

#1575

GRANT OF TEMPORARY EASEMENT

Bowman Creek Project. South along the east line of said lot to its intersection with the easterly projection of the North side of an existing frame house; thence westerly along the irregular north line of said lot; thence north along the west line of said lot to a point 61.00 feet south of the northwest corner of said lot; thence northeasterly to the point of beginning.

GRANT OF TEMPORARY EASEMENT

CONSTRUCTION -- BOWMAN CREEK PROJECT

THIS INDENTURE is made this 13 day of April, 1992, by and between Donald E. and Vicki Black (hereinafter "Grantor(s)"), and the Civil City of South Bend, Indiana (hereinafter "Grantee").

For and in consideration of the Grantee's agreement to reconstruct and improve a segment of Bowman Creek, located on or adjacent to Grantor(s) real estate, Grantor(s) hereby grant(s) and convey(s) to Grantee a temporary easement at the location hereinafter set forth and described to allow for the installation, construction and improvement to Bowman Creek and related facilities, together with the right of ingress to and egress from said easement for the purpose of installing, constructing and improving Bowman Creek or other facilities incident thereto, in, upon, over, and under the following described real estate in the City of South Bend, St. Joseph County, State of Indiana, briefly described as follows:

Beginning at a point on the east line of said lot, 47.00 feet south of the northeast corner of said lot 214; thence south along the east line of said lot to its intersection with the easterly projection of the north side of an existing frame house; thence westerly along the irregular north side of said house and its projections to the west line of said lot; thence north along the west line of said lot to a point 61.00 feet south of the northwest corner of said lot; thence northeasterly to the point of beginning.

The easement rights granted herein shall pertain to the air, surface, and subsurface rights and interest of the Grantor(s), for the use and benefit of the Grantee, to the nature and extent that the Grantee may desire or need said air, surface and subsurface rights and interests to reasonably accomplish and carry out the construction of the improvements to Bowman Creek. The easement hereby granted is for the benefit of the City of South Bend, Indiana, and expressly includes the right and privilege to clean and remove from said easement such timber, brush, debris, or other obstructions interfering with Grantee's construction and improvement of Bowman Creek.

Grantee shall have the right of ingress or egress over Grantor's real estate adjoining said easement to facilitate the installation, construction, and improvement of Bowman Creek and related facilities.

Grantee agrees to restore the area disturbed by its work to a condition as good or better than the original condition consistent with the improvements to be made to Bowman Creek.

The Grantor(s) reserve(s) the right to use and occupy the surface area on and over the temporary easement during the period of

construction provided that said use and occupancy does not in any way conflict or obstruct the Grantee's right to use said surface for the purposes and intentions hereinabove expressed.

The rights granted by this indenture shall terminate upon Grantee's completion of the Bowman Creek Improvement Project but in no case later than December 31, 1993.

IN WITNESS WHEREOF, said Grantor(s) has/have executed this Grant of Temporary Easement on the date shown in the acknowledgment set forth herein.

FILED

AUG 10 1992

BOARD OF PUBLIC WORKS
SANDRA M. PARMERLEE, Clerk

STATE OF INDIANA

COUNTY OF ST. JOSEPH

GRANTOR(S)

Donald E. Black
Donald E. Black

Vicki Black
Vicki Black

)
) SS:
)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald E. Black and Vicki Black, personally known by me to be the Grantor(s) in the above Grant of Temporary Easement, and acknowledged the execution of the same as his/her/their voluntary act and deed.

WITNESS my hand and Notarial Seal this 23 day of April, 1992.

Theresa E. Hein
(Written Signature)

Resident of St Joseph Co.

THERESA E. HEIN
(Printed Signature)

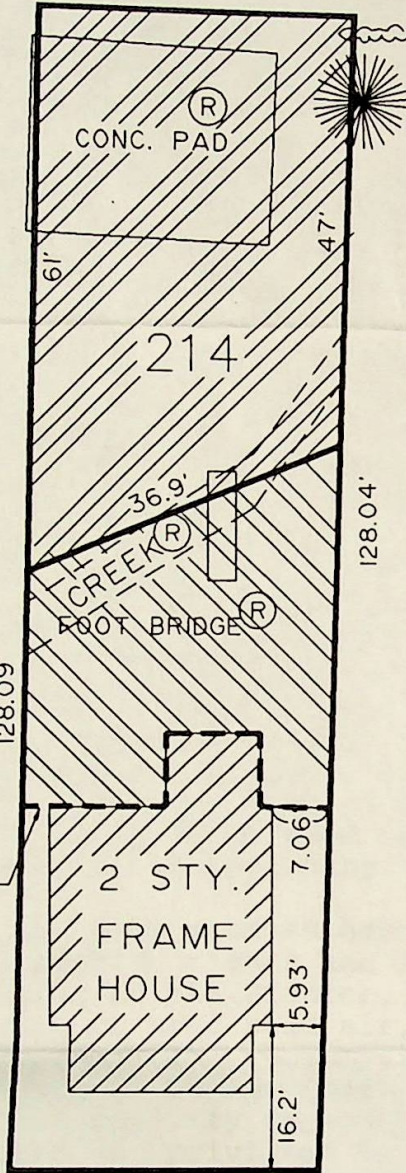
My Commission Expires:

6-16-95

This instrument was prepared by Mary Hall Mueller, Assistant City Attorney, 1400 County-City Building, South Bend, IN 46601.

14' ALLEY

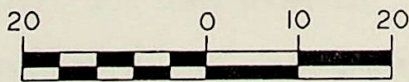
34.0'



South limit of Temp. Const.

34.0'

FOX STREET (60' R/W)



GRAPHIC SCALE

91006.I3\LOT214

LAWSON-FISHER ASSOC.

525 W. WASHINGTON
SOUTH BEND, IN 46601
PH. (219) 234-3167

LEGEND

- PERMANENT EASEMENT
- TEMP. CONST. EASEMENT
- EXISTING BUILDING
- ITEM TO BE REMOVED

DESCRIPTION OF EASEMENTS

A permanent easement as shown hereon for the installation and maintenance of the improved channel for Bowman Creek.

This easement area shall be maintained free and clear of any structure that would retard the free flow of storm water.

A temporary construction easement from the permanent easement line south to the face of house as shown.

Key No: I87040(I588)

Street Address: 211 EAST FOX ST.

Description: LOT 214 BOWMANS 6th.

Owner's Name: BLACK, DONALD E. & VICKI

Address: P.O. BOX 172

South Bend, IN 46624

EXHIBIT No. 1