

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 072404

2015 OCT 26 PM 2:03

MICHAEL B. BROWN
RECORDER

INDOT DES #1382594

Parcel No. 6

MAIL TAX BILLS TO:

TAX I.D. NO.: 45-15-23-156-006.000-043

Town of Cedar Lake
P.O. Box 707
Cedar Lake, IN 46303

(Parcel Split)
ADDRESS OF REAL ESTATE:
7914 Lake Shore Drive
Cedar Lake, Lake County, Indiana 46303

Document is

NOT OFFICIAL!

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THIS INDENTURE WITNESSETH, That GRANTOR: E-5, LLC, an Indiana Limited Liability Company, as to fee simple interest, Convey and Warrant to GRANTEE: Town of Cedar Lake, Lake County, Indiana, a Municipal Corporation, for and in consideration of Ten Thousand Nine Hundred Seventy Five and No/100 Dollars (\$10,975.00), (of which sum \$8,675.00 represents land and improvements acquired and \$2,300.00 represents damages) and other good and valuable consideration, the receipt whereof is hereby acknowledged, certain Real Estate in Lake County, Indiana, and 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 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 GRANTOR assumes and agrees to pay the 2015 Payable 2016 real estate taxes and assessments on the herein described Real Estate. This obligation to pay shall survive the transaction closing and shall be enforceable by the Town in the event of any non-payment.

The undersigned represent and warrant that they are the Members of the Grantor; that the Grantor is a Limited Liability Company validly existing in the State of Indiana; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the Town of Cedar Lake, Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

NON-TAXABLE

OCT 26 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR

016220

26 ✓
CASH
[Signature]

IN WITNESS WHEREOF, E-5, LLC, an Indiana Limited Liability Company, as Grantor, has executed this instrument this 17th day of September, 2015

Kurt R. Eernigerburg (Seal)
Signature

Signature (Seal)

KURT R. EERNIGERBURG member
Printed Name & Title

Printed Name & Title

STATE OF Indiana)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of September, 2015, personally appeared Kurt R. Eernigerburg member of E-5, LLC who acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

STEPHEN J. KLINEMAN
Hamilton County
My Commission Expires
April 16, 2016

SD
Notary Public
Resident of _____ County,
State of _____
SD
Signature

My Commission Expires: _____




I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. This document was prepared by David M. Austgen, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

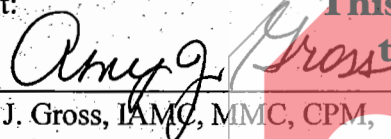
ACKNOWLEDGEMENT AND ACCEPTANCE

This conveyance is accepted by the Town Council of 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 Acknowledgement and Acceptance.

**TOWN OF CEDAR LAKE,
LAKE COUNTY, INDIANA,
A Municipal Corporation**

By: 
Randell C. Niemeyer,
Town Council President

Attest:


Amy J. Gross, IAMC, MMC, CPM,
Clerk-Treasurer

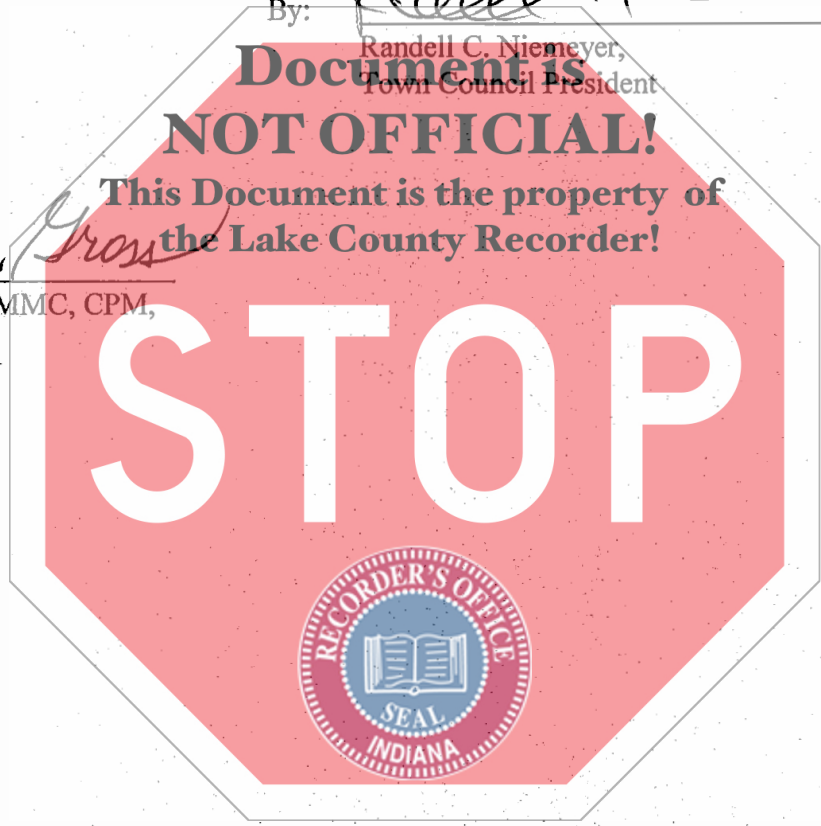
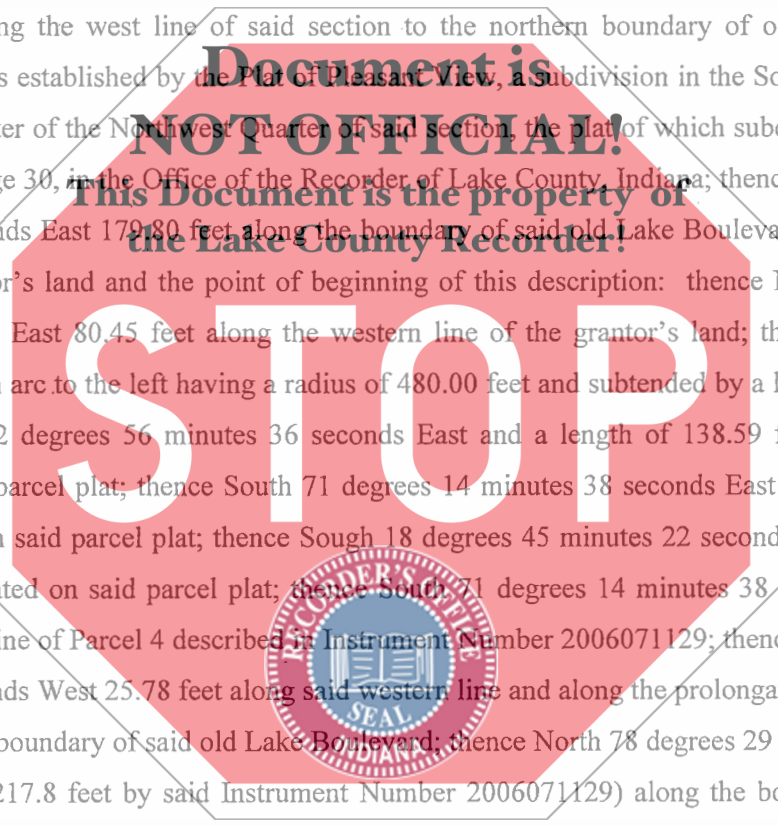


EXHIBIT "A"

Project: 1382594
Parcel 6 – Fee Simple
Key Number: 45-15-23-156-006.000-043
Form: WD-1

Sheet 1 of 1

A part of the West Half of the West Half 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 southwest corner of the Northwest Quarter of said section; thence North 0 degrees 12 minutes 23 seconds East 64.18 feet along the west line of said section to the northern boundary of old Lake Boulevard (possibly vacated) as established by the Plat of Pleasant View, a subdivision in the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said section, the plat of which subdivision is recorded in Plat Book 14, page 30, in the Office of the Recorder of Lake County, Indiana; thence South 78 degrees 29 minutes 42 seconds East 179.80 feet along the boundary of said old Lake Boulevard to the southwest corner of the grantor's land and the point of beginning of this description: thence North 4 degrees 14 minutes 21 seconds East 80.45 feet along the western line of the grantor's land; thence Southeasterly 139.08 feet along an arc to the left having a radius of 480.00 feet and subtended by a long chord having a bearing of South 62 degrees 56 minutes 36 seconds East and a length of 138.59 feet to point "613" designated on said parcel plat; thence South 71 degrees 14 minutes 38 seconds East 64.83 feet to point "614" designated on said parcel plat; thence South 18 degrees 45 minutes 22 seconds West 5.00 feet to point "615" designated on said parcel plat; thence South 71 degrees 14 minutes 38 seconds East 31.48 feet to the western line of Parcel 4 described in Instrument Number 2006071129; thence South 19 degrees 30 minutes 18 seconds West 25.78 feet along said western line and along the prolongation of said western line to the northern boundary of said old Lake Boulevard; thence North 78 degrees 29 minutes 42 seconds West 214.67 feet (217.8 feet by said Instrument Number 2006071129) along the boundary of said old Lake Boulevard to the point of beginning and containing 0.243 acres, more or less, inclusive of the presently existing right-of-way which contains 0.103 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 17th day of September, 2014.

Jessica L. Stapleton
Revised April 24, 2105 per design changes.



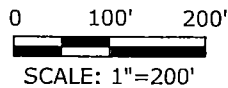
RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Cedar Lake, Indiana

by: AMERICAN

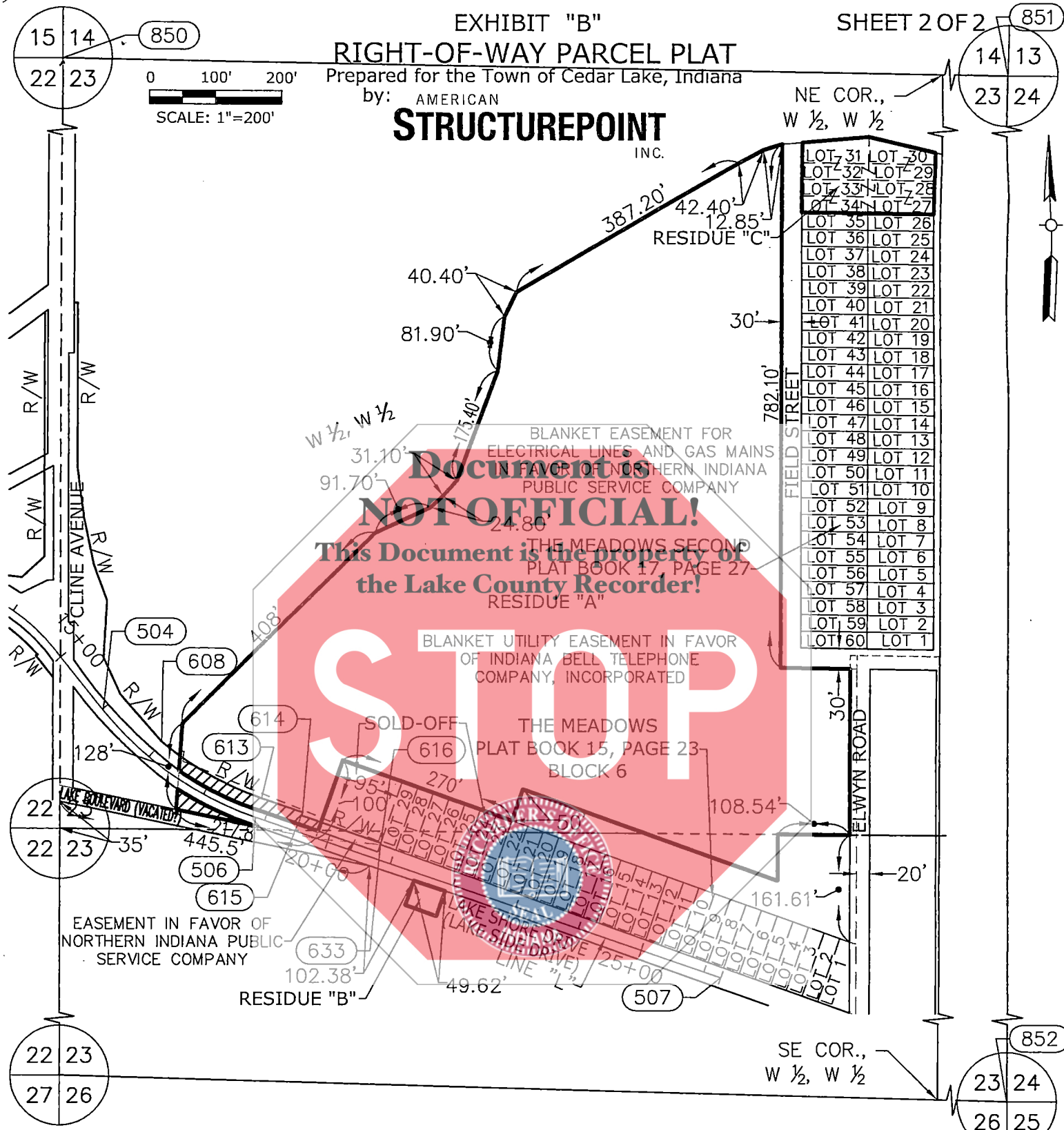
STRUCTUREPOINT

INC.



NE COR.,
W 1/2, W 1/2

LOT 31	LOT 30
LOT 32	LOT 29
LOT 33	LOT 28
LOT 34	LOT 27
LOT 35	LOT 26
LOT 36	LOT 25
LOT 37	LOT 24
LOT 38	LOT 23
LOT 39	LOT 22
LOT 40	LOT 21
LOT 41	LOT 20
LOT 42	LOT 19
LOT 43	LOT 18
LOT 44	LOT 17
LOT 45	LOT 16
LOT 46	LOT 15
LOT 47	LOT 14
LOT 48	LOT 13
LOT 49	LOT 12
LOT 50	LOT 11
LOT 51	LOT 10
LOT 52	LOT 9
LOT 53	LOT 8
LOT 54	LOT 7
LOT 55	LOT 6
LOT 56	LOT 5
LOT 57	LOT 4
LOT 58	LOT 3
LOT 59	LOT 2
LOT 60	LOT 1



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BLANKET EASEMENT FOR ELECTRICAL LINES AND GAS MAINS IN FAVOR OF NORTHERN INDIANA PUBLIC SERVICE COMPANY
 RESIDUE "C"

BLANKET UTILITY EASEMENT IN FAVOR OF INDIANA BELL TELEPHONE COMPANY, INCORPORATED
 SOLD-OFF THE MEADOWS SECOND PLAT BOOK 15, PAGE 23 - BLOCK 6
 RESIDUE "A"

EASEMENT IN FAVOR OF NORTHERN INDIANA PUBLIC SERVICE COMPANY
 RESIDUE "B"

HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: E-5, LLC
 PARCEL: 6
 CODE: N/A
 PROJECT: 1382594
 ROAD: CLINE AVENUE & LAKE SHORE DRIVE
 COUNTY: LAKE
 SECTION: 23
 TOWNSHIP: 34 NORTH
 RANGE: 9 WEST

DRAWN BY: JLS
 CHECKED BY: JLS
 DES. NO.: 1382594

INSTRUMENT NUMBER 2006024320, DATED MARCH 17, 2006
 INSTRUMENT NUMBER 2006071129, DATED AUGUST 15, 2006
 INSTRUMENT NUMBER 2006081152, DATED SEPTEMBER 13, 2006
 SELL-OFF: INSTRUMENT NUMBER 2014-053898, DATED AUGUST 27, 2014
 REVISED APRIL 24, 2015 PER DESIGN CHANGES & SELL-OFF.

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

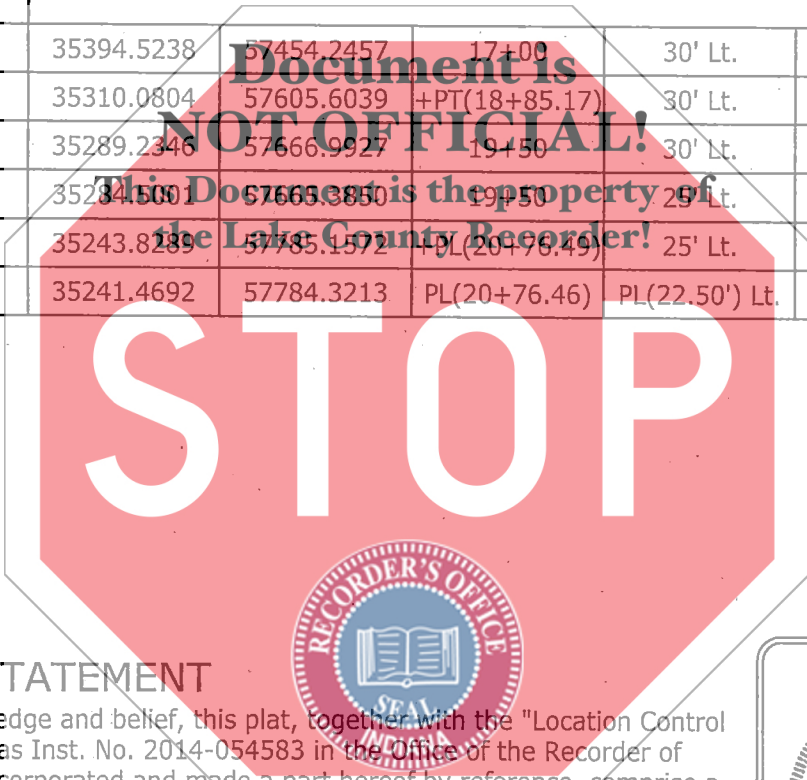
RIGHT-OF-WAY PARCEL PLAT
 Prepared for the Town of Cedar Lake, Indiana

by: AMERICAN

STRUCTUREPOINT
 INC.

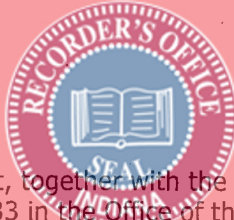
POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	℄
504	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
506					
507					
850					
851					
852					
608					
613	35310.0804	57605.6039	+PT(18+85.17)	30' Lt.	Line L
614	35289.2346	57666.9927	19+50	30' Lt.	Line L
615	35284.1500	57665.3850	19+50	29' Lt.	Line L
616	35243.8289	57785.1572	PL(20+76.46)	25' Lt.	Line L
633	35241.4692	57784.3213	PL(20+76.46)	PL(22.50') Lt.	Line L



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2014-054583 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 4/24/2015
 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: E-5, LLC	DRAWN BY: JLS
PARCEL: 6	CHECKED BY: JLS
CODE: N/A	DES. NO.: 1382594
PROJECT: 1382594	REVISED APRIL 24, 2015 PER DESIGN CHANGES & SELL-OFF.
ROAD: CLINE AVENUE & LAKE SHORE DRIVE	
COUNTY: LAKE	
SECTION: 23	
TOWNSHIP: 34 NORTH	
RANGE: 9 WEST	AMERICAN STRUCTUREPOINT, INC PROJECT NO. 2010.00771

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