

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 087103

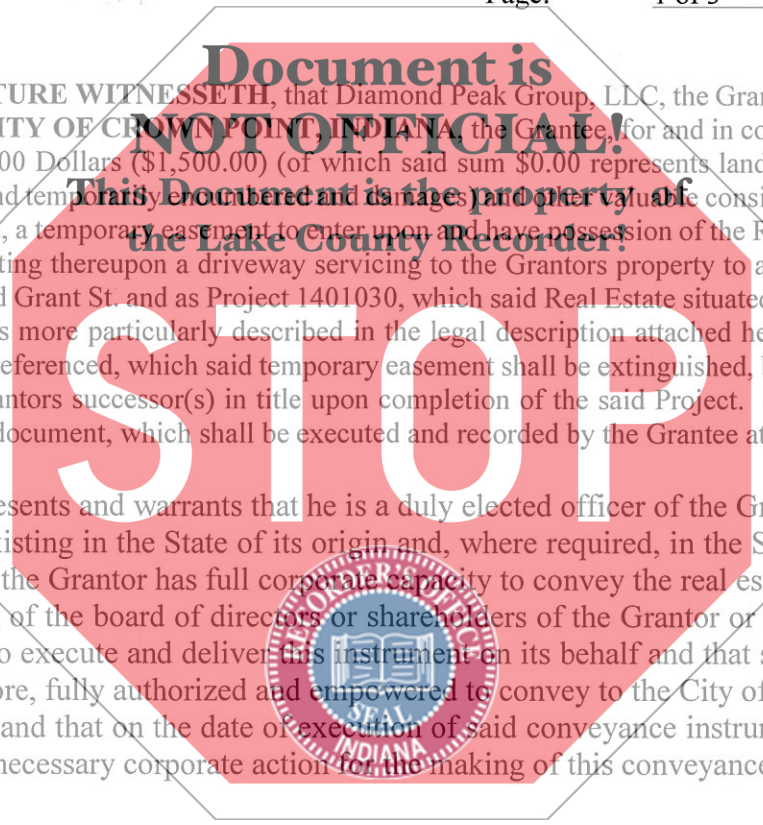
2017 DEC 26 AM 11:00

MICHAEL B. BROWN
RECORDER

TEMPORARY HIGHWAY EASEMENT GRANT

Form T-1
Revised 07/2014

Project: 125th Ave. & Grant St.
Code: 1401030
Parcel: Parcel 17
Page: 1 of 3



THIS INDENTURE WITNESSETH, that Diamond Peak Group, LLC, the Grantor, of Lake County, State of Indiana, grants to the **CITY OF CROWN POINT, INDIANA**, the Grantee, for and in consideration of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) (of which said sum \$0.00 represents land improvements acquired and \$1,500.00 represents land temporarily encroached and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantors for the purpose of constructing thereupon a driveway servicing to the Grantors property to and from the highway facility known as 125th Ave. and Grant St. and as Project 1401030, which said Real Estate situated in the County of Lake, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" which is incorporated herein by referenced, which said temporary easement shall be extinguished, become void and revert to the Grantors and/or the Grantors successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee at no cost to the Grantors.

The undersigned represents and warrants that he is a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; he is, therefore, fully authorized and empowered to convey to the City of Crown Point, Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

Interests in land acquired by
City of Crown Point, Indiana
Grantee mailing address:
101 N. East St.
Crown Point, IN 46307
I.C. 8-23-7-31

NON-TAXABLE

DEC 26 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

029847

\$25⁰⁰
1010
CPO
x [Signature]

Form T-1
Revised 07/2014

Project: 125th Ave. & Grant St.
Code: 1401030
Parcel: Parcel 17
Page: 2 of 3

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the City of Crown Point, Indiana, except: NONE

The said Grantors acknowledge that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantors, for the purpose of inducing the City of Crown Point, Indiana, to accept this grant and to pay the hereinbefore referenced consideration, represent that the Grantors are the owners in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.



[Handwritten signature]

Form T-1
Revised 07/2014

Project: 125th Ave. & Grant St.
Code: 1401030
Parcel: Parcel 17
Page: 3 of 3

IN WITNESS WHEREOF, the said Grantors have executed this instrument this 18th day of November, 2017.

[Signature]
Signature

Scott T. Crook
Printed Name



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me a Notary Public in and for said State and County, personally appeared Marvin Crook of Diamond Peak Group, LLC, of the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 18 day of November, 2017.

Signature: T. K.

Printed Name: TODD C. KLEVEN

Commission Expires: 6-2-22

Resident of: LAKE



EXHIBIT "A"

Project: 1401030

Sheet 1 of 1

Parcel 17A – Temporary Right-of-Way for Grading

Key Number: 45-16-17-480-026.000-042

A part of the Southeast Quarter of Section 17, Township 34 North, Range 8 West, Lake County, Indiana, described as follows: Commencing at the Southeast corner of said quarter section: thence North 89 degrees 41 minutes 24 seconds West 230.50 feet along the south line of said quarter section to the northeast corner of that parcel of land described in the Limited Liability Company Deed recorded as Instrument Number 2013-079219 in the Recorder's Office of Lake County, Indiana; thence North 00 degrees 08 minutes 59 seconds East 30.00 feet along the west line of said parcel to the point of beginning of this description; thence continuing along said east line, North 00 degrees 08 minutes 59 seconds East 5.00 feet; thence South 89 degrees 41 minutes 24 seconds East 174.60 feet; thence South 38 degrees 51 minutes 36 seconds West 6.39 feet; thence North 89 degrees 41 minutes 24 seconds West 170.60 feet to the point of beginning and containing 863 square feet or 0.020 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 11th day of October, 2016.



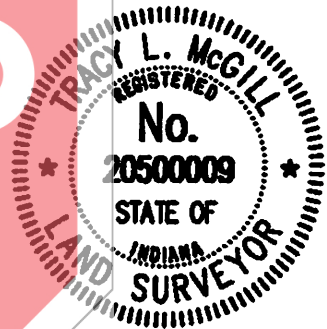
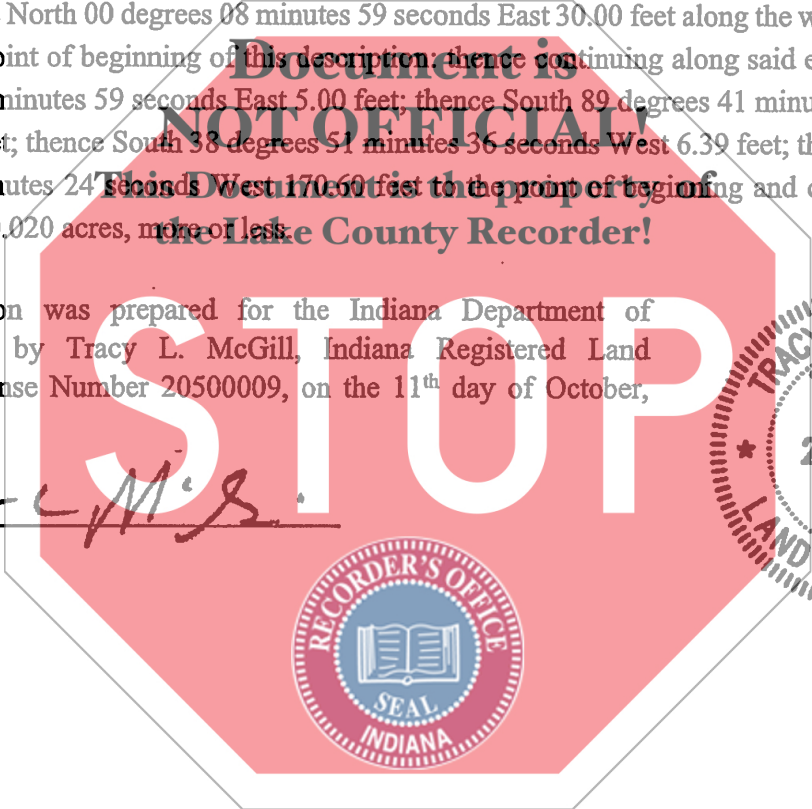


EXHIBIT "A"

Project: 1401030

Sheet 1 of 1

Parcel 17B – Temporary Right-of-Way for Drive Construction

Key Number: 45-16-17-480-026.000-042

A part of the Southeast Quarter of Section 17, Township 34 North, Range 8 West, Lake County, Indiana, described as follows: Commencing at the Southeast corner of said quarter section: thence North 89 degrees 41 minutes 24 seconds West 230.50 feet along the south line of said quarter section to the northeast corner of that parcel of land described in the Limited Liability Company Deed recorded as Instrument Number 2013-079219 in the Recorder's Office of Lake County, Indiana; thence North 00 degrees 08 minutes 59 seconds East 35.00 feet along the west line of said parcel; thence South 89 degrees 41 minutes 24 seconds East 30.60 feet to the point of beginning of this description: North 00 degrees 18 minutes 36 seconds East 15.00 feet; thence South 89 degrees 41 minutes 24 seconds East 25.00 feet; thence South 0 degrees 18 minutes 36 seconds West 15.00 feet; thence North 89 degrees 41 minutes 24 seconds West 25.00 feet to the point of beginning and containing 375 square feet or 0.009 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 11th day of October, 2016.



