

2019-077412

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Nov 12 3:05 PM

UTILITY EASEMENT

THIS INDENTURE, made this 12th day of November, 2019, by and between **JUDITH A. CHANDLER**, as Trustee of the Judith A. Chandler Revocable Trust (hereinafter "Grantor") and **INDIANA-AMERICAN WATER COMPANY, INC.**, a corporation organized and existing under the laws of the State of Indiana, having an office for the transaction of business at 153 North Emerson Avenue, Greenwood, Indiana, 46143 (hereinafter "Grantee").

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WITNESSETH

The Grantor, in consideration of the covenants and agreements hereinafter recited and the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, give, grant and convey unto the Grantee, its successors and assigns, forever, an easement in, under, across and over the real estate of the Grantor, situated in Lake County, Indiana, more particularly described on and as shown on the sketch on Exhibit A, attached hereto and made a part hereof for the purpose of installing, laying, operating, maintaining, inspecting, removing, repairing, replacing, relaying and adding to from time to time water pipe or pipes, together with all necessary fittings, valves, hydrants, meters, appurtenances and attached facilities, including service lines of its customers, service pipes and laterals and connections for the transmission and distribution of water.

Together with the right to the Grantee, its successors and assigns, to use reasonable additional space adjacent to the above described easement as may be required during the periods of construction and maintenance to (i) enter in and upon the real estate described above with men and machinery, vehicles and material at any and all times for the purpose of installing, maintaining, repairing, renewing or adding to the aforesaid water pipe lines and attached facilities, (ii) remove trees, bushes, undergrowth and other obstructions interfering with the activities

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LAKE COUNTY AUDITOR

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authorized herein, and (iii) for doing anything necessary, useful or convenient for the enjoyment of the easement herein granted.

The right of the Grantor to freely use and enjoy its interest in the real estate is reserved to Grantor, its successors and assigns insofar as the exercise thereof does not endanger or interfere with the construction, operation, and maintenance of Grantee's water pipe lines and attached facilities, except that no building, structure or similar improvements shall be erected within said easement, nor shall the grade or ground cover over Grantee's facilities be substantially altered, without the consent of the Grantee. Notwithstanding the foregoing, no other pipes or conduits shall be placed within ten (10) feet, measured horizontally, from the said water pipes except pipes crossing same at right angles, in which latter case, a minimum distance of two (2) feet shall be maintained between the pipes. All sewer pipe shall be laid below the water pipes. No excavation or blasting shall be carried on which in any way endangers or might endanger the water pipe lines and attached facilities.

TO HAVE AND TO HOLD the above granted easement unto the same Grantee, its successors and assigns forever.

The Grantee agrees, by the acceptance of this easement that, upon any opening made in connection with any of the purposes of this easement, said opening shall be backfilled and resurfaced to as nearly as possible the same condition as existed when said opening was made, provided that Grantee shall not be obligated to restore landscaping, other than reseeding any grass which was removed upon entry, all such work to be done at the expense of the Grantee.

Grantor warrants and will defend title to said easement during its existence with Grantee, its successors and assigns, for the use and benefit against all parties whomsoever. Grantor acquired title to said real estate on which the easement is located by deed recorded as Instrument No. 2003 074433 in the Office of the Recorder of Deeds for Lake County, Indiana.

* * * * *

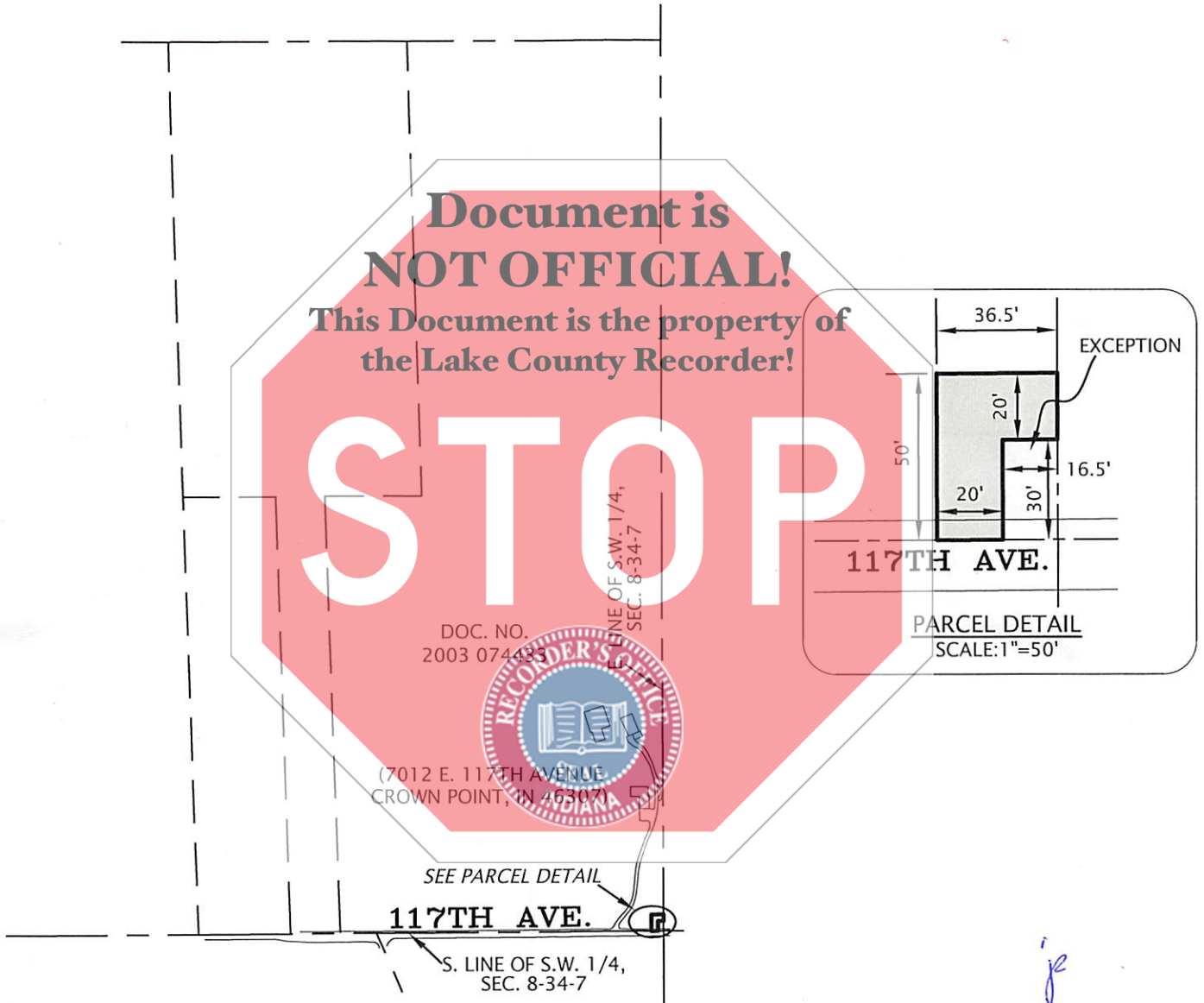
[Signature appears on the following page.]

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EXHIBIT "A"

PARCEL DESCRIPTION:

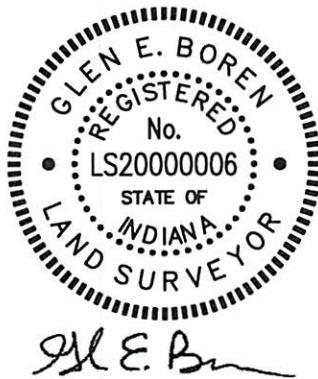
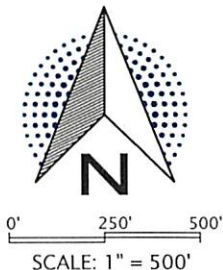
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF WINFIELD, LAKE COUNTY, INDIANA, SAID PARCEL BEING PART OF LAND DESCRIBED TO THE JUDITH A. CHANDLER REVOCABLE TRUST, JUDITH A. CHANDLER, TRUSTEE IN A QUIT-CLAIM DEED RECORDED AS DOCUMENT NUMBER 2003 074433 ON JULY 17, 2003 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL BEING THE SOUTH 50 FEET OF THE EAST 36.5 FEET OF SAID SOUTHWEST QUARTER EXCEPTING THEREFROM THE SOUTH 30 FEET OF THE EAST 16.5 FEET OF SAID SOUTHWEST QUARTER, SAID PARCEL LESS EXCEPTION CONTAINING 0.03 ACRES MORE OR LESS.



GRANTORS:

TAX NO. 45-17-08-300-004.000-047
 JUDITH A. CHANDLER REVOCABLE TRUST,
 JUDITH A. CHANDLER, TRUSTEE
 QUIT-CLAIM DEED
 DOC. NO. 2003 074433
 REC. 7/17/2003

Reference Name: DVG-18-1073
 Survey Job No: S18-1620
 Drawn By: DAR
 Date: 10/25/19
 \18-1620 easements R-4.DWG
 Sec. 8-34-7
 LAKE COUNTY, IN



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

DVG TEAM, Inc
 1155 Troutwine Road
 Crown Point, IN 46307
 Phone:(219) 662-7710
 Fax:(219) 662-2740
 www.dvgteam.com

