

10

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 087618

2017 DEC 27 AM 10:21

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

Project:	0401062
DES:	0401062
Parcel:	14
Page:	1 of 4

THIS INDENTURE WITNESSETH, That Briar Ridge Property Owners Association, Inc., an Indiana not-for-profit corporation, the Grantors of Lake County, State of Indiana Convey and Warrant to the **TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA** the Grantee, for and in consideration of the sum of Twenty Five Thousand and NO/100 Dollars (\$25,000.00) (of which said sum \$25,000.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Lake, State of Indiana, and being more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantors hereby specifically acknowledge and agree that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantors and all successors and assigns.



Interests in land acquired by
The Town of Schererville,
Lake County, Indiana
Grantee mailing address:
10 E. Joliet St.
Schererville, IN 46375
I.C. 8-23-7-31

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

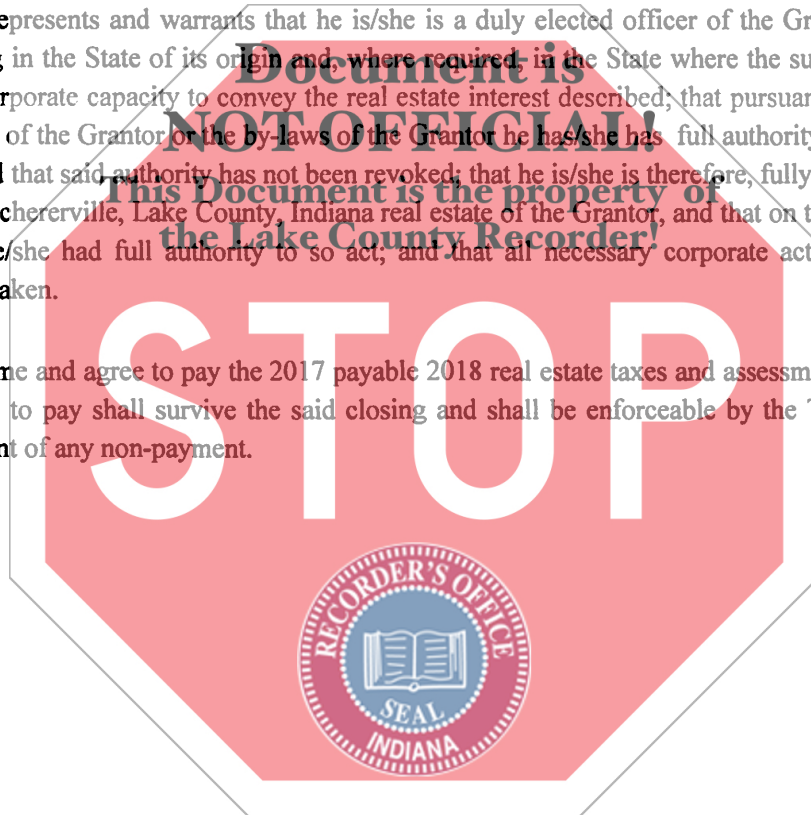
006760

AS100
#17703

Project:	0401062
DES:	0401062
Parcel:	14
Page:	2 of 4

The undersigned represents and warrants that he is/she 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/she has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is/she is therefore, fully authorized and empowered to convey to the Town of Schererville, Lake County, Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments he/she had full authority to so act, and that all necessary corporate action for the making of this conveyance has been duly taken.

The Grantors assume and agree to pay the 2017 payable 2018 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the Town of Schererville, Lake County, Indiana, in the event of any non-payment.



Project: 0401062
DES: 0401062
Parcel: 14
Page: 3 of 4

IN WITNESS WHEREOF, the said Grantors has executed this instrument
this 17th day of October, 2017.

Briar Ridge Property Owners Association, Inc.,
an Indiana not-for-profit corporation

By: [Signature]
Signature
Michael Purcell, President
Printed Name and Title



By: _____
Signature

Printed Name and Title

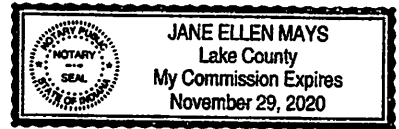
STATE OF: Indiana :
COUNTY OF Lake : SS:

Before me, a Notary Public in and for said State and County, personally appeared Michael Purcell
_____, known to be the President

of Briar Ridge Property Owners Association, Inc., an Indiana not-for-profit corporation, the
Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his/ her/ their
voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 17th day of October, 2017.

Signature [Signature]
Printed Name Jane E. Mays



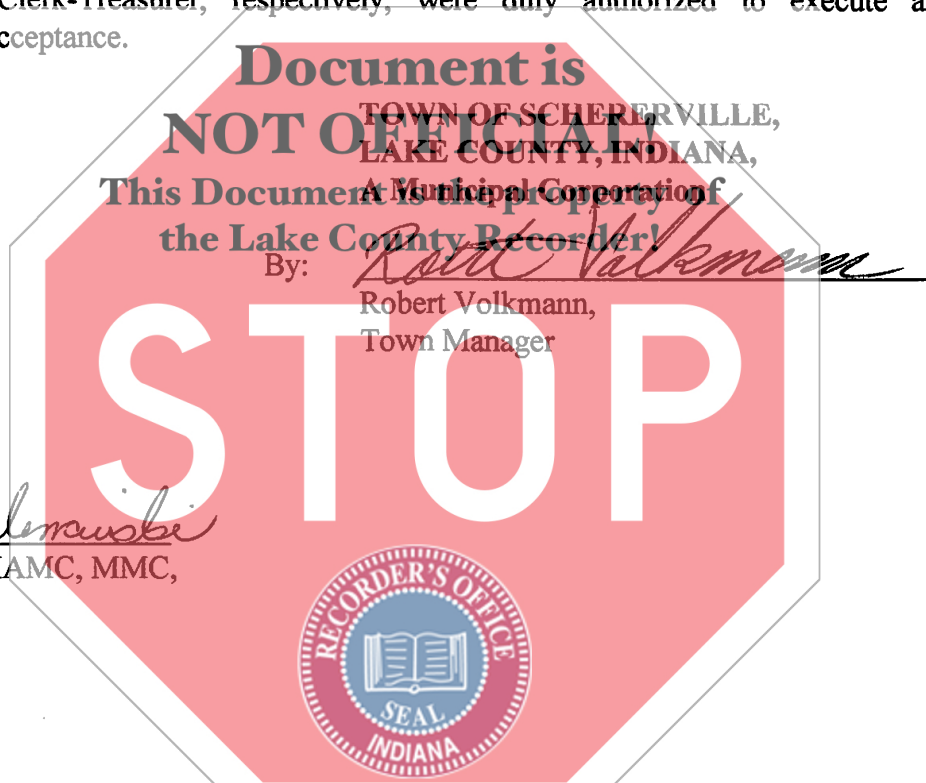
My Commission expires 11/29/2020
I am a resident of Lake County.

Form WD-1
Revised 07/2014

Project:	0401062
DES:	0401062
Parcel:	14
Page:	4 of 4

ACCEPTANCE

This conveyance is accepted by the Town of Schererville, Lake County, Indiana, after action at a Public Meeting of the Town Council of the Town of Schererville, Lake County, Indiana, and whereby the Town Manager and Town Clerk-Treasurer, respectively, were duly authorized to execute and attest this acknowledgement and acceptance.



Attest:

Janice M. Malinowski
Janice M. Malinowski, IAMC, MMC,
Clerk-Treasurer

This instrument was prepared by David M. Austgen. Attorney No. 3895-45, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307

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. David M. Austgen.

EXHIBIT "A"

Project: 0401(062)
Des: 0401062
Parcel 14 Fee Simple
Form WD-1 Encumbers Key # 45-11-05-326-005.000-036

Sheet 1 of 2

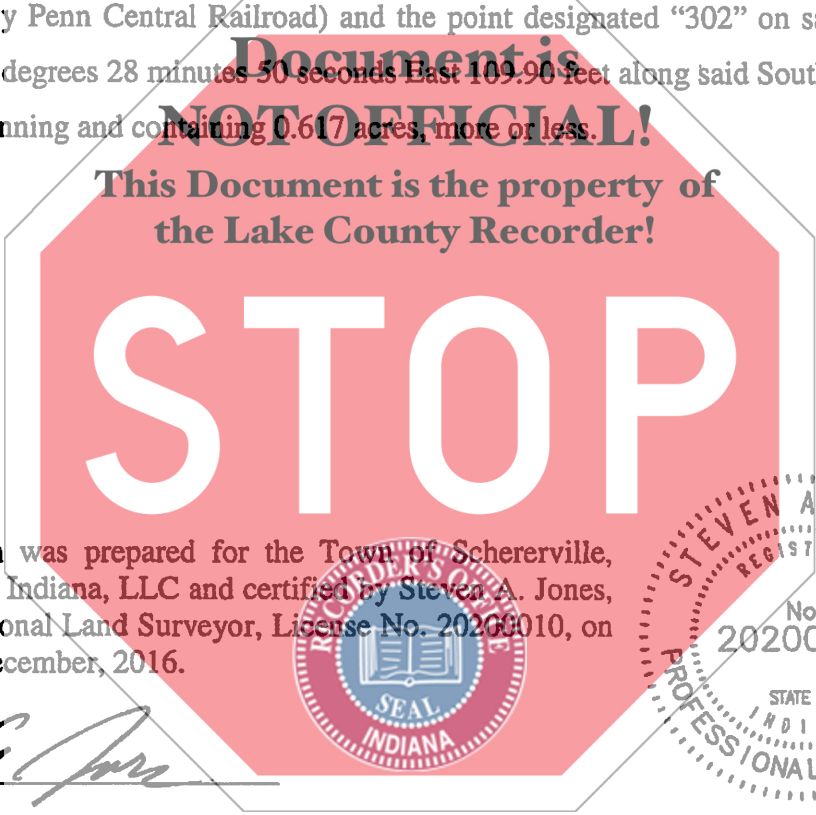
A part of the Southeast Quarter of Section 5, Township 35 North, Range 9 West, Lake, County Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Southwest corner of Outlot "A", Replat of Block One of Unit 8, Briar Ridge County Club Addition as recorded in Plat Book 63, page 39 in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 15 minutes 10 seconds East 1065.69 feet (distance quoted from Instrument 92030075) along the boundary of said Block One; thence North 0 degrees 44 minutes 50 seconds East 175.00 feet (distance quoted from Instrument 92030075) along said boundary; thence South 89 degrees 15 minutes 10 seconds East 105.84 feet (distance quoted from Instrument 92030075) along said boundary to a point of curve; thence Northeasterly along said boundary, being a curve concave to the Northwest, having a radius of 154.29 feet, an arc distance of 364.16 feet (radius and arc distance quoted from Instrument 92030075) and subtended by a long chord having a bearing of North 23 degrees 07 minutes 54 seconds East and a length of 285.33 feet; thence North 45 degrees 31 minutes 10 seconds East 175.00 feet (distance quoted from Instrument 92030075); along said boundary; thence North 44 degrees 28 minutes 50 seconds West 844.43 feet (distance quoted from Instrument 92030075) along said boundary to the Northwest corner of Lot 4 of said Replat of Block One of Unit 8; thence North 45 degrees 31 minutes 10 seconds East 25.00 feet (distance quoted from Instrument 92030075) to the Southwesterly line of the 100 foot right of way of Conrail (formerly Penn Central Railroad) (currently Norfolk Southern Railroad); thence South 44 degrees 28 minutes 50 seconds East 1,472.86 feet (distance quoted from Instrument 92030075) to the Northwesterly line of the 100 foot wide right of way of Conrail (formerly Michigan Central Railroad) (currently Norfolk Southern Railroad) and the point of beginning of this description; thence South 70 degrees 02 minutes 10 seconds West 616.36 feet (617.03 feet by Instrument 92030075) along said former M.C.R.R. right of way to the south line of said Section 5; thence North 89 degrees 15 minutes 18 seconds West 77.13 feet along said south line to the westerly boundary prolonged of Eagleridge Drive and the point designated "285" on said Exhibit "B"; thence North 19 degrees

EXHIBIT "A"

Project: 0401(062)
Des: 0401062
Parcel 14 Fee Simple
Form WD-1 Encumbers Key # 45-11-05-326-005.000-036

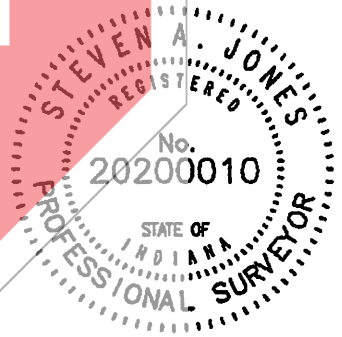
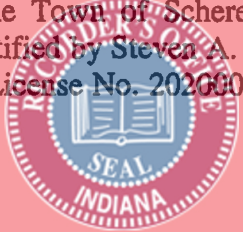
Sheet 2 of 2

59 minutes 51 seconds West 9.39 feet along said westerly boundary prolonged to the point designated "284" on said Exhibit "B"; thence North 70 degrees 02 minutes 10 seconds East 579.59 feet to the point designated "301" on said Exhibit "B"; thence North 25 degrees 02 minutes 10 seconds East 89.55 feet to said Southwesterly line of the 100 foot right of way of Conrail (formerly Penn Central Railroad) and the point designated "302" on said Exhibit "B"; thence South 44 degrees 28 minutes 50 seconds East 109.90 feet along said Southwesterly line to the point of beginning and containing 0.617 acres, more or less.



This description was prepared for the Town of Schererville, Indiana by DLZ Indiana, LLC and certified by Steven A. Jones, Indiana Professional Land Surveyor, License No. 20200010, on the 6th day of December, 2016.


Steven A. Jones

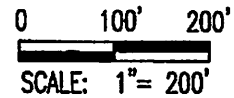


SEE SHEET 2 FOR CONTINUATION

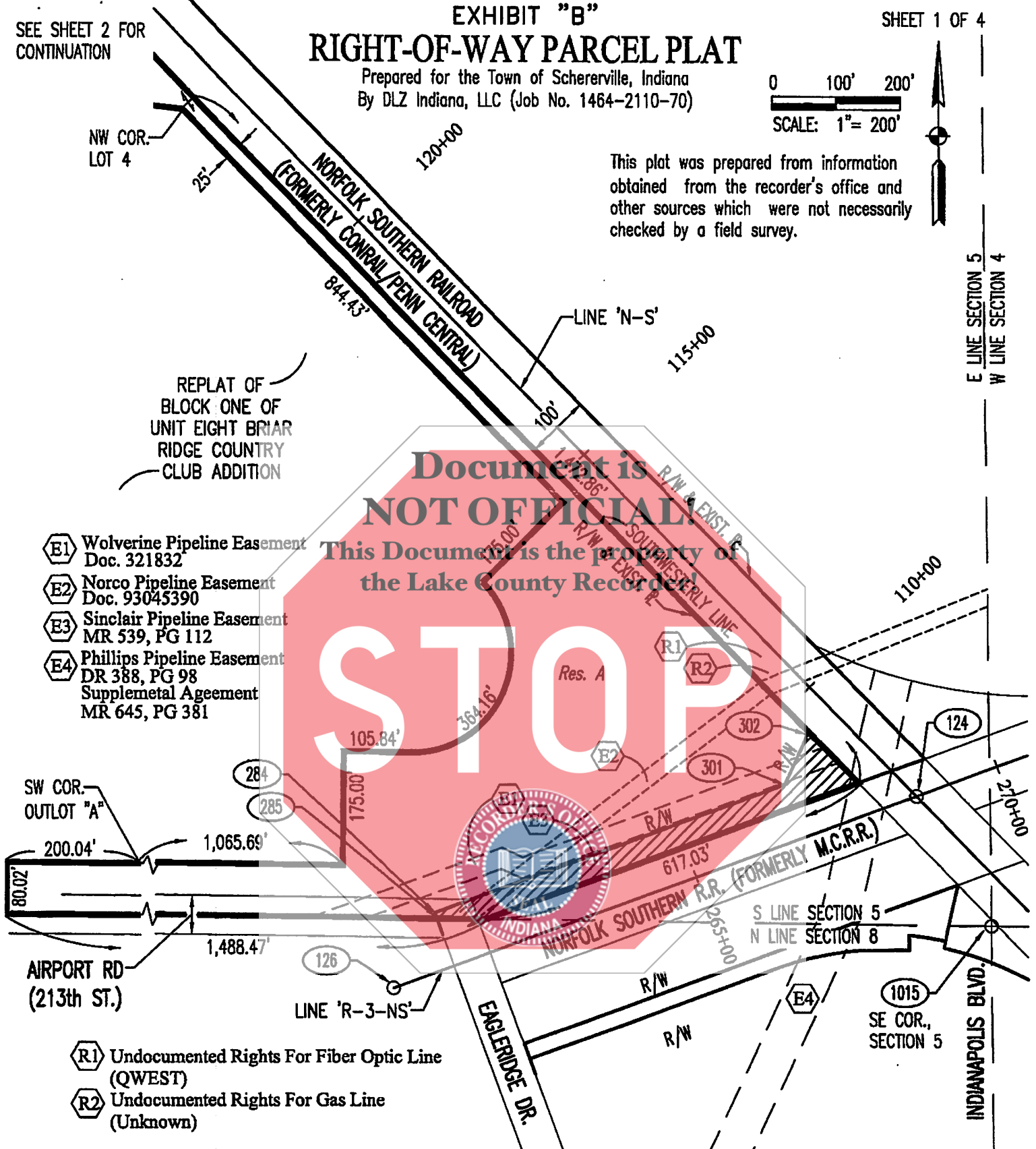
EXHIBIT "B"

RIGHT-OF-WAY PARCEL PLAT

Prepared for the Town of Schererville, Indiana
By DLZ Indiana, LLC (Job No. 1464-2110-70)



This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.



REPLAT OF
BLOCK ONE OF
UNIT EIGHT BRIAR
RIDGE COUNTRY
CLUB ADDITION


- E1** Wolverine Pipeline Easement
Doc. 321832
- E2** Norco Pipeline Easement
Doc. 93045390
- E3** Sinclair Pipeline Easement
MR 539, PG 112
- E4** Phillips Pipeline Easement
DR 388, PG 98
Supplemental Agreement
MR 645, PG 381

- R1** Undocumented Rights For Fiber Optic Line
(QWEST)
- R2** Undocumented Rights For Gas Line
(Unknown)

PARCEL: 14
 CODE: N/A
 DES. NO.: 0401062
 PROJECT: 0401(062)
 ROAD: PENNSY TRAIL
 COUNTY: LAKE
 SECTION: 5
 TOWNSHIP: 35N
 RANGE: 9W


OWNER: BRIAR RIDGE PROPERTY OWNERS ASSOCIATION, INC.
 INSTRUMENT NO. 92030075 DATED: 2-6-1992

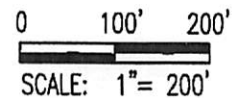
ENCUMBERS KEY NO.: 45-11-05-326-005.000-036

 Hatched Area Is The Approximate Taking

Dimensions shown are from the above listed record documents.

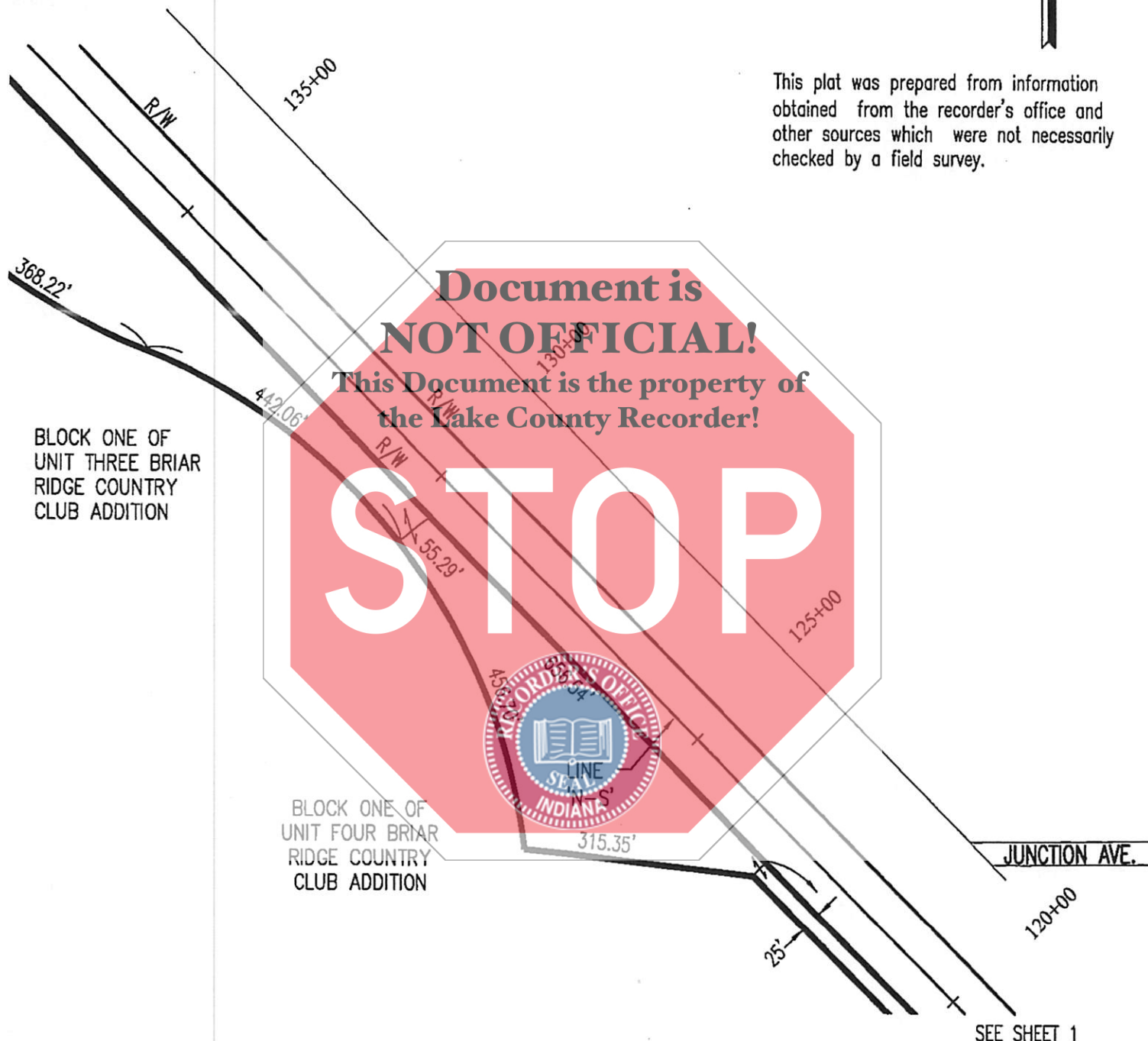
DRAWN BY: S.M. HARTMAN, 11-2016
 CHECKED BY: S.A. JONES, 11-2016


DLZ
 INDIANA, LLC
 2211 EAST JEFFERSON BOULEVARD
 SOUTH BEND, INDIANA 46615
 574-236-4400



SEE SHEET 3 FOR CONTINUATION

This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.




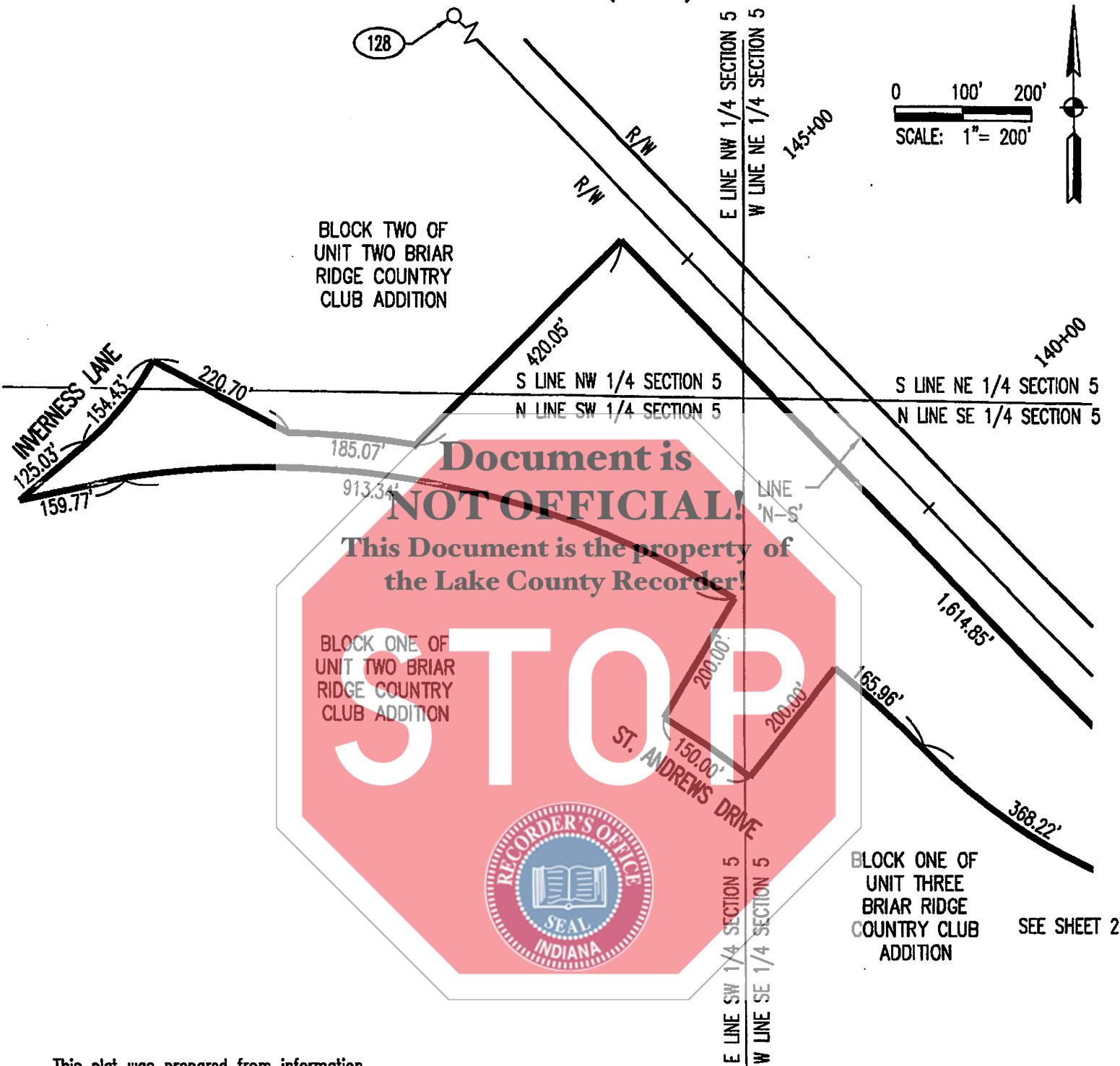
BLOCK ONE OF UNIT THREE BRIAR RIDGE COUNTRY CLUB ADDITION

BLOCK ONE OF UNIT FOUR BRIAR RIDGE COUNTRY CLUB ADDITION


JUNCTION AVE.

SEE SHEET 1

<p>PARCEL: 14 CODE: N/A DES. NO.: 0401062 PROJECT: 0401(062) ROAD: PENNSY TRAIL COUNTY: LAKE SECTION: 5 TOWNSHIP: 35N RANGE: 9W</p>	<p>OWNER: BRIAR RIDGE PROPERTY OWNERS ASSOCIATION, INC.</p>	<p>DRAWN BY: S.M. HARTMAN, 11-2016 CHECKED BY: S.A. JONES, 11-2016</p>  <p>DLZ INDIANA, LLC 2211 EAST JEFFERSON BOULEVARD SOUTH BEND, INDIANA 46615 574-236-4400</p>
---	---	---



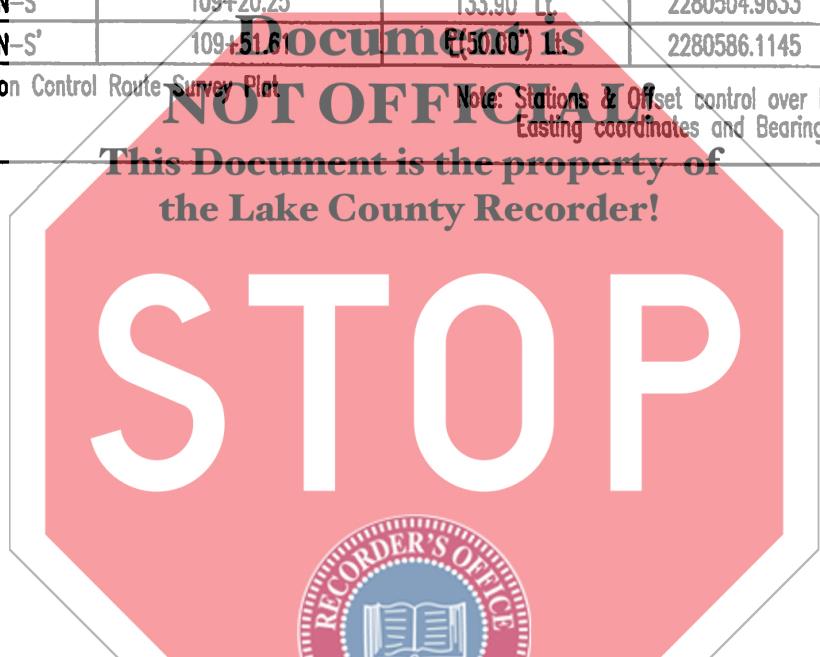
This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.

<p>PARCEL: 14 CODE: N/A DES. NO.: 0401062 PROJECT: 0401(062) ROAD: PENNSY TRAIL COUNTY: LAKE SECTION: 5 TOWNSHIP: 35N RANGE: 9W</p>	<p>OWNER: BRIAR RIDGE PROPERTY OWNERS ASSOCIATION, INC.</p>	<p>DRAWN BY: S.M. HARTMAN, 11-2016 CHECKED BY: S.A. JONES, 11-2016</p>  <p>2211 EAST JEFFERSON BOULEVARD SOUTH BEND, INDIANA 46615 574-236-4400</p>
---	---	---

PARCEL COORDINATE CHART					
POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
1015*	N/A				
124*	'N-S', 'R-3-NS'				
126*	'R-3-NS'				
128*	'N-S'				
284	'R-3-NS'	260+99.95	86.67' Lt.	2280307.0751	2845678.2228
285	'R-3-NS'	260+99.95	ℓ(77.28") Lt.	2280298.2499	2845681.4344
301	'N-S'	109+20.25	133.90' Lt.	2280504.9633	2846222.9846
302	'N-S'	109+51.6	ℓ(50.0") Lt.	2280586.1145	2846260.8884

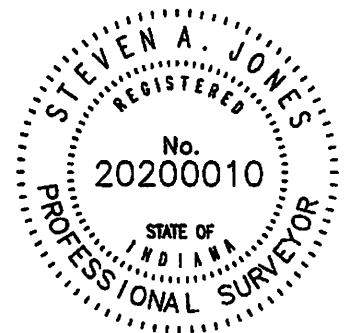
* See Location Control Route Survey Plat

Note: Stations & Offset control over both Northing & Easting coordinates and Bearings & Distances.



SURVEYOR'S STATEMENT To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat recorded on 11-17-2015 as Instrument No. 2015 077050 in Book 28 Page 20 in the Office of the Recorder of Lake County, Indiana, (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, (Rule 12).

Steven A. Jones 12/5/16
 Steven A. Jones Date
 Indiana Professional Land Surveyor No. 20200010



PARCEL: 14 CODE: N/A DES. NO.: 0401062 PROJECT: 0401(062) ROAD: PENNSY TRAIL COUNTY: LAKE SECTION: 5 TOWNSHIP: 35N RANGE: 9W	OWNER: BRIAR RIDGE PROPERTY OWNERS ASSOCIATION, INC.	DRAWN BY: S.M. HARTMAN, 11-2016 CHECKED BY: S.A. JONES, 11-2016
		DLZ INDIANA, LLC 2211 EAST JEFFERSON BOULEVARD SOUTH BEND, INDIANA 46615 574-236-4400