

5

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-007478

11:31 AM 2023 Mar 13

ROADWAY EASEMENT

TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, by the MERRILLVILLE TOWN COUNCIL, hereinafter called "Grantor," hereby grants, transfers, conveys and warrants to INDIANA LAND 11 LLC, hereinafter called "Grantee", for One Dollar and other Good and Valuable Consideration, the receipt and sufficiency of which is hereby acknowledged, a perpetual and assignable easement and right of way in, over and across the following described Real Estate owned by the "Grantor" and situated in the County of Lake, State of Indiana, described as follows:

(EXHIBIT "A" ATTACHED HERETO)

(Burdens the real estate described in Document No. 2004-050307, recorded on 6/16/2004, Lake County Property Number 45-12-34-101-009.000-030)

for the location, construction, operation, maintenance, alteration and replacement of a road and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right of way; reserving, however, to the owners, their heirs and assigns, the right to cross over or under the right of way as access to their

FILED

MAR 13 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

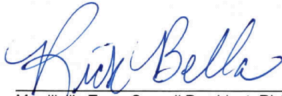
25 cc pm

NOT AN OFFICIAL DOCUMENT

adjoining land, if any; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

IN WITNESS WHEREOF, the Merrillville Town Council President hereby executes and signs this Roadway Easement.

GRANTOR:



Merrillville Town Council President: Rick Bella

Attest:



Merrillville Clerk Treasurer: Kelly White Gibson

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)



Before me, the undersigned, a Notary Public for the State of Indiana, came RICK BELLA and KELLY WHITE GIBSON and acknowledged the execution of the foregoing Roadway Easement.

Witness my hand and Notarial Seal this 28 day of February, 2023.

My Commission Expires:

12 Day of June, 2027

Resident of Lake County

NOTARY PUBLIC

Affirmation:

I, Linda M Rosas, affirm under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

This instrument prepared by DVG Team, Inc., 1155 Troutwine Road, Crown Point, Indiana 46307, (219) 662-7710

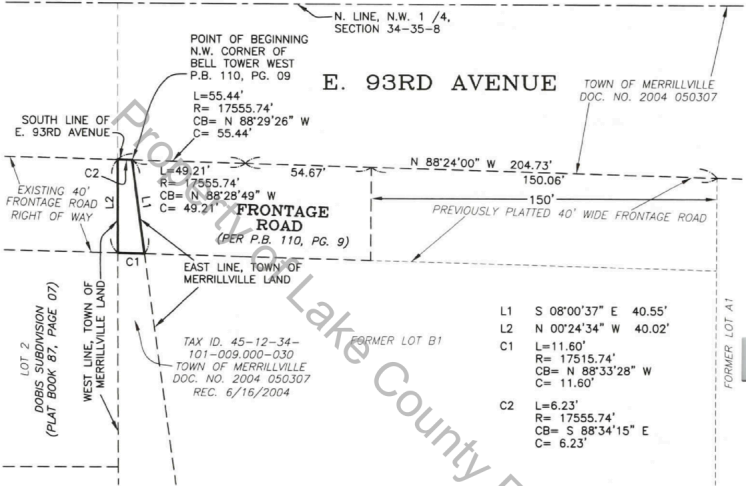
NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

ROAD EASEMENT

PARCEL DESCRIPTION:

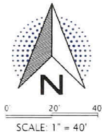
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, SAID PARCEL BEING THE NORTH 40 FEET OF A PARCEL OF LAND DESCRIBED TO THE TOWN OF MERRILLVILLE IN DOCUMENT NUMBER 2004-050307 ON JUNE 16, 2004 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF BELL TOWER WEST AS SHOWN IN PLAT BOOK 110, PAGE 09 IN SAID RECORDER'S OFFICE, SAID CORNER BEING ON THE EAST LINE OF SAID TOWN OF MERRILLVILLE LAND; THENCE SOUTH 08 DEGREES 00 MINUTES 37 SECONDS EAST, 40.55 FEET ALONG SAID EAST LINE TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTH, HAVING RADIUS OF 17,515.74 FEET, AND A CHORD THAT BEARS NORTH 88 DEGREES 33 MINUTES 28 SECONDS WEST, 11.60 FEET; THENCE WEST 11.60 FEET ALONG SAID CURVE TO THE WEST LINE OF SAID TOWN OF MERRILLVILLE LAND; THENCE NORTH 00 DEGREES 24 MINUTES 34 SECONDS WEST, 40.02 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF 93RD AVENUE AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 17,555.74 FEET AND A CHORD THAT BEARS SOUTH 88 DEGREES 34 MINUTES 15 SECONDS EAST, 6.23 FEET; THENCE EAST 6.23 FEET ALONG LAST SAID CURVE BEING THE SOUTH LINE OF SAID 93RD AVENUE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 357 SQUARE FEET MORE OR LESS.



GRANTORS:

TAX ID. NO.: 45-12-34-101-009.000-030
TOWN OF MERRILLVILLE
DOC. NO. 2004-050307
REC. 6/16/2004

Reference Name: MISSNER
Survey Job No: S22-17
Drawn By: DAR
Date: 4/12/22
Last Revised: 1/26/23
/22-17/Final Plat.DWG
Sec. 34-35-8
Lake County, IN



Glen E. Boren

Page 4 of 4

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

DVG TEAM, Inc.
1155 Troutwine Road,
Crown Point, IN 46307
Phone: (219) 662-7710
Fax: (219) 662-2740
www.dvgteam.com



June 27, 2022
22-R0084.08

Town of Merrillville
Planning & Building Department
7820 Broadway
Merrillville, IN 46410

Attn: Sheila Shine, Building and Planning Director

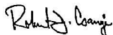
RE: Merrillville Commerce Center
PLAT Roadway Easement
Recommendation for Approval

Dear Sheila:

Robinson Engineering, Ltd. has reviewed the PLAT for Frontage Roadway Easement dated April 12, 2022, revision date of June 23, 2022, for the above referenced location. The review finds that it to be in substantial compliance to the requirements and ordinances set forth by the Town of Merrillville as presented/prepared by Glen E. Boren, PLS.

Should you have any questions, please contact me at your convenience.

Very truly yours,

A handwritten signature in black ink that reads "Robert J. Csanyi".

Robert J. Csanyi
Project Manager
(219) 525-4881
bcsanyi@reltd.com

cc: Steve King, Engineering Administrator (via email)
Matt Lake, Director Storm Water Utility (via email)
Quiana Davis, Planning & Building Assistance (via email)
Ed Adler, Missner Group (via email)
Glen Boren, PLS, DVG Team, Inc. (via email)

Encl:

This review is only for general conformance with the design criteria established by the Town and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary, and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government have jurisdiction over various aspects of this development. The developer is advised through copy of this letter that additional measures may be required based on actual field conditions and formal approvals of the other agencies.