

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 29 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-526734  
06/29/2022 11:11 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 7

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  
Chesteron, IN 46304

Space Above This Line for Recorder's Use

WLC 86

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, as a transfer to another governmental entity for no consideration, the **HAMMOND WATER WORKS DEPARTMENT**, an Indiana municipal corporation (hereinafter known as "GRANTOR"), conveys and warrants to the **NORTHERN INDIANA COMMUTER TRANSPORTATION DISTRICT**, an Indiana municipal corporation (hereinafter known as "GRANTEE"), all right, title, interest in and to the following described real estate located in Lake County, Indiana to-wit:

See the attached Exhibit 'A' for legal description.

See the attached Exhibit 'B' for a parcel plat.

PROPERTY ADDRESS: 422 Michigan Street, Hammond, IN 46320

PARCEL TAX ID#: 45-02-36-131-002.000-023

**TOGETHER WITH** all the rights, privileges, tenements, appurtenances and improvements in anyway pertaining to or belonging to said Real Estate, except for the existing infrastructure of the Grantor, and subject to all existing taxes, easements and restrictions of record associated therewith.

As a condition of this deed, Grantee shall not disturb any personal property of Grantor until Grantor's Distribution Superintendent has approved the Grantee's relocation plans for Grantor's utility facilities, including the 16-inch water main, booster station, and any other utility facilities or infrastructure presently located on the subject property, which need to be relocated due to Grantee's construction project.

No Sales Disclosure Needed  
Jun 29 2022  
By: FGR  
Office of the Lake County Assessor

Page 1 of 7

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Any damage to the underground utility facilities of the Grantor done by the Grantee in its installation of the improvements for the West Lake Corridor Expansion Project shall be promptly repaired by the Grantee.

IN WITNESS WHEREOF, said Grantor has executed and delivered this Warranty Deed under seal this 23<sup>rd</sup> day of June, 2022.

## HAMMOND WATER WORKS DEPARTMENT

By: Sharon M. Daniels  
Signature

Its: BOARD PRESIDENT  
Title

SHARON M. DANIELS  
Printed Name

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 23<sup>rd</sup> day of June, 2022, did personally appear Sharon M. Daniels as an authorized representative of The **Hammond Water Works Department**, and acknowledged the execution of the foregoing deed as a free and voluntary act.

Witness my hand and seal.



Melanie Ann Banach  
Notary Public

Melanie Ann Banach  
Printed Name

My Commission Expires: Jan 8, 2026

# NOT AN OFFICIAL DOCUMENT

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/ L. Charles Lukmann, III – Attorney*

**GRANTEE'S ADDRESS FOR  
TAX MAILING PURPOSES:** 33 East U.S. Highway 12, Chesterton, IN 46304

This instrument prepared by:  
L. Charles Lukmann, III  
HARRIS WELSH & LUKMANN  
107 Broadway  
Chesterton, IN 46304  
Telephone (219) 926-2114

## LEGAL DESCRIPTION

## EXHIBIT "A"

Project: NICTD - West Lake Corridor  
Parcel: 86 - Fee Simple  
Key #: 45-02-36-131-002,000-023

Sheet 1 of 2

A part of Lot 1 in Hohman Avenue Water Tank Addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 103, Page 30, in the Office of the Recorder of 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: Beginning on the southwestern line of said lot North 62 degrees 45' minutes 34 seconds West 93.04 feet from the south most corner of said lot; thence North 62 degrees 45 minutes 34 seconds West 67.80 feet along said southwestern line to point "7066" designated on said plat; thence North 20 degrees 00 minutes 00 seconds East 93.65 feet to point "7067" designated on said plat; thence North 19 degrees 38 minutes 42 seconds East 76.96 feet to point "7068" designated on said plat; thence North 17 degrees 30 minutes 52 seconds East 34.97 feet to point "7069" designated on said plat, which point is on the northwestern line of said lot; thence North 59 degrees 19 minutes 30 seconds East 6.35 feet along said northwestern line to a corner of said lot; thence North 10 degrees 40 minutes 54 seconds East 444.97 feet along said western line to a north corner of said lot; thence North 72 degrees 27 minutes 15 seconds East 24.35 feet (24.13 by Plat Book 103, Page 30) along the northern line of said lot to the north most corner of said lot; thence South 62 degrees 45 minutes 42 seconds East 17.17 feet along the northeastern line of said lot to point "7065" designated on said plat; thence South 29 degrees 55 minutes 55 seconds West 26.32 feet to point "7080" designated on said plat; thence South 2 degrees 13 minutes 15 seconds West 50.28 feet to point "7079" designated on said plat; thence North 90 degrees 00 minutes 00 seconds West 7.01 feet to point "7078" designated on said plat; thence South 2 degrees 13 minutes 15 seconds West 15.72 feet to point "7077" designated on said plat; thence South 2 degrees 34 minutes 34 seconds West 60.49 feet to point "7192" designated on said plat; thence North 87 degrees 07 minutes 49 seconds West 12.50 feet to point "7064" designated on said plat; thence South 2 degrees 34 minutes 34 seconds West 17.39 feet to point "7063" designated on said plat; thence South 4 degrees 42 minutes 23 seconds West 77.92 feet to point "7062" designated on said plat; thence Southwesterly 170.79 feet along an arc to the right and having a radius of 1,054.64 feet and subtended by a long chord having a bearing of South 11 degrees 06

## EXHIBIT "A"

Project: NICTD -- West Lake Corridor  
Parcel: 86 -- Fee Simple  
Key #: 45-02-36-131-002.000-023

Sheet 2 of 2

minutes 38 seconds West and a length of 170.60 feet to point "7061" designated on said plat; thence South 17 degrees 30 minutes 52 seconds West 77.92 feet to point "7060" designated on said plat; thence South 19 degrees 38 minutes 42 seconds West 77.77 feet to point "7059" designated on said plat; thence South 20 degrees 00 minutes 00 seconds West 98.53 feet to the point of beginning and containing 0.564 acres, 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 06/19/2019  
Dewey L. Witte Date  
Indiana Registered Land Surveyor  
License Number LS29800022  
Revised 6-17-2019

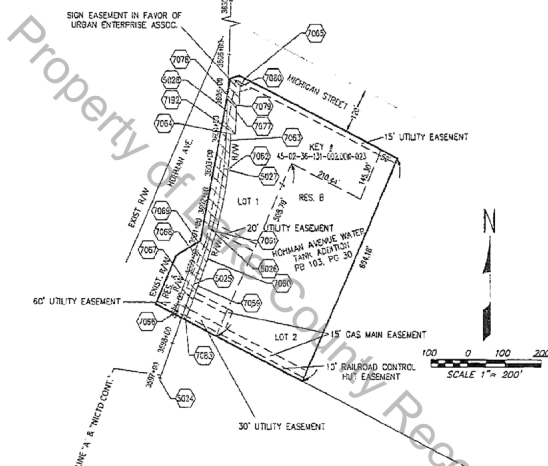


## RIGHT OF WAY PARCEL PLAT

### EXHIBIT "B" PARCEL PLAT

SHEET 1 OF 2

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



	<b>HATCHED AREA IS THE APPROXIMATE TAXING</b>	
<b>OWNER:</b>	HAMMOND WATER WORKS DEPARTMENT	
<b>PROJECT:</b>	NICTO - WEST LAKE CORRIDOR	
<b>PARCEL:</b>	86	<b>DRAWN BY:</b> Z. I. YANOSKO 4-8-2019
<b>TAX ID #:</b>	45-02-36-131-002.000-023	<b>CHECKED BY:</b> D.L. WITE 4-24-2019
<b>SECTION:</b>	36	<b>INSTRUMENT #</b> 2008050890, DATED 4-8-2007
<b>TOWNSHIP:</b>	37 N.	<b>INSTRUMENT #</b> 2008069349, DATED 10-2-2008
<b>RANGE:</b>	10 W.	
<b>COUNTY:</b>	LAKE	
<i>Dimensions shown are from the above listed Record Documents.</i>		

REV. PROP. R/W, 6-17-2019, M.J. DORSCH

## EXHIBIT "B" (cont.)

SHEET 2 OF 2

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
SEE ROUTE SURVEY, INSTRUMENT #2019-013294						
7059	NICTD-CONT.	3599+69.20	12.50'	Rt.	2321608.1458	2833535.3794
7060	NICTD-CONT.	3600+46.74	12.50'	Rt.	2321681.3891	2833561.8249
7061	NICTD-CONT.	3601+23.97	12.50'	Rt.	2321755.8924	2833584.9733
7062	NICTD-CONT.	3602+92.73	12.50'	Rt.	2321923.0957	2833617.8194
7063	NICTD-CONT.	3603+69.96	12.50'	Rt.	2322000.7484	2833624.2414
7064	NICTD-CONT.	3603+87.26	12.35'	Rt.	2322018.1160	2833625.0228
7065	NICTD-CONT.	3605+37.04	44.24'	Rt.	2322166.6758	2833662.9217
7066	NICTD-CONT.	3598+75.43	25.00'	Lt.	2321532.8672	2833468.0700
7067	NICTD-CONT.	3599+69.08	25.00'	Lt.	2321620.8824	2833500.1012
7068	NICTD-CONT.	3600+46.50	25.00'	Lt.	2321693.3396	2833525.9732
7069	NICTD-CONT.	3600+82.00	25.53'	Lt.	2321726.6902	2833536.4979
7077	NICTD-CONT.	3604+47.46	25.00'	Rt.	2322077.9184	2833840.2259
7078	NICTD-CONT.	3604+63.18	25.00'	Rt.	2322093.6249	2833640.8351
7079	NICTD-CONT.	3604+63.45	32.00'	Rt.	2322093.6249	2833647.8404
7080	NICTD-CONT.	3605+33.73	32.00'	Rt.	2322143.8867	2833649.7889
7063	NICTD-CONT.	3598+70.67	12.50'	Rt.	2321515.5544	2833501.6789
7192	NICTD-CONT.	3603+87.26	24.85'	Rt.	2322017.4902	2833637.5073

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).

*Dewey L. Witte* 06/19/2019  
 Dewey L. Witte  
 Registered Land Surveyor No. LS28600022  
 State of Indiana



**OWNER:** HAMMOND WATER WORKS DEPARTMENT

**PROJECT:** NICTD - WEST LAKE CORRIDOR

**PARCEL:** 86

**TAX ID #:** 45-02-39-131-002.000-023

**SECTION:** 36

**TOWNSHIP:** 37 N.

**RANGE:** 10 W.

**COUNTY:** LAKE

**DRAWN BY:** Z.T. YANGSKO 4-8-2019

**CHECKED BY:** D.L. WITTE 4-24-2019

**BLN**  
BY

BEAM & COMPANY - INCP  
 1720 Craig St. Indianapolis, Indiana 46201  
 Telephone (317) 849-5932  
 www.b-l-n.com

REV. PROF. P/W, 8-17-2019, M.J. DORSCH