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2020-048979

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

2020 Jul 30 10:03 AM

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Northern Indiana Public Service Company LLC
Attn: Survey & Land
801 E 86th Avenue
Merrillville, IN 46410

CROSS-REFERENCE: In accordance with Indiana Code § 32-23-2-5(a), the easement described below burdens the real estate acquired by Corporate Deed dated March 20, 2002, and recorded in the Office of the Recorder for Lake County, Indiana, as Document No. 2002-027569, on March 21, 2002, and Trustee's Deed dated August 31, 1979, and recorded in the Office of the Recorder for Lake County, Indiana, as Document No. 1979-789142, on January 23, 1985.

EASEMENT FOR ELECTRIC FACILITIES

EASEMENT # 41035-

052PE

THIS EASEMENT FOR ELECTRIC FACILITIES (this "Easement") is granted by **Shamrock Terminals, LLC an Indiana Limited Liability Company**, whose address is 219 Virginia St Gary, IN 46402 ("Grantor") in favor of Northern Indiana Public Service Company LLC, an Indiana limited liability company, with its principal place of business located at 801 E. 86th Avenue, Merrillville, Indiana 46410 ("Grantee").



In consideration of ~~value~~ and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to Grantee an easement for the exclusive right to perform the following under, upon, on, over, across and through Grantor's property located in Lake County, Indiana (the "Premises"): *EXHIBIT A*

1. construct, erect, install, operate, maintain, replace, repair, alter the size of, remove, renew, replace or abandon towers and poles and to string, install, operate, maintain, replace, repair, alter the size of, remove, renew, replace or abandon wires, cables, conductors, guy wires and other necessary equipment upon and between such towers and poles, and to also install, construct, maintain, operate, repair, replace, renew and remove underground ducts and conduits, underground wires, cables, conductors, manholes and other necessary appurtenances, in such underground ducts and conduits, pads for transformers, with transformers located thereon, markers and test terminals (collectively, the "NIPSCO Facilities");
 2. construct, operate, maintain, replace, repair, alter the size of, and remove or abandon underground communication systems for the transmission of video, data and voice communications, with appurtenant facilities, including, without limitation, conduits, cables, equipment, splicing boxes, wires, cathodic protection, and fiber optics cable;
 3. perform pre-construction work;
 4. ingress to and egress from the Easement Area (as defined below) by means of existing or future roads and other reasonable routes on the Premises and on Grantor's adjoining lands;
 5. exercise all other rights necessary or convenient for the full use and enjoyment of the rights herein granted, including the right from time to time to: (a) clear the Easement Area of all obstructions and (b) clear, cut, trim and remove any and all vegetation, trees, undergrowth and brush and overhanging branches from the Easement Area by various means, including the use of herbicides approved by the State of Indiana or the United States Environmental Protection Agency (or successor-in-duty).
- The NIPSCO Facilities are to be located within the limits of the permanent right of way further described on Exhibit A attached hereto and incorporated herein (the "Easement Area"). The Easement Area is shown on Exhibit B attached hereto and incorporated herein.

The Grantor may use and enjoy the Easement Area, to the extent such use and enjoyment does not interfere with Grantee's rights under this Easement. Grantor shall not construct or permit to be

FILED

JUL 30 2020

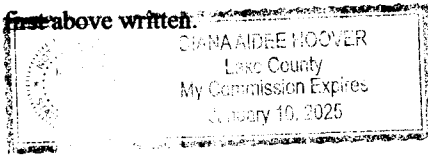
JOHN E. PETALAS
LAKE COUNTY AUDITOR

25.00

024547 JB

cc

WITNESS my hand and notarial seal the day and year first above written.



Print Name

Dana Adee Hoover (SEAL)

Notary Public

My Commission Expires

A Resident of Lake County, Indiana

January 10, 2025

This instrument prepared by: André Wright. "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." André Wright

Exhibit A

Legal Description of the Easement Area



EXHIBIT 'A'

Permanent Easement Description

A parcel of land being part of the North Half of Section 3, Township 36 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, being the North 10 feet of a parcel described in deed to Shamrock Terminals recorded as document number 2002-027569 in the Office of the Recorder of said County.



This description was prepared for Northern Indiana Public Service Company, by DLZ Indiana, LLC and certified by Raymond H. Keilman, Sr., Indiana Professional Surveyor, License Number 29800023, on February 28, 2020.


Raymond H. Keilman, Sr.




DLZ
DLZ INDIANA, LLC
316 TECH DRIVE, BURNS HARBOR, INDIANA 46304
TELEPHONE (219) 784-4700 FAX (219) 784-4188

GARY

SHAMROCK TERMINALS
PARCEL 41035-052E
PERMENT ELECTRIC EASEMENT
PREPARED FOR: NIPSCO

INDIANA

DRAWN: WAR	CHK'D.: RHK
DESIGNED:	APPR'D.: RHK
DATE: 2/28/2020	
SCALE: N/A	
PROJECT NUMBER	
1861-2562-70	

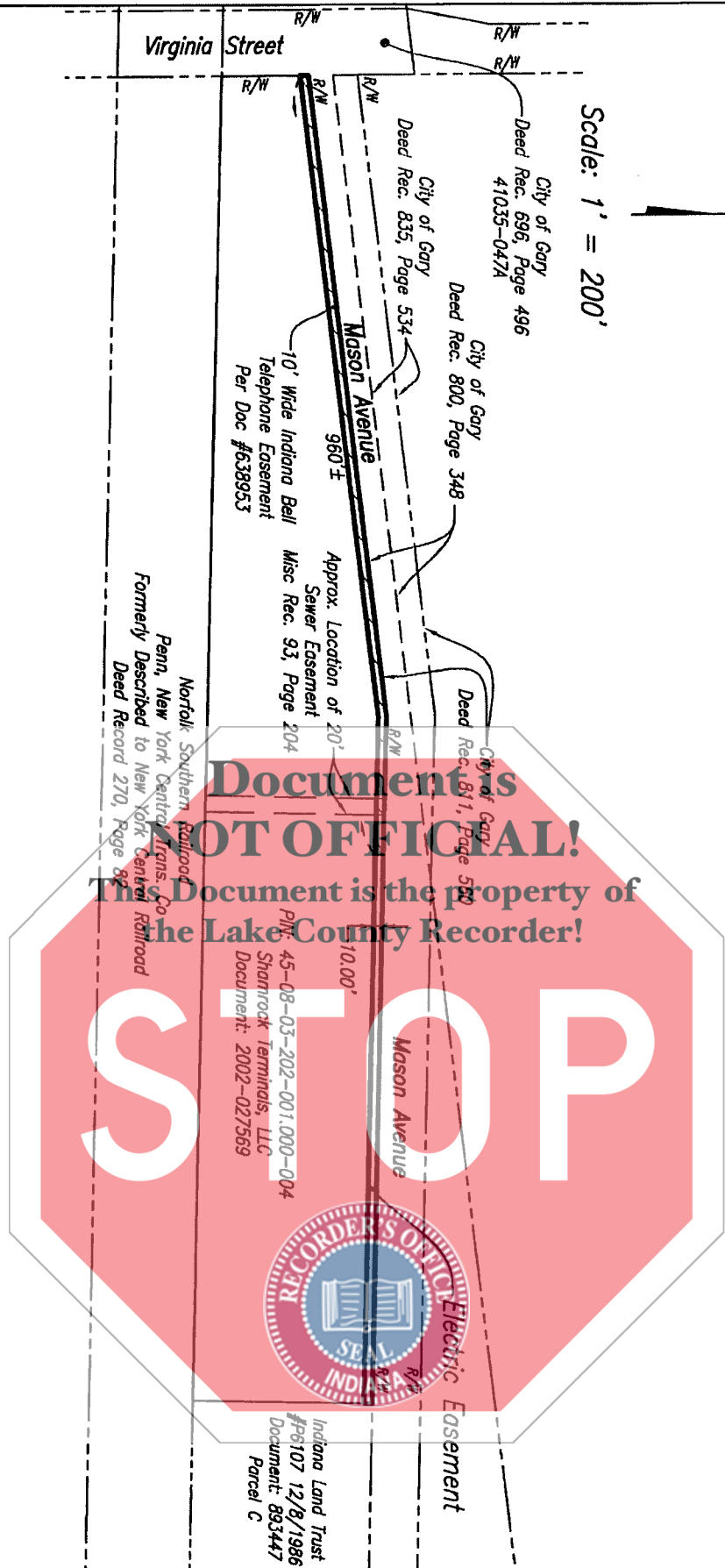
SHEET	1
OF	2
DRAWING NUMBER	052EX

EXHIBIT 'B'

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.



Scale: 1" = 200'



DLZ
DLZ INDIANA, LLC
 516 TECH DRIVE, BURNS HARBOR, INDIANA 46304
 TELEPHONE (219) 764-4700 FAX (219) 764-4156

GARY INDIANA
**SHAMROCK TERMINALS
 PARCEL 41035-052E
 PERMENT ELECTRIC EASEMENT
 PREPARED FOR: NIPSCO**

DRAWN: MAR	CHK'D.: RHK	SHEET	2
DESIGNED:	APPRV'D.: RHK	OF	2
DATE: 2/28/2020		DRAWING NUMBER	052EX
SCALE: 1" = 200'			
PROJECT NUMBER			
1861-2562-70			