

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-048291

8:32 AM 2021 Jul 21

899374- (Do Not Type Above This Line - For Recording Purposes Only)

## GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated June 4, 2019, is made by Brookstone North Condominium Association, Inc., with an address of 7507 Taft Street, \_\_\_\_\_ Merrillville, Indiana 46410 its successors and assigns, hereinafter referred to as "Grantor" in favor of Comcast Cable Communications Management, LLC, with an address of 1500 McConnor Parkway Schaumburg, IL 60173, its successors and assigns, hereinafter referred to as "Grantee."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated June 4, 2019, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and, including, but not limited to, above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") commonly known as Brookstone North Condominiums Phase 2, located at 7507 Taft Street \_\_\_\_\_, Merrillville, in Lake County, State of Indiana described as follows:

### LEGAL DESCRIPTION: (See Attached)

The Grantor(s) agree(s) for itself and its successors and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near



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JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises and for a period of 6 month(s) thereafter.

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IN WITNESS WHEREOF, the Grantor has caused this Easement to be executed by its duly authorized representative as of the date first written above.

### GRANTOR

WITNESS/ATTEST:

Brookstone North Condominium Association, Inc.

Shirley Sabai  
Name: SHIRLEY FABIAN

By: Milton D. Petersen  
Name: Milton D. Petersen  
Title: President

### ACKNOWLEDGEMENT OF GRANTOR

STATE OF INDIANA )  
COUNTY OF PORTER ) ss.

The foregoing instrument was acknowledged before me this 22 day of April, 2019 by MILTON D. PETERSEN the PRESIDENT of Brookstone North Condominium Association, Inc., on behalf of said entity. He/She is personally known to me or has presented \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

A Notary Public  
Witness \_\_\_\_\_ in official seal.  
Commission Number 670194  
Expiring July 25, 2023  
State of Indiana

Shirley Sabai  
SHIRLEY FABIAN Notary Public  
My commission expires: July 25, 2023  
County of Residence: PORTER

#### When Recorded, Return To:

CSC - Corporation Service Company  
P.O. Box 2969  
Springfield, IL 62708  
SZH

Parcel ID#: \_\_\_\_\_

#### Drafted By:

Sara Elias  
Comcast Cable Communications  
Management, LLC  
1500 McConnor Parkway  
Schaumburg, IL 60173

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each

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Social Security number in this document,  
unless required by law

*SARA ELIAS*

[Signature]

Print Name: SARA ELIAS

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## LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 10255 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING UPON LAST SAID COURSE, A DISTANCE OF 7000 FEET, THENCE SOUTH 81 DEGREES 51 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 30050 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 23870 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1636 FEET, THENCE SOUTH 81 DEGREES 51 MINUTES 52 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 17828 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1636 FEET, THENCE SOUTH 81 DEGREES 51 MINUTES 52 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2200 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 3274 FEET, TO A TANGENT CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 17365 FEET AND A CHORD OF 7400 FEET, BEARING NORTH 77 DEGREES 33 MINUTES 16 SECONDS EAST, AN ARC DISTANCE OF 7457 FEET, THENCE SOUTH 81 DEGREES 51 MINUTES 25 SECONDS EAST, A DISTANCE OF 7250 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 00 DEGREES 15 MINUTES 01 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1287 FEET, THENCE NORTH 89 DEGREES 31 MINUTES 52 SECONDS WEST, A DISTANCE OF 4640 FEET, THENCE SOUTH 00 DEGREES 10 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 27881 FEET TO A LINE THAT IS 6128 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 84220 FEET TO A POINT ON A LINE, 480 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 30053 FEET, THENCE NORTH 05 DEGREES 15 MINUTES 07 SECONDS WEST, A DISTANCE OF 4537 FEET TO A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A CHORD OF 2643 FEET AND A CHORD OF 1076 FEET, BEARING NORTH 77 DEGREES 33 MINUTES 33 SECONDS WEST, AN ARC DISTANCE OF 7668 FEET, THENCE NORTH 81 DEGREES 51 MINUTES 52 SECONDS WEST, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 30710 FEET TO THE POINT OF BEGINNING, CONTAINING 700 ACRES, MORE OR LESS, ALL IN THE TOWN OF METZELVILLE, COUNTY OF LAKE, INDIANA.

### UTILITY EASEMENT GRANT

UTILITY EASEMENTS ARE HEREBY GRANTED TO INDEPENDENCE HILL CONSERVANCY DISTRICT AND ITS SUCCESSORS AND ASSIGNS, FOR SANITARY SEWER LINES AND FACILITIES, TO INDIANA AMERICAN WATER COMPANY, INC. AND ITS SUCCESSORS AND ASSIGNS, FOR WATER LINES AND FACILITIES, TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, AND ITS SUCCESSORS AND ASSIGNS, FOR GAS AND ELECTRIC LINES AND FACILITIES, TO THE TOWN OF METZELVILLE, INDIANA, AND ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER DRAINAGE LINES AND FACILITIES, TO AT&T CABLE, INDIANA, AND ITS SUCCESSORS AND ASSIGNS, FOR CABLE TELEVISION AND OTHER DATA TRANSMISSION LINES AND FACILITIES, AND TO AMERITECH AND ITS SUCCESSORS AND ASSIGNS, FOR TELEPHONE LINES AND FACILITIES, IN EACH CASE WITHIN THE AREAS DELINEATED HEREON AS UTILITY EASEMENTS OR VARIOUS WORDS AND PHRASES TO THE SAME EFFECT.

Pin# 45-12-17-452-0028-000-030

County Recorder