

2016 048524

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MICHAEL B. BROWN
RECORDER

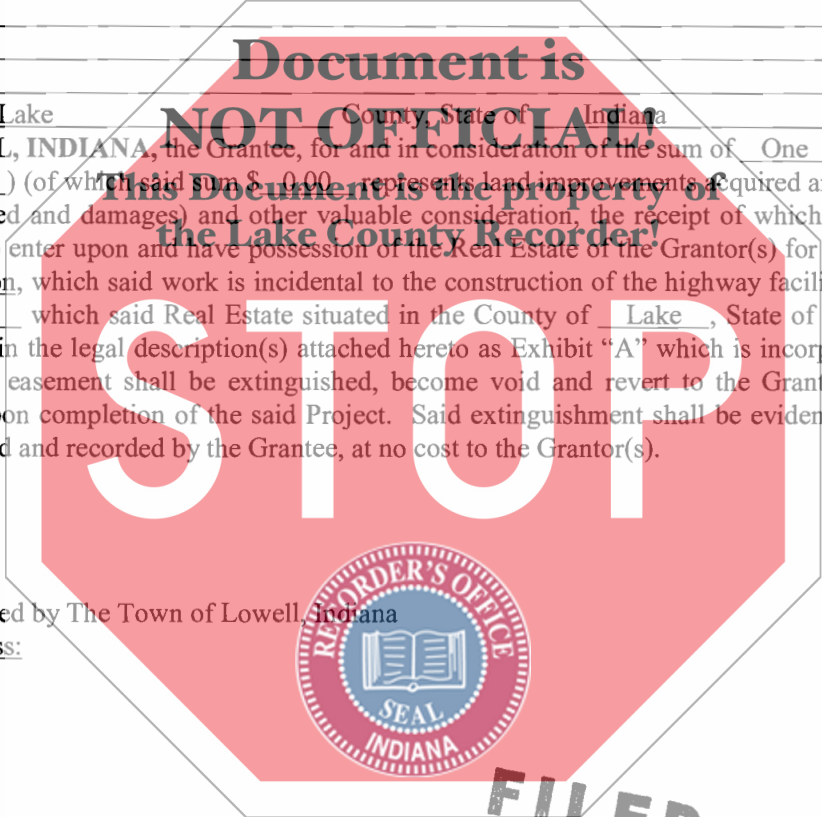
**TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)**

Form T-3
Revised 07/2014

Project: 1000077
Code: N/A
Parcel: 35A
Page: 1 of 4

THIS INDENTURE WITNESSETH, That The Town of Lowell, Indiana

the Grantor(s), of Lake County, State of Indiana Grant(s) to **THE TOWN OF LOWELL, INDIANA**, the Grantee, for and in consideration of the sum of One Dollars and NO/100 (\$ 1.00) (of which said sum \$ 0.00 represents land improvements required and \$ 1.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of Grading and Landscape Construction, which said work is incidental to the construction of the highway facility known as S.R. 2 and as Project 1000077 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).



Interests in land acquired by The Town of Lowell, Indiana
Grantee mailing address:
501 East Main Street
P.O. Box 157
Lowell, IN 46356

FILED

NO SALES DISCLOSURE NEEDED AUG 01 2016

Approved Assessor's Office **JOHN E. PETALAS**
LAKE COUNTY AUDITOR

By: AW

014243

#19
1st Group
CA

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The undersigned represents and warrants that he is the Town Council President of the Grantor, that pursuant to resolution of the Town Council he has full authority to manage the affairs of said Town and sign and execute documents on its behalf and that said authority has not been revoked, and that he is therefore, fully authorized and empowered to convey to **THE TOWN OF LOWELL, INDIANA** real estate of the Town, and that on the date of execution of said conveyance instruments he had full authority to so act.

For use as a state/town highway or for highway purposes.

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 TOWN OF LOWELL, INDIANA** except:

NONE

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This Document is the property of the Lake County Recorder!

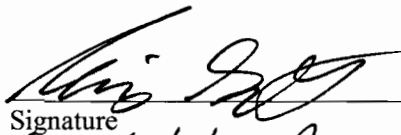
The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

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 TOWN OF LOWELL, 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.



IN WITNESS WHEREOF, the said Grantor(s) ha s _____ executed this instrument this 25th day
of April, 2016.

The Town of Lowell, Indiana

By _____ (Seal)		_____ (Seal)
Signature	Signature	
<u>Chris Salatas, President of Town Council</u>	<u>Chris Salatas, President of Town Council</u>	
Printed Name and Title	Printed Name and Title	

STATE OF INDIANA

COUNTY OF LAKE

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Before me, a Notary Public in and for said State and County, personally appeared Chris Salatas, President of Town Council of The Town of Lowell, 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.

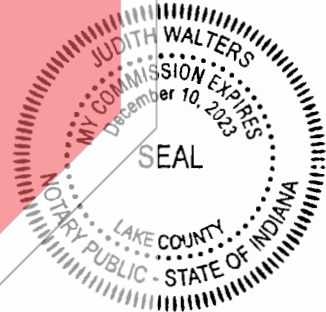
Witness my hand and Notarial Seal this 25th day of April, 2016.



Signature
Printed Name
Judith Walters

My Commission expires 12/10/2023

I am a resident of Lake County.



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Instrument prepared by David W. Westland, Westland & Bennett P.C., 141 West U.S. Highway 30, Second floor, Schererville, IN 46375, Attorney No. 18943-64

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, David W. Westland



EXHIBIT "A"

Project: 1000077
Parcel: 35A
Tax Key No. 45-19-24-351-022.000-008

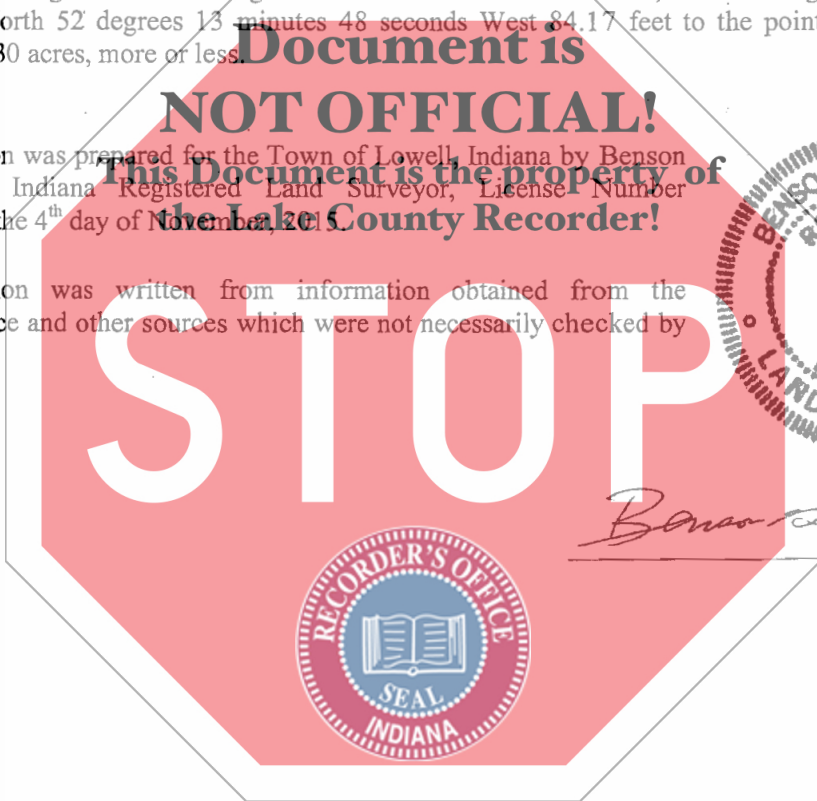
Sheet 1 of 1
T-3
Temporary Easement

Part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 33 North, Range 9 West of the Second Principal Meridian and being that part of the grantors' land described as follows:

Commencing at the southwest corner of said Quarter Quarter Section; thence North 00 degrees 26 minutes 43 seconds West 247.50 feet along the west line of said Quarter Quarter Section; thence South 89 degrees 46 minutes 38 seconds West 531.88 feet to a corner of the grantor's land; thence North 00 degrees 26 minutes 43 seconds West 14.81 feet parallel to the west line of said Quarter Quarter Section and along the west line of the grantor's land to the point of beginning of this description; thence continuing North 00 degrees 46 minutes 38 seconds West 3.82 feet along the west line of the grantor's land; thence South 52 degrees 14 minutes 04 seconds East 86.52 feet to a curve to the left having a radius of 786.54 feet and a chord bearing of South 58 degrees 38 minutes 57 seconds East; thence along said curve 176.06 feet; thence North 74 degrees 34 minutes 55 seconds East 6.20 feet; thence South 65 degrees 53 minutes 25 seconds East 85.81 feet to the east line of the grantor's land; thence South 00 degrees 26 minutes 43 seconds East 3.17 feet parallel to the west line of said Quarter Quarter Section and along the east line of the grantor's land to a non-tangent curve to the right having a radius of 788.50 feet and a chord bearing of North 61 degrees 59 minutes 50 seconds West; thence along said curve 268.82 feet; thence North 52 degrees 13 minutes 48 seconds West 84.17 feet to the point of beginning and containing 0.030 acres, more or less.

This description was prepared for the Town of Lowell, Indiana by Benson G. Hinshaw, Indiana Registered Land Surveyor, License Number 29500009, on the 4th day of November, 2015.

This description was written from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.



Benson G. Hinshaw