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2016 058211

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 AUG 25 PM 4: 15

Page 1 of 2  
MICHAEL B. BROWN  
RECORDER

State of Indiana  
Department of Transportation  
**FUTURE TRAFFIC SIGNAL COVENANT**

This covenant is made and entered into this 2 day of October, 20 15, by  
Mill Creek Development, LLC (hereinafter referred to as OWNER)  
(Property Owner's Name - Print or Type)  
and the State of Indiana, acting by and through the Indiana Department of Transportation (hereinafter referred to as INDOT).

In consideration for INDOT granting commercial driveway permit # T0000093920  
for the construction of an approach from the property as described in Attachment "A" onto highway #  
231 at reference post # 296.26, INDOT in  
its sole discretion may require OWNER and his/her successors, or assigns to design and install a traffic  
signal at the above location when the minimum warrants for a traffic signal are met. INDOT shall perform  
or cause to be performed a traffic signal analysis at the intersection of the driveway with the highway.  
The traffic signal analysis shall be performed in accordance with the Indiana Manual on Uniform Traffic  
Control Devices.

The cost to design and prepare plans and specifications, cost of warrant analysis, cost of construction of  
traffic signal and appurtenances, cost to acquire any required right-of-way, cost of reimbursable utility  
expenses, cost to solicit and let bids, cost to inspect construction, and cost of electrical energy shall be  
borne by the OWNER. The cost of maintenance shall be borne by INDOT. All the work shall be done as  
per current INDOT standards and by INDOT approved Registered Professional Engineer/Contractor.

It is understood and agreed that this covenant shall run with the land and shall be binding upon the  
parties and all persons claiming under them. This covenant shall automatically terminate ten (10) years  
from the date of its execution.

A separate agreement shall be prepared by INDOT to be entered into by OWNER for the installation of a  
traffic signal. The undersigned hereby represents that he/she has full authority to enter into this covenant  
on behalf of Mill Creek Development LLC.

Scott M...  
District Regulatory Supervisor

Alant. Holdmead  
District Traffic Engineer

Rick Powers  
District Director



Todd Olthof  
Owner's Name - Print or Type

[Signature]  
Signature

8051 Wicker Ave, Suite A  
Address

St John IN 46373  
City State Zip

(219) 558-8080  
Telephone

**FILED**

AUG 25 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

now  
con  
\$18.00  
JAS cash

T0000093920	APPLICATION NUMBER
US-231	ROAD NUMBER
Lake	COUNTY
10/19/16	ISSUE DATE
E1527CD0006	PERMIT NUMBER
10/19/16	EXPIRATION DATE

"Form approved by State Board of Accounts, 1996"  
State Form 48176 (11-96)

**State of Indiana  
Department of Transportation  
FUTURE TRAFFIC SIGNAL COVENANT**

**ACKNOWLEDGEMENT**

State of Indiana, County of Lake, SS:  
Before me, the undersigned Notary Public in and for the said County personally appeared

Todd Olthof

(Name of Signer)

and acknowledged the execution of the foregoing contract on this 2 day of October, 20 15.

Witness my hand seal the said last named date.

My Commission Expires

4-7-16

**This Document is the property of  
the Lake County Recorder!**

*Becki R. Massig*  
Notary Public



Lake  
County of Residence

**ACKNOWLEDGEMENT**

State of Indiana, County of LaPorte, SS:  
Before me, the undersigned Notary Public in and for the said County personally appeared

Scott Mason, Allan Holdrege & Rick Powers,

(Name of Signer)

and acknowledged the execution of the foregoing contract on this 10 day of October, 20 15.

Witness my hand seal the said last named date.

My Commission Expires

Sept. 16, 2020

*Shawn Bartos*  
Notary Public

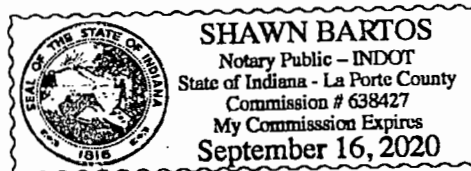
LaPorte  
County of Residence

This Instrument Prepared By:

*Kawad Furnu*  
INDOT-ATTORNEY

"Form approved by State Board of Accountys, 1996"  
State Form 48176 (11-96)

"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."  
PREPARED BY: [Signature]



70000093920	APPLICATION NUMBER
US-231	ROAD NUMBER
Lake	COUNTY
10/19/15	ISSUE DATE
E15L7CD0006	PERMIT NUMBER
10/19/16	EXPIRATION DATE

EXHIBIT A

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 048382

2015 AUG -3 AM 10:15

MICHAEL B. BROWN  
RECORDER

Mail tax bills to: Mill Creek Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

WARRANTY DEED

JUL 29 2015

THIS INDENTURE WITNESSETH, That PARRISH LAND, INC., an Indiana corporation

("Grantor") of Lake County in the State of Indiana

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20242

CONVEYS AND WARRANTS TO MILL CREEK DEVELOPMENT LLC, an Indiana limited liability company, ("Grantee") located at 8051 Wicker Avenue, Suite A, St. John, Indiana 46373 of Lake County in the State of Indiana in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:



THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10; THENCE SOUTH 00 DEGREES 02 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1380.20 FEET; THENCE NORTH 21 DEGREES 45 MINUTES 19 SECONDS WEST, A DISTANCE OF 114.74 FEET; THENCE NORTH 33 DEGREES 00 MINUTES 42 SECONDS WEST, A DISTANCE OF 74.53 FEET; THENCE NORTH 43 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 69.64 FEET; THENCE NORTH 54 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 69.65 FEET; THENCE NORTH 58 DEGREES 04 MINUTES 17 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 31 DEGREES 55 MINUTES 43 SECONDS WEST, A DISTANCE OF 360.00 FEET; THENCE SOUTH 58 DEGREES 04 MINUTES 17 SECONDS EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 32 DEGREES 19 MINUTES 10 SECONDS EAST, A DISTANCE OF 50.55 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 33 SECONDS EAST, A DISTANCE OF 107.51 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE SOUTHWESTERLY 106.42 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING SOUTH 62 DEGREES 01 MINUTE 11 SECONDS WEST, AND A CHORD DISTANCE OF 105.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 312.17 FEET ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 245.00 FEET, A CHORD BEARING SOUTH 85 DEGREES 15 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE 291.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 58 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 202.53 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 200.58 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 270.00 FEET, A CHORD BEARING NORTH 36 DEGREES 57 MINUTES 00 SECONDS WEST, AND A CHORD DISTANCE 196.00 FEET; THENCE NORTH 74 DEGREES 19 MINUTES 56 SECONDS EAST, A DISTANCE OF 133.16 FEET; THENCE NORTH 21 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 120.91 FEET; THENCE NORTH 28 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 69.14 FEET; THENCE NORTH 37 DEGREES 41 MINUTES 17 SECONDS WEST, A DISTANCE OF 109.61 FEET; THENCE NORTH 49 DEGREES 54 MINUTES 07 SECONDS WEST, A DISTANCE OF 180.13 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 51 SECONDS EAST, A DISTANCE OF 101.06 FEET; SOUTH 66 DEGREES 46 MINUTES 49 SECONDS EAST, A DISTANCE OF 85.35 FEET; NORTH 31 DEGREES 55 MINUTES 43 SECONDS EAST, A DISTANCE OF 185.00 FEET; SOUTH 58 DEGREES 04 MINUTES 17 SECONDS EAST, A DISTANCE OF 2.78 FEET; THENCE NORTH 31 DEGREES 55 MINUTES 43 SECONDS EAST A DISTANCE OF 125.00 FEET; NORTH 00 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 153.76 FEET TO THE SOUTH LINE OF

FIDELITY NATIONAL  
TITLE COMPANY 920150276

18  
2015

THE NORTH 600.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 13 MINUTES 51 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 663.87 FEET TO THE WEST LINE OF THE EAST 175.00 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 33 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 600.06 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; SOUTH 89 DEGREES 13 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 175.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 911,187.69 SQUARE FEET (20.918 ACRES), MORE OR LESS

Subject to all covenants, easements and restrictions of record.  
Subject to 2015 real estate taxes payable 2016, and all years thereafter.

Dated this 23 day of July, 2015.  
**This Document is the property of  
the Lake County Recorder!**



By: \_\_\_\_\_  
Name: Greg A. Bower  
Title: Vice Pres

**AFFIRMATION**

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.

By: Joan M. Poracky

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23<sup>RD</sup> day of July, 2015, personally appeared: GREG A BOWER as VICE PRESIDENT of Parrish Land, Inc. an Indiana limited liability company, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 2/23/16  
Resident of LAKE

Signature: Joan Marie Poracky  
County Printed: LAKE



This instrument prepared by and return after recording to: Greg A. Bower, Koransky, Bower & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, Indiana 46311