

2017 048450

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 AUG -3 PM 12:13

MICHAEL B. BROWN
RECORDER

RELEASE AND VACATION OF EASEMENTS FOR SEWER AND WATER LINES

(Affects Document #335930 recorded February 2, 1976 and
Document #402689 recorded April 19, 1977)

This Release and Vacation of Easements for Sewer and Water Lines is made 26 day of JUNE, 2017, by TOWN OF CEDAR LAKE, a body politic and corporation under the laws of the State of Indiana, for the benefit of CEDAR LAKE VENTURES ONE, LLC, an Indiana limited liability company.

WHEREAS, easements for sewer and water lines were made and granted to Utilities, Inc., an Indiana corporation by Calumet National Bank, as Trustee of Trust P-1754, ("Trust") by way of an instrument recorded as Document No. 335930 on February 2, 1976; and as described in Exhibit "A" of an Installment Sale Agreement recorded as Document No. 402689 on April 19, 1977, both documents being recorded in the Office of the Recorder of Lake County, Indiana (collectively the "Easements"); and

WHEREAS, CEDAR LAKE VENTURES ONE, LLC is a successor in interest to part of the real estate which was owned by the Trust and made a part of the servient estate to the Easements; and

WHEREAS, the TOWN OF CEDAR LAKE is the successor in interest to the real estate comprising the dominant estate to the Easements previously owned by Utilities, Inc., an Indiana Corporation; and

WHEREAS, CEDAR LAKE VENTURES ONE, LLC has requested that the TOWN OF CEDAR LAKE release and vacate the Easements, and,

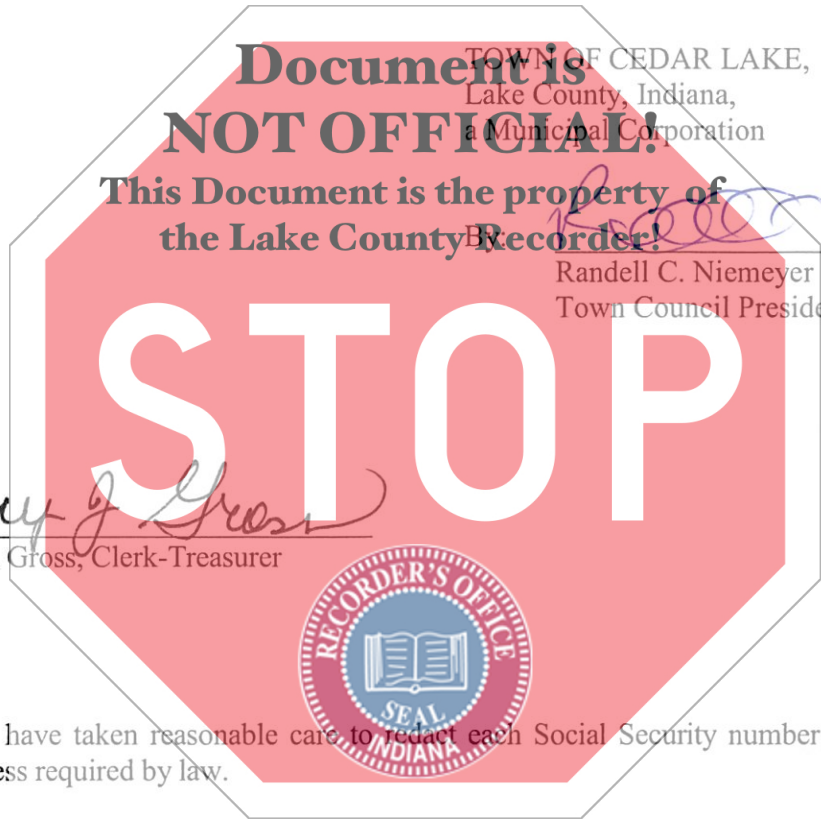
WHEREAS, the TOWN OF CEDAR LAKE has agreed to release and vacate the Easements.



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NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the TOWN OF CEDAR LAKE Releases and Vacates the Easements described and depicted in Exhibit A hereto, unto CEDAR LAKE VENTURES ONE, LLC without qualification, limitation or exception.



TOWN OF CEDAR LAKE,
Lake County, Indiana,
a Municipal Corporation

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

By: 
Randell C. Niemeyer
Town Council President

ATTEST:

By: 
Amy J. Gross, Clerk-Treasurer

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

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

EXHIBIT DESCRIPTION

SHEET 1 OF 2

PARCEL DESCRIPTIONS:

PARCEL 1:

PART OF A 20 FOOT WIDE STRIP OF LAND LYING 10 FEET ON EACH SIDE OF A DESCRIBED CENTER LINE IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, SAID 20 FOOT STRIP BEING DESCRIBED AS PARCEL 1 IN AN EASEMENT FOR SEWER & WATER LINES RECORDED AS DOCUMENT NUMBER 335930 ON FEBRUARY 2, 1976, SAID STRIP ALSO DESCRIBED IN EXHIBIT "A" OF AN INSTALLMENT SALE AGREEMENT RECORDED AS DOCUMENT NUMBER 402689 ON APRIL 19, 1977, BOTH SAID DOCUMENTS RECORDED IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 135 FEET WEST AND 251.13 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 105.61 FEET; THENCE WEST 305 FEET, EXCEPTING FROM SAID STRIP THAT PART LYING EAST OF THE WEST LINE OF THE EAST 320 FEET OF SAID SECTION 28.

PARCEL 2:

PART OF A 20 FOOT WIDE STRIP OF LAND LYING 10 FEET ON EACH SIDE OF A DESCRIBED CENTER LINE IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, SAID 20 FOOT STRIP BEING DESCRIBED AS PARCEL 2 IN AN EASEMENT FOR SEWER & WATER LINES RECORDED AS DOCUMENT NUMBER 335930 ON FEBRUARY 2, 1976, SAID STRIP ALSO DESCRIBED IN EXHIBIT "A" OF AN INSTALLMENT SALE AGREEMENT RECORDED AS DOCUMENT NUMBER 402689 ON APRIL 19, 1977, BOTH SAID DOCUMENTS RECORDED IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 327.5 FEET WEST AND 251.13 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 380.17 FEET, EXCEPTING FROM SAID STRIP THAT PART LYING SOUTH OF THE NORTH LINE A PARCEL OF LAND DESCRIBED TO SVT, LLC IN A LIMITED LIABILITY COMPANY WARRANTY DEED RECORDED APRIL 13, 2012 AS DOCUMENT NUMBER 2012-024929, ALSO EXCEPTING FROM SAID STRIP THAT PART LYING EAST OF THE WEST LINE OF THE EAST 320 FEET OF SAID SECTION 28, SAID STRIP LESS EXCEPTIONS CONTAINING 0.07 ACRES MORE OR LESS.

PARCEL 3:

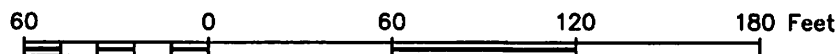
PART OF A 20 FOOT WIDE STRIP OF LAND LYING 10 FEET ON EACH SIDE OF A DESCRIBED CENTER LINE IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, SAID 20 FOOT WIDE STRIP BEING DESCRIBED IN EXHIBIT "A" OF AN INSTALLMENT SALE AGREEMENT RECORDED AS DOCUMENT NUMBER 402689 ON APRIL 19, 1977 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 470 FEET WEST OF THE EAST LINE OF SAID SECTION 28 AND 370 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 35 FEET; THENCE NORTH PARALLEL TO SAID EAST LINE OF SECTION 28, A DISTANCE OF 370 FEET TO THE NORTH LINE OF SAID SECTION 28, EXCEPTING FROM SAID STRIP THAT PART LYING NORTH OF THE SOUTH LINE OF PARCEL DESCRIBED TO WICKER IN DOCUMENT NO. 918154, RECORDED MAY 20, 1987 IN SAID RECORDER'S OFFICE, AND ALSO EXCEPTING THEREFROM THAT PART LYING WITHIN UTOPIA BUSINESS PARK, UNIT NUMBER ONE AS SHOWN IN PLAT BOOK 35, PAGE 106 IN SAID RECORDER'S OFFICE.

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: 4/5/17
/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



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