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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 015065

2016 MAR 14 PM 1:32

MICHAEL B. BROWN
RECORDER

CROSS-REFERENCE: In accordance with Indiana Code § 32-23-2-5(a), the easement described below burdens the real estate acquired by Successor Trustee's Deed dated April 22, 2015, and recorded in the Office of the Recorder for Lake County, Indiana, as Document No. 2015 024612, on April 23, 2015 and re-recorded as Document No. 2015 031549, on May 21, 2015.

GAS FACILITIES EASEMENT

NIPSCO EASEMENT # 40325-1

Document is

NOT OFFICIAL!

Know All Men, That ~~Barry Van Deursen, as Successor Trustee of the Frances V. Van Deursen Trust dated July 14, 1977, as amended, an undivided 1/2 interest and to Barry Van Deursen, as Successor Trustee of the James M. Van Deursen Trust dated January 20, 1975, as amended, and undivided 1/2 interest, hereinafter called the "grantor(s)",~~ in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid to the grantors, hereby grant 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 29, Township 33N, Range 8W of the second Principal Meridian, in the county of Lake, State of Indiana, described as follows:

See "Exhibit A" for legal description and "Exhibit B" for sketch or drawing attached hereto and made a part thereof.

Access to the above described strip of land over the adjoining lands of the grantors 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 grantors on said strip of land, or on the lands of the grantors 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.

FILED

MAR 14 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

21122

\$19.00
M-E
CASH

The grantors 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 grantors. Grantor will not change the depth of cover or conduct grading operations within said strip of land.

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

The grantee shall and will indemnify and save the grantors 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 grantors hereby covenant that they are the owners in fee simple of said strip of land, are lawfully seized thereof, and have good right to grant and convey said easement herein, and guarantee the quiet possession thereof, that the said strip of land is free from all encumbrances, and that the grantors 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 grantors, and upon the grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 11th day of March, 2016.



Barry Van Deursen SUECTR
(Signed)

Barry Van Deursen, as Successor Trustee
of the Frances V. Van Deursen Trust dated
July 14, 1977, as amended
BARRY VAN DEURSEN SUECTR
(Printed)

Barry Van Deursen SUECTR
(Signed)

Barry Van Deursen, as Successor Trustee
of the James M. Van Deursen Trust dated
January 20, 1975, as amended
BARRY VAN DEURSEN SUECTR
(Printed)

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

Personally appeared before me the undersigned, a Notary Public in and for said county and state, Barry Van Deursen, as Successor Trustee of the Frances V. Van Deursen Trust dated July 14, 1977, as amended and Barry Van Deursen, as Successor Trustee of the James M. Van Deursen Trust dated January 20, 1975, as amended, who acknowledged the execution of the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and notarial seal this 11th day of March, 2016.

Print Name Rosemarie E. Moyer
Sign Name Rosemarie E. Moyer
Notary Public

My Commission Expires May 10, 2022
A Resident of Lake County, Indiana



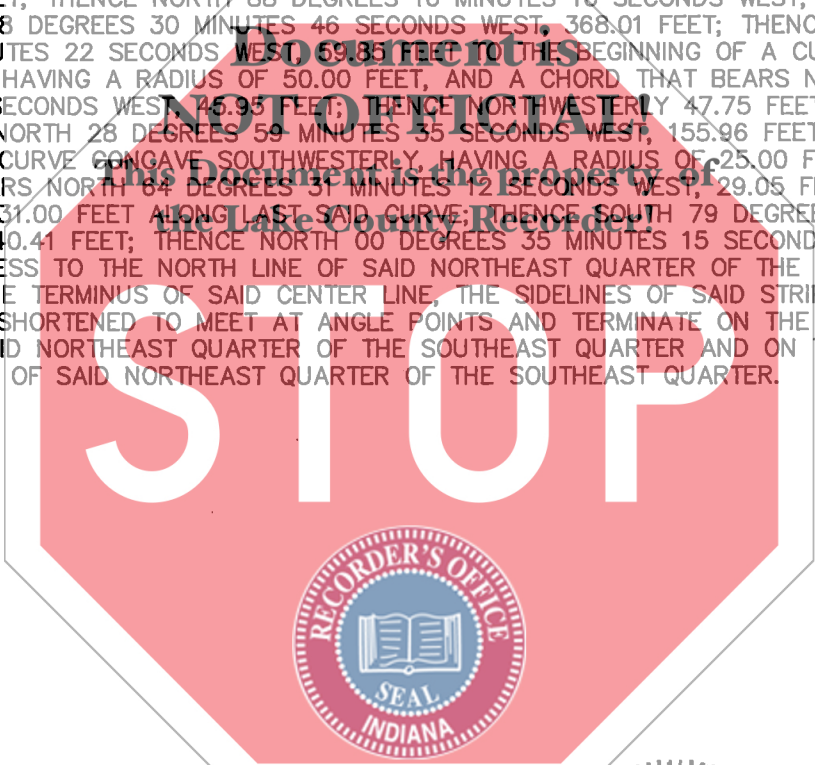
I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Suzanne Kizior

This instrument was prepared by and should be returned to the following upon recording:
Suzanne Kizior, Nisource Survey & Land, 801 East 86th Avenue, Merrillville, Indiana 46410.

EXHIBIT "A"

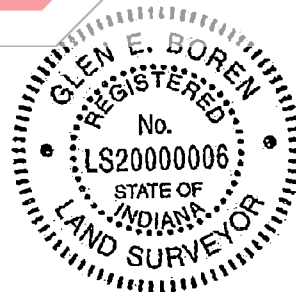
LEGAL DESCRIPTION:

A 10 FOOT WIDE STRIP OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 01 DEGREES 00 MINUTES 29 SECONDS EAST (BASIS OF BEARINGS IS ASSUMED), 3274.75 FEET MEASURED ALONG THE EAST LINE OF SAID SECTION 29 FROM THE NORTHEAST CORNER OF SAID SECTION 29 MARKED BY A SURVEY MARKER NAIL, SAID EAST LINE MEASURING SOUTH 01 DEGREES 00 MINUTES 29 SECONDS EAST, 5290.27 FEET FROM SAID MONUMENT FOUND AT SAID NORTHEAST CORNER TO A 2-INCH BRASS DISK FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 29, THENCE NORTH 89 DEGREES 34 MINUTES 09 SECONDS WEST, 480.42 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 10 SECONDS WEST, 194.88 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 46 SECONDS WEST, 368.01 FEET; THENCE NORTH 83 DEGREES 42 MINUTES 22 SECONDS WEST, 146.95 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS NORTH 56 DEGREES 20 MINUTES 59 SECONDS WEST, 146.95 FEET; THENCE NORTHWESTERLY 47.75 FEET ALONG SAID CURVE; THENCE NORTH 28 DEGREES 59 MINUTES 35 SECONDS WEST, 155.96 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS NORTH 84 DEGREES 31 MINUTES 12 SECONDS WEST, 29.05 FEET; THENCE NORTHWESTERLY 31.00 FEET ALONG SAID CURVE; THENCE SOUTH 79 DEGREES 57 MINUTES 12 SECONDS WEST, 40.41 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 15 SECONDS WEST, 450.44 FEET MORE OR LESS TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE TERMINUS OF SAID CENTER LINE, THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS AND TERMINATE ON THE EAST AT SAID EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ON THE NORTH AT SAID NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.



GRANTOR:

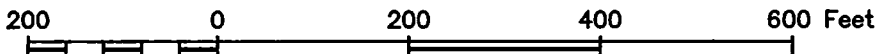
BARRY VAN DEURSEN, SUCCESSOR
 FRANCES V. VAN DEURSEN TRUST DATED 7/14/77
 (1/2 INTEREST)
 BARRY VAN DEURSEN SUCCESSOR
 JAMES M. VAN DEURSEN TRUST DATED 1/20/75
 (1/2 INTEREST)
 DOC. NO. 2015 024612, REC. 4/23/15
 RE-RECORDED AS:
 DOC. NO. 2015 031549, REC. 5/21/15



Glen E. Boren

Reference Name: VAN DEURSEN
 Survey Job No: S16104
 Scale: 1"=200'
 Drawn By: G.B.
 Date: 2/15/16
 /16104/16104.DWG
 Sec. 29-33-8

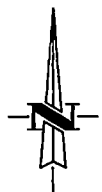
THIS DRAWING IS NOT
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 SURVEYOR LOCATION REPORT.



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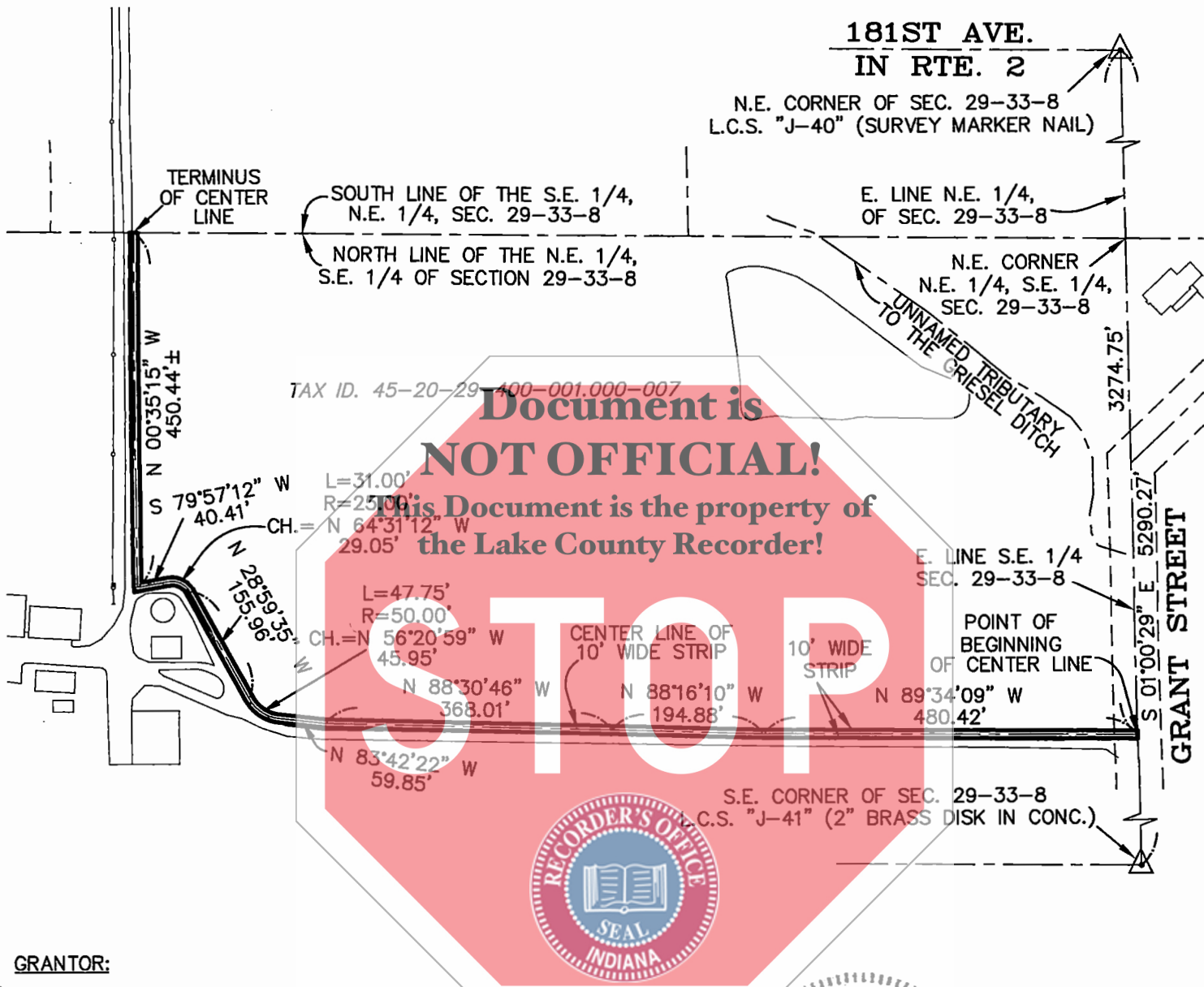


**Plumb
 Tuckett
 & Associates**



64 West 67th Place • Merrillville, IN 46410
 Phone:(219) 736-0555 Fax:(219) 769-0178

EXHIBIT "B"



GRANTOR:

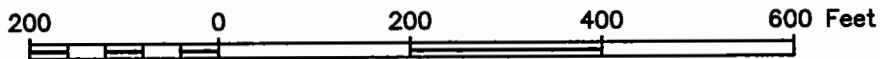
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L.C.S. - LAKE COUNTY SURVEYOR

Plumb Tuckett & Associates

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