

A

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 078659

2014 DEC 10 PM 1:32

MICHAEL S. BROWN
RECORDER

EASEMENT FOR GAS MAINS

EASEMENT # 40124

Know All Men, that the **MUNICIPAL TOWN OF GRIFFITH**, herein called the "grantor", in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid to the grantor, hereby grants to Northern Indiana Public Service Company, an Indiana corporation, and to its successors and assigns, a right-of-way to lay, install, maintain, operate, repair, replace and renew gas mains and a line or lines of pipe for the transportation and distribution of gas to the public in general, with all necessary and convenient equipment, facilities, service pipes, lines and connections therefor, and to operate by means thereof a system for such transportation and distribution of gas, to be used for light, heat, power and other purposes, in, upon, along and over a strip of land situated in Section **26**, Township **36N**, Range **9W** of the second Principal Meridian, in the county of Lake, State of Indiana, described as follows:

SEE EXHIBITS "A" & "B" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION
DEED REFERENCE: 2009 046902

Access to the above described strip of land over the adjoining lands of the grantor is hereby granted. Any pipe line, or lines, shall, at the time of the construction thereof, be buried to such depth as shall not interfere with the cultivation of said premises. Grantee shall replace in a good and workmanlike manner all tiles cut in the construction of its line or lines hereunder. Any damage to the crops, fences or improvements of the grantor on said strip of land, or on the lands of the grantor adjoining said strip of land, done by the grantee in the installation, maintenance, operation, repair replacement or renewal of said line or lines of pipe and the equipment and facilities connected therewith, shall be promptly paid for by the grantee. The grantee may cut or trim trees, bushes and saplings growing upon or extending over said strip of land so far as may be reasonably necessary in the installation, maintenance, operation, repair, replacement or renewal of said line or lines of pipe and the equipment and facilities connected therewith. Patrolling said line or lines of pipe on foot shall not constitute grounds for a claim for crop damage.

The grantor reserve the use of said strip of land not inconsistent herewith, but no buildings or structures shall be erected or placed on said strip of land by grantor.

The rights herein granted may be assigned in whole or in part.

The grantee shall and will indemnify and save the grantor harmless from and against any and all damage, injuries, losses, claims, demands or costs proximately caused by the fault, culpability, or negligence of the grantee in the installation, maintenance, operation, repair, replacement or renewal of said line or lines of pipe, and the equipment and facilities connected therewith, over and across said strip of land.

The undersigned grantor hereby covenants that it is the owner in fee simple of said strip of land, is lawfully seized thereof, and has good right to grant and convey said easement herein, and guarantees the quiet possession thereof, that the said strip of land is free from all encumbrances, and that the grantor will warrant and defend the title to said easement against all lawful claims.

These presents shall be binding on the heirs, executors, administrators, grantees and assigns of the grantor, and upon the grantee, its successors and assigns.

10/7/14

016969

FILED

DEC 10 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____



M.E
\$17.00
@ ASH

EXHIBIT A

LEGAL DESCRIPTION – MUNICIPAL TOWN OF GRIFFITH

PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE COUNTY OF LAKE, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26; THENCE NORTH 0° 00' 34" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 A DISTANCE OF 831 FEET TO THE NORTHEAST CORNER OF COLFAX FIFTH ADDITION; THENCE NORTH 89° 54' 14" WEST ALONG THE NORTH LINE OF SAID ADDITION A DISTANCE OF 165.60 FEET TO THE NORTHWEST CORNER OF LOT 8 IN SAID ADDITION, SAID CORNER ALSO BEING ON THE EAST LINE OF COLFAX THIRD ADDITION, THENCE NORTH 0° 00' 34" WEST ALONG THE EAST LINE OF SAID COLFAX THIRD ADDITION A DISTANCE OF 530 FEET TO THE SOUTHEAST CORNER OF LOT 56 IN SAID COLFAX THIRD ADDITION, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 59' 17" EAST A DISTANCE OF 165.60 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26; THENCE SOUTH 0° 00' 34" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 A DISTANCE OF 7.5 FEET TO A POINT; THENCE NORTH 89° 59' 17" WEST A DISTANCE OF 165.60 FEET TO A POINT ON THE EAST LINE OF SAID COLFAX THIRD ADDITION; THENCE NORTH 0° 00' 34" WEST ALONG THE EAST LINE OF SAID COLFAX THIRD ADDITION A DISTANCE OF 7.5 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SUBJECT TO PUBLIC HIGHWAY.

PREPARED BY MARBACH, BRADY & WEAVER

CONTAINING 0.028 OF AN ACRE OF LAND

RE: DR 2009 046902

(STATE PARCEL NUMBER: 45-07-26-479-019.000-006)

10/7/14

IN WITNESS WHEREOF, the grantor has duly executed this instrument this 8th day of OCTOBER, 2014.

GRANTOR, THE MUNICIPAL TOWN OF GRIFFITH, BY:


Rick Ryfa, Town Council President


George Jerome, Clerk-Treasurer

STATE OF INDIANA,)
COUNTY OF LAKE) SS.

Personally appeared before me the undersigned, a Notary Public in and for said county and state, Rick Ryfa and George Jerome, who acknowledged the execution of the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and notarial seal this 8 day of October, 2014.

Print Name ANAJEAN LEWIS  (SEAL)
Notary Public

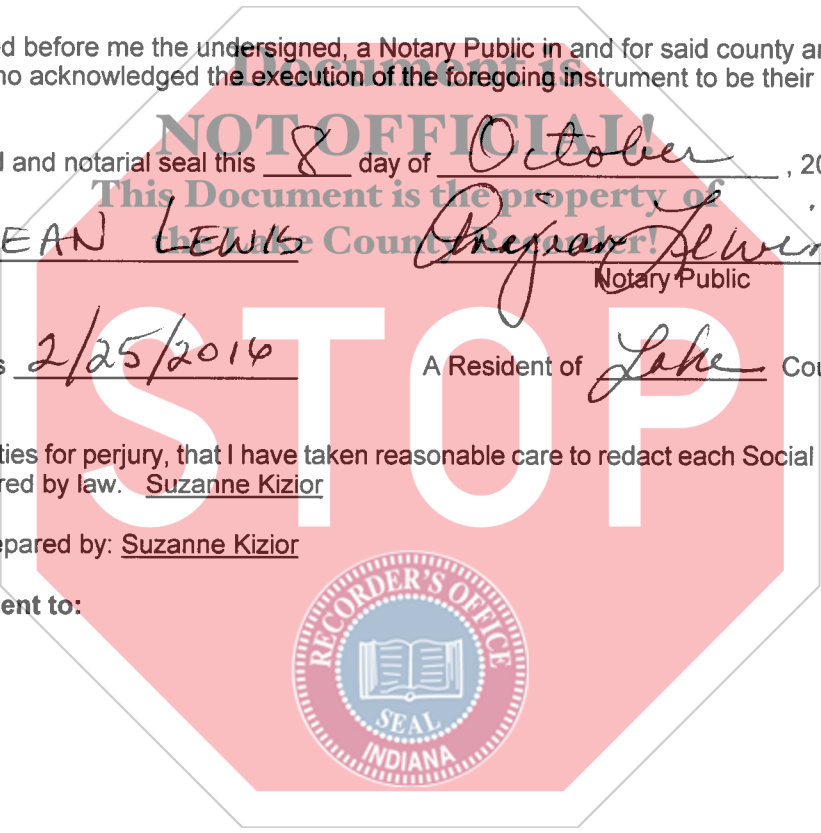
My Commission Expires 2/25/2016 A Resident of Lake County, Indiana

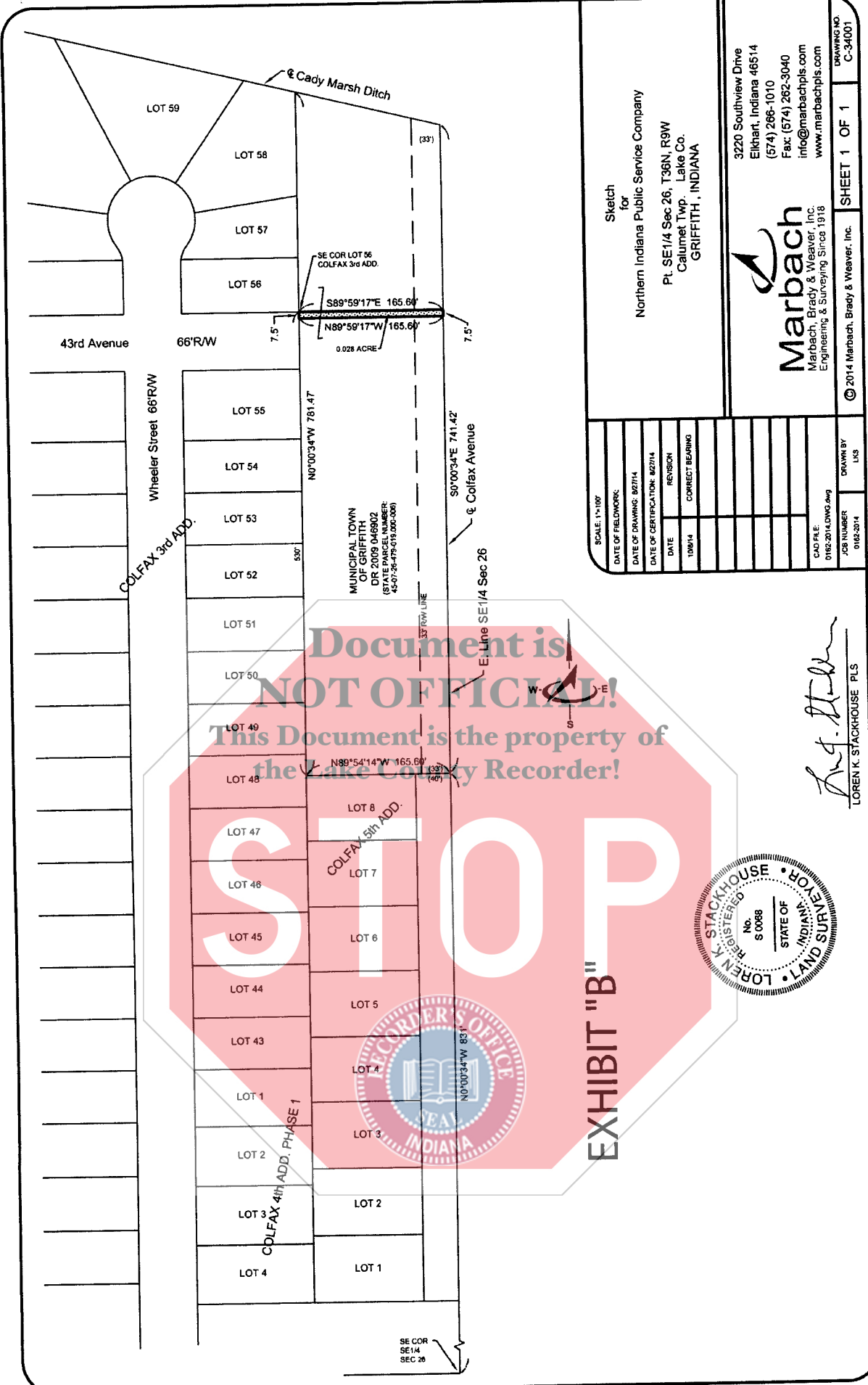
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Suzanne Kizior

This instrument was prepared by: Suzanne Kizior

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Mail Recorded Document to:
NIPSCO – Real Estate
2nd Floor
801 East, 86th Avenue
Merrillville, IN 46410

10/7/14





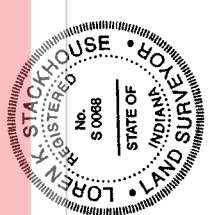
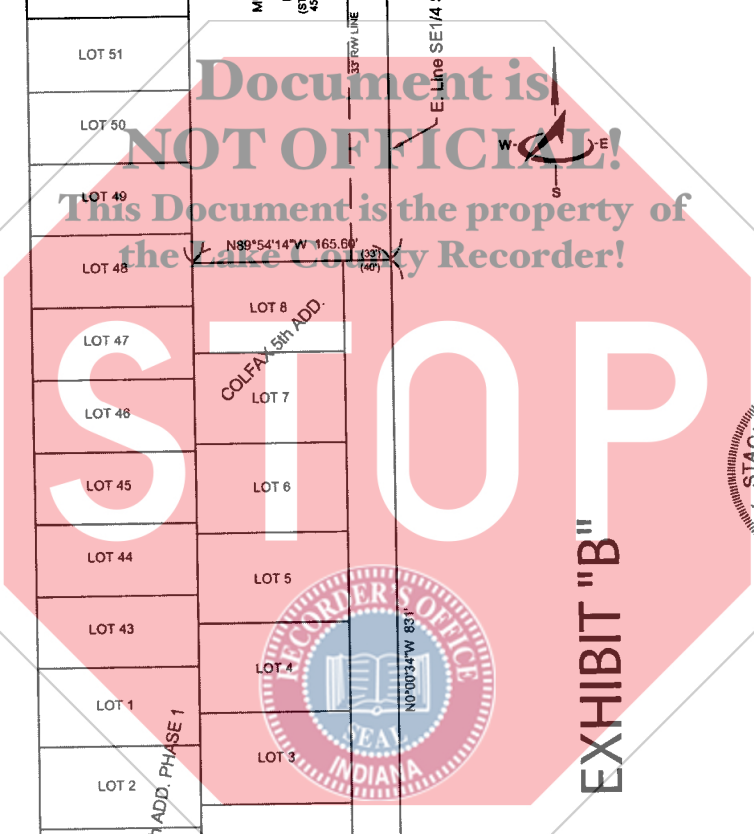
Sketch for
Northern Indiana Public Service Company
Pl. SE1/4 Sec 26, T36N, R9W
Calumet Twp., Lake Co.
GRIFFITH, INDIANA

3220 Southview Drive
Elkhart, Indiana 46514
(574) 266-1010
Fax (574) 262-3040
info@marbachpls.com
www.marbachpls.com

Marbach
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SCALE: 1"=100'	DATE OF FIELDWORK
DATE OF DRAWING: 8/27/14	DATE OF CERTIFICATION: 8/27/14
DATE	REVISION
10/6/14	CORRECT BEARING
CAD FILE	
0162-2014.DWG.dwg	
JOB NUMBER	DRAWN BY
0162-2014	LKS



Loren K. Stackhouse
LOREN K. STACKHOUSE PLS