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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 066797

2015 SEP 28 PM 2:58

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

6

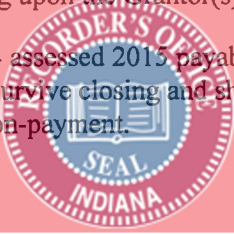
Project: 1173708  
Des. No.: 1173708  
Parcel: 13  
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**THIS INDENTURE WITNESSETH**, That **KEITH E. ANDERSON** and **JEANNE M. ANDERSON**, husband and wife, Grantor(s), of Lake County, State of Indiana, Convey(s) and Warrant(s) to the **CITY OF CROWN POINT**, the Grantee, for and in consideration of the sum of Two Thousand Nine Hundred and 00/100 Dollars (**\$2,900.00**) (of which said sum \$2,900.00 represents land and improvements acquired and \$0.00 represents 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(s) 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.

The Grantor(s) assumes and agrees to pay the 2014 assessed 2015 payable real estate taxes and assessments on the above-described real estate. This obligation to pay shall survive closing and shall be enforceable by the State of Indiana and/or the City of Crown Point, Indiana in the event of any non-payment.



**NON-TAXABLE**

04551

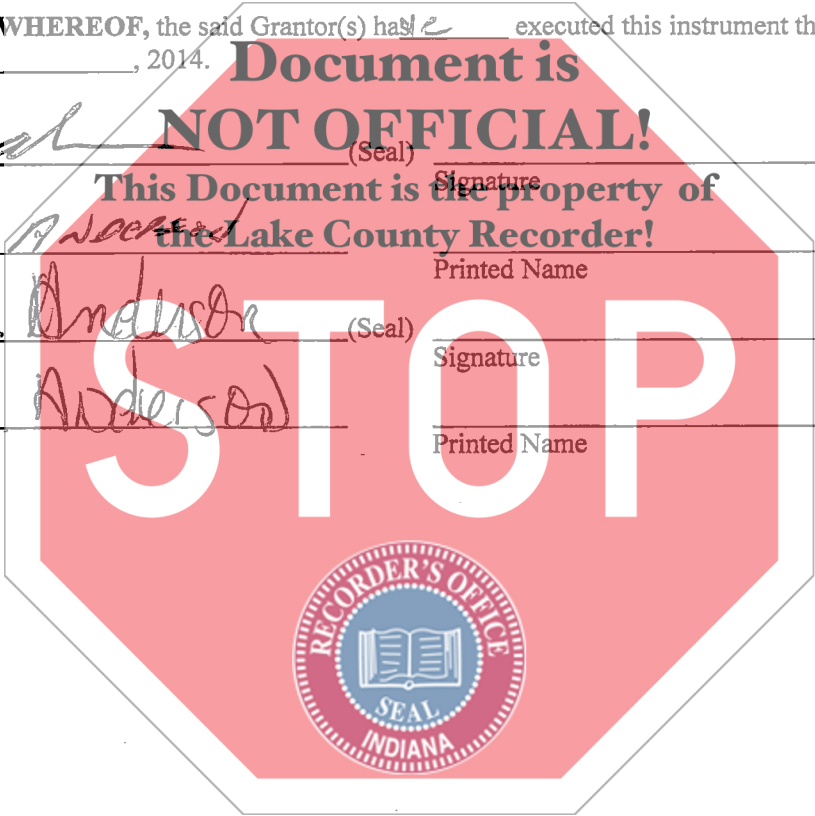
SEP 28 2015

**JOHN E. PETALAS**  
LAKE COUNTY AUDITOR

26  
CASH  
DR

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IN WITNESS WHEREOF, the said Grantor(s) has she executed this instrument this 8 day of December, 2014.



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

<u>[Signature]</u> Signature	<u>[Signature]</u> Signature	(Seal)	(Seal)
<u>Keith E Anderson</u> Printed Name	<u>[Signature]</u> Signature	(Seal)	(Seal)
<u>Shannel M Anderson</u> Signature	<u>[Signature]</u> Signature	(Seal)	(Seal)
<u>Shannel M Anderson</u> Printed Name	<u>[Signature]</u> Signature	(Seal)	(Seal)
	<u>[Signature]</u> Signature	(Seal)	(Seal)
	<u>[Signature]</u> Signature	(Seal)	(Seal)
	<u>[Signature]</u> Signature	(Seal)	(Seal)
	<u>[Signature]</u> Signature	(Seal)	(Seal)

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STATE OF INDIANA

COUNTY OF LAKE

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Before me, a Notary Public in and for said State and County, personally appeared Keith E. Anderson and Jeanne M. Anderson, the Grantor(s) 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 9th day of December, 2014

Signature [Signature]

Printed Name Alexander Kutanovski

My Commission expires 10/14/15

I am a resident of LAKE County.

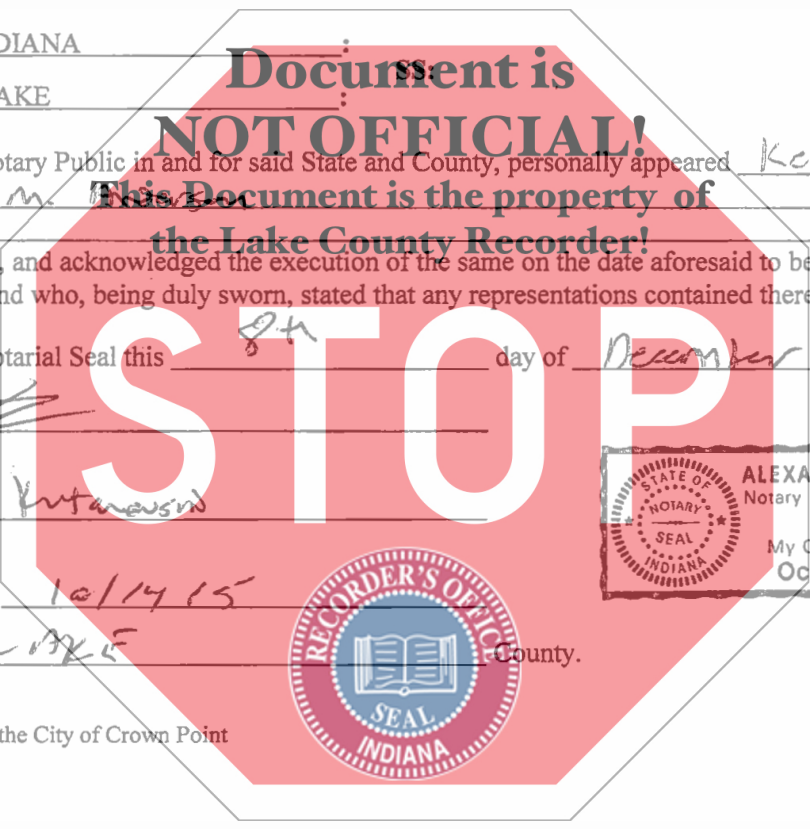
Interests in land acquired by the City of Crown Point  
Grantee mailing address:

101 N. East Street  
Crown Point, IN 46307

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.

This Instrument Prepared by: Alexander Kutanovski, Attorney at Law, 1504 N. Main Street, Crown Point, IN 46307

Legal Description Prepared by  
REL



# Exhibit "A"

Route: Summit Street & Merrillville Road  
County: Lake County, Indiana  
Designation Number: 1173708  
Parcel Number: 0013  
Station: 27+86.93 to 28+41.93 Line "PR-B"  
PIN(s): 45-16-05-401-018.000-042

## Legal Description Permanent Right of Way

That part of the Southeast Quarter of Section 5, Township 34 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana being more particularly described as follows:

The southeast 30.00 feet, as measured at right angles to the southeast line thereof, of the southwesterly 55 feet, as measured at right angles to the southwest line thereof, of a certain parcel of real estate described in Quitclaim Deed recorded June 25, 2008 as document number 2008 046343 in the Office of the Lake County, Indiana Recorder and described as follows:

Part of the Northwest Quarter of the Southeast Quarter of Section 5, Township 34 North, Range 8 West of the Second Principal Meridian, and being more particularly described as follows: Commencing at an iron monument 684.45 feet, more or less, east of the northwest corner of the above mentioned Quarter – Quarter Section, said point of commencing being in the intersection of the center line of Summit Street and the Merrillville Road; thence running southwesterly along the center line of the Merrillville Road, a distance of 212.06 feet to an iron monument; thence northwesterly at right angles with the Merrillville Road, a distance of 238.73 feet to an iron monument; thence north parallel with west line of the first above mentioned Quarter – Quarter Section, a distance of 122.87 feet to an iron monument in the center of Summit Street, which is in the north line of said Quarter – Quarter Section; thence east along said last above mentioned north line, being the center of Summit Street, a distance of 296.00 feet to the place of beginning, excepting therefrom 75 feet by parallel lines off the west side of said above described tract.

Containing 0.0379 acres (1650.0 square feet) more or less, of which 0.0139 acres (605.0 square feet) has been previously used or dedicated for permanent right of way.

# EXHIBIT B RIGHT-OF-WAY PARCEL PLAT

PREPARED BY ROBINSON ENGINEERING

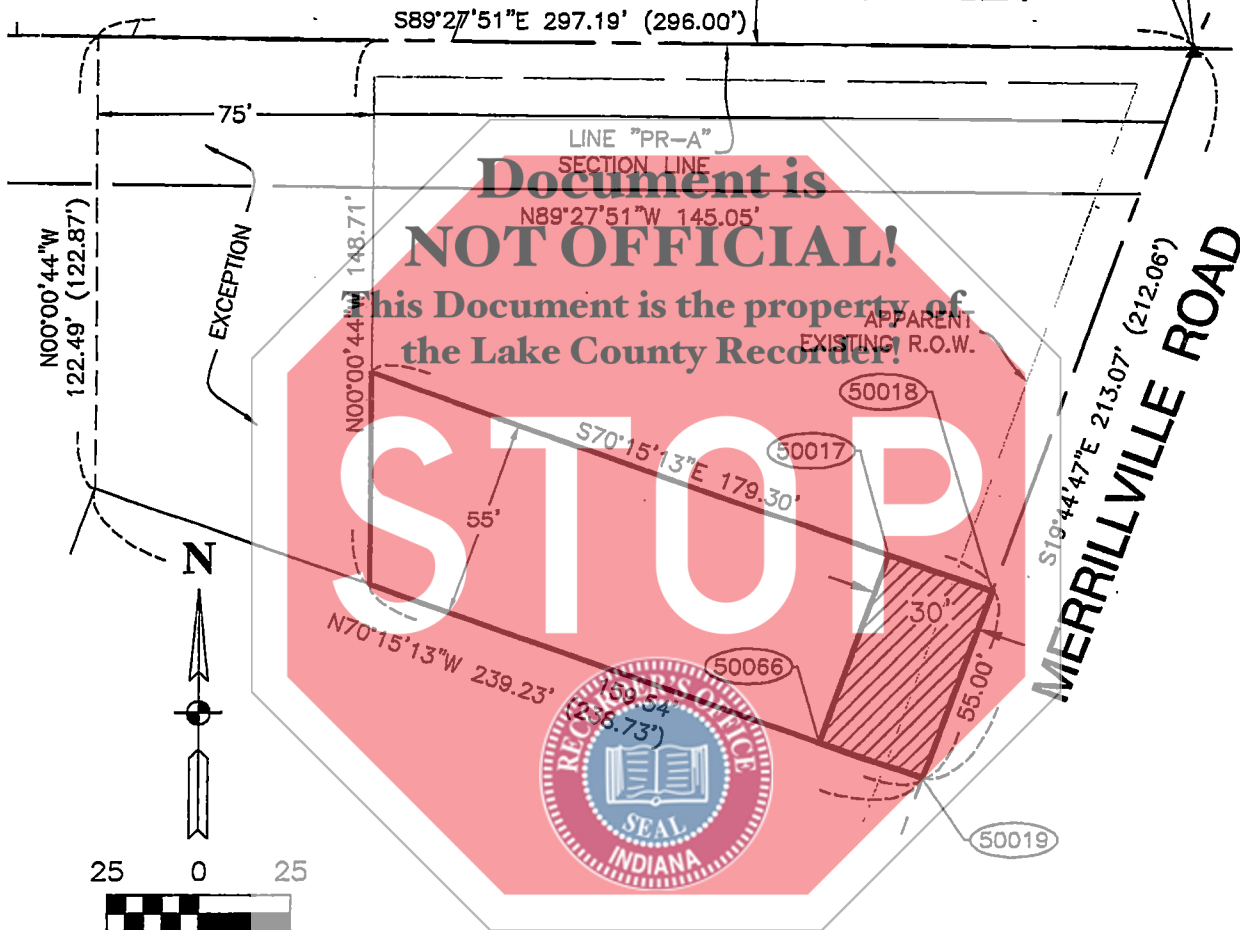
NORTH LINE OF THE SOUTHEAST QUARTER  
OF SECTION 5, T34N, R8W, 2ND P.M.

P.O.T. STA. 10+00.00 LINE "PR-A"  
P.O.T. STA. 30+00.00 LINE "PR-B"

SUMMIT

STREET

20003



25 0 25  
SCALE 1" = 50'

- HATCHED AREA IS THE APPROXIMATE RIGHT OF WAY DEDICATION OR TAKING
- HATCHED AREA IS THE APPROXIMATE TEMPORARY CONSTRUCTION EASEMENT

PARCEL:	13				
OWNER:	Keith E. Anderson and Jeanne M. Anderson, husband and wife				
ROAD:	SUMMIT STREET				
PROJECT:	K.W.M. (09/09/2013)		DOC. NO. 2008 046343	DATED 06/25/2006	
CODE:	DRAWN BY:		DOC. NO.	DATED	
COUNTY:	LAKE		DOC. NO.	DATED	
SECTION:	5		DOC. NO.	DATED	
TOWNSHIP:	34N		DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS		
RANGE:	8W		DES. NO.:	1173708	

# EXHIBIT B

(CONTINUED)

## PARCEL COORDINATE CHART (INDIANA WEST STATE PLANE)

20002	"PR-A"	5+17.13	0.00' RT	2250898.942	2875886.680
20003	"PR-A"	10+00.00	0.00' RT	2250894.426	2876369.529
20004	"PR-A"	12+08.00	0.00' RT	2250892.480	2876577.520
20012	"PR-B"	26+49.95	0.00' RT	2250564.957	2876251.260
50017	"PR-B"	28+41.93	30.00' LT	2250755.790	2876287.889
50018	"PR-B"	28+41.93	0.00' RT	2250745.654	2876316.125
50019	"PR-B"	27+85.93	0.00' RT	2250693.889	2876297.543
50066	"PR-B"	27+85.93	0.00' RT	2250764.124	2876269.307



**NOTE:**

SEE HEREON REFERENCED LOCATION CONTROL ROUTE SURVEY PLAT FOR COORDINATE SYSTEM DETAILS AND BEARING REFERENCE.

**SURVEYOR'S STATEMENT**

To the best of me knowledge and belief, this plat together with the Location Control Route Survey Plat recorded November 14, 2013 document number 2013-085478, Book 25, Page 53 in the Office of the Recorder of Lake County, Indiana (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 (Rule 12)

*Randell E. Gann*

Randell E. Gann, PLS  
 Indiana Registered Professional  
 Land Surveyor No. LS29600023  
 Expires July 31, 2014



PARCEL: 13  
 OWNER: Keith E. Anderson and Jeanne M. Anderson, husband and wife

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ROAD: SUMMIT STREET  
 PROJECT: \_\_\_\_\_ K.W.M. (09/09/2013)  
 CODE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
 COUNTY: LAKE R.E.G. (09/09/2013)  
 SECTION: 5 CHECKED BY: \_\_\_\_\_  
 TOWNSHIP: 34N  
 RANGE: 8W DES. NO.: 1173708

DOC. NO. 2008 046343 DATED 06/25/2006  
 DOC. NO. \_\_\_\_\_ DATED \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_ DATED \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_ DATED \_\_\_\_\_

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS