

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-039468

2:18 PM 2022 Nov 22

TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)

Form T-3
Revised 12/2021
CR Inst. No. 2007-039262

Project: 61st Avenue & Marcella
Code: N/A
Parcel: 9A
Page: 1 of 2

THIS INDENTURE WITNESSETH, That J & A Hobart, LLC, an Indiana limited liability company, the Grantor(s) of Lake County, State of Indiana Grant(s) to the CITY OF HOBART, INDIANA, the Grantee, for and in consideration of the sum of Thirty-Five Thousand Five Hundred Dollars (\$35,500.00) (of which said sum \$0.00 represents land improvements acquired and \$35,500.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of grading and driveway construction, which said work is incidental to the construction of the highway facility known as 61st Avenue and as Project 61st Avenue & Marcella, which said Real Estate situated in the County of Lake, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).

The undersigned represents and warrants that he is the Manager of the Grantor; that the Grantor is a limited liability company 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 company capacity to convey the real estate interest described; that pursuant to the Articles of Organization of the Grantor and the Operating Agreement of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the City of Hobart, Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the City of Hobart except: None

The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing the City of Hobart to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s) is the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

Interests in land acquired by the City of
Hobart, IN
Grantee mailing address:
414 Main Street, Hobart, IN 46342
I.C. 8-23-7-31

FILED

NOV 22 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$2500
V# 077857

JK

NOT AN OFFICIAL DOCUMENT

Form T-3
Revised 05/2019

Project: 61st Avenue & Marcella
Code: N/A
Parcel: 9A
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has / have executed this instrument
this 14th day of November, 2022.

J & A HOBART, LLC, an Indiana limited liability company

John R. Barney (Seal)
Signature

John R. Barney, Manager
Printed Name

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, a Notary Public in and for said State and County, personally appeared John R. Barney, manager of J & A Hobart, LLC, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 14th day of November, 2022.

Signature *TERRI A. HERENDEEN*

Printed Name TERRI A. HERENDEEN

My Commission expires 10/31/2024

I am a resident of Jasper County.

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

This instrument prepared by: Heather McCarthy, Hobart City Attorney, City Law Department, 705 E 4th Street, Hobart, IN 46342

Grantee's mailing and tax bill address: 414 Main Street, Hobart, IN 46342

Legal Description prepared by Butler, Fairman & Seufert, Inc



EXHIBIT "A"

Sheet 1 of 1

Project: 1902707
61st Ave. at Marcella Blvd.
Parcel: 9A Temporary Right-of-Way for Grading & Drive Construction
Parcel ID: 45-12-02-352-009.000-018

A part of Lot 2 in Omega Plaza, a subdivision in the Southwest Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 8 West, Lake County, Indiana, the plat of which subdivision is recorded in Plat Book 86, page 57, described as follows: Beginning on the east line of said lot at a point North 00 degrees 11 minutes 42 seconds West (bearing based on the Location Control Route Survey Plat recorded in Instrument 2021-034177) 4.15 feet from the southeast corner of said lot; thence North 89 degrees 19 minutes 16 seconds West 151.55 feet; thence North 35 degrees 15 minutes 59 seconds West 56.15 feet; thence North 07 degrees 01 minutes 42 seconds West 135.98 feet to the west line of said lot; thence North 00 degrees 11 minutes 42 seconds West 15.53 feet to the northwest corner of said lot; thence South 89 degrees 21 minutes 11 seconds East 23.33 feet along the north line of said lot; thence South 00 degrees 08 minutes 17 seconds East 115.21 feet; thence South 24 degrees 32 minutes 49 seconds East 50.36 feet; thence South 89 degrees 19 minutes 16 seconds East 156.02 feet to the east line of said lot; thence South 00 degrees 11 minutes 42 seconds East 35.00 feet along said east line to the point of beginning and containing 8,652 square feet, more or less.



This description was prepared for the
City of Hobart, IN
on the 11th day of February, 2022.

Kelly D. Marley
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



Revised 2-11-2022