

2016 002973

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MICHAEL B. BROWN
RECORDER

**TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)**

Form T-3
Revised 07/2014

Project: 0810541
Code: N/A
Parcel: 7&7A
Page: 1 of 3

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THIS INDENTURE WITNESSETH, That P.P.P. Farms, L.L.C., a/k/a P.P.P. Farms, of Lake County, Indiana, the Grantor(s) of Lake County, State of Indiana Grant(s) to the CITY OF HOBART, INDIANA, the Grantee, for and in consideration of the sum of Fifteen Hundred Fifty Dollars (\$1,550.00) (of which said sum \$0.00 represents land improvements acquired and \$1,550.00 represents land temporarily encumbered and damaged) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter, use and have possession of the Real Estate of the Grantor(s) for the purpose of sidewalk construction, which said work is incidental to the construction of the highway facility known as 3rd Street and as Project 0810541, which said Real Estate situated in the County of Lake, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).

The undersigned represents and warrants that he is the Manager of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to the Articles of Organization of the Grantor and the Operating Agreement of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the City of Hobart, Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Interests in land acquired by the City of
Hobart, IN
Grantee mailing address:
414 Main Street
Hobart, IN 46342
I.C. 8-23-7-31

FILED

JAN 19 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 19-
CASH CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK AN

010425

Form T-3
Revised 07/2014

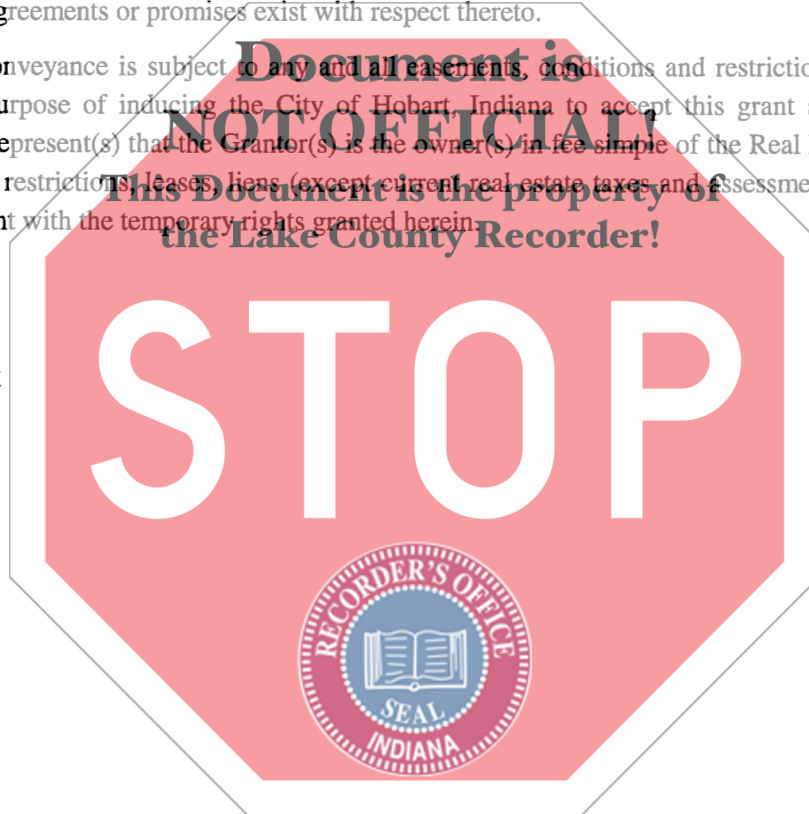
Project:	0810541
Code:	N/A
Parcel:	7&7A
Page:	2 of 3

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the City of Hobart, Indiana except:

The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing the City of Hobart, Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s) is the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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Project: 0810541
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Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument
this 11th day of December, 2015.

P.P.P. Farms, L.L.C., a/k/a B.P.P. Farms, of Lake County, Indiana

Richard Pluta (Seal) _____ (Seal)
Signature Signature

Richard Pluta, Managing Member
Printed Name Printed Name

STATE OF: INDIANA:
COUNTY OF LAKE:



Before me, a Notary Public in and for said State and County, personally appeared Richard Pluta, Managing Member of P.P.P. Farms, L.L.C., a/k/a P.P.P. Farms, of Lake County, Indiana, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 11th day of December, 2015.

Signature Jay Scott Herider
Printed Name Jay Scott Herider
My Commission expires April 14, 2023
I am a resident of Hamilton County.



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 Street
Hobart, IN 46342

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

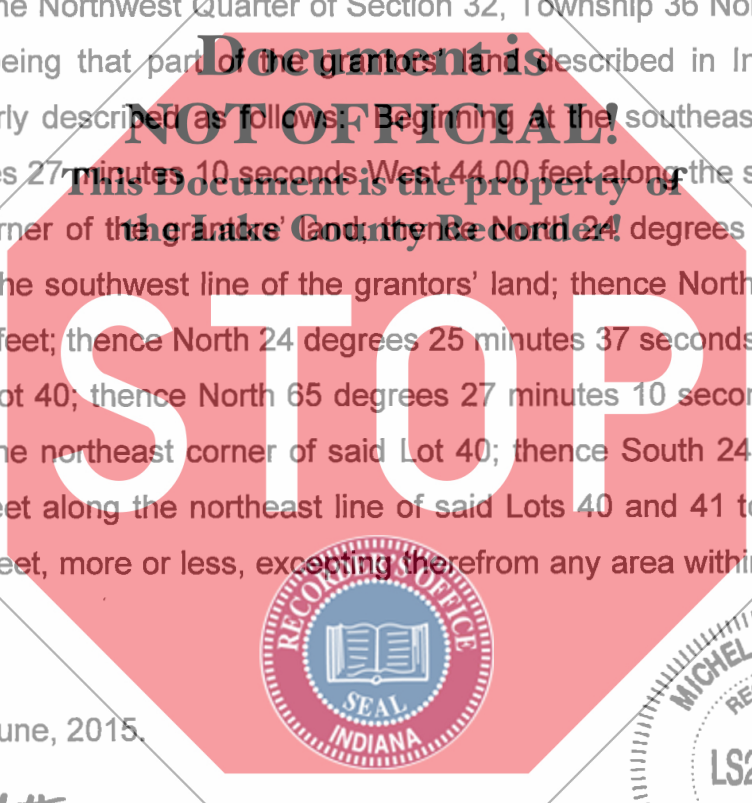
Legal Description prepared by Butler, Fairman & Seufert, Inc

EXHIBIT "A"

Project: 3rd Street & Center Street
Tax I.D.: 45-09-32-131-012.000-018

Parcel: 07
Sheet: 1 of 1

A part of Lots 40 and 41 of the Plat of the Town, now City of Hobart, recorded in Deed Record "D", Page 423 (all referenced documents are recorded in the Office of the Recorder of Lake County, Indiana), being part of the Northwest Quarter of Section 32, Township 36 North, Range 7 West, Lake County, Indiana, and being that part of the grantors' land described in Instrument Number 2000 015445, more particularly described as follows: Beginning at the southeast corner of Said Lot 41; thence South 65 degrees 27 minutes 10 seconds West 44.00 feet along the southeast line of said Lot 41 to the southwest corner of the grantors' land; thence North 24 degrees 25 minutes 37 seconds West 10.00 feet along the southwest line of the grantors' land; thence North 65 degrees 27 minutes 10 seconds East 41.00 feet; thence North 24 degrees 25 minutes 37 seconds West 122.00 feet to the northwest line of said Lot 40; thence North 65 degrees 27 minutes 10 seconds East 3.00 feet along said northwest line to the northeast corner of said Lot 40; thence South 24 degrees 25 minutes 37 seconds East 132.00 feet along the northeast line of said Lots 40 and 41 to the point of beginning, containing 806 square feet, more or less, excepting therefrom any area within the face of the existing building.



Given this 17th day of June, 2015.

Michelle A. Watts

Michelle A. Watts, P.S.
Registered Professional Land Surveyor
State of Indiana, Surveyor No. 21100021



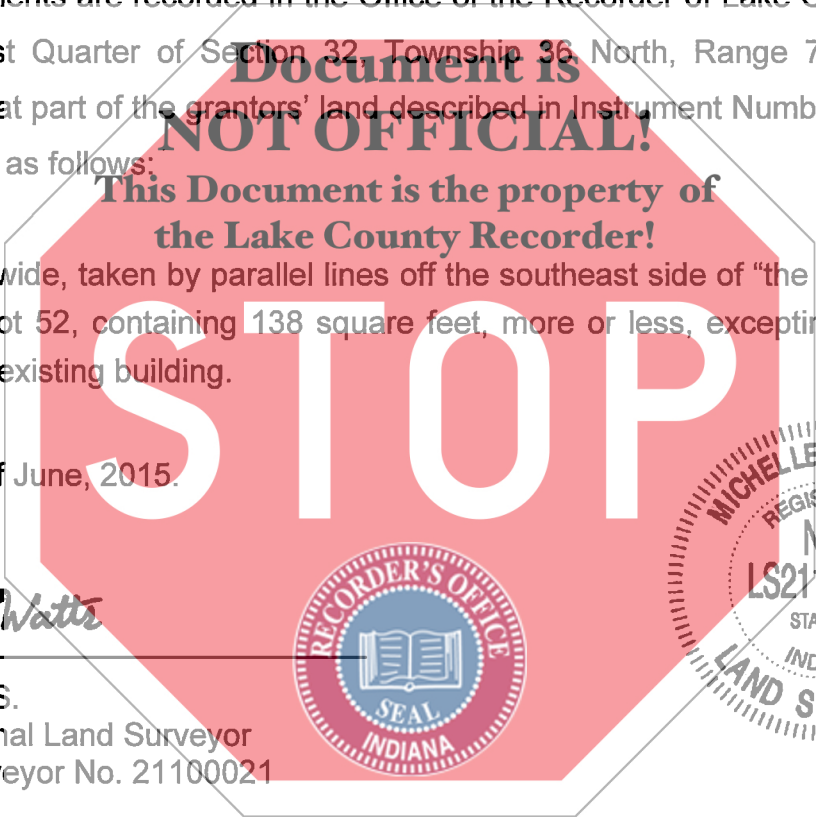
This description was prepared for the City of Hobart by Butler, Fairman & Seufert, Inc.
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EXHIBIT "A"

Project: 3rd Street & Center Street
Tax I.D.: 45-09-32-132-012.000-018

Parcel: 07A
Sheet: 1 of 1

A part of Lot 52 of the Plat of the Town, now City, of Hobart, recorded in Deed Record "D", Page 423 (all referenced documents are recorded in the Office of the Recorder of Lake County, Indiana), being part of the Northwest Quarter of Section 32, Township 36, North, Range 7 West, Lake County, Indiana, and being that part of the grantors' land described in Instrument Number 2002 021427, more particularly described as follows:

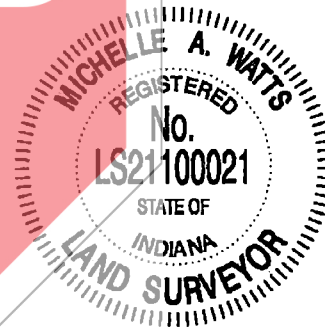


A strip of land 3 feet wide, taken by parallel lines off the southeast side of "the east 46 feet" (per said instrument) of said Lot 52, containing 138 square feet, more or less, excepting therefrom any area within the face of the existing building.

Given this 17th day of June, 2015.

Michelle A. Watts

Michelle A. Watts, P.S.
Registered Professional Land Surveyor
State of Indiana, Surveyor No. 21100021



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