

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

2024-030485

8:39 AM 2024 Oct 23

## NON-TAXABLE

OCT 22 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Return To:

Deborah A. Longer  
Clerk-Treasurer  
City of Hobart  
414 Main Street  
Hobart, Indiana 46342

## DEED OF DEDICATION OF RIGHT OF WAY

THIS INDENTURE WITNESSETH THAT:

Theresa Lynn Lesczynske and Jacob Tyler Lesczynske, as tenants in common (Grantors)  
convey and warrant to:

The CITY OF HOBART, INDIANA, a municipal corporation organized and existing  
under the laws of the State of Indiana, of Lake County (Grantee),

for the sum of Ten Dollars and other valuable consideration, the receipt and sufficiency whereof  
is hereby acknowledged, a right-of-way to enter upon, construct, maintain, replace and repair a  
paved public thoroughfare including underground sanitary sewer, storm water pipes, manholes,  
catch basins, drainage structures and conduits for natural gas, electrical, fiber optic and other  
telecommunication equipment, over, and upon the following real estate in Lake County, State of  
Indiana, legally described upon Exhibit "A" attached hereto, and depicted in the diagram  
attached hereto as Exhibit "B".

Property Number: part of 45-13-04-300-016.000-018

The right of way conveyed herein shall be non-exclusive, for the use and benefit of the Grantee,  
its successors and assigns, and public and private utilities with the consent of the City of Hobart  
Board of Public Works and Safety.

The Grantors existing agricultural/livestock fencing and gate will be located within the right-of-  
way as a result of this conveyance and shall be grandfathered and allowed to remain in place,  
until such time the Grantee requires their removal.



3000  
500 ONE  
DISC  
CL# 085-430  
RM

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IN WITNESS WHEREOF, Grantor(s) have executed this Deed of Dedication of Right of way on this 25<sup>th</sup> day of September, 2024.

Theresa Lynn Lesczynske  
Theresa Lynn Lesczynske  
Jacob Tyler Lesczynske  
Jacob Tyler Lesczynske

ACCEPTED and APPROVED by the Board of Public Works and Safety of the City of Hobart, Indiana on this 2nd day of October, 2024.

[Signature]  
JOSH HUDDLESTON, Presiding Officer

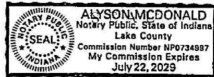
ATTEST: [Signature]  
DEBORAH A. LONGER, Clerk-Treasurer

STATE OF INDIANA     )  
  ) ss:  
LAKE COUNTY            )

BEFORE ME, a duly appointed Notary Public in and for said county and state, appeared Theresa Lynn & Jacob Tyler Lesczynske Grantors in the above and foregoing instrument, who acknowledged their execution of same in said capacity for the uses and purposes stated therein.

IN WITNESS WHEREOF, I have affixed my signature and official seal on this 25<sup>th</sup> day of September, 2024.  
Alyson McDonald  
Notary Public

Name Printed: Alyson McDonald  
County of Residence: Lake  
My Commission Expires: 07-22-2029



# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA     )  
  ) ss:  
LAKE COUNTY            )

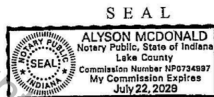
BEFORE ME, a duly appointed Notary Public in and for said county and state, appeared JOSH HUDDLESTUN and DEBORAH A. LONGER, persons known to me, and the Mayor and Clerk-Treasurer, respectively, of the City of Hobart, Grantee in the above and foregoing instrument, who acknowledged their execution of same on behalf of said City for the uses and purposes stated therein.

IN WITNESS WHEREOF, I have affixed my signature and official seal on this 2nd day of October, 2024.

Alyson McDonald  
Notary Public

Name Printed: Alyson McDonald

County of Residence: Lake  
My Commission Expires: 07-22-2029



I affirm, under the penalty for perjury, that I have taken reasonable care to redact each and every Social Security number from this document, unless required by law. Heather McCarthy

This Instrument prepared by Heather McCarthy, 414 Main Street, Hobart, IN 46342, Attorney #27243-45

## EXHIBIT "A"

Sheet 1 of 1

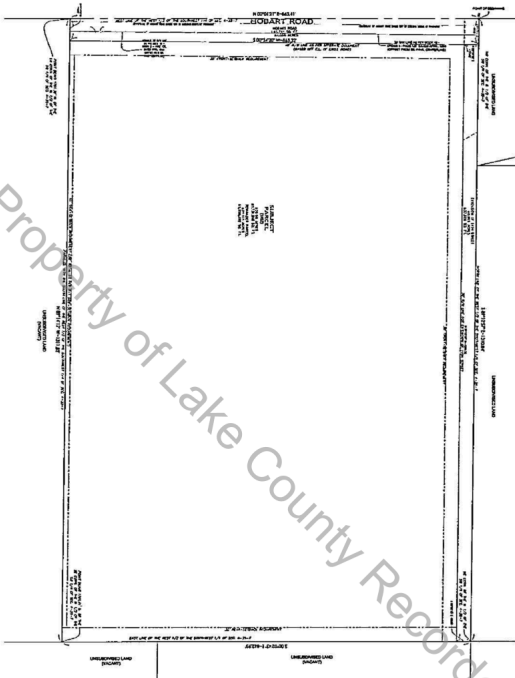
Part of Parcel: 45-13-04-300-016.000-018

Part of the West half of the Southwest quarter of Section 4, Township 35 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana; more particularly described as follows: Beginning at the Northwest corner of said West half; thence South 89 degrees 12 minutes 57 seconds East along the North line of said West half a distance of 54.81 feet to a point 40.00 feet East of the centerline of the existing Hobart Road pavement; thence South 00 degrees 34 minutes 20 seconds West, a distance of 863.32 feet to a point 40.00 feet East of the said centerline; thence North 89 degrees 14 minutes 12 seconds West parallel with the South line of said West half, a distance of 46.52 feet to a point on the West line of said West half said point being 1781.38 feet North of the Southwest corner of said West half; thence North 00 degrees 01 minutes 21 seconds East along the West line of said West half a distance of 863.41 feet to the point of beginning, containing 43,741 sq. ft. 1.004 acres more or less and,

part of the West half of the Southwest quarter of Section 4, Township 35 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana; more particularly described as follows: Commencing at the Northwest corner of said West half; thence South 89 degrees 12 minutes 57 seconds East along the North line of said West half a distance of 54.81 feet to a point 40.00 feet East of the centerline of the existing Hobart Road pavement said point being the Point of Beginning; thence South 89 degrees 12 minutes 57 seconds East continuing along the said North line, a distance of 1256.03 feet to the Northeast corner of said West half; thence South 00 degrees 02 minutes 43 seconds East along the East line of said West half, a distance of 30.00 feet; thence North 89 degrees 12 minutes 57 seconds West parallel with and 30.00 feet South of the said North line, a distance of 1256.35 feet to a point on the East Right of Way of Hobart Road; thence North 00 degrees 34 minutes 20 seconds East along the said East Right of Way line, a distance of 30.00 feet to the point of beginning, containing 37,686 sq. ft., 0.865 acres more or less.



Property of Lake County Recorder



**PLAT OF DESCRIPTION**

THIS PLAT OF DESCRIPTION IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT OF DESCRIPTION AS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, LAKE COUNTY, INDIANA, ON THIS DATE.

Exhibit "B"

I, **[Signature]**, Surveyor, do hereby certify that this is a true and correct copy of the original plat of description as filed in the office of the Clerk of Superior Court, Lake County, Indiana, on this date.



THE FOLLOWING IS A SUMMARY OF THE SURVEY DATA FOR THIS PLAT OF DESCRIPTION:

The survey was conducted on or about the 15th day of [Month], 2014, by the undersigned surveyor, using a total station and other appropriate surveying instruments. The survey was conducted in accordance with the standards and practices of the profession of land surveying in the State of Indiana.

The survey shows a tract of land bounded by Hobart Road to the north, a line to the south, and a long, narrow strip to the east. The area of the tract is approximately [Area] acres.



PLAT OF DESCRIF

NOTE: All dimensions are given in feet and decimal parts thereof. No dimensions should be entered by scale measurements upon this record. Corrections in ink for clerical errors in this plat will be made upon the original plat, but no corrections in ink will be made on this plat. All dimensions are given in feet and decimal parts thereof. No dimensions should be entered by scale measurements upon this record. Corrections in ink for clerical errors in this plat will be made upon the original plat, but no corrections in ink will be made on this plat.

