

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 048448

2017 AUG -3 PM 12:12

MICHAEL B. BROWN
RECORDER

PARTIAL RELEASE AND VACATION OF EASEMENT
(Affects Document #824967 recorded October 18, 1985)

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This Partial Release And Vacation Of Easement is made this day by SVT, LLC, an Indiana limited liability company for the benefit of CEDAR LAKE VENTURES ONE, LLC, an Indiana limited liability company.

WHEREAS, an easement and maintenance agreement for ingress, egress and parking purposes was made and granted to The Estate of James W. Myers, Jr., Deceased (“Estate”) by Calumet National Bank, Hammond, Indiana, as Trustee under the provisions of a certain Trust Agreement dated December 12, 1972, and known as Trust P-1754, (“Trust”) by way of the instrument dated October 15, 1985, and recorded on October 18, 1985, of Document No. 824967 in the Office of the Recorder of Lake County, Indiana (the “Easement”); and

WHEREAS, Cedar Lake Ventures One, LLC is the successor in interest to part of the real estate described in the Easement as Parcel I, which part of Parcel I is a part of the servient estate under the Easement; and

WHEREAS, SVT, LLC is the successor in interest to the real estate described in the Easement as Parcel II, which Parcel II is the dominant estate under the Easement; and

WHEREAS, Cedar Lake Ventures One, LLC intends to construct a commercial building on a part of Parcel I and has requested that SVT, LLC release the Easement from the following described part of said Parcel I (the “Building Parcel”):

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AND BEING PART OF PARCEL 1 DESCRIBED IN AN AGREEMENT RECORDED AS DOCUMENT NUMBER 824967 ON OCTOBER 18, 1985 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, (ASSUMED BEARING). 631.74 FEET ALONG THE EAST LINE OF SAID SECTION 28; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 30.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 89 DEGREES 27 MINUTES 41 SECONDS WEST, 410.0 FEET ALONG THE SOUTH LINE OF SAID PARCEL 1 TO THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 00 DEGREES 32 MINUTES 19 SECONDS EAST, 251.33 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF A PARCEL OF LAND DESCRIBED TO SVT, LLC IN A LIMITED LIABILITY COMPANY WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2012-024929 ON APRIL

cl. 25.
8556
D

13, 2012 IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING: THENCE CONTINUING NORTH 00 DEGREES 32 MINUTES 19 SECONDS EAST, 128.84 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, 66.42 FEET ALONG SAID NORTH LINE TO A LINE 370 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SECTION 28; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 128.21 FEET PARALLEL WITH SAID EAST LINE OF SECTION 28 TO SAID NORTH LINE OF SAID SVT PARCEL: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 67.62 FEET ALONG SAID NORTH LINE OF SAID SVT PARCEL TO THE POINT OF BEGINNING, SAID PART CONTAINING 0.20 ACRES MORE OR LESS.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SVT, LLC hereby RELEASES AND VACATES the Easement from the Building Parcel.

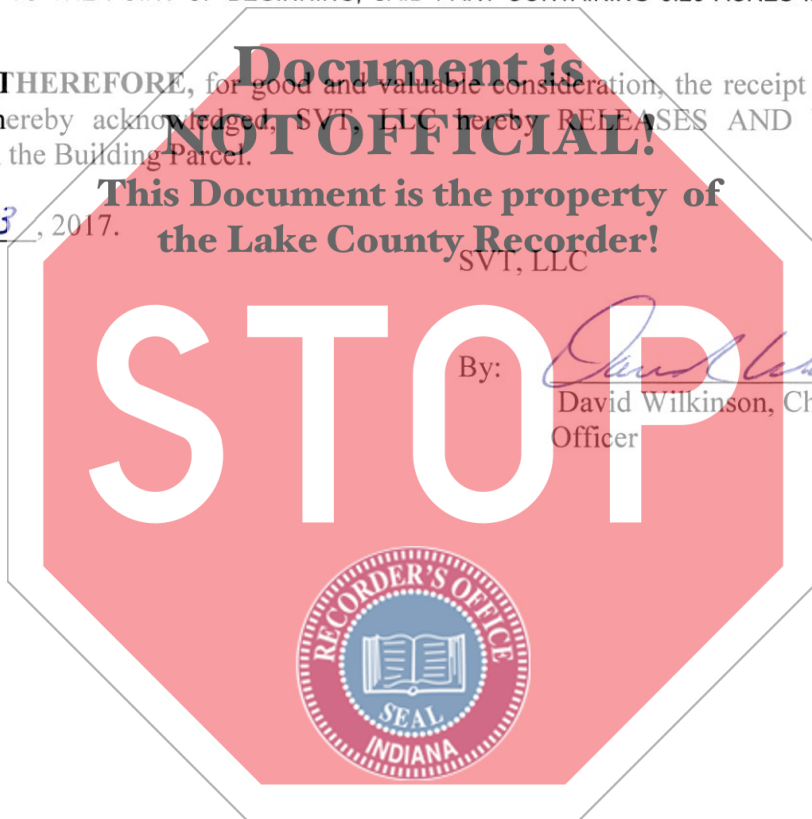
Dated June 13, 2017.

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

SVT, LLC

By:


David Wilkinson, Chief Operating
Officer



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of June, 2017, personally appeared David Wilkinson, in his capacity as the Chief Operating Officer of SVT, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing Partial Release And Vacation Of Easement.



Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Frances M. King

Notary Public
Printed Name: Frances M. King

Commission Expiration Date:
11-09-2023

County of Residence:
Lake

I affirm that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law. Patrick A. Schuster



Prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307

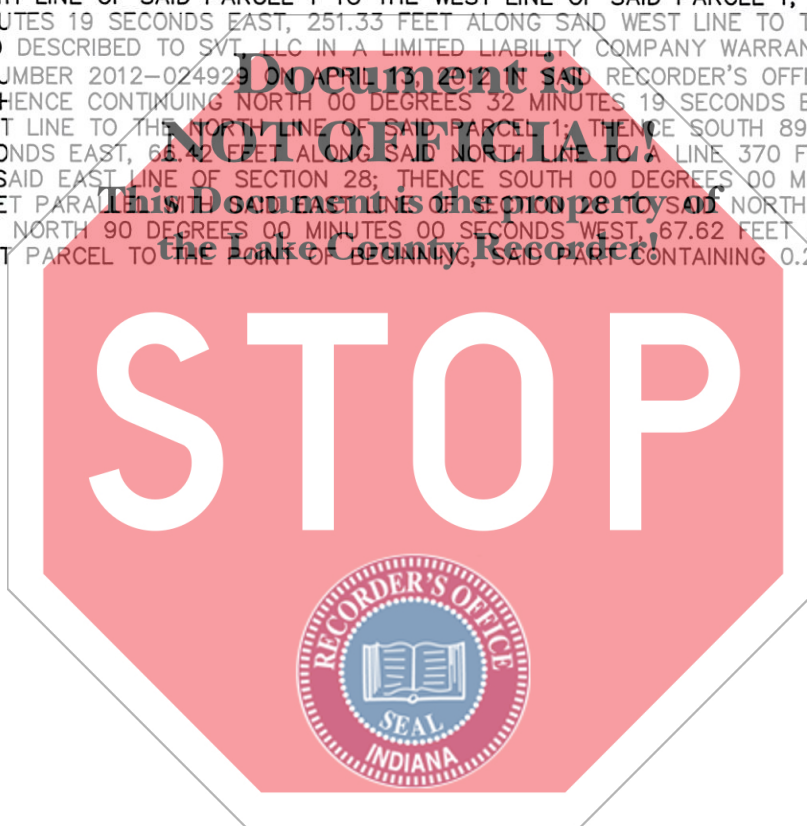
EXHIBIT DESCRIPTION

SHEET 1 OF 2

PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AND BEING PART OF PARCEL 1 DESCRIBED IN AN AGREEMENT RECORDED AS DOCUMENT NUMBER 824967 ON OCTOBER 18, 1985 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS:

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THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

Reference Name: ROSSMAN
Survey Job No: S17564
Scale: 1"=60'
Drawn By: G.B.
Date: 5/23/17
/17564/17564.DWG
Sec. 28-34-9



Glen E. Boren

AFFECTED PARCEL:

TAX ID. 45-15-28-228-023.000-014
CEDAR LAKE VENTURES ONE, LLC
WARRANTY DEED
DOC. NO. 2007 079947
REC. 10/5/07



DVG Team Inc.
1155 Troutwine Road
Crown Point, IN 46307
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www.dvgteam.com

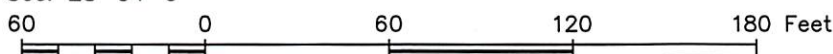
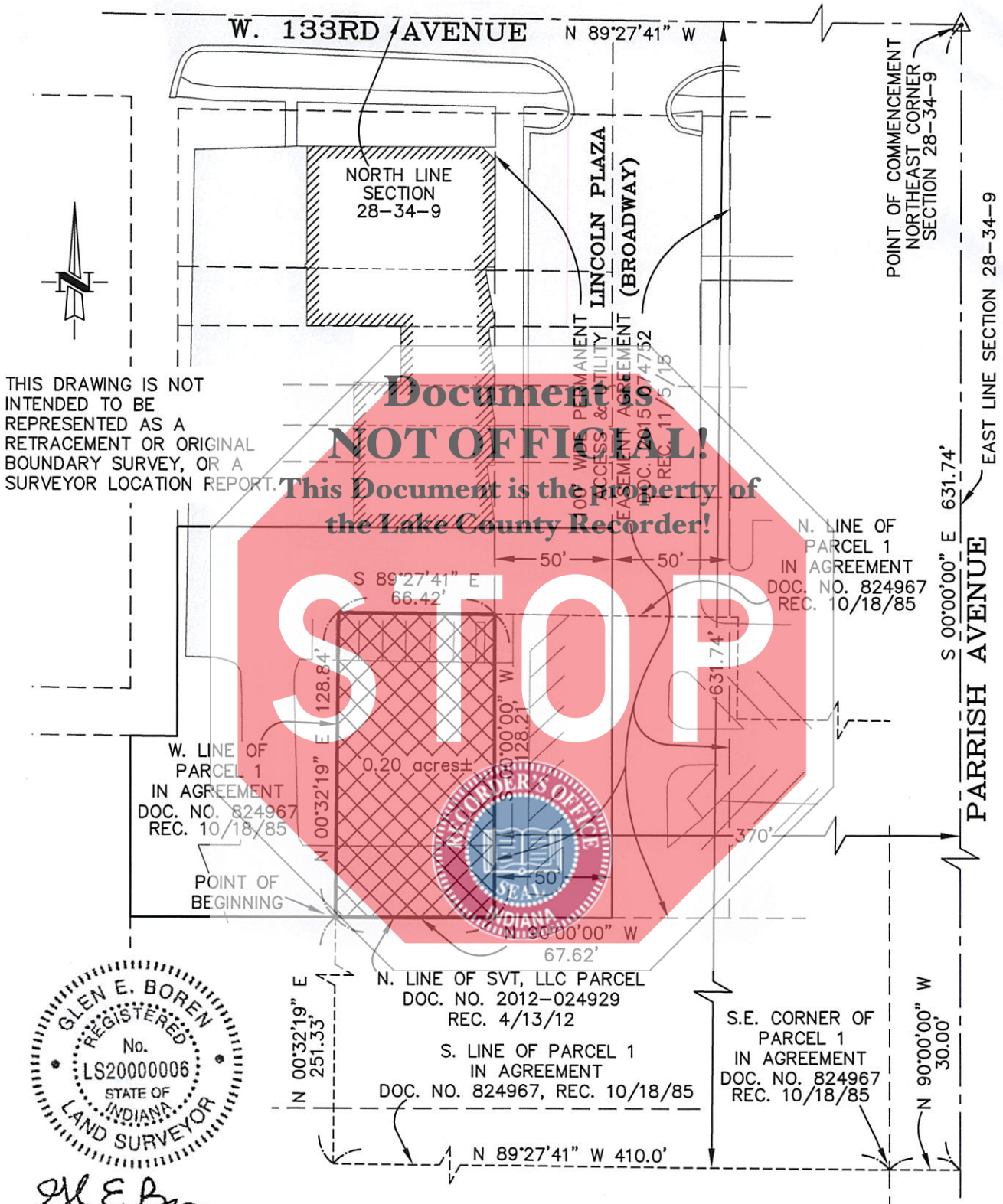


EXHIBIT DEPICTION

SHEET 2 OF 2



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