	40.00 Lt.	"A"	2281162.7088	2903031.6906
801	104+00.00	40.00 Lt.	"A"	2281171.4430	2903241.5089
802	105+10.00	55.00 Lt.	"A"	2281190.4427	2903351.4062
803	+P.T.(108+58.74)	55.00 Lt.	"A"	2281195.1258	2903702.0112
804	+P.L.(117+36.97)	55.00 Lt.	"A"	2281191.5424	2904580.2335

SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS: 11, 16, 20, 700, 701 & 702

NOTE: STATIONS AND OFFSETS CONTROL OVER NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

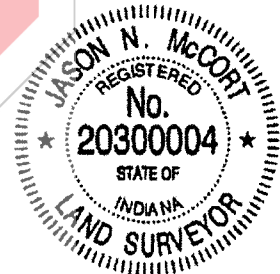


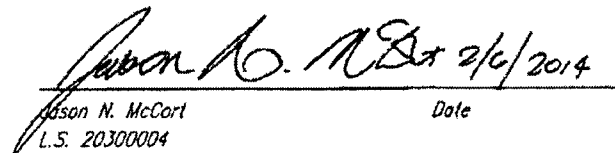
SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as instrument #2011027561 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 AC 1-12, ("Rule 12").

ROUTE SURVEY PLAT

Prepared for - CITY OF HOBART
 by Butler, Fairman and Seufert, Inc. (Job #4950.0601)
 Project = 4950RW 06-21-12 AT 08:22 CVS 1
 U: \4950\Pro,Development\ROW\PHENG\CalculationDrawings\Landplats\Par.052.dwg




 Jason N. McCort
 L.S. 20300004
 Date