

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-039469

2:27 PM 2022 Nov 22

WARRANTY DEED

Form WD-1
Revised 12/2021

Project: 1600693
Code: 6605
Parcel: 3
Page: 1 of 4

THIS INDENTURE WITNESSETH, That The Lake County Parks and Recreation Board, a public body corporate and politic organized and existing under the laws of the State of Indiana, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of One Hundred Six Thousand Four Hundred Dollars (\$106,400.00) (of which said sum \$103,400.00 represents land and improvements acquired and \$3,000.00 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 represent and warrant that they are the Board Members of the Grantor, that pursuant to resolution of the they have full authority to manage the affairs of said Board and sign and execute documents on its behalf and that said authority has not been revoked, and that they are therefore, fully authorized and empowered to convey to the State of Indiana real estate of the County, and that on the date of execution of said conveyance instruments they had full authority to so act.

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 State in the event of any non-payment.

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue N758-RE
Indianapolis, Indiana 46204-2219
I.C. 8-23-7-31

NON-TAXABLE

NOV 22 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

E NC
KX / RM

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Form WD-1
Revised 12/2021

Project: 1600693
Code: 6605
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Page: 2 of 4

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument
this 25th day of April, 2022.

The Lake County Parks and Recreation Board, a public body corporate and politic organized and existing under the laws of the State of Indiana

Jim Basala (Seal) _____ (Seal)
Signature Signature

Jim Basala (CEO)
Printed Name Printed Name

Signature (Seal) Signature (Seal)

Printed Name Printed Name

Signature (Seal) Signature

Printed Name Printed Name

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

Form WD-1
Revised 12/2021

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Page: 3 of 4

STATE OF: Indiana :
COUNTY OF: Lake : SS:

Before me, a Notary Public in and for said State and County, personally appeared

Jim Basala of The Lake County Parks and Recreation Board, a public body corporate and politic organized and existing under the laws of the State of Indiana, 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 25th day of April, 2022.

Signature Marsha A. Rodriguez

Printed Name Marsha A. Rodriguez

My Commission expires 4/4/2030

I am a resident of Lake County.



County of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

Code: 6605

Parcel: 3

This instrument was prepared by:

Michelle L. Kossmann
Deputy Attorney General
Attorney No. 22898-49
Office of the Attorney General
302 W. Washington Street, 5th Floor
Indianapolis, IN 46204-2770

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.

/s/Michelle L. Kossmann
Michelle L. Kossmann

The mailing address to which statements should be mailed under IC 6-1.1-22-8.1 is below. The mailing address of the grantee is below.

Grantee's Mailing Address:

Indiana Dept. of Transportation
Real Estate Division
100 North Senate Avenue, Room N642
Indianapolis, IN 46204-2219

I.C. 8-23-7-31

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

PROJECT: 1600693

CODE: 6605

PARCEL: 3 (Fee)

STATE ID: 45-09-29-480-047.000-018

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, HOBART TOWNSHIP, LAKE COUNTY INDIANA, AND BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT (EXHIBIT "B"), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29; THENCE NORTH 01°08'04" WEST (BASIS OF BEARINGS) ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 40.10 FEET TO A POINT ON THE SOUTHERLY LINE OF THE FORMER ELGIN, JOLIET AND EASTERN RAILROAD (PNT.210), BEING THE POINT OF BEGINNING; THENCE SOUTH 45°47'32" WEST ON SAID SOUTHERLY LINE, A DISTANCE OF 57.32 FEET TO A POINT (PNT.204) ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE NORTH 89°49'24" WEST ON SAID SOUTH LINE, A DISTANCE OF 142.96 FEET TO A POINT (PNT.205) ON THE NORTHERLY LINE OF SAID FORMER RAILROAD; THENCE NORTH 45°47'25" EAST ON SAID NORTHERLY LINE, A DISTANCE OF 61.29 FEET TO A POINT (PNT.206); THENCE NORTH 79°46'17" EAST A DISTANCE OF 67.15 FEET TO A POINT (PNT. 207); THENCE NORTH 60°18'15" EAST A DISTANCE OF 27.11 FEET TO A POINT (PNT.208); THENCE NORTH 37°26'01" EAST A DISTANCE OF 31.94 FEET TO A POINT (PNT.220); THENCE NORTH 01°08'04" WEST A DISTANCE OF 54.32 FEET TO A POINT (PNT.221) ON THE NORTHERLY LINE OF SAID FORMER RAILROAD; THENCE NORTH 45°47'25" EAST ON SAID NORTHERLY LINE, A DISTANCE OF 41.07 FEET TO A POINT (PNT.209) ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH 01°08'04" EAST ON SAID EAST LINE, A DISTANCE OF 136.91 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.260 ACRES, MORE OR LESS, INCLUSIVE OF PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.084 ACRES, MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.176 ACRES, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED FOR THE INDIANA DEPARTMENT OF TRANSPORTATION BY ROBERT S. ALOI, INDIANA REGISTERED LAND SURVEYOR, LICENSE NO. 20200024, ON THE 5TH DAY OF APRIL, 2021.

THIS DESCRIPTION WAS COMPOSED FROM RECORDED INSTRUMENTS, AND WAS NOT BASED ON A BOUNDARY SURVEY.



Robert S. Aloï, PS 20200024



TERRITORIAL ENGINEERING, LLC

19-135

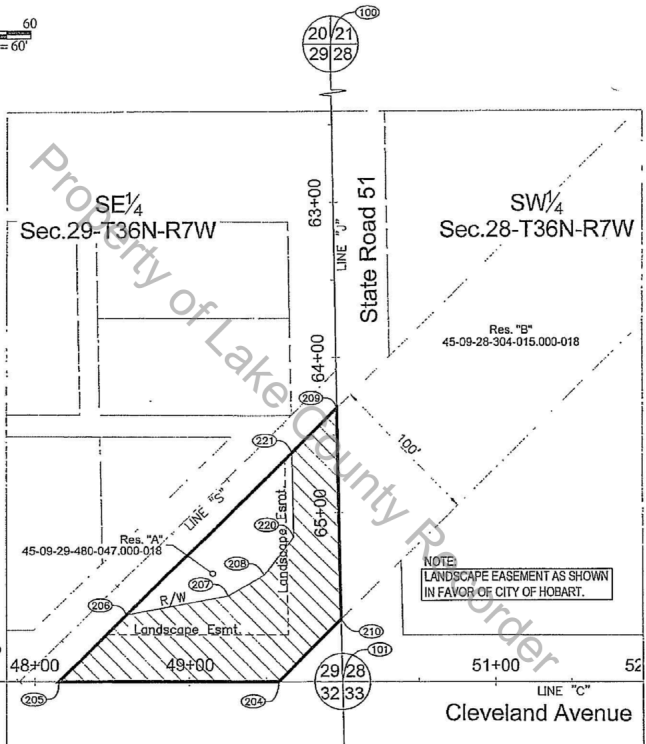
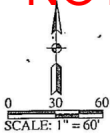
SHEET 1 OF 1

NOT AN OFFICIAL DOCUMENT

Exhibit "B" Sheet 1 of 2

Right-of-Way Parcel Plat

Prepared for Indiana Department of Transportation



Dimensions shown are from the following recorded documents:
 Deed Record: 94011262
 Landscape Easement: 95030757

TERRITORIAL ENGINEERING, LLC
 Engineers — Surveyors

7908 NORTH STATE HWY. 23
 WALKERTON, INDIANA 46574 PHONE: (574) 586-3448

Exhibit "B" Right-of-Way Parcel Plat

Prepared for Indiana Department of Transportation

PARCEL POINT TABLE

Point	Line	Station	Offset	Northing	Easting
11		(See Location Control Route Survey)			
100		(See Location Control Route Survey)			
101		(See Location Control Route Survey)			
204	C	49+58.12	0.00	422829.3751	831064.2051
205	C	48+15.15	0.00	422829.8163	830921.2419
206	C	48+58.95	42.87' LT.	422872.5526	830965.1739
207	C	49+25.00	55.00' LT.	422884.4770	831031.2572
208	J	65+40.00	50.00' RT.	422897.9048	831054.8024
209	J	64+32.59	0.22' RT.	423006.2216	831102.5823
210	J	65+69.50	0.05' RT.	422869.3422	831105.2931
220	J	65+15.00	30.12' RT.	422923.2699	831074.2192
221	J	64+60.68	30.18' RT.	422977.5840	831073.1436

Station and offsets are to control over North and East Coordinates and bearing and distances.



To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat recorded in Instrument # 2019 020378, 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 (Rule 12).

Robert S. Aloï

Robert S. Aloï, PS 20200024

4-5-21
Date

Owner: *The Lake County Parks and Recreational Board*
 Parcel: *3*
 State ID: *45-09-29-480-047.000-018*
 Code: *6605*
 Project: *1600693*
 Road: *SR51/SR130*
 County: *Lake*
 Section: *29*
 Township: *36N*
 Range: *7W*

T.E. Job No.: *19-135*
 Drawn By: *MSL*
 Checked By: *RSA*
 Date: *04/05/2021*

TERRITORIAL ENGINEERING, LLC
 Engineers — Surveyors
 7908 NORTH STATE HWY. 23
 WALKERTON, INDIANA 46574
 PHONE: (574) 586-3448

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

PROJECT: 1600693

CODE: 6605

PARCEL: 3A (Fee)

STATE ID: 45-09-28-304-015.000-018

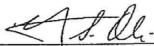
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, HOBART TOWNSHIP, LAKE COUNTY INDIANA, AND BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT (EXHIBIT "B"), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28; THENCE NORTH 01°08'04" WEST (BASIS OF BEARINGS) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 40.10 FEET TO A POINT (PNT.210) ON THE SOUTHERLY LINE OF THE FORMER ELGIN, JOLIET AND EASTERN RAILROAD, BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°08'04" WEST ON SAID WEST LINE, A DISTANCE OF 136.91 FEET TO A POINT (PNT.209) ON THE NORTHERLY LINE OF SAID FORMER RAILROAD; THENCE NORTH 45°47'25" EAST ON SAID NORTHERLY LINE, A DISTANCE OF 71.05 FEET TO A POINT (PNT.211); THENCE SOUTH 18°25'43" EAST A DISTANCE OF 111.06 FEET TO A POINT (PNT.212) ON THE SOUTHERLY LINE OF SAID FORMER RAILROAD; THENCE SOUTH 45°47'32" WEST ON SAID SOUTHERLY LINE, A DISTANCE OF 116.25 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.215 ACRES, MORE OR LESS, INCLUSIVE OF PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.038 ACRES, MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.177 ACRES, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED FOR THE INDIANA DEPARTMENT OF TRANSPORTATION BY ROBERT S. ALOI, INDIANA REGISTERED LAND SURVEYOR, LICENSE NO. 20200024, ON THE 25TH DAY OF JANUARY, 2021.

THIS DESCRIPTION WAS COMPOSED FROM RECORDED INSTRUMENTS, AND WAS NOT BASED ON A BOUNDARY SURVEY.



Robert S. Aloï, PS 20200024



TERRITORIAL ENGINEERING, LLC

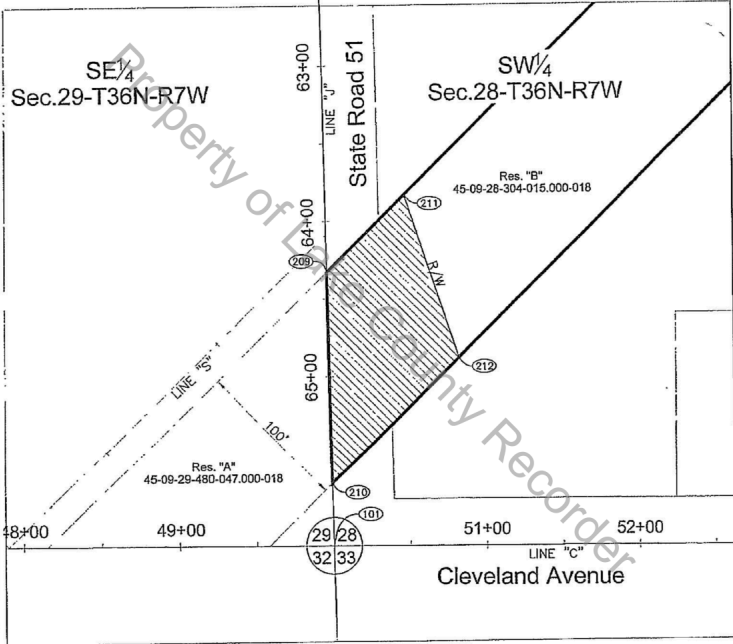
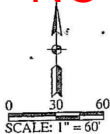
19-135

SHEET 1 OF 1


Exhibit "B"

Right-of-Way Parcel Plat

Prepared for Indiana Department of Transportation




Owner: *The Lake County Parks and Recreational Board*
 Parcel: *3A*
 State ID: *45-09-28-304-015.000-018*
 Code: *6605*
 Project: *1600693*
 Road: *SR51/SR130*
 County: *Lake*
 Section: *28*
 Township: *J6N*
 Range: *7W*

 Hatched Area is the Approximate Taking

T.E. Job No.: *19-135*
 Drawn By: *MSL*
 Checked By: *RSA*
 Date: *01/25/2021*

Dimensions shown are from the following recorded documents:
 Deed Record: 94011262

 **TERRITORIAL ENGINEERING, LLC**
 Engineers — Surveyors

7908 NORTH STATE HWY. 23
 WALKERTON, INDIANA 46576
 PHONE: (574) 586-3448

Exhibit "B" Right-of-Way Parcel Plat

Prepared for Indiana Department of Transportation

PARCEL POINT TABLE

Point	Line	Station	Offset	Northing	Easting
100	(See Location Control Route Survey)				
101	(See Location Control Route Survey)				
209	J	64+32.59	0.22' RT.	423006.2216	831102.5823
210	J	65+69.50	0.05' RT.	422869.3422	831105.2931
211	J	63+84.00	51.63' LT.	423055.7660	831153.5128
212	J	64+90.00	84.77' LT.	422950.3981	831188.6224

Station and offsets are to control over North and East Coordinates and bearing and distances.



To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat recorded in Instrument # 2019 020378, 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 (Rule 12).

Robert S. Aloj

Robert S. Aloj, PS 20200024

1-25-21

Date

Owner: *The Lake County Parks and Recreational Board*
 Parcel: *3A*
 State ID: *45-09-28-304-015,000-018*
 Code: *6605*
 Project: *1600693*
 Road: *SR51/SR130*
 County: *Lake*
 Section: *28*
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T.E. Job No.: *19-135*
 Drawn By: *MSL*
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