

Project: MM-220-1(026)  
Des. No.: 7202600  
Code: 2715  
Parcels: 109,110,111,112,  
113,114,115 EL

**EXHIBIT "A1"**

Sheet 1 of 1

A part of Lots 17 through 23 of Tri State Manor Addition Unit 4 as recorded in Plat Book 32, Page 40 in the Office of the Recorder of Lake County, Indiana, also being part of Parcels 109-115 of the Indiana Department of Transportation (INDOT) Project No. MM-220-1(026), Code No. 2715, and Des. No. 7202600, now or formerly owned by the State of Indiana as recorded per Instrument Numbers 94007446, 94017222, 94032620, 94036476, 94039199, 94051388 and 94070687, all in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Beginning at the northwest corner of Lot 17 of said Tri State Manor Addition Unit 4, thence South 62 degrees 41 minutes 16 seconds East 385.00 feet along the southwestern boundary of 177<sup>th</sup> Place and along the northeastern line of said Lots 17 through 23 to the northeast corner of Lot 23 of said Tri State Manor Addition Unit 4, thence South 27 degrees 18 minutes 44 seconds West 78.00 feet along the southeastern line of said Lot 23 to the northeastern boundary of the Borman Expressway (I-80/I-94/U.S. 6), thence along said boundary of Borman Expressway North 68 degrees 47 minutes 41 seconds West 387.20 feet to the southwest corner of said Lot 17; thence North 27 degrees 18 minutes 44 seconds East 119.19 feet along the northwestern line of said Lot 17 to the point of beginning and containing 0.871 acres, more or less, subject to rights of way and easements of record.

Excepting and reserving unto the State of Indiana any and all rights of ingress and egress from the land, and across the limited access facility known as the Borman Expressway I-80/I-94/U.S. 6 and as Project MM-220-1(026) herein conveyed over and across the 387.20 foot course described above. It is the purpose of this exception and reservation to provide that no easement of access shall attach or be appurtenant to the real estate herein conveyed by reason of the fact that the same abuts upon the Borman Expressway I-80/I-94/U.S. 6, a limited access facility.

This description is shown on a boundary survey of the subject tract prepared for the Indiana Department of Transportation, by BLN, and recorded as document 2016-022013, in Survey Book 28, page 62, in the Office of the Recorder of Lake County, Indiana.

Parcels: 109,110,111,112  
113,114,115

## Right of Way Parcel Plat Exhibit "B1"

Page: 1 of 1

Prepared by: S. Hartman

Checked by: S. Jones

Project: MM-220-1(026)

Code: 2715

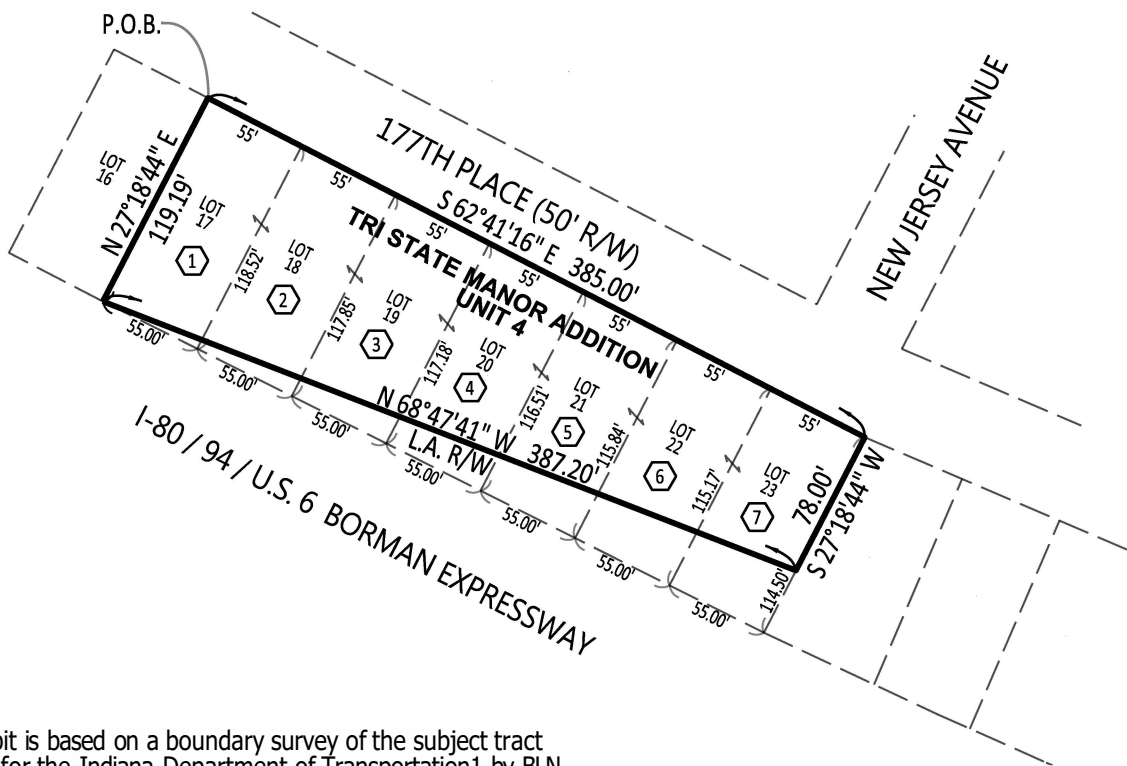
County: Lake

Section: 15

Township: 36N

Range: 9W

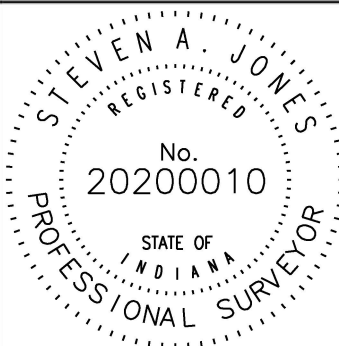
Owner: State of Indiana  
Tri State Manor Addition Unit 4: Plat Book 32, Page 40



### Note

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STEVEN A. JONES  
PS 20200010



### SURVEYOR'S STATEMENT:

I, Steven A. Jones, being a Professional Surveyor in the State of Indiana, do hereby attest that the plat hereon drawn was performed under my direct supervision. This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a surveyor location report.

Date: 2/10/2021

- 1 Instrument #94007446
- 2 Instrument #94017722
- 3 Instrument #94051388
- 4 Instrument #94070687
- 5 Instrument #94039199
- 6 Instrument #94032620
- 7 Instrument #94036476



**DLZ**  
DLZ INDIANA, LLC

2211 E. JEFFERSON BOULEVARD  
SOUTH BEND, INDIANA 46615  
(574) 236-4400

Project: 2061-6720-70 TO0S

Project: MM-220-1(026)  
Des. No.: 7202600  
Code: 2715  
Parcels: 116,117,118,119  
120,121,122,123,124 EL

**EXHIBIT "A2"**

Sheet 1 of 2

A part of Lots 47 through 55 of Tri State Manor Addition Unit 5 as recorded in Plat Book 32, Page 88 in the Office of the Recorder of Lake County, Indiana, also being part of Parcels 116-124 of the Indiana Department of Transportation (INDOT) Project No. MM-220-1(026), Code No. 2715, and Des. No. 7202600, now or formerly owned by the State of Indiana as recorded per Instrument Numbers 93072329, 93080901, 94012361, 94017570, 94017721, 94036458, 94051387, 94052551, and 94080587, all in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Beginning at the northwest corner of Lot 55 of said Tri State Manor Addition Unit 5, with the next 2 courses being along the southwestern boundaries of 177th Place, and along the northeastern line of said Lots 55 through 48 and a portion of the northeastern line of said Lot 47, 1) thence South 66 degrees 51 minutes 17 seconds East 422.83 feet to a tangent curve having a radius of 293.27 feet, the radius point of which bears North 23 degrees 08 minutes 43 seconds East; 2) thence southeasterly along said curve to the left 47.63 feet to a point which bears South 13 degrees 50 minutes 25 seconds West from said radius point, with said point being on the north boundary of the Borman Expressway (I-80/I-94/U.S. 6), thence along said boundary of the Borman Expressway North 88 degrees 25 minutes 58 seconds West 194.87 feet to the northeastern boundary of said Borman Expressway; thence along said boundary of the Borman Expressway North 68 degrees 47 minutes 41 seconds West 294.87 feet to the northwestern line of said Lot 55; thence North 27 degrees 18 minutes 44 seconds 78.00 feet along said northwestern line to the point of beginning and containing 0.622 acres, more or less, subject to rights of way and easements of record.

Excepting and reserving unto the State of Indiana any and all rights of ingress and egress from the land, and across the limited access facility known as the Borman Expressway I-80/I-94/U.S. 6 and as Project MM-220-1(026) herein conveyed over and across the 194.87 foot course and the 294.87 foot course described above. It is the purpose of this exception and reservation to provide

Project: MM-220-1(026)

**EXHIBIT "A2"**

Des. No.: 7202600

Code: 2715

Sheet 2 of 2

Parcels: 116,117,118,119

120,121,122,123,124 EL

that no easement of access shall attach or be appurtenant to the real estate herein conveyed by reason of the fact that the same abuts upon the Borman Expressway I-80/I-94/U.S. 6, a limited access facility.

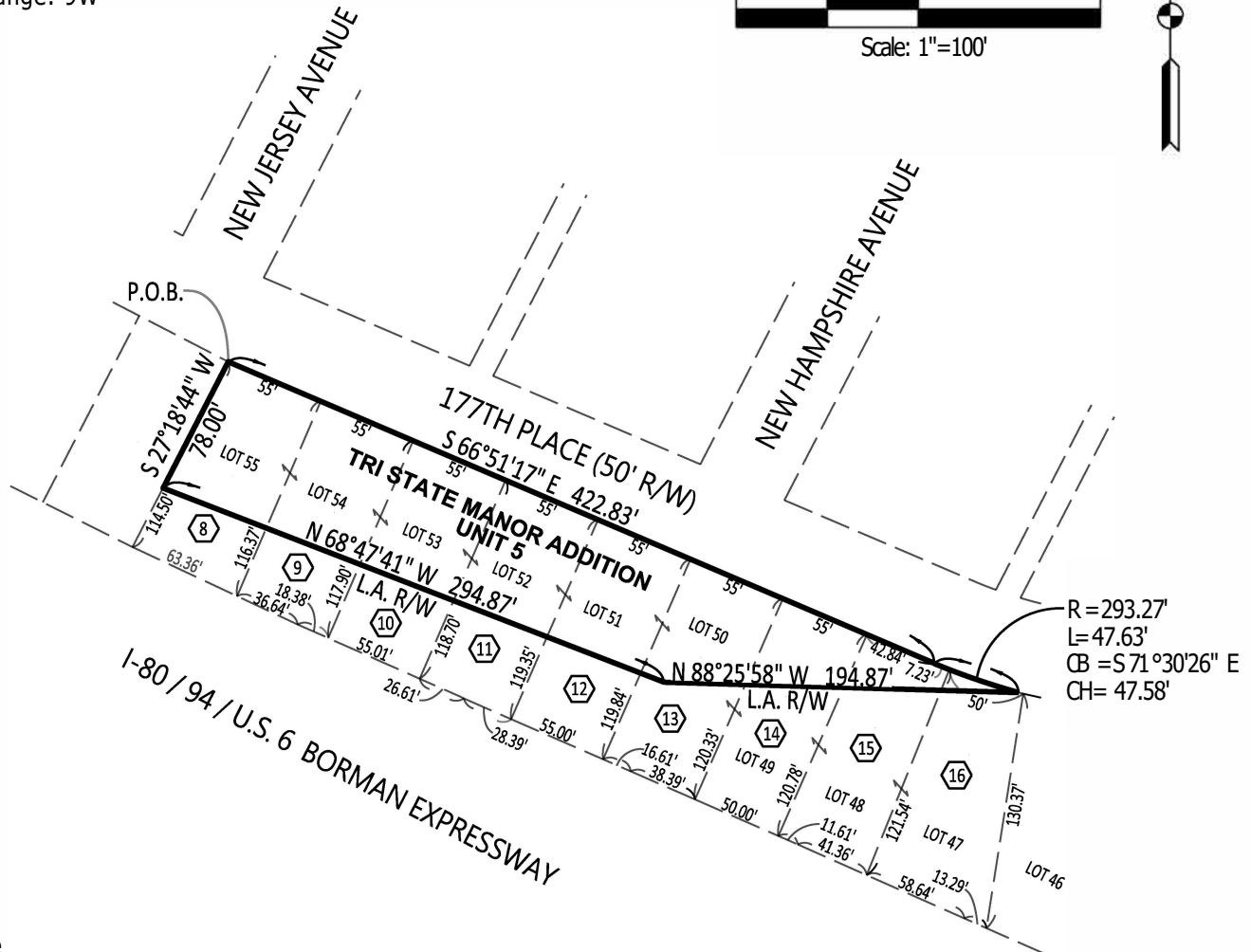
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120,121,122,123,124 EL  
Project: MM-220-1(026)  
Code: 2715  
County: Lake  
Section: 15  
Township: 36N  
Range: 9W

## Right of Way Parcel Plat Exhibit "B2"

Owner: State of Indiana  
Tri State Manor Addition Unit 5: Plat Book 32, Page 88

Page: 1 of 1  
Prepared by: S. Hartman  
Checked by: S. Jones

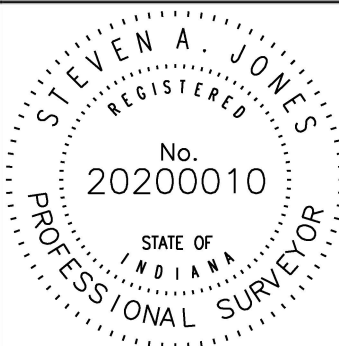


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- 8 Instrument #94051387
- 9 Instrument #94036458
- 10 Instrument #94052551
- 11 Instrument #94017570
- 12 Instrument #94080587
- 13 Instrument #94017721
- 14 Instrument #93080901
- 15 Instrument #93072329
- 16 Instrument #94012361

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PS 20200010



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