

GINA PIMENTEL
RECORDER
2024-030540
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
1:05 PM 2024 Oct 23

UTILITY EASEMENT

THIS INDENTURE, made this 30th day of August 2024 by and between GRAND RIDGE, LLC (hereinafter "Grantor") and INDIANA-AMERICAN WATER COMPANY, INC., a corporation organized and existing under the laws of the State of Indiana, having an office for the transaction of business at 153 North Emerson Avenue, Greenwood, Indiana, 46143 (hereinafter "Grantee").

WITNESSETH

The Grantor, in consideration of the covenants and agreements hereinafter recited and the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, give, grant and convey unto the Grantee, its successors and assigns, forever, an easement in, under, across and over the real estate of the Grantor, situated in LAKE County, Indiana, more particularly described on Exhibit A and as shown on the sketch, Exhibit B, both attached hereto and made a part hereof, for the purpose of installing, laying, operating, maintaining, inspecting, removing, repairing, replacing, relaying and adding to from time to time water pipe or pipes, together with all necessary fittings, valves, hydrants, meters, appurtenances and attached facilities, including service lines of its customers, service pipes and laterals and connections for the transmission and distribution of water. Temporary easements are vacated upon the dedication of the proposed right-of-way.

Together with the right to the Grantee, its successors and assigns, to use reasonable additional space adjacent to the above described easement as may be required during the periods of construction and maintenance to (i) enter in and upon the real estate described above with men and machinery, vehicles and material at any and all times for the purpose of installing, maintaining, repairing, renewing or adding to the aforesaid water pipe lines and attached facilities, (ii) remove trees, bushes, undergrowth and other obstructions interfering with the activities authorized herein, and (iii) for doing anything necessary, useful or convenient for the enjoyment of the easement herein granted.

The right of the Grantor to freely use and enjoy its interest in the real estate is reserved to Grantor, its successors and assigns insofar as the exercise thereof does not endanger or interfere with the construction,

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operation, and maintenance of Grantee's water pipe lines and attached facilities, except that no building, structure or similar improvements shall be erected within said easement, nor shall the grade or ground cover over Grantee's facilities be substantially altered, without the consent of the Grantee. Notwithstanding the foregoing, no other pipes or conduits shall be placed within three (3) feet, measured horizontally, from the said water pipes except pipes crossing same at right angles, in which latter case, a minimum distance of two (2) feet shall be maintained between the pipes. All sewer pipe shall be laid below the water pipes. No excavation or blasting shall be carried on which in any way endangers or might endanger the water pipe lines and attached facilities.

TO HAVE AND TO HOLD the above granted easement unto the same Grantee, its successors and assigns forever.

The Grantee agrees, by the acceptance of this easement that, upon any opening made in connection with any of the purposes of this easement, said opening shall be backfilled and resurfaced to as nearly as possible the same condition as existed when said opening was made, provided that Grantee shall not be obligated to restore landscaping, other than reseeding any grass which was removed upon entry, all such work to be done at the expense of the Grantee.

Grantor warrants and will defend title to said easement during its existence with Grantee, its successors and assigns, for the use and benefit against all parties whomsoever. Grantor acquired title to said real estate on which the easement is located by deed recorded as Instrument No. 2022-520359 in the Office of the Recorder of Deeds for Lake County, Indiana.

IN WITNESS WHEREOF, the Grantor has duly executed this INDENTURE, all as of the day and year first above written.

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By: Providence Real Estate Development, LLC, manager
GRAND RIDGE, LLC

J.P. Carroll

(Signature)

John P. Carroll, President

(Printed Name and Title)

STATE OF ~~INDIANA~~ ILLINOIS

COUNTY OF ~~LAKE~~ DUPAGE) SS.

On this 5th day of SEPTEMBER, 2024, before me, a Notary Public in and for said County and State, personally appeared John P. Carroll to me known, who, being by me duly sworn did say that he is President of GRAND RIDGE, LLC, and that said

instrument was signed on behalf of said corporation by authority of its Officers, and said President acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires 10/25/2027



Cheryl Marie Dvorchak

Notary Public

This Document was prepared by the Legal Department of Indiana-American Water Company, Inc., 153 North Emerson Avenue, Greenwood, Indiana 46143 by joint negotiation. David L. Pippen, Vice President Legal and Corporate Secretary for Indiana-American Water Company, Inc. hereby acknowledges that reasonable care has been taken to redact any Social Security Numbers from this document. When recorded please return to Developer Services: Tracy S. White at Indiana-American Water Company, Inc., 153 North Emerson Avenue, Greenwood, Indiana 46143.

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PARCEL 1 - TEMPORARY WATERMAIN EASEMENT

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 64 IN GRAND RIDGE SUBDIVISION - PHASE 1 RECORDED AS DOCUMENT NUMBER 2023-018232; THENCE NORTH 79 DEGREES 39 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF EAST 104TH AVENUE, A DISTANCE OF 14.08 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 79 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 85.92 FEET; THENCE NORTH 10 DEGREES 20 MINUTES 55 SECONDS WEST, A DISTANCE OF 176.70 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 155.31 FEET, A CHORD BEARING NORTH 14 DEGREES 22 MINUTES 10 SECONDS EAST, AND A CHORD DISTANCE OF 150.53 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 54 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 134.81 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 132.05 FEET, A CHORD BEARING NORTH 27 DEGREES 04 MINUTES 37 SECONDS WEST, AND A CHORD DISTANCE OF 127.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 153.89 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 37 SECONDS WEST, A DISTANCE OF 111.01 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 37 SECONDS EAST, A DISTANCE OF 111.01 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 165.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 37 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 165.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 37 SECONDS EAST, A DISTANCE OF 500.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 37 SECONDS WEST, A DISTANCE OF 500.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 153.89 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 113.18 FEET, A CHORD BEARING SOUTH 27 DEGREES 04 MINUTES 37 SECONDS EAST, AND A CHORD DISTANCE OF 109.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 177.79 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 101.81 FEET, A CHORD BEARING NORTH 69 DEGREES 06 MINUTES 36 SECONDS EAST, AND A CHORD DISTANCE OF 99.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 56 MINUTES 37 SECONDS EAST, A DISTANCE OF 311.89 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 37 SECONDS WEST, A DISTANCE OF 311.89 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 103.18 FEET, A CHORD BEARING SOUTH 65 DEGREES 18 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 100.02 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 54 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 40.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 139.16 FEET, A CHORD BEARING SOUTH 14 DEGREES 34 MINUTES 07 SECONDS WEST, AND A CHORD DISTANCE OF 134.82 FEET TO A POINT OF TANGENCY;

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THENCE SOUTH 10 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 166.70 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 3.93 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1040.00 FEET, AN ARC DISTANCE OF 36.07 FEET, A CHORD BEARING NORTH 80 DEGREES 38 MINUTES 43 SECONDS EAST, AND A CHORD DISTANCE OF 36.07 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 10 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 10.01 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1030.00 FEET, AN ARC DISTANCE OF 148.45 FEET, A CHORD BEARING NORTH 85 DEGREES 47 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 148.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 380.34 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 180.15 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 151.81 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 123.27 FEET, A CHORD BEARING SOUTH 06 DEGREES 34 MINUTES 44 SECONDS WEST, AND A CHORD DISTANCE OF 122.99 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 73 DEGREES 30 MINUTES 46 SECONDS EAST, A DISTANCE OF 15.02 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 79.95 FEET, A CHORD BEARING SOUTH 81 DEGREES 36 MINUTES 20 SECONDS EAST, AND A CHORD DISTANCE OF 79.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 441.08 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 560.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 41.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 19.01 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 34.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 1061.09 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 289.00 FEET, AN ARC DISTANCE OF 83.58 FEET, A CHORD BEARING NORTH 81 DEGREES 48 MINUTES 20 SECONDS WEST, AND A CHORD DISTANCE OF 83.29 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 73 DEGREES 32 MINUTES 06 SECONDS WEST, A DISTANCE OF 35.15 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 511.00 FEET, AN ARC DISTANCE OF 138.82 FEET, A CHORD BEARING NORTH 07 DEGREES 35 MINUTES 10 SECONDS EAST, AND A CHORD DISTANCE OF 138.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 05 MINUTES 03 SECONDS WEST, A DISTANCE OF 151.81 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 181.19 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1010.00 FEET, AN ARC DISTANCE OF 180.94 FEET, A CHORD BEARING SOUTH 84 DEGREES 47 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 180.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 39 MINUTES 05 SECONDS WEST, A DISTANCE OF 109.85 FEET TO THE EASTERLY BOUNDARY OF SAID GRAND RIDGE SUBDIVISION - PHASE 1; THENCE NORTH 10 DEGREES 20 MINUTES 55 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

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CONTAINING 83,711 SQUARE FEET (1.922 ACRES), MORE OR LESS

PARCEL 2 - WATERMAIN EASEMENT

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 64 IN GRAND RIDGE SUBDIVISION - PHASE 1 RECORDED AS DOCUMENT NUMBER 2023-018232; THENCE NORTH 10 DEGREES 20 MINUTES 55 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 64, A DISTANCE OF 10.00 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 10 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 79 DEGREES 39 MINUTES 05 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,000 SQUARE FEET (0.023 ACRES), MORE OR LESS.

PARCEL 3: WATERMAIN EASEMENT

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 64 IN GRAND RIDGE SUBDIVISION - PHASE 1 RECORDED AS DOCUMENT NUMBER 2023-018232; THENCE NORTH 79 DEGREES 39 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF EAST 104TH AVENUE AND ITS EASTERLY EXTENSION, A DISTANCE OF 100.00 FEET; THENCE NORTH 10 DEGREES 20 MINUTES 54 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 23.93 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1040.00 FEET, AN ARC DISTANCE OF 36.07 FEET, A CHORD BEARING NORTH 80 DEGREES 38 MINUTES 43 SECONDS EAST, AND A CHORD DISTANCE OF 36.07 FEET TO THE POINT OF BEGINNING;

THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1040.00 FEET, AN ARC DISTANCE OF 100.09 FEET, A CHORD BEARING NORTH 84 DEGREES 23 MINUTES 46 SECONDS EAST, AND A CHORD DISTANCE OF 100.05 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02 DEGREES 50 MINUTES 49 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1030.00 FEET, AN ARC DISTANCE OF 98.78 FEET, A CHORD BEARING SOUTH 84 DEGREES 24 MINUTES 20 SECONDS WEST, AND A CHORD DISTANCE OF 98.74 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 10 DEGREES 20 MINUTES 55 SECONDS WEST, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 994 SQUARE FEET (0.023 ACRES), MORE OR LESS.

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PARCEL 4 - WATERMAIN EASEMENT

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 64 IN GRAND RIDGE SUBDIVISION - PHASE 1 RECORDED AS DOCUMENT NUMBER 2023-018232; THENCE NORTH 79 DEGREES 39 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF EAST 104TH AVENUE AND IT'S EASTERLY EXTENSION, A DISTANCE OF 100.00 FEET; THENCE NORTH 10 DEGREES 20 MINUTES 54 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 23.93 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1040.00 FEET, AN ARC DISTANCE OF 36.07 FEET, A CHORD BEARING NORTH 80 DEGREES 38 MINUTES 43 SECONDS EAST, AND A CHORD DISTANCE OF 36.07 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 10 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 10.01 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1030.00 FEET, AN ARC DISTANCE OF 148.45 FEET, A CHORD BEARING NORTH 85 DEGREES 47 MINUTES 13 SECONDS EAST, AND A CHORD DISTANCE OF 148.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 380.34 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 180.15 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS EAST, A DISTANCE OF 111.81 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 545.00 FEET, AN ARC DISTANCE OF 127.61 FEET, A CHORD BEARING SOUTH 06 DEGREES 37 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 127.32 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 73 DEGREES 30 MINUTES 46 SECONDS WEST, A DISTANCE OF 15.02 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 123.27 FEET, A CHORD BEARING NORTH 06 DEGREES 34 MINUTES 44 SECONDS EAST, AND A CHORD DISTANCE OF 122.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 05 MINUTES 03 SECONDS WEST, A DISTANCE OF 111.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,559 SQUARE FEET (0.082 ACRES), MORE OR LESS

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PARCEL 5 - WATERMAIN EASEMENT

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 289 IN DOUBLETREE LAKE ESTATES WEST PHASE 8, RECORDED AS DOCUMENT NUMBER 2007-085727; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 29.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 19.01 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 41.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 560.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET (0.005 ACRES), MORE OR LESS.

PARCEL 6 - WATERMAIN EASEMENT

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 289 IN DOUBLETREE LAKE ESTATES WEST PHASE 8, RECORDED AS DOCUMENT NUMBER 2007-085727; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 29.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 19.01 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 41.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET (0.003 ACRES), MORE OR LESS.

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PARCEL 7 - WATERMAIN EASEMENT

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 289 IN DOUBLETREE LAKE ESTATES WEST PHASE 8, RECORDED AS DOCUMENT NUMBER 2007-085727; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 29.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 19.01 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET (0.003 ACRES), MORE OR LESS.

PARCEL 8 - WATERMAIN EASEMENT

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 289 IN DOUBLETREE LAKE ESTATES WEST PHASE 8, RECORDED AS DOCUMENT NUMBER 2007-085727; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.09 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,876 SQUARE FEET (0.043 ACRES), MORE OR LESS.

PARCEL 9 - WATERMAIN EASEMENT

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 64 IN GRAND RIDGE SUBDIVISION - PHASE 1 RECORDED AS DOCUMENT NUMBER 2023-018232; THENCE NORTH 79 DEGREES 39 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF EAST 104TH AVENUE AND IT'S EASTERLY EXTENSION, A DISTANCE OF 100.00 FEET; THENCE NORTH 10 DEGREES 20 MINUTES 55 SECONDS WEST, A DISTANCE OF 176.70 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 155.31 FEET, A CHORD BEARING NORTH 14 DEGREES 22 MINUTES 10 SECONDS EAST, AND A CHORD DISTANCE OF 150.53 FEET TO A POINT OF

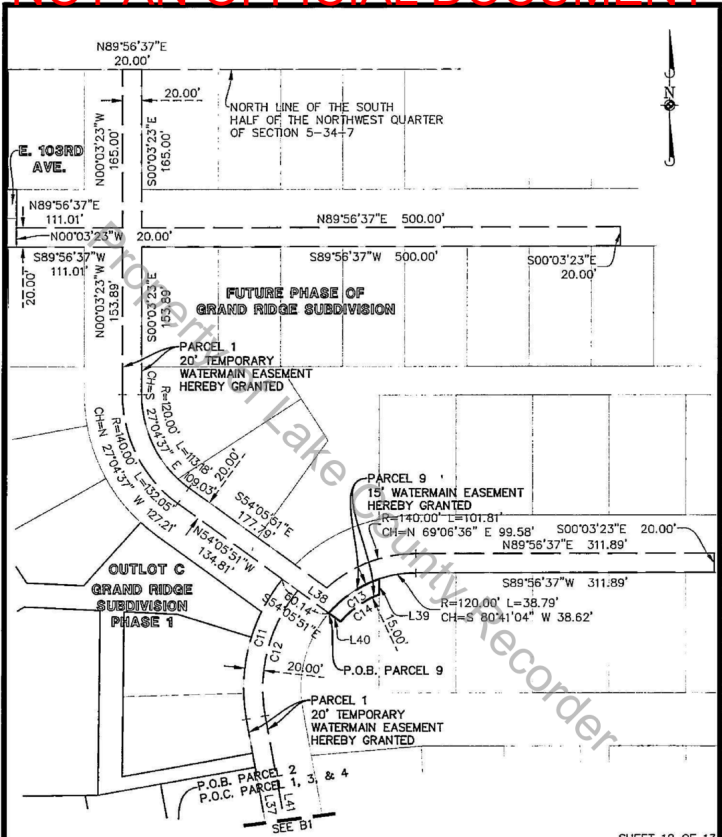
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NON-TANGENCY; THENCE SOUTH 54 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 60.14 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 20.31 FEET, A CHORD BEARING NORTH 45 DEGREES 31 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 20.29 FEET A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 44.08 FEET, A CHORD BEARING NORTH 60 DEGREES 54 MINUTES 09 SECONDS EAST, AND A CHORD DISTANCE OF 43.83 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 15.95 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 105.00 FEET, AN ARC DISTANCE OF 50.02 FEET, A CHORD BEARING SOUTH 55 DEGREES 00 MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 49.54 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 54 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 15.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 858 SQUARE FEET (0.020 ACRES), MORE OR LESS.

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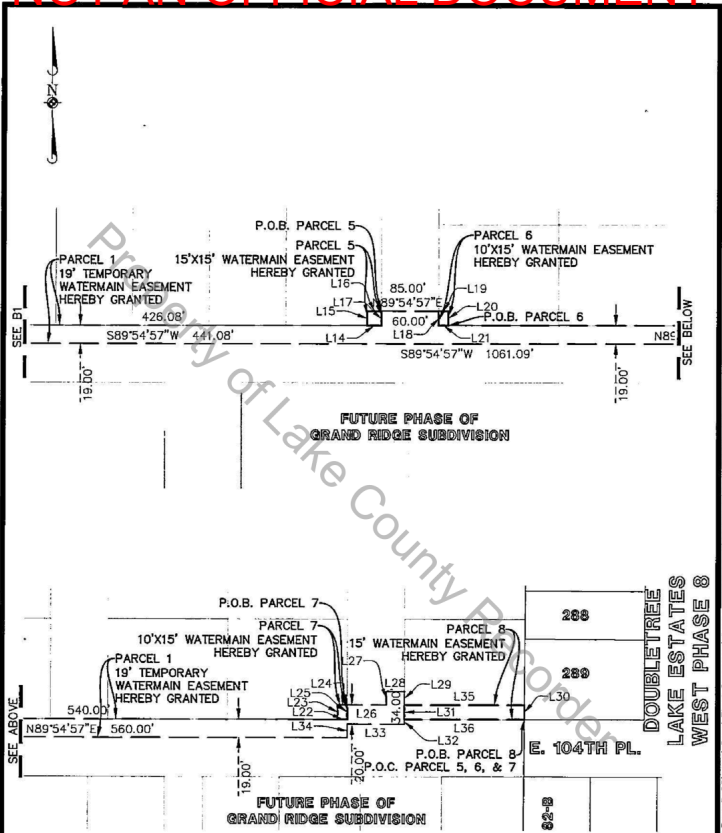
SHEET 12 OF 13

Manhard CONSULTING

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 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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GRAND RIDGE	
TOWN OF WINFIELD, INDIANA	
WATERMAIN EASEMENT EXHIBIT	
PROJ. NO.: <u>JD</u>	SHEET
DRAWN BY: <u>PGA</u>	EXHIBIT B2
DATE: <u>08/30/24</u>	PROWIN02
SCALE: <u>1"=100'</u>	

14:16 Dwg Name: P:\Prowin02\dwg\Surv\Final Drawings\Plot of Easement\PROWIN02-OFFSITE_WM-EAST-PE.dwg Updated By: ponderson



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	GRAND RIDGE								
	TOWN OF WINFIELD, INDIANA								
	WATERMAIN EASEMENT EXHIBIT								
700 Springer Drive, Lombard, IL 60148 ph: 630.881.8500 fx: 630.881.8585 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROJ. NO.: <u>JD</u></td> <td style="width: 50%;">SHEET</td> </tr> <tr> <td>DRAWN BY: <u>PGA</u></td> <td></td> </tr> <tr> <td>DATE: <u>08/30/24</u></td> <td></td> </tr> <tr> <td>SCALE: <u>1"=100'</u></td> <td></td> </tr> </table>	PROJ. NO.: <u>JD</u>	SHEET	DRAWN BY: <u>PGA</u>		DATE: <u>08/30/24</u>		SCALE: <u>1"=100'</u>	
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EXHIBIT	B3								
PROWIN02									

14:15 Dwg Name: P:\Prowin02\dwg\Surv\Final Drawings\Plot of Easement\PROWIN02-OFFSITE_WM-EAST-PE.dwg Plotted By: ponderson