

# NOT AN OFFICIAL DOCUMENT

**FILED**

Jun 28 2022 LM  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-526448  
06/28/2022 11:21 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 14

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## After Recording Return To:

Northern Indiana Commuter  
Transportation District  
Attn: Michael Noland  
33 East U.S. Highway 12  
Chesterton, IN 46304

Space Above This Line for Recorder's Use

(WLC P-46)

## EASEMENT

Property Address: 8148 Frederick Avenue, Munster, IN 46321

Parcel Tax ID #: 45-06-24-202-001.000-027  
45-06-24-202-002.000-027  
45-06-24-202-003.000-027  
45-06-24-202-004.000-027

THIS INDENTURE WITNESSETH that **SIERRA CONDOMINIUMS, INC., DANIELLE MACDONALD, THOMAS A. LIVINGSTON, JAMES G. & DARLENE L. PLATIS, AND ENEDINA CASANOVA**, (the "GRANTORS"), hereby grant to the **NORTHERN INDIANA COMMUTER TRANSPORTATION DISTRICT**, an Indiana municipal corporation (the "GRANTEE"), for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is acknowledged, a permanent easement, right and authority from time to time, to construct, erect, maintain, operate, repair, replace, and renew stormwater drainage facilities along with all necessary equipment, facilities, pipes, conduit, valves, berms, ditches, and appurtenances deemed appropriate by Grantee and connections required for the operation of a stormwater drainage system and to operate the aforementioned system by such means for the transportation of stormwater drainage and run-off, along and over parcels of land located in Lake County, Indiana described as follows:

The legal description of the easement granted herein is attached hereto as Exhibits "A" and "B"

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The Grantors reserves the use of the grant of land described in said easement for purposes which are not inconsistent with this easement.

The undersigned Grantors hereby covenant that they are the owner(s) in fee simple of the real estate upon which the easement area is located, are lawfully seized thereof, and has/have good right to grant and convey said right to the Grantee. The Grantors acquired title to the land described in this Easement by deed recorded on:

DANIELLE MACDONALD – April 17, 2017 – Doc. Number 2017-023399

THOMAS A. LIVINGSTON – November 2, 2015 – Doc. Number 2015-073579

JAMES G. & DARLENE L. PLATIS – October 28, 2014 – Doc. Number 2014-068319

ENEDINA CASANOVA – September 10, 2014 – Doc. Number 2014-054492

in the office of the Recorder of Lake County, Indiana.

Access to the above-described parcel of land over the adjoining lands of the Grantors is hereby granted. Any damage to the Grantors' property on said parcel of land or on the lands of the Grantors adjoining said parcel of land done by the Grantee in the installation, maintenance, operation, erection, repair, replacement, or renewal of said stormwater drainage facilities, as described above, shall be promptly repaired or paid for by the Grantee. This Grantee may cut down and remove from the easement area any undergrowth, trees, shrubbery, or other vegetation which may, in the sole discretion of the Grantee, endanger the safety of or interference with the use, enjoyment, or maintenance of any of the Grantee's systems described herein.

The terms and conditions of this Easement shall be binding upon the heirs, executors, administrators, grantees and assigns of the Grantors and Grantee.

**IN WITNESS WHEREOF**, said Grantors have executed and delivered this Easement under seal this 17<sup>th</sup> day of June, 2022 (date of final signature).

# NOT AN OFFICIAL DOCUMENT

Grantor's Signature

**Danielle MacDonald**

Address

City, State & Zip

Grantor's Signature

**Thomas A. Livingston**

Address

City, State & Zip

*James G. Platis*

Grantor's Signature

**James G. Platis**

8148 FREDERICK AVE

Address

MANSTER, IN, 46321

City, State & Zip

*Darlene L. Platis*

Grantor's Signature

**Darlene L. Platis**

8148 Frederick Ave

Address

Manster Ind 46321

City, State & Zip

Grantor's Signature

**Enedina Casanova**

Address

City, State & Zip





# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, said Grantors have executed and delivered this Easement under seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020 (date of final signature).

\_\_\_\_\_  
Grantor's Signature

**Danielle MacDonald**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**Thomas A. Livingston**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**James G. Platis**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**Darlene L. Platis**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

*E. Casanova*  
\_\_\_\_\_  
Grantor's Signature

**Enedina Casanova**

**15411 W. 98<sup>th</sup> Avenue**

\_\_\_\_\_  
Address

**Dyer, IN 46311**

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, the undersigned, a Notary Public in and for the above-referenced County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, did personally appear **James G. Platis and Darlene L. Platis**, and acknowledged the execution of the foregoing deed as a free and voluntary act.

Witness my hand and seal.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

My Commission Expires: \_\_\_\_\_

\*\*\*\*\*

STATE OF INDIANA )  
 ) SS:  
COUNTY OF Lake )

Before me, the undersigned, a Notary Public in and for the above-referenced County and State, on this ONE day of July, 2020, did personally appear **Enequina Casanova**, and acknowledged the execution of the foregoing deed as a free and voluntary act.

Witness my hand and seal.

CHERYL BALZER  
NOTARY PUBLIC  
SEAL

LAKE COUNTY, STATE OF INDIANA  
MY COMMISSION EXPIRES FEBRUARY 27, 2021  
COMMISSION NO. 648476

  
\_\_\_\_\_  
Notary Public

Cheryl Balzer  
\_\_\_\_\_  
Printed Name

My Commission Expires: 2-27-2021

# NOT AN OFFICIAL DOCUMENT

Danielle Mac Donald  
Grantor's Signature

**Danielle MacDonald**  
8148 Frederick Ave #3  
Address  
Munster, IN 46321  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**Thomas A. Livingston**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**James G. Platis**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**Darlene L. Platis**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**Enedina Casanova**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, the undersigned, a Notary Public in and for the above-referenced County and State, on this 4<sup>th</sup> day of April, 2021, did personally appear **Danielle MacDonald**, and acknowledged the execution of the foregoing instrument as a free and voluntary act.

Witness my hand and seal.



Tracy Janjanin  
Notary Public

Tracy Janjanin  
Printed Name

My Commission Expires: 12/3/24

\*\*\*\*\*




# NOT AN OFFICIAL DOCUMENT

\_\_\_\_\_  
Grantor's Signature

**Danielle MacDonald**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

  
\_\_\_\_\_  
Grantor's Signature

**Thomas A. Livingston**

8148 Frederick Ave. #1

\_\_\_\_\_  
Address

\_\_\_\_\_  
Monster IN. 46321

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**James G. Platis**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**Darlene L. Platis**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

**Enedina Casanova**

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF LAKE        )

Before me, the undersigned, a Notary Public in and for the above-referenced County and State, on this 27 day of October, 2021, did personally appear **Thomas A. Livingston**, and acknowledged the execution of the foregoing instrument as a free and voluntary act.

Witness my hand and seal.

*Carol Nagy* Notary Public

CAROL NAGY  
Printed Name

My Commission Expires: 12-17-2022



CAROL A. NAGY  
Resident of Lake County  
My Commission Expires: December 17, 2022

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

SIERRA CONDOMINIUMS, INC.

By: James Platis  
Name: JAMES PLATIS  
Title: TREASURER

## NOTARY'S CERTIFICATE

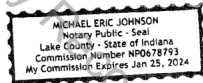
STATE OF Indiana  
COUNTY OF Lake ) SS:

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 17th day of June, 2022, personally appeared James Platis as an authorized representative of SIERRA CONDOMINIUMS, INC. and acknowledged the execution of the foregoing instrument to be a free and voluntary act.

Michael Eric Johnson  
Notary Public

Michael Eric Johnson  
Printed Name

My commission expires: 01/25/2024  
My county of residence: Lake



*I affirm under the penalties for perjury that I have taken reasonable care to redact each social security number associated with this document, unless otherwise required by law.*

*/s/ Connor H. Nolan - Attorney*

This instrument prepared by: Connor H. Nolan, Attorney, Harris Welsh & Lukmann, 107 Broadway, Chesterton, IN 46304; Ph. (219) 926-2114

Page ||

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## EXHIBIT "A"

Project: NICTD – West Lake Corridor Sheet 1 of 1  
Parcel: 46 – PERMANENT EASEMENT  
Key #: 45-06-24-202-001.000-027, 45-06-24-202-002.000-027, 45-06-24-202-003.000-027,  
45-06-24-202-004.000-027

A part of Lot 2 in Sierra Condominiums to the Town of Munster, Indiana, the plat of which is recorded in Plat Book 58, page 45, in the Office of the Recorder of Lake County, Indiana, and being that part of the grantor's land lying within the easement lines depicted on the attached Easement Parcel Plat marked Exhibit "B" described as follows: Beginning on the south line of said lot South 89 degrees 44 minutes 58 seconds East 9.13 feet from the southwest corner of said lot; thence North 77 degrees 55 minutes 17 seconds East 16.25 feet to point "7239" designated on said plat, which point is on the west line of the 20-foot driveway, ingress-egress, storm sewer & utility easement shown on said plat; thence South 0 degrees 15 minutes 02 seconds West 3.47 feet along said west line to the south line of said lot; thence North 89 degrees 44 minutes 58 seconds West 15.87 feet along said south line to the point of beginning and containing 28 square feet, more or less.

This description was prepared for the Northern Indiana Commuter Transportation District by Beam, Longest and Neff, L.L.C.

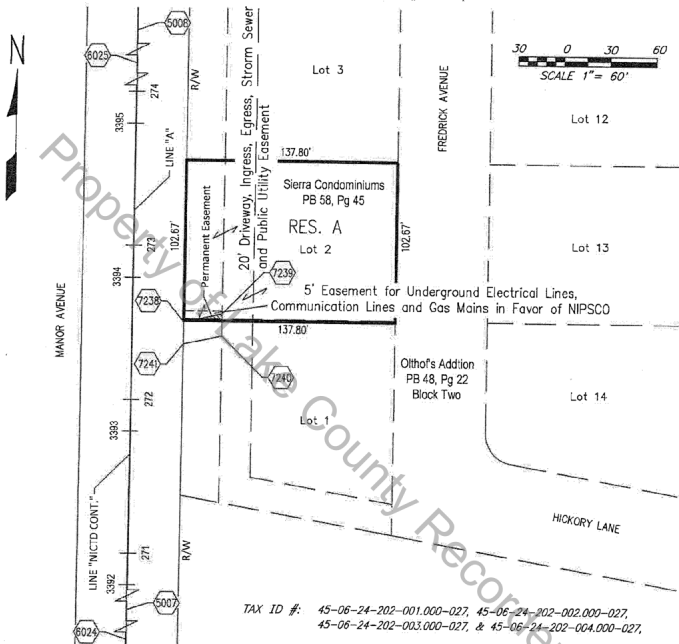
Dewey L. Witte 07/24/2019  
Dewey L. Witte Date

Indiana Registered Land Surveyor  
License Number LS29800022



### EASEMENT PARCEL PLAT

Prepared for the Northern Indiana Commuter Transportation District  
by Beam, Longest & Neff L.L.C. (Job #180110)



TAX ID #: 45-06-24-202-001.000-027, 45-06-24-202-002.000-027,  
45-06-24-202-003.000-027, & 45-06-24-202-004.000-027,



HATCHED AREA IS THE APPROXIMATE PERMANENT EASEMENT

OWNER: LIVINGSTON, THOMAS A. ET AL.  
PROJECT: NICTD - WEST LAKE CORRIDOR  
PARCEL: 46  
TAX ID #: SEE ABOVE  
SECTION: 24  
TOWNSHIP: 36 N.  
RANGE: 10 W.  
COUNTY: LAKE

DRAWN BY: M.J. DORSCH 7-02-2019  
CHECKED BY: D.L. WITTE 07-24-2019

INSTRUMENT #2015-073579, DATED 10-9-2015

Dimensions shown are from the above listed Record Documents.

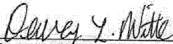
PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
5007, 5008	SEE ROUTE SURVEY, INSTRUMENT #2019-013294					
6024	NICTD-CONT.	ST(3384+44.28)	0.00		2300144.8513	2833653.1735
6025	NICTD-CONT.	TS(3418+23.21)	0.00		2303523.7425	2833667.7870
7238	NICTD-CONT.	3393+71.81	33.35	Rt.	2301072.2209	2833690.5385
7239	NICTD-CONT.	3393+77.27	58.35	Rt.	2301077.5758	2833715.5622
7240	NICTD-CONT.	3393+62.87	58.35	Rt.	2301063.1780	2833715.4993
7241	NICTD-CONT.	3393+57.41	33.35	Rt.	2301057.8232	2833690.4756

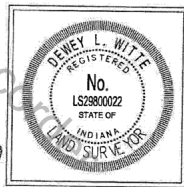
Stations and Offsets are to control over both North and East Coordinates and Bearings and Distances.

Note: Line "A" is a Control Line and Line "NICTD-Continuous" is a Paper Relocation Line.

### SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as Instrument #2019-013294 in the Office of the Recorder of Lake County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 (Rule 12).


07/21/2019  
 Dewey L. Witte Date  
 Registered Land Surveyor No. LS29800022  
 State of Indiana



<p><b>OWNER:</b> LIVINGSTON, THOMAS A. ET AL.</p> <p><b>PROJECT:</b> NICTD - WEST LAKE CORRIDOR</p> <p><b>PARCEL:</b> 46</p> <p><b>TAX ID #:</b> 45-06-24-202-001.000-027</p> <p><b>SECTION:</b> 24</p> <p><b>TOWNSHIP:</b> 36 N.</p> <p><b>RANGE:</b> 10 W.</p> <p><b>COUNTY:</b> LAKE</p>	<p><b>DRAWN BY:</b> M.J. DORSCH 7-02-2019</p> <p><b>CHECKED BY:</b> D.L. WITTE 07-21-2019</p>
 8320 Craig St. Indianapolis, Indiana 46250 Telephone: (317) 849-5832 www.b-l-n.com	