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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 067613

2017 OCT -4 PH 12:06

MICHAEL S. BROWN
RECORDER

LIMITED USE EASEMENT DEED

This Easement Deed made this ~~14~~ ⁴ day of October, 2017, between ANGELO SABATO and MARGOT A. SABATO (husband and wife), of 6980 W. 115TH AVE., CROWN POINT, INDIANA 46307, referred to as the grantor, and FJR Revocable Trust dtd 10/14/16 7014 W 115th AVE Crown Point, IN 46307, referred to as the grantee.

The grantor is the owner in fee simple of

LOT 49 in GLEN-WOOD UNIT 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51 PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 6980 W. 115th Ave , Crown Point, Indiana 46307

Parcel No. 45-15-11-403-006.000-041

The grantee is the owner in fee of an adjoining parcel of land, described as:

LOT 2, KAPLAN'S ADDITION,

Commonly known as 7014 W. 115th Ave , Crown Point, Indiana 46307

Parcel No. 45-15-11-403-005.000-041

The grantee is desirous of obtaining a "limited use easement" and the grantor has agreed, in consideration of Ten***00/100 (\$10.00) dollars and other good and valuable consideration paid by the grantee, the receipt of which by the grantor is acknowledged, to grant to the grantee a "limited use easement" for to place posts on grantors property to support a dock which is already installed, to be used solely for the purpose of maintaining the dock and for no other purpose. Should the dock be removed for any reason the easement will be extinguished and of no further use and effect.

In consideration of Ten***00/100 (\$10.00) dollars and other good and valuable consideration paid by the grantee, to the grantor, the grantor grants to the grantee, its beneficiaries, their heirs and assigns, full and free right and authority to use the dock above the LIMITED USE EASEMENT which extends over the grantors property, and is legally described as;

LEGAL DESCRIPTION;

042161

FILED

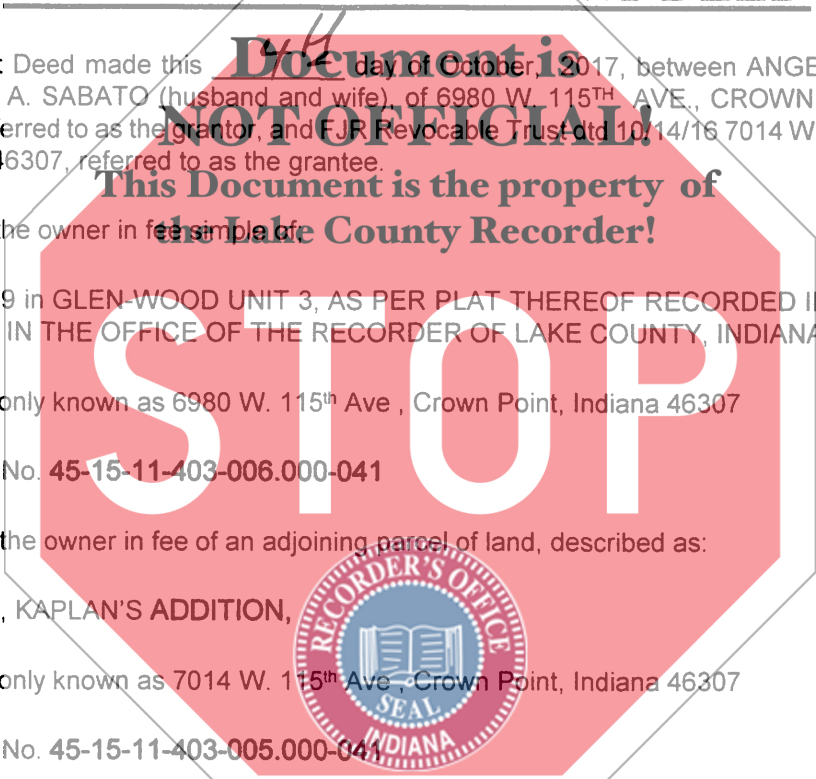
OCT 4 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

cash

\$2500

JB



LIMITED USE EASEMENT

(see attached "Exhibit A" "SURVEYOR LOCATE REPORT" OF Glenn H. Kracht, dated September 18, 2017)

The grantee covenants with the grantor that the grantee and it's beneficiaries their heirs or assigns, will not enlarge or further encroach on grantors property and that upon removal of the present Dock will not build a subsequent encroaching structure above, over or encroaching on grantors' Lot 49.

In witness the grantors have signed and sealed this LIMITED USE EASEMENT DEED the day and year first written above.

IN WITNESS WHEREOF, the said ANGELO SABATO and MARGOT A. SABATO have hereunto executed this LIMITED USE EASEMENT DEED as owners and grantors, witness their hands and seal this 4th day of October, 2017.

[Signature]
ANGELO SABATO
[Signature]
MARGOT A. SABATO

STATE OF INDIANA }
 } SS.
LAKE COUNTY }

Before me, the undersigned, a Notary Public, in and for Lake County, this 4 day of October, 2017, came ANGELO SABATO and MARGOT A. SABATO and acknowledged the execution of the forgoing instrument.

Witness my Hand and Seal.

[Signature]
Sharon Bowman

NOTARY PUBLIC

My Commission expires _____



"Official Seal"
Sharon Bowman
Notary Public, State of Indiana
Resident of Lake County, IN
My commission expires
August 17, 2023

And, 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.

[Signature]

Angelo Sabato

This document prepared by: ANGELO SABATO, ATTORNEY NO. 1878-45
6980 WEST 115TH AVENUE, CROWN POINT, IN 46307, Tel. (219) 663-7933



GLENN KRACHT ASSOCIATES

314 FAIRFIELD DRIVE

CROWN POINT, IN 46307

PHONE: (219) 663-8623

FAX: (219) 663-8945

E-MAIL: GKCRACHT@COMCAST.NET

SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 6980 W 115TH AVENUE CROWN POINT, IN 46307

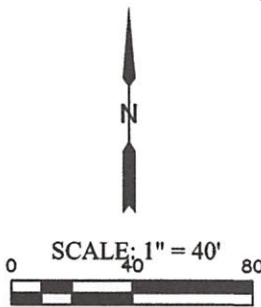
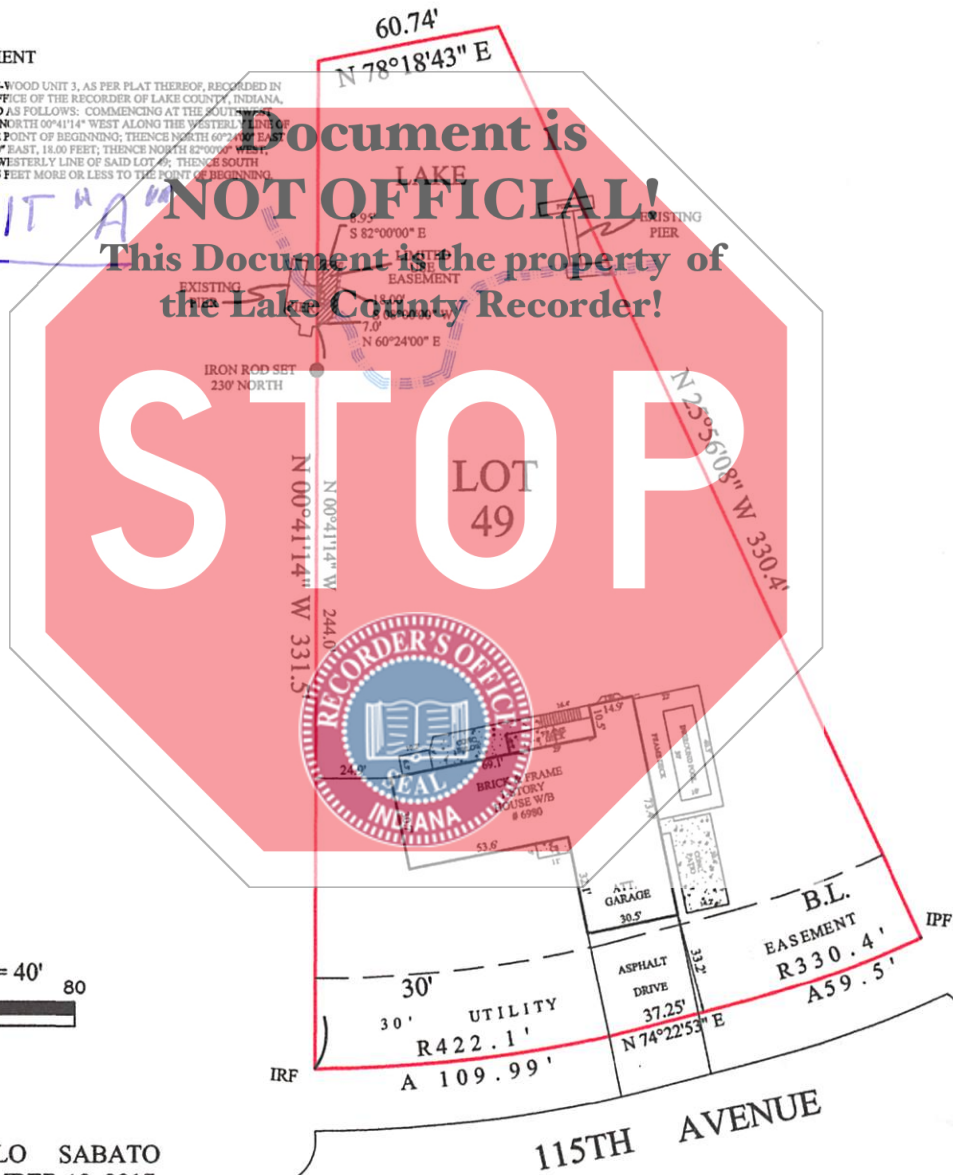
LEGAL DESCRIPTION:

LOT 49 IN GLEN-WOOD UNIT 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51 PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

LIMITED USE EASEMENT

LEGAL DESCRIPTION:
BEING A PART OF LOT 49 IN GLEN-WOOD UNIT 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51 PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 49, THENCE NORTH 09°41'14" WEST ALONG THE WESTERLY LINE OF SAID LOT 49, 244.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°24'00" EAST 7.00 FEET; THENCE NORTH 08°00'00" EAST, 18.00 FEET; THENCE NORTH 82°00'00" WEST, 8.95 FEET, MORE OR LESS TO THE WESTERLY LINE OF SAID LOT 49; THENCE SOUTH ALONG SAID WESTERLY LINE, 22.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXHIBIT "A"



CLIENT: ANGELO SABATO
DATE: SEPTEMBER 18, 2017
JOB NO. : 173506

I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED INSURANCE RATE MAP.

Glenn H. Kracht
IN Registered Surveyor No. 9400001

