

# NOT AN OFFICIAL DOCUMENT

## NON-TAXABLE

Aug 02 2022

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-531745  
08/02/2022 12:07 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 5

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## SPECIAL WARRANTY DEED

**THIS INDENTURE WITNESSETH**, That Northern Indiana Public Service Company, LLC (NIPSCO), an Indiana limited liability company, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the The City of East Chicago, the Grantee, for and in consideration of the sum of Sixteen Thousand Dollars (\$16,000.00) (of which said sum \$16,000.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Lake, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The undersigned represents and warrants that they are a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the Grantee real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

PROVIDED HOWEVER, that the grantor herein (hereinafter referred to as easement holder) does hereby reserves unto itself an easement in, over, across and under the real estate described in Exhibit "A" and depicted upon the Right of Way Parcel Plat marked Exhibit "B" for the purpose of maintaining certain utility facilities now in place thereon, and for future installation and maintenance of said easement holder's utility facility which may be installed within such easement. Any exercise by the easement holder on such easement or any of its rights thereunder shall be subject to the laws, rules, and regulations of the State of Indiana, the United States Government, or any agencies or instrumentalities thereof; which may be in effect at the execution of this instrument and which may be subsequently enacted or declared from time to time thereafter, which are reasonable necessary or convenient to the protection of said highway facility and the public use thereof; and the easement holder shall indemnify the City of East Chicago against any damage to the highway facility resulting from any act of the easement holder or its agents in violation hereof or from the easement holder's negligence.

# NOT AN OFFICIAL DOCUMENT

By the acceptance of this deed the City of East Chicago agrees that any future alteration and/or relocation ordered by the City of East Chicago of such existing utility facilities shall be performed by the easement holder, and the City of East Chicago shall reimburse the easement holder for the actual reasonable cost to the easement holder of such performance, subject to the laws, rules, and regulations of the State of Indiana, the United States Government, or any agencies or instrumentalities thereof, which may be in effect at the execution of this instrument and which may be subsequently enacted or declared from time to time thereafter.

Grantee is acquiring the Property "AS IS," with all faults, without any covenant, representation or warranty of any kind or nature whatsoever, express or implied. The Grantee is relying solely on Grantee's own independent investigation of the property in determining whether to proceed with the purchase. Furthermore, the Grantee releases and forever discharges Grantor and its parent company, affiliates and/or subsidiaries, and all of their respective employees, officers, directors, agents and shareholders (collectively, "Released Parties"), from all claims, suits or actions related to or arising from any alleged defects or contamination of the property. To the extent allowed by law, Grantee shall indemnify and defend the Released Parties from all such claims, demands, suits or causes of action at its own costs and expense without reimbursement from Grantor or any other of the Released Parties.

The grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the City of East Chicago in the event of any non-payment.

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 7th day of July, 2022.

Northern Indiana Public Service Company, LLC, an Indiana limited liability company

By: Ronald E. Talbot  
Signature  
Ronald E. Talbot, Sr VP Electric Operations  
Printed Name and Title

STATE OF INDIANA )  
                                  ) ss:  
LAKE COUNTY            )

Before me, a Notary Public in and for said State and County, personally appeared Ronald E. Talbot, the Sr. VP Electric Operations of Northern Indiana Public Service Company, LLC an Indiana limited liability company, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 7th day of July, 2022.

Signature Jill Jennifer Tabor  
Printed Name Jill Jennifer Tabor (seal)



My Commission expires 02/20/2025

I am a resident of Lake County.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security Number in this document, unless required by law.

Kevin C. Smith  
Kevin C. Smith

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT "A"

Tax Parcel 45-03-16-151-002.000-024

### Legal Description:

That part of the West Half of the Northwest Quarter of Section 16, Township 37 North, Range 9 West of the Second Principal Meridian, City of East Chicago, Lake County, Indiana being more particularly bounded and described as follows:

Commencing at the southeast corner of the West Half of the Northwest Quarter of said Section 16 as now monumented (October 1, 2021), said southeast corner having an Indiana State Plane Western Zone North American Datum of 1983 (Epoch 2010) (NAD '83 (2010)) coordinate value of North: 2336050.788 U.S. Survey Feet and East: 2847968.072 U.S. Survey Feet or a World Geodetic System of 1984 (WGS '84) geographical coordinate of 41 degrees 39 minutes 39.342359478 seconds North Latitude and 87 degrees 28 minutes 00.481082088 seconds West Longitude; thence North 00 degrees 26 minutes 22 seconds West (bearings as referenced to the Indiana State Plane Western Zone coordinate system), along the east line of the West Half of the Northwest Quarter of said Section 16 as now monumented (October 1, 2021), a distance of 33.02 feet, to the north line of 129th Street as now monumented (October 1, 2021) in Mark Subdivision (being a subdivision in the West Half of Section 16, Township 37 North, Range 9 West of the Second Principal Meridian in the City of East Chicago, Lake County, Indiana as per plat thereof recorded in Plat Book 15, Page 36 in the Office of the Lake County, Indiana Recorder) and the Point of Beginning; thence, continuing North 00 degrees 26 minutes 22 seconds West, along the east line of the West Half of the Northwest Quarter of said Section 16, a distance of 346.98 feet, to a point 380.00 feet, as measured along the east line of the West Half of the Northwest Quarter of said Section 16, north of the southeast corner of the West Half of the Northwest Quarter of said Section 16, and the northwest line of a 1.972 acre parcel as described in Deed recorded in Book 678 Page 448 in the Office of the Lake County, Indiana Recorder; thence South 64 degrees 44 minutes 05 seconds West, along said northwest line, 51.84 feet; thence South 02 degrees 15 minutes 03 seconds East, 90.57 feet; thence North 87 degrees 44 minutes 57 seconds East, 5.80 feet; thence South 13 degrees 01 minutes 03 seconds East, 17.76 feet; thence South 02 degrees 10 minutes 14 seconds East, 21.16 feet; thence South 77 degrees 21 minutes 55 seconds West, 9.35 feet, to a non-tangential arc to the right; thence southwesterly along said non-tangential arc to the right, having a radius of 67.50 feet, an arc length of 91.99 feet, a chord length of 85.04 feet, and a chord bearing of South 40 degrees 02 minutes 02 seconds West, to a tangential line; thence South 79 degrees 04 minutes 34 seconds West, along said tangential line, 59.60 feet, to a tangential arc to the left; thence

# NOT AN OFFICIAL DOCUMENT

southwesterly along said tangential arc to the left, having a radius of 109.50 feet, an arc length of 41.80 feet, a chord length of 41.54 feet, and a chord bearing of South 68 degrees 08 minutes 27 seconds West, to the northernmost north line of Dickey Place, north of Mark Square in said Mark Subdivision; thence South 88 degrees 29 minutes 24 seconds East, along said northernmost north line of Dickey Place, 165.52 feet, to the easternmost east line of Dickey Place, east of Mark Square in said Mark Subdivision; thence South 01 degrees 30 minutes 36 seconds West, along said easternmost east line of Dickey Place, 97.00 feet, to the north line of 129th Street in said Mark Subdivision; thence South 88 degrees 29 minutes 24 seconds East, 33.40 feet, to the Point of Beginning.

Containing 17,599.2 square feet or 0.4040 acres, more or less.

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT "B"

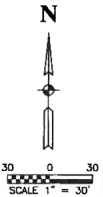
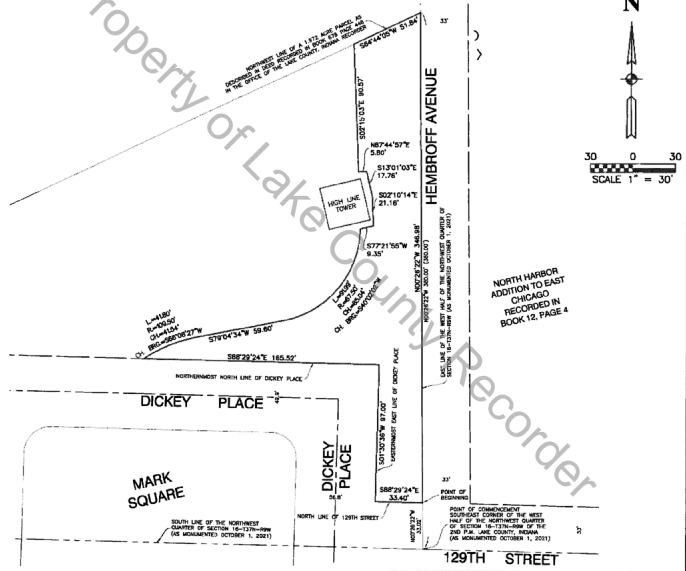
of

That part of the West Half of the Northwest Quarter of Section 16, Township 37 North, Range 3 West of the Second Principal Meridian, City of East Chicago, Lake County, Indiana being more particularly bounded and described as follows:

Commencing at the southeast corner of the West Half of the Northwest Quarter of said Section 16 as now monumented (October 1, 2021), said southeast corner having an Indiana State Plane Western Zone North American Datum of 1983 (NAD 83 (2011)) coordinate value of North: 2282030.788 U.S. Survey Feet and East: 2847668.072 U.S. Survey Feet or a World Geocentric System of 1994 (WGS 74) geographic coordinate of 41 degrees 29 minutes 29.342038476 seconds North, Latitude and 87 degrees 29 minutes 50.4819202288 seconds West Longitude; thence North 90 degrees 29 minutes 22 seconds West (bearing as referenced to the Indiana State Plane Western Zone coordinate system), along the east line of the West Half of the Northwest Quarter of said Section 16 as now monumented (October 1, 2021), to a distance of 33.02 feet, to the north line of 129th Street as now monumented (October 1, 2021) in Mark Subdivision (being a subdivision in the West Half of Section 16, Township 37 North, Range 3 West of the Second Principal Meridian in the City of East Chicago, Lake County, Indiana as per plat thereof recorded in Plat Book 15, Page 36 in the Office of the Lake County, Indiana Recorder) and the Point of Beginning; thence, continuing North 90 degrees 29 minutes 22 seconds West, along the east line of the West Half of the Northwest Quarter of said Section 16, a distance of 348.08 feet, to a point 380.20 feet, as measured along the west line of the West Half of the Northwest Quarter of said Section 16, and the northwest line of the West Half of the Northwest Quarter of said Section 16, and the northwest line of a 1.972 acre parcel as described in Deed recorded in Book 879 Page 449 in the Office of the Lake County, Indiana Recorder; thence North 84 degrees 44 minutes 29 seconds West, along said northwest line, 51.84 feet; thence South 02 degrees 15 minutes 03 seconds East, 80.57 feet; thence North 87 degrees 44 minutes 41 seconds East, 5.80 feet; thence South 03 degrees 01 minutes 03 seconds East, 17.78 feet; thence South 02 degrees 10 minutes 14 seconds East, 21.16 feet; thence North 77 degrees 21 minutes 59 seconds West, 9.39 feet, to a non-tangent arc to the right; thence southwesterly along said non-tangent arc to the right, having a radius of 62.29 feet, an arc length of 97.99 feet, a chord length of 60.98 feet, and a chord bearing of South 46 degrees 02 minutes 02 seconds West, to a tangent line; thence South 74 degrees 04 minutes 34 seconds West, along said tangent line, 58.90 feet, to a tangent arc to the left; thence southwesterly along said tangent arc to the left, having a radius of 108.50 feet, an arc length of 41.89 feet, and a chord bearing of South 48 degrees 08 minutes 27 seconds West, to the northwest north line of Dickey Place, north of Mark Square in said Mark Subdivision; thence South 88 degrees 24 minutes 24 seconds East, along said northwestern north line of Dickey Place, 165.52 feet, to the easternmost east line of Dickey Place, east of Mark Square in said Mark Subdivision; thence South 01 degrees 30 minutes 38 seconds West, along said easternmost east line of Dickey Place, 87.00 feet, to the north line of 129th Street in said Mark Subdivision; thence South 88 degrees 26 minutes 29 seconds East, 33.40 feet, to the Point of Beginning.

The Parcel 45-03-16-19-002-000-004

Containing 17,596.2 square feet or 0.4040 acres, more or less.



MARK SUBDIVISION PER PLAT RECORDED IN BOOK 15, PAGE 36

**ROBINSON ENGINEERING, LTD.**  
 1800 N. STATE STREET, SUITE 100  
 INDIANAPOLIS, INDIANA 46204  
 (317) 634-1111  
 © COPYRIGHT 2011  
 ALL RIGHTS RESERVED. REGISTERED IN THE U.S. PATENT AND TRADEMARK OFFICE.

FOR:  
**CITY OF EAST CHICAGO**  
 4521 INDIANAPOLIS BOULEVARD  
 SECOND FLOOR  
 EAST CHICAGO, INDIANA 46312

REVISIONS	
No.	Remarks

Drawn by: **ESM** Date: **October 6, 2024**  
 Checked by: **REG** Scale: **1" = 30'**  
 Sheet: **1** of **1** Project No.: **21-801-62**