



14 May 2024

Mayor Guy Titus  
Board of Works and Public Safety  
10 South State St.  
Greenfield, IN 46140

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from Matthew Mirowski, 825 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-011.000-008. This easement will be used to build a new 12" water main loop from the Ridges at Brandywine to Brandywine Park on E. Davis Rd. The Albright parcel is one of 18 parcels where we did not have platted rights of way in which to build. The amount offered and accepted is \$2,750.00.

I would like to request that the Board approve and accept this Drainage and Utility Easement as presented. My office will record the documents with the County once it is signed and accepted.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Charles Gill".

Charles Gill  
Manager  
Water Utility

cc: Jane Webb, Utility Coordinator  
Lori Elmore, Clerk-Treasurer



# GREENFIELD WATER UTILITY

451 Meek Street  
Greenfield, Indiana 46140  
[www.greenfieldin.org](http://www.greenfieldin.org)  
Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE: \_\_\_\_\_

\_\_\_\_\_  
Mayor Guy Titus

\_\_\_\_\_  
Kathy Locke, Member

\_\_\_\_\_  
Brent Robertson, Member

\_\_\_\_\_  
Glenna Shelby, Member

\_\_\_\_\_  
Larry J. Breese, Member

ATTEST:

\_\_\_\_\_  
Lori Elmore, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken responsible care to redact each social security number in this document, unless required by law. Charles E. Gill, Utility Manager

This document prepared by Charles E. Gill.

**GRANT OF EXCLUSIVE PERMANENT DRAINAGE  
AND UTILITY EASEMENT**

THIS INDENTURE WITNESS, that Matthew Mirowski of Hancock County, Indiana, hereinafter referred to as "GRANTOR", in consideration of One Dollar (\$1.00) and other valuable consideration, hereby grants to the City of Greenfield, Indiana, and all of its municipal utilities, including, but not limited to, the waterworks, sewage works, storm water utility, and infrastructure associated therewith, hereinafter referred to as "GRANTEE", an exclusive permanent drainage and utility easement for the purpose of constructing infrastructure associated with the City of Greenfield Municipal Utilities, upon and across the following described real estate located in Hancock County, Indiana:

See Exhibit A attached hereto.

It is stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for purposes set forth above and the Grantor or Grantor's heirs, successors, employees, contractors, suppliers, agents and assigns shall not use the said real estate in any manner which shall restrict, prohibit or impede the Grantee, its agents, servants, employees, contractors and subcontractors, from using the subject real estate for the purposes set forth above. Furthermore, Grantor shall be responsible for and hold Grantee harmless for any damage, destruction or injury to any property or person as a result of Grantee's usage of said easement.

It is further stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for the construction of sewer and/or storm water facilities.

Said easement constitutes 0.101 acre, more or less.

IN WITNESS WHEREOF, Matthew Mirowski has hereunto set his

hand and seal this 23 day of April, 2024.



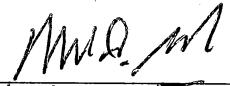
Matthew Mirowski

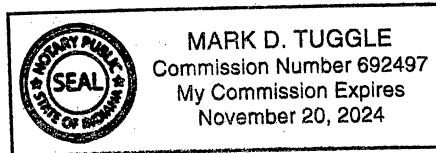
STATE OF INDIANA )  
 ) SS:  
COUNTY OF HANCOCK )

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of April, 2024, personally appeared the within named Matthew Mirowski, and acknowledged the execution of the same to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:  
11/20/24

  
Mark D. Tuggle, Notary Public  
Residing in Hancock County, IN



This instrument was prepared by Gregg H. Morelock, Attorney at Law, BRAND & MORELOCK, 6 W. South St., Greenfield, IN 46140.

I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Gregg H. Morelock, Attorney at Law.

**EXHIBIT "A"**

Sheet 1 of 1

Project: 13767-09

Parcel: 17

Tax ID: 30-11-04-400-011.000-008

Waterline Easement

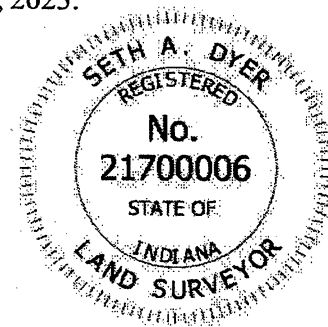
The southwestern 40 feet of the following described real estate:

A part of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 7 East, in Hancock County, Indiana, bounded and described as follows:

Commencing at the Southeast Corner of said Southeast Quarter; thence North on the East line thereof 988 feet; thence West 2331 feet to a point in the center line of the Greenfield and Morristown Road; thence Southeasterly on said center line 110 feet to the place of beginning; thence East parallel with the South line of said Southeast Quarter, 210 feet; thence Southeasterly parallel with the center line of the Greenfield and Morristown Road, 110 feet; thence West parallel with the South line of said Southeast Quarter, 210 feet to the center line of said Road; thence Northwesterly along said center line, 110 feet to the place of beginning.

Said southwestern 40 feet contains 0.101 acres, more or less, inclusive of the presently existing right-of-way which contains 0.028 acres, more or less, for a net additional taking of 0.073 acres, more or less, and adjoins the centerline of Morristown Pike (a.k.a. Greenfield and Morristown Road).

This description was prepared for the City of Greenfield by Seth A. Dyer, Indiana Registered Land Surveyor, License Number LS21700006, on the 12th day of May, 2023.




A handwritten signature in black ink that reads "Seth A. Dyer".

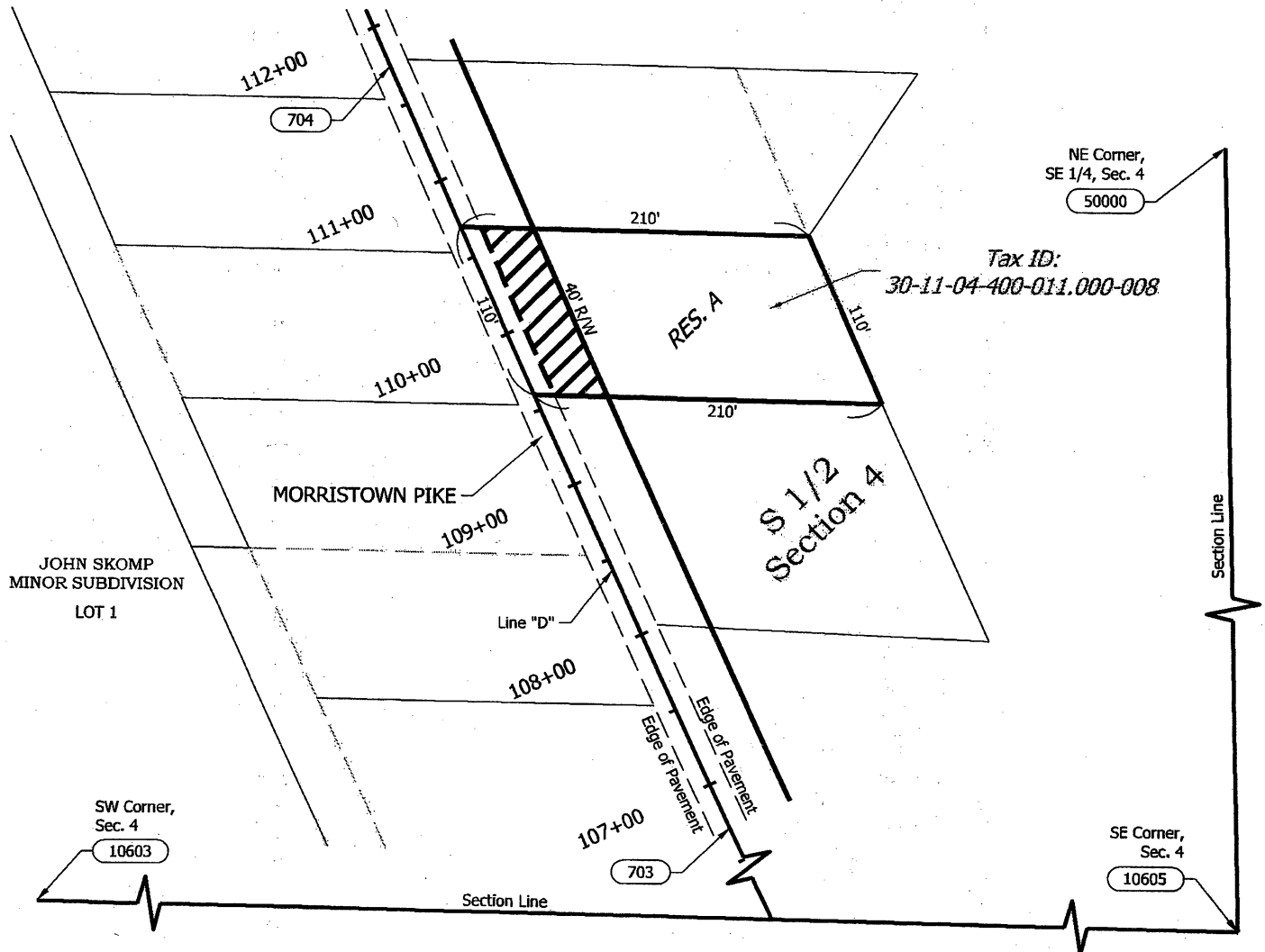
Parcel: 17  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**Exhibit "B"**

Owner: Matthew Mirowski  
 General Warranty Deed: Instr. No. 202111059  
 Recorded: July 7, 2021

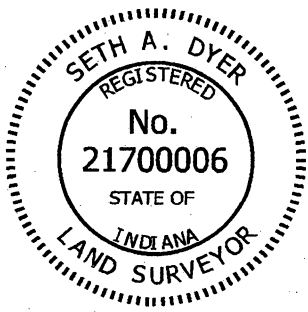
Code: N/A  
 Page: 1 of 1  
 Prepared by: KDF  
 Checked by: SAD

 Hatched Area is the Approximate Easement



Note: Points shown herein are referenced in the corresponding Location Control Route Survey Plat.

Seth A. Dyer  
 LS #21700006

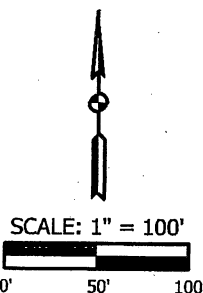


**SURVEYOR'S STATEMENT:**

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 202303623 in the Office of the Recorder of Hancock County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

*Seth A. Dyer*  
 Date: 5/12/2023



N 1/2  
 Section 9



9102 North Meridian Street, Suite 200, Indianapolis, IN 46260  
 Phone: (317) 566-0629

ITEM #1

GRANTOR: Thomas C. Graham and Mary Ann Graham, h&w

GRANTEE: Roy L. Butcher and Betty J. Butcher, h&w

Warranty Deed  
Dated: July 6, 1990  
Recorded: July 9, 1990  
Instr# 904011

ITEM #2

GRANTOR: Betty J. Butcher and Roy Louis Butcher, Sr., deceased July 13, 1993

GRANTEE: Terri L. Cazares, Deborah K. Ross and Roy Louis Butcher, Jr.

Warranty Deed  
Dated: June 22, 1993  
Recorded: June 22, 1993  
Instr# 9306275

ITEM #3

GRANTOR: Betty J. Butcher and Roy Louis Butcher, Sr., deceased July 13, 1992

GRANTEE: Terri L. Cazares, Deborah K. Ross and Roy Louis Butcher, Jr.

Warranty Deed  
Dated: June 22, 1993  
Recorded: July 8, 1993  
Instr# 9306986  
Re-recorded to correct date of deceased.

ITEM #4

GRANTOR: Terri L. Cazares, Deborah K. Ross and Roy Louis Butcher, Jr.

GRANTEE: Betty J. Butcher

Warranty Deed  
Dated: February 21, 1997  
Recorded: March 14, 2017  
Instr# 9702444

ITEM #5

GRANTOR: Betty J. Butcher

GRANTEE: Joseph A. Cuadell and Bertha F. Caudell

Warranty Deed  
Dated: August 9, 2004  
Recorded: August 17, 2004  
Instr# 040012377

ITEM #6  
(CAPTION)

GRANTOR: Joseph A. Cuadell and Bertha F. Caudell

GRANTEE: Matthew Mirowski

Warranty Deed  
Dated: June 29, 2021  
Recorded: July 7, 2021  
Instr# 202111059

REFERENCE MATERIAL

Mortgage in favor of Caliber Home Loans, Inc. recorded as Instr# 202111060 on 7-7-2021

Special Power of Attorney recorded as Instr# 2016000093 on 1-19-2016

Hancock County GIS Info Printout and Property Card of Caption



DULY ENTERED  
FOR TAXATION  
Jul 07 2021  
*Debra Carnes*  
Auditor of Hancock County

202111059 WD \$25.00  
07/07/2021 01:52:42PM 2 PGS  
Marcia R Moore  
Hancock County Recorder IN  
Recorded as Presented



**GENERAL WARRANTY DEED**

Parcel ID: 30-11-04-400-011.000-008 / 0053059900

THIS INDENTURE WITNESSETH, that Joseph A. Caudell and Bertha F. Caudell, husband and wife, ("Grantor"), of Hancock County, in the State of Indiana, CONVEY AND WARRANT to Matthew Mirowski ("Grantee"), of Hancock County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hancock County, in the State of Indiana:

A part of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 7 East, in Hancock County, Indiana, bounded and described as follows:

Commencing at the Southeast Corner of said Southeast Quarter; thence North on the East line thereof 988 feet; thence West 2331 feet to a point in the center line of the Greenfield and Morristown Road; thence Southeasterly on said center line 110 feet to the place of beginning; thence East parallel with the South line of said Southeast Quarter, 210 feet; thence Southeasterly parallel with the center line of the Greenfield and Morristown Road, 110 feet; thence West parallel with the South line of said Southeast Quarter, 210 feet to the center line of said Road; thence Northwesterly along said center line, 110 feet to the place of beginning.

*Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.*

Commonly known as: 825 South Morristown Pike, Greenfield, IN 46140  
Grantee's Address: 825 South Morristown Pike, Greenfield, IN 46140  
Send Tax Statements to: 825 South Morristown Pike, Greenfield, IN 46140

**\*\*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK\*\***

ITEM #6


Project: 13767-09 Parcel: 17

If you decide to accept the offer of \$2,750.00 made by the City of Greenfield, Indiana sign your name below and mail this form to the address indicated above. An additional copy of this offer has been provided for your file.

### ACCEPTANCE OF OFFER

I (We), Matthew Mirowski, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$2,750.00 made by the City of Greenfield, Indiana on this 23 day of April, 2024.

Original Offer	\$2,750.00
Total Amount	\$2,750.00

  
 \_\_\_\_\_  
 Matthew Mirowski

### NOTARY'S CERTIFICATE

STATE OF: Indiana  
COUNTY OF: Hancock

SS:

Subscribed and sworn to before me this 23 day of April, 2024.

Signature 

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Hancock County.

