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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 045053

2017 JUL 20 PM 1:24

MICHAEL B. BROWN  
RECORDER

**PERMANENT EASEMENT AGREEMENT**

STATE OF INDIANA

PROJECT NAME: Illiana Christian High School Association

COUNTY OF LAKE

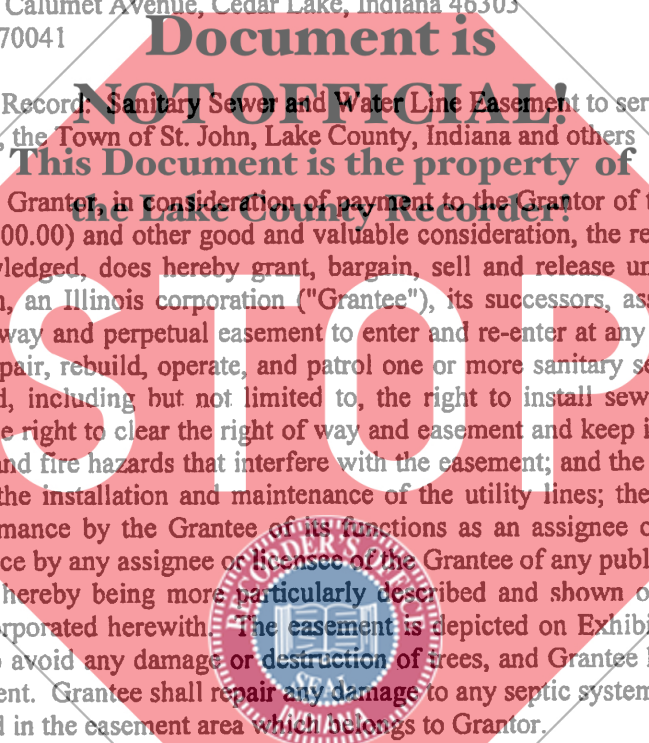
BENEFITED PARCEL NO: 45-14-12-200-005.000-013

Subject Parcel Number: 45-14-12-200-007.000-013

Property Address: 10904 Calumet Avenue, Cedar Lake, Indiana 46303

Deed Reference: 2006 070041

Brief Description for the Record: Sanitary Sewer and Water Line Easement to serve Illiana Christian High School Association, the Town of St. John, Lake County, Indiana and others



The undersigned Grantor, in consideration of payment to the Grantor of the sum of Twenty Five Thousand Dollars (\$25,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and release unto the Illiana Christian High School Association, an Illinois corporation ("Grantee"), its successors, assigns and licensees, the right, privilege, right of way and perpetual easement to enter and re-enter at any time and to install, dig, build, erect, maintain, repair, rebuild, operate, and patrol one or more sanitary sewer public utilities and water lines, underground, including but not limited to, the right to install sewer and water pipes and related appurtenances; the right to clear the right of way and easement and keep it clear of brushes, trees, buildings, obstructions, and fire hazards that interfere with the easement; and the right to remove trees, if any, that interfere with the installation and maintenance of the utility lines; the above described rights being incident to performance by the Grantee of its functions as an assignee or operator of a utilities system, or the performance by any assignee or licensee of the Grantee of any public utilities functions, the premises to be affected hereby being more particularly described and shown on Exhibit A, which are attached hereto and incorporated herewith. The easement is depicted on Exhibit B. The Grantee shall take reasonable action to avoid any damage or destruction of trees, and Grantee has no intention to clear the trees from the easement. Grantee shall repair any damage to any septic system, drain tile, or any other personal property located in the easement area which belongs to Grantor.

Together with any and all rights normally incident thereto, and particularly the right of ingress and egress thereto from time to time as necessary for construction, reconstruction, enlargement and/or maintenance. To have and to hold the same unto the Grantee, its successors and assigns forever. It is the intent of the Grantee to eventually convey the utilities to the Town of St. John, Indiana and assign this easement to the Town of St. John, Indiana, and the Grantor agrees to take any and all necessary actions and measures to cooperate with Grantee's efforts to accomplish the transfer of this easement and the transfer of the utilities to the Town of St. John, Indiana.

Grantee shall keep the easement premises free of any liens resulting from any work performed by and on behalf of Grantee, and indemnify, defend and hold harmless Grantor from and against any and all claims, demands, damages, liabilities, costs, expenses and liens arising out of the work performed by or on behalf of Grantee. If any trees are destroyed by Grantee's actions, grantee shall replace each destroyed

Illiana/Easement Agreement Ampro, Lak Co, Ind. Permanent

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JOHN E. PETALAS  
LAKE COUNTY RECORDER

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tree with two (2) trees that are at least 2" caliper and that match exactly the type of species destroyed or removed by Grantee, in a mutually agreed upon location. Grantee shall bear all the costs of construction and restoration. Grantee shall perform all work in a good and workmanlike manner and restore the surface of the easement premises to its original condition.

The Grantor(s) shall have the right to use the above-described strip for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted, provided that the Grantor(s) shall not erect or construct any building or other structure thereon; maintain or permit any underground or over ground system of piping, poles or wiring within such strip; without the express written permission of the Grantee.

IN WITNESS WHEREOF these presents have been duly executed under seal by the Grantor(s) on this the 20 day of June, 2017.

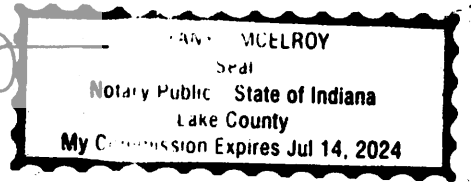


STATE OF INDIANA  
COUNTY OF LAKE

I, a Notary Public in and for County and State aforesaid, do hereby certify that Beverly Ambroziak, Timothy J. Ambroziak and Michael A. Ambroziak personally known to me to be the same persons whose names are subscribed to the foregoing instrument in person and acknowledged they signed and delivered the said instrument as their own free and voluntary act.

Given under my hand and notarial seal this 20 day of June, 2017.

Notary Public



My Commission Expires: 07/14/2024

My County of Residence: Lake

**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. Greg Bouwer

**THIS INSTRUMENT PREPARED BY AND RETURN AFTER RECORDING TO:  
GREG A. BOUWER (#16368-53), KORANSKY, BOUWER & PORACKY, P.C.  
425 JOLIET STREET, SUITE 425, DYER, IN 46311**

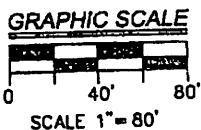
EXHIBIT A

**PERMANENT PUBLIC UTILITY EASEMENT**

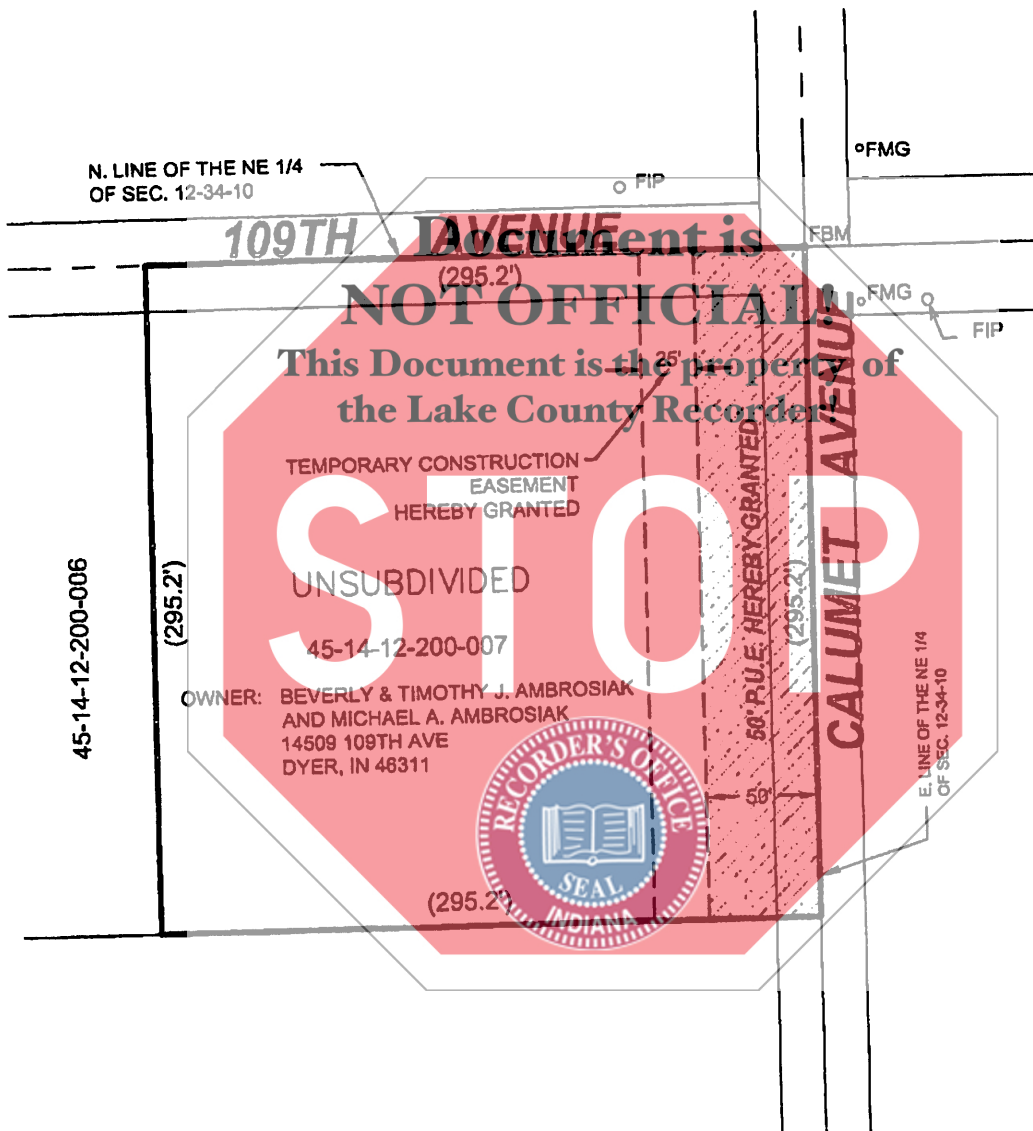
THE EAST 50 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ON THE NORTH LINE OF SAID SECTION 295.2 FEET; THENCE SOUTH 295.2 FEET; THENCE EAST 295.2 FEET TO THE EAST LINE OF SAID SECTION; THENCE NORTH 295.2 FEET TO THE PLACE OF BEGINNING.




**EXHIBIT "B"**  
**PERMANENT EASEMENT**  
**10904 CALUMET AVE., DYER, IN 46311**



 = PROPOSED 50' PUBLIC UTILITY EASEMENT



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 **Engineers  
Scientists  
Surveyors**  
 9420 Calumet Ave.  
 St. John, IN 46373  
 219-558-8850  
 219-365-8448 fax  
 v3co.com

**PREPARED FOR:**  
 ILLIANA CHRISTIAN HIGH SCHOOL  
 2261 Indiana Avenue  
 Lansing, IL 60438  
 (708) 474-0515

PROJECT NO. 13154.03  
 GROUP NO. VP10.1  
 SCALE: 1"=80'  
 DATE: 11/10/2016