

2015 068212

2015 OCT -5 AM 11:00

MICHAEL B. BROWN

GRANT OF EASEMENT FOR WATER DRAINAGE

THIS Grant of Easement is made as an integral part of the transfer of real estate from the Crown Point Community Public Library a/k/a The Trustees of the Public Library Board of Crown Point, Indiana ("CP Library") and The Carnegie Library, LLC ("Buyer").

The Crown Point Community Public Library hereby grants an easement upon the property of the CP Library a/k/a Crown Point – Center Public Library, ("servient estate") described as:

PART OF LOT 11 IN THE ORIGINAL TOWN, NOW CITY, OF CROWN POINT, AS SHOWN IN PLAT BOOK 1, PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE EAST 154.0 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO A NORTH-SOUTH LINE PARALLEL WITH AND COINCIDENT TO THE EXISTING EAST FACE OF A BRICK WALL OF THE WEST BUILDING THAT LIES IN SAID LOT 11; THENCE SOUTH 91 FEET ALONG SAID LINE AND EAST BRICK FACE TO THE SOUTH LINE OF SAID LOT 11; THENCE WEST 154.0 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 91 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES MORE OR LESS. (CP Library Property)

to The Carnegie Library, LLC and its successors in interest to the following real estate ("dominant estate"), as further set forth in the warranty deed recorded in the office of the Lake County Indiana Recorder on 2/7/2014 as document 2014 007343 ("Carnegie Property"):

LOT 11 IN THE ORIGINAL TOWN, NOW CITY, OF CROWN POINT, AS SHOWN IN PLAT BOOK 1, PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE EAST 154.0 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO A NORTH-SOUTH LINE PARALLEL WITH AND COINCIDENT TO THE EXISTING EAST FACE OF A BRICK WALL OF THE WEST BUILDING THAT LIES IN SAID LOT 11; THENCE SOUTH 91 FEET ALONG SAID EAST LINE AND EAST BRICK FACE TO THE SOUTH LINE OF SAID LOT 11; THENCE WEST 154.0 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 91 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.



FILED

OCT 05 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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Commonly known as: 223 S. Main St., Crown Point, IN 46307 (the same being a split from parcel no. 45-16-08-183-007.000-042).

This Easement shall run with the land and is given for the following specific purpose, subject to the limitations noted:

An easement for the transfer by pipe of storm water from the roof of the building upon the Carnegie Property onto the roof of the current building upon the CP Library Property, in the manner in which it is currently being transferred. This easement entitles Buyer to maintain its drainage equipment in its current location and to access the equipment for the purpose of repair and maintenance.

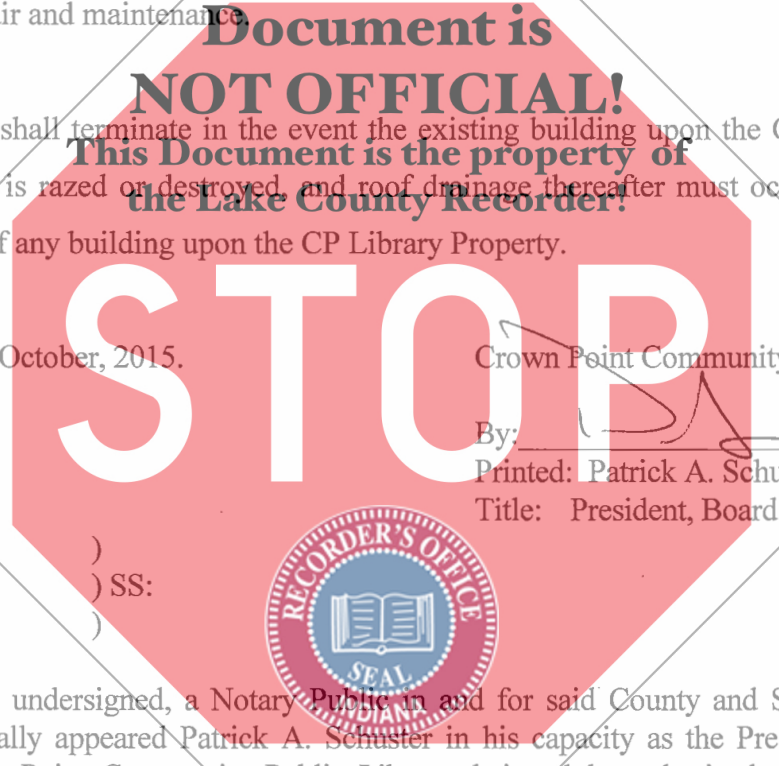
This easement shall terminate in the event the existing building upon the CP Library Property or the Carnegie Property is razed or destroyed, and roof drainage thereafter must occur upon the Carnegie Property without use of any building upon the CP Library Property.

Dated this 1st day of October, 2015.

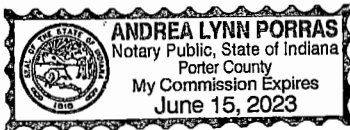
Crown Point Community Public Library

By: [Signature]
Printed: Patrick A. Schuster
Title: President, Board of Trustees

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)



Before me, the undersigned, a Notary Public in and for said County and State, this ___ day of October, 2015, personally appeared Patrick A. Schuster in his capacity as the President of the Board of Trustees of the Crown Point Community Public Library, being duly authorized, and acknowledged the execution of the foregoing Grant of Easement for Water Drainage for and on behalf of the Crown Point Community Library.



Andrea Lynn Porras
, Notary Public

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

[Signature]