

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2022-024854

9:40 AM 2022 Aug 2

**GRANT OF ACCESS EASEMENT**

THIS GRANT OF EASEMENT is made this 24<sup>th</sup> day of June, 2022 by CLAIRE A. FEDDELER ("Feddeler") and TINA L. BYRD and JOHN B. BYRD ("Byrds").

RECITALS

- A. Tina L. Byrd and John B. Byrd are the owners of certain real estate, hereinafter referred to as Parcel 1, located in the Town of Lowell, Lake County, Indiana, specifically, Parcel Number 45-23-09-300-007.000-037, in Lowell, Indiana. (see attached Exhibit A)
- B. Claire A. Feddeler is the owner of certain real estate, hereinafter referred to as Parcel 2, located in the Town of Lowell, Lake County, Indiana, specifically, Parcel Number 45-23-09-300-004.000-037 in Lowell, Indiana. (see attached Exhibit B)
- C. Parcel 2 is located adjacent to and immediately North, East, Southeast, and West of Parcel 1.
- D. The Byrds require an easement for ingress and egress to their property over and upon Feddeler's property known as Easement Parcel 1 and Easement Parcel 3.
- E. Feddeler requires an easement for ingress and egress to her property over and upon the Byrds' property known as Easement Parcel 2.

NOW THEREFORE, for good and valuable consideration, receipt of which is acknowledged, Feddeler and the Byrds agree as follows:

1. **Grant of Access Easements.**

Feddeler hereby grants, conveys, and warrants a Permanent Access Easement on Parcel 2 for the specific purpose of granting access to Parcel 1 to the Byrds, their heirs, successors, assigns, agents, guests, and invitees, a portion of the real property owned by Feddeler known as Easement Parcel 1 and described as follows:

A 20 FOOT WIDE STRIP OF LAND BEING PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, SAID STRIP BEING THAT PARCEL SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS20000006 AND SHOWN AS EASEMENT PARCEL 1 ON A PLAT OF SURVEY BY DVG TEAM, INC., JOB NUMBER S22-381,

**FILED**

**AUG 02 2022**

**JOHN E. PETALAS  
LAKE COUNTY AUDITOR**

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1490  
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RECORDED AS DOCUMENT NUMBER 2022-018095 IN SURVEY BOOK 38, PAGE 51 ON JUNE 2, 2022 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID STRIP DESCRIBED AS FOLLOWS: COMMENCING AT A 3-INCH BRASS PLUG AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 33 MINUTES 34 SECONDS EAST (BASIS OF BEARINGS IS PER SAID DVG TEAM SURVEY), 295.00 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER; THENCE SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 129.91 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN WARRANTY DEEDS RECORDED AS DOCUMENT NUMBERS 2008-000954, 2008-000955, 2008-000956, AND 2008-000957, ALL ON JANUARY 4, 2008 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID NORTHWEST CORNER BEING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 41 AND MARKED BY A REBAR WITH A "GREGORY" CAP; THENCE CONTINUING SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 220.00 FEET ALONG THE NORTH LINE OF SAID BILGRI LAND AND ALONG THE NORTH LINE OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN QUIT CLAIM DEEDS RECORDED AS DOCUMENT NUMBERS 2020-082947 AND 2020-082948, BOTH ON NOVEMBER 16, 2020 IN SAID RECORDER'S OFFICE TO THE NORTHEAST CORNER OF LAST SAID BILGRI LAND, SAID NORTHEAST CORNER BEING MARKED BY A 5/8-INCH REBAR WITH CAP STAMPED "DVG TEAM INC FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR); THENCE NORTH 46 DEGREES 30 MINUTES 51 SECONDS EAST, 69.84 FEET TO A DVG REBAR; THENCE NORTH 00 DEGREES 19 MINUTES 29 SECONDS EAST, 211.15 FEET TO A DVG REBAR AND THE POINT OF BEGINNING OF SAID STRIP; THENCE NORTH 00 DEGREES 19 MINUTES 29 SECONDS EAST, 434.83 FEET TO THE NORTHERLY LINE OF LAND DESCRIBED TO CLAIRE A. FEDDELER IN A QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 2022-007493 ON FEBRUARY 25, 2022 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, 20.00 FEET ALONG LAST SAID NORTHERLY LINE; THENCE SOUTH 00 DEGREES 19 MINUTES 29 SECONDS WEST, 434.83 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING, SAID STRIP CONTAINING 0.20 ACRES MORE OR LESS.

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Parcel 1 is the Dominant Estate, Parcel 2 is the Servient Estate in this Easement Parcel 1

Feddeler also hereby grants, conveys, and warrants a Permanent Access Easement on Parcel 2 for the specific purpose of granting access to Parcel 1 to the Byrds, their heirs, successors, assigns, agents, guests, and invitees, a portion of the real property owned by Feddeler known as Easement Parcel 3 and described as follows:

A PARCEL OF LAND BEING PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, SAID STRIP BEING THAT PARCEL SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS20000006 AND SHOWN AS EASEMENT PARCEL 3 ON A PLAT OF SURVEY BY DVG TEAM, INC., JOB NUMBER S22-381, RECORDED AS DOCUMENT NUMBER 2022-018095 IN SURVEY BOOK 38, PAGE 51 ON JUNE 2, 2022 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT A 3-INCH BRASS PLUG AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST (BASIS OF BEARINGS IS PER SAID DVG TEAM SURVEY), 301.84 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER TO THE SOUTHEAST CORNER OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN QUIT CLAIM DEEDS RECORDED AS DOCUMENT NUMBERS 2020-082947 AND 2020-082948, BOTH ON NOVEMBER 16, 2020 IN THE RECORDER'S OFFICE OF SAID COUNTY, SAID SOUTHEAST CORNER BEING MARKED BY A BY A 5/8-INCH REBAR WITH CAP STAMPED "DVG TEAM INC FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR); THENCE NORTH 12 DEGREES 08 MINUTES 34 SECONDS EAST, 73.70 FEET ALONG THE EASTERLY LINE OF SAID BILGRI LAND TO THE SOUTHEAST CORNER OF A 12 FOOT WIDE ACCESS EASEMENT AS DESCRIBED IN DOCUMENT NUMBER 2020-082951, RECORDED ON NOVEMBER 18, 2020 IN SAID RECORDER'S OFFICE, LAST SAID SOUTHEAST CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 12 DEGREES 08 MINUTES 34 SECONDS EAST, 20.91 FEET ALONG SAID EASTERLY LINE TO A DVG REBAR; THENCE NORTH 33 DEGREES 56 MINUTES 25 SECONDS EAST, 54.00 FEET ALONG SAID EASTERLY LINE TO A DVG REBAR; THENCE NORTH 00 DEGREES 19 MINUTES 29 SECONDS EAST, 157.27 FEET ALONG SAID

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EASTERLY LINE TO A DVG REBAR; THENCE NORTH 46 DEGREES 30 MINUTES 51 SECONDS EAST, 69.84 FEET TO A DVG REBAR; THENCE SOUTH 00 DEGREES 19 MINUTES 29 SECONDS WEST, 27.72 FEET; THENCE SOUTH 46 DEGREES 30 MINUTES 51 SECONDS WEST, 42.12 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 29 SECONDS WEST, 154.78 FEET; THENCE SOUTH 33 DEGREES 56 MINUTES 25 SECONDS WEST, 56.19 FEET; THENCE SOUTH 12 DEGREES 08 MINUTES 34 SECONDS WEST, 12.83 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, 20.44 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.13 ACRES MORE OR LESS.

Parcel 1 is the Dominant Estate, Parcel 2 is the Servient Estate in this Easement Parcel 3

The Byrds hereby grant, convey, and warrant a Permanent Access Easement on Parcel 1 for the specific purpose of granting access to Parcel 2 to Feddele, her heirs, successors, assigns, agents, guests, and invitees, a portion of the real property owned by the Byrds known as Easement Parcel 2 and described as follows:

A PARCEL OF LAND BEING PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, SAID PARCEL BEING THAT PARCEL SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS20000006 AND SHOWN AS EASEMENT PARCEL 2 ON A PLAT OF SURVEY BY DVG TEAM, INC., JOB NUMBER S22-381, RECORDED AS DOCUMENT NUMBER 2022-018095 IN SURVEY BOOK 38, PAGE 51 ON JUNE 2, 2022 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT A 3-INCH BRASS PLUG AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH 00 DEGREES 33 MINUTES 34 SECONDS EAST (BASIS OF BEARINGS IS PER SAID DVG TEAM SURVEY), 295.00 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER; THENCE SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 129.91 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN WARRANTY DEEDS RECORDED AS DOCUMENT NUMBERS 2008-000954, 2008-000955, 2008-000956, AND 2008-000957, ALL ON JANUARY 4, 2008 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID NORTHWEST CORNER BEING ON THE EAST RIGHT OF WAY



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LINE OF U.S. HIGHWAY ROUTE 41 AND MARKED BY A REBAR WITH A "GREGORY" CAP; THENCE CONTINUING SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 220.00 FEET ALONG THE NORTH LINE OF SAID BILGRI LAND AND ALONG THE NORTH LINE OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN QUIT CLAIM DEEDS RECORDED AS DOCUMENT NUMBERS 2020-082947 AND 2020-082948, BOTH ON NOVEMBER 16, 2020 IN SAID RECORDER'S OFFICE TO THE NORTHEAST CORNER OF LAST SAID BILGRI LAND, SAID NORTHEAST CORNER BEING MARKED BY A 5/8-INCH REBAR WITH CAP STAMPED "DVG TEAM INC FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR) AND THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 30 MINUTES 51 SECONDS EAST, 69.84 FEET TO A DVG REBAR; THENCE NORTH 00 DEGREES 19 MINUTES 29 SECONDS EAST, 211.15 FEET TO A DVG REBAR; THENCE NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, 20.00 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 29 SECONDS WEST, 154.85 FEET; THENCE SOUTH 16 DEGREES 30 MINUTES 47 SECONDS WEST, 109.04 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.13 ACRES MORE OR LESS.

Parcel 2 is the Dominant Estate, Parcel 1 is the Servient Estate in this Easement Parcel 2

- 2. Shared Use and Access.** Both Feddeler and Byrds shall have use of the Easements, at their expense, for access to their respective properties. It is the intent by both parties that the Easement be used for residential traffic. The parties shall not cause an increase in the use of the Easement by subdivision of the real estate affected by these Easement. If damage is caused to the Easement due to extensive use beyond the current usage as of the date of the Easement or other use not consistent with residential access, damages to the Easement will be repaired by the party that has caused such damage or damage caused by such party's agents, invitees, and guests.
- 3. Maintenance.** Cost of ordinary maintenance shall be equally shared by both parties with management being overseen by the owner of the servient land, or their heirs, assigns, agents, and successors.
- 4. Grantor's Rights.** Each party retains and shall continue to enjoy the use of the service of the servient lands subject to these Easements for any and all purposes that do not interfere with or prevent the dominant estate use of the Easement.

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5. **Covenants Running with the Land.** The benefits and burdens of the Easements shall be binding upon the Grantor of the easement, their heirs, assigns, agents, and successors, and upon all other parties claiming by, through or under the grantor of the easement, and the same shall run with the land and inure to the benefit of the Grantee of the easement, their heirs, assigns, agents, and successors.

IN WITNESS WHEREOF, the parties execute this Easement as of the date indicated above.

Claire A. Feddeler  
Claire A Feddeler

6-24-22  
Date

Tina L. Byrd  
Tina L. Byrd

6-24-22  
Date

John B. Byrd  
John B. Byrd

6-24-22  
Date

Property of Lake County Recorder

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## ACKNOWLEDGMENT

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, on this 24<sup>th</sup> day of June, 2022 personally appeared **CLAIRE A. FEDDELER**, who acknowledged the execution of the foregoing instrument as his or her voluntary act, and who, having been duly sworn, stated that any representations therein are true. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

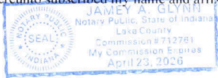


*Jamey Glynn*  
\_\_\_\_\_  
Jamey Glynn, Notary Public  
Resident of Lake County, Indiana

## ACKNOWLEDGMENT

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, on this 24<sup>th</sup> day of June, 2022 personally appeared **TINA L. BYRD and JOHN B. BYRD**, who acknowledged the execution of the foregoing instrument as his or her voluntary act, and who, having been duly sworn, stated that any representations therein are true. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



*Jamey Glynn*  
\_\_\_\_\_  
Jamey Glynn, Notary Public  
Resident of Lake County, Indiana

*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.* *Jamey Glynn*  
\_\_\_\_\_  
Jamey Glynn, Attorney at Law

THIS INSTRUMENT PREPARED BY: **Jamey Glynn, JOSTES & GLYNN, LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, (219) 232-6112**, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.

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## LEGAL DESCRIPTION

### **Parcel 1 (45-23-09-300-007.000-037)**

A PARCEL OF LAND BEING PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, SAID PARCEL BEING THAT PARCEL SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS20000006 AND SHOWN AS PARCEL 1 ON A PLAT OF SURVEY BY DVG TEAM, INC., JOB NUMBER S22-381, RECORDED AS DOCUMENT NUMBER 2022-018095 IN SURVEY BOOK 38, PAGE 51 ON JUNE 2, 2022 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT A 3-INCH BRASS PLUG AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 33 MINUTES 34 SECONDS EAST (BASIS OF BEARINGS IS PER SAID DVG TEAM SURVEY), 295.00 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER; THENCE SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 129.91 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN WARRANTY DEEDS RECORDED AS DOCUMENT NUMBERS 2008-000954, 2008-000955, 2008-000956, AND 2008-000957, ALL ON JANUARY 4, 2008 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID NORTHWEST CORNER BEING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 41 AND MARKED BY A REBAR WITH A "GREGORY" CAP AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 220.00 FEET ALONG THE NORTH LINE OF SAID BILGRI LAND AND ALONG THE NORTH LINE OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN QUIT CLAIM DEEDS RECORDED AS DOCUMENT NUMBERS 2020-082947 AND 2020-082948, BOTH ON NOVEMBER 16, 2020 IN SAID RECORDER'S OFFICE TO THE NORTHEAST CORNER OF LAST SAID BILGRI LAND, SAID NORTHEAST CORNER BEING MARKED BY A 5/8-INCH REBAR WITH CAP STAMPED "DVG TEAM INC FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR); THENCE NORTH 46 DEGREES 30 MINUTES 51 SECONDS EAST, 69.84 FEET TO A DVG REBAR; THENCE NORTH 00 DEGREES 19 MINUTES 29 SECONDS EAST, 211.15 FEET TO A DVG REBAR; THENCE NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, 270.47 FEET TO A DVG REBAR ON SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 35 MINUTES 15 SECONDS WEST, 80.78 FEET ALONG SAID EAST RIGHT OF WAY LINE TO REBAR WITH "GREGORY" CAP; THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, 178.88 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.59 ACRES MORE OR LESS.

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## LEGAL DESCRIPTION

### Parcel 2 (45-23-09-300-004.000-037)

A PARCEL OF LAND BEING PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, SAID PARCEL BEING THAT PARCEL SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS20000006 AND SHOWN AS PARCEL 2 ON A PLAT OF SURVEY BY DVG TEAM, INC., JOB NUMBER S22-381, RECORDED AS DOCUMENT NUMBER 2022-018095 IN SURVEY BOOK 38, PAGE 51 ON JUNE 2, 2022 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT A 3-INCH BRASS PLUG AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 33 MINUTES 34 SECONDS EAST (BASIS OF BEARINGS IS PER SAID DVG TEAM SURVEY), 989.48 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER TO THE NORTHWEST CORNER OF LAND DESCRIBED TO CLAIRE A. FEDELER IN A QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 2022-007493 ON FEBRUARY 25, 2022 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY LINES OF SAID FEDELER LAND:

- (1) SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 129.37 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 41 MARKED BY A REBAR WITH "GREGORY" CAP;
- (2) SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 559.53 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "DVG TEAM INC FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR);
- (3) NORTH 27 DEGREES 15 MINUTES 07 SECONDS EAST, 84.38 FEET TO A DVG REBAR;
- (4) NORTH 18 DEGREES 31 MINUTES 03 SECONDS EAST, 189.28 FEET TO A DVG REBAR;
- (5) SOUTH 89 DEGREES 31 MINUTES 05 SECONDS EAST, 539.01 FEET PARALLEL WITH THE NORTH LINE OF SAID QUARTER-QUARTER TO A DVG REBAR ON THE EAST LINE OF SAID QUARTER-QUARTER; THENCE SOUTH 00 DEGREES 33 MINUTES 15 SECONDS WEST, 1245.05 FEET ALONG LAST SAID EAST LINE TO THE SOUTH LINE OF SAID QUARTER-QUARTER MARKED BY A REBAR WITH "GREGORY" CAP THENCE NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, 1022.44 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN QUIT CLAIM DEEDS RECORDED AS DOCUMENT NUMBERS 2020-082947 AND 2020-082948, BOTH ON NOVEMBER 16, 2020 IN SAID RECORDER'S OFFICE, SAID SOUTHEAST CORNER BEING MARKED BY A DVG REBAR; THENCE THE FOLLOWING THREE COURSES ALONG THE EAST LINES OF SAID BILGRI LAND:
  - (1) NORTH 12 DEGREES 08 MINUTES 34 SECONDS EAST, 94.61 FEET TO A DVG REBAR;
  - (2) NORTH 33 DEGREES 56 MINUTES 25 SECONDS EAST, 54.00 FEET TO A DVG REBAR;
  - (3) NORTH 00 DEGREES 19 MINUTES 29 SECONDS EAST, 157.27 FEET TO THE NORTHEAST CORNER OF SAID BILGRI LAND, SAID NORTHEAST CORNER BEING MARKED BY A DVG REBAR; THENCE NORTH 46 DEGREES 30 MINUTES 51 SECONDS EAST, 69.84 FEET TO A DVG REBAR; THENCE NORTH 00 DEGREES 19 MINUTES 29 SECONDS EAST, 211.15 FEET TO A DVG REBAR; THENCE NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, 270.47 FEET TO SAID EAST RIGHT OF WAY LINE MARKED BY A DVG REBAR;

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THENCE SOUTH 00 DEGREES 35 MINUTES 15 SECONDS WEST, 80.78 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A REBAR WITH "GREGORY" CAP; THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, 473.88 FEET ALONG SAID EAST RIGHT OF WAY LINE TO SAID SOUTH LINE OF SAID QUARTER-QUARTER; THENCE NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, 131.84 FEET ALONG SAID SOUTH LINE OF SAID QUARTER-QUARTER TO THE POINT OF BEGINNING, CONTAINING 30.52 ACRES MORE OR LESS.

Property of Lake County Recorder