



GREENFIELD WATER UTILITY

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

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 Brenda Albright, 605 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-008.000-008. 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 \$3,250.00.

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



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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 Brenda Lea Albright 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 0.118 acre, more or less.

IN WITNESS WHEREOF, Brenda Lea Albright has hereunto set her

hand and seal this 4th day of April, 2024.

[Handwritten Signature]

Brenda Lea Albright

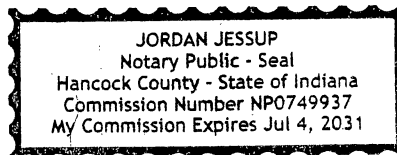
STATE OF INDIANA)
) SS:
COUNTY OF HANCOCK)

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of April, 2024, personally appeared the within named Brenda Lea Albright, and acknowledged the execution of the same to be her voluntary act and deed.

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

My Commission Expires:
07-04-2031

[Handwritten Signature]
Jordan Jessup, 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: 34
Tax ID: 30-11-04-400-008.000-008
Waterline Easement

The western 40 feet of the following described real estate:

A part of the south half of Section 4, Township 15 North, Range 7 East, Hancock County, Indiana, described as follows:

Beginning at a point in the centerline of the Greenfield and Morristown Road 704.4 feet southeasterly measured along said road center line, from the north line of the south half of Section 4; thence measure east parallel with the north line of said south half 212 feet; thence turn an angle of 80 degrees to the right and measure 130 feet; thence west parallel with the north line of the south half of section 4, a distance of 220 feet and to the center line of the Greenfield and Morristown road; thence northwesterly on said road center line 129 feet to the place of beginning.

Said western 40 feet contains 0.118 acres, more or less, inclusive of the presently existing right-of-way which contains 0.033 acres, more or less, for a net additional taking of 0.085 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.




Seth A. Dyer

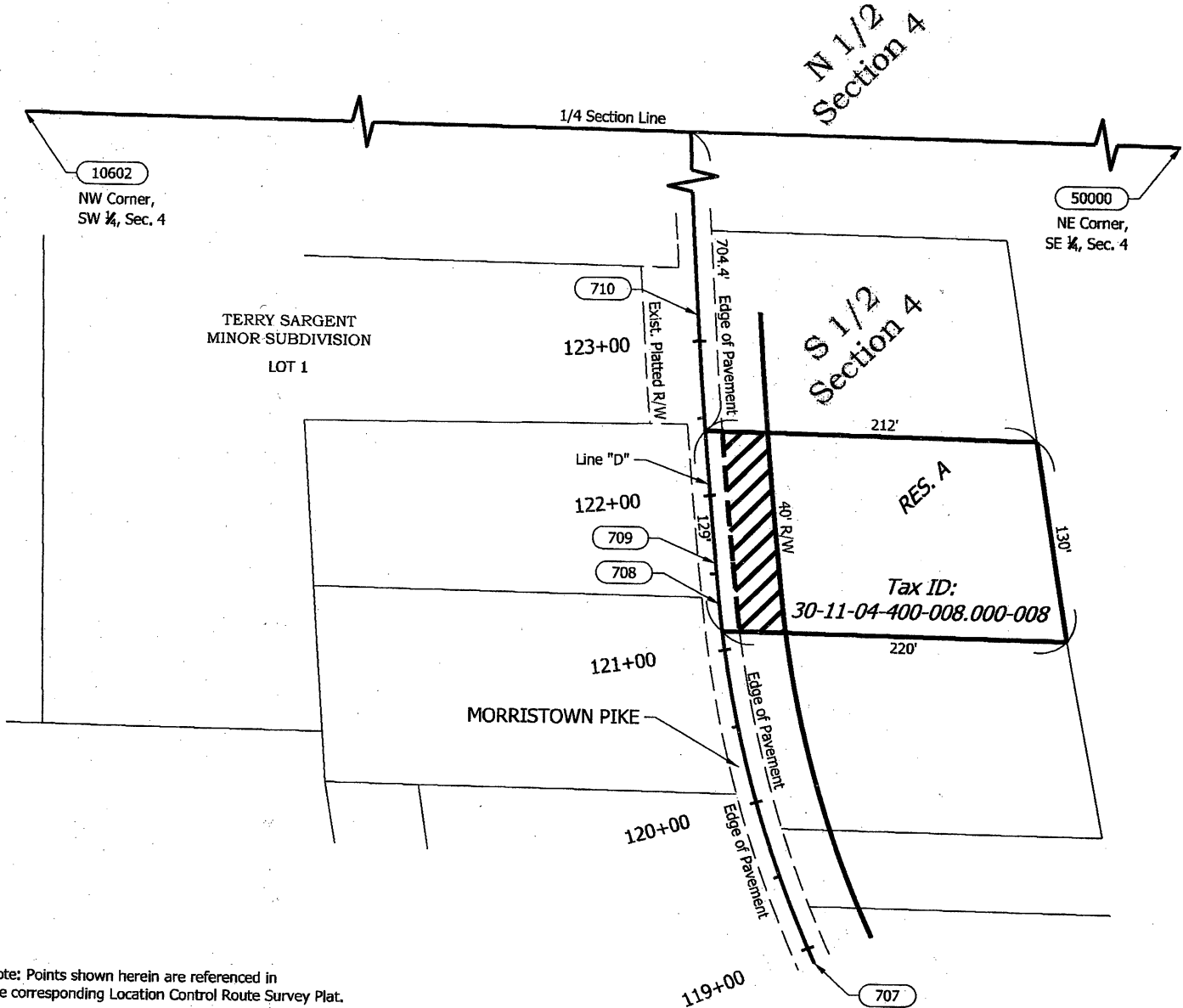
Parcel: 34
 Project: Greenfield Water Southside
 Des.: N/A
 County: Hancock
 Section: 4
 Township: 15 North
 Range: 7 East

Exhibit "B"

Owner: Brenda Lea Albright
 Trustee's Deed: Instr. No. 201914416
 Recorded: December 23, 2019

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



SCALE: 1" = 100'
 0' 50' 100'

SJCA Inc. Project: 22SU059



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

ITEM #1

GRANTOR: Albert P. Scott and Margaret B. Scott, h&w

GRANTEE: James A. Fulmer and Phyllis A. Fulmer, h&w

Warranty Deed
Dated: May 19, 1962
Recorded: May 19, 1962
Book 127 Page 350

ITEM #2

GRANTOR: James A. Fulmer

GRANTEE: James Andrew Fulmer and Judy Ann Breese as Trustees of the James Andrew Fulmer Revocable Trust

Quitclaim Deed
Dated: March 27, 2019
Recorded: March 28, 2019
Instr# 201902603
Abstractor's Note: Transfer document states Phyllis A. Fulmer died March 25, 2017.

ITEM #3
(CAPTION)

GRANTOR: James Andrew Fulmer and Judy Ann Breese as Trustees of the James Andrew Fulmer Revocable Trust

GRANTEE: Brenda Lea Albright

Trustee's Deed
Dated: December 17, 2019
Recorded: December 23, 2019
Instr# 201914416

REFERENCE MATERIAL

Mortgage in favor of PennyMac Loan Services, LLC recorded as Instr# 202103982 on 3-11-2021

Hancock County GIS Info Printout and Property Card of Caption

DULY ENTERED
FOR TAXATION
Dec 23 2019
Debra Carnes
Auditor of Hancock County

201914416 WD \$25.00
12/23/2019 09:31:27AM 2 PGS
Marcia R Moore
Hancock County Recorder IN
Recorded as Presented



TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, James Andrew Fulmer and Judy Ann Breese as Trustees of the James Andrew Fulmer Revocable Trust ("*Trust Agreement*") (hereinafter called "*Grantor*"), does hereby BARGAIN, SELL and CONVEY unto Brenda Lea Albright hereinafter called "*Grantee*") 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, Indiana (hereinafter called the "*Real Estate*"):

A part of the south half of Section 4, Township 15 North, Range 7 East, Hancock County, Indiana, described as follows:

Beginning at a point in the centerline of the Greenfield and Morrystown Road 704.4 feet southeasterly measured along said road center line, from the north line of the south half of Section 4; thence measure east parallel with the north line of said south half 212 feet; thence turn an angle of 80 degrees to the right and measure 130 feet; thence west parallel with the north line of the south half of section 4, a distance of 220 feet and to the center line of the Greenfield and Morrystown road; thence northwesterly on said road center line 129 feet to the place of beginning, containing 0.63 of an acre, more or less.

For information purposes only, the property address is purported to be: 605 S Morrystown Pike, Greenfield, IN 46140

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.

The undersigned hereby certifies that (a) they are the duly appointed and acting Trustees as stated in the Trust; (b) the Trust is a continuing trust and is actively administered by the undersigned as Trustees; (c) the undersigned has the power to sell, transfer and convey the Real Estate without petitioning any Court or seeking the approval of any Court as provided under the said Trust granting them all powers under Indiana Code Section 30-4-3-3; (d) the Trust is in full force and effect; and, (e) that the Real Estate has not been withdrawn as an asset of the Trust.

amk

SALES DISCLOSURE APPROVED
HANCOCK COUNTY ASSESSOR

12/20/19 db

ITEM #3

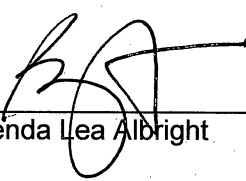
Project: 13767-09 Parcel: 34

If you decide to accept the offer of \$3,250.00 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), Brenda Lea Albright, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,250.00 made by the City of Greenfield, Indiana on this 4th day of April, 2024.

Original Offer	\$3,250.00
Total Amount	\$3,250.00

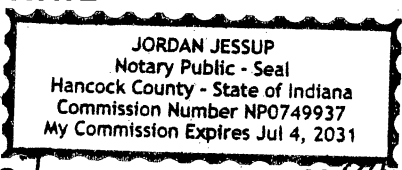


 Brenda Lea Albright

NOTARY'S CERTIFICATE

STATE OF: Indiana
 COUNTY OF: Hancock

SS:



Subscribed and sworn to before me this 4th day of April, 2024.

Signature _____

Printed Name Jordan Jessup

My Commission expires 07/04/2031

My Commission number NP0749937

I am a resident of Hancock County.

