



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 David Edwards, Jr and Kristen Edwards H&W, 2417 E. Hill Dr, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-005.000-008. 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 \$3,775.00.

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", written over a light blue horizontal line.

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 David Edwards, Jr. and Kristen Edwards, husband and wife, 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.

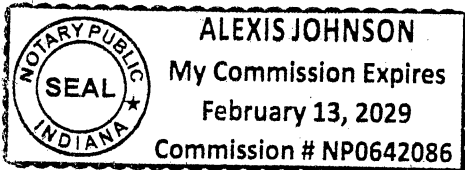
It is stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for purposes set forth above and the Grantor or Grantor's heirs, successors, employees, 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 0.129 acre, more or less.

IN WITNESS WHEREOF, David Edwards, Jr. and Kristen Edwards, husband and wife have hereunto set their

hand and seal this 24 day of April, 2024.



[Signature]  
David Edwards, Jr.

[Signature]  
Kristen Edwards

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF HANCOCK    )

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of April, 2024, personally appeared the within named David Edwards, Jr. and Kristen Edwards, husband and wife, and acknowledged the execution of the same to be their voluntary act and deed.

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

My Commission Expires:  
02/13/2029

[Signature], 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: 40  
Tax ID: 30-11-04-400-005.000-008  
Waterline Easement

The west 40 feet of the following described real estate:

A part of the South Half of Section 4, Township 15 North, Range 7 East, in Hancock County Indiana, said part being more particularly described as follows:

Beginning at a point on the centerline of the Greenfield-Morristown Road, 305 feet South, measured on said road centerline from the North line of the South Half of said Section 4; thence South on the centerline of said road, 141 feet; thence East parallel with the North line of said South Half Section 200 feet; thence North parallel with the centerline of the Greenfield-Morristown Road, 141 feet; thence West 200 feet to the place of beginning.

Said west 40 feet contains 0.129 acres, more or less, inclusive of the presently existing right-of-way which contains 0.036 acres, more or less, for a net additional taking of 0.093 acres, more or less, and adjoins the centerline of Morristown Pike (a.k.a. Greenfield-Morristown Road). 1478

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




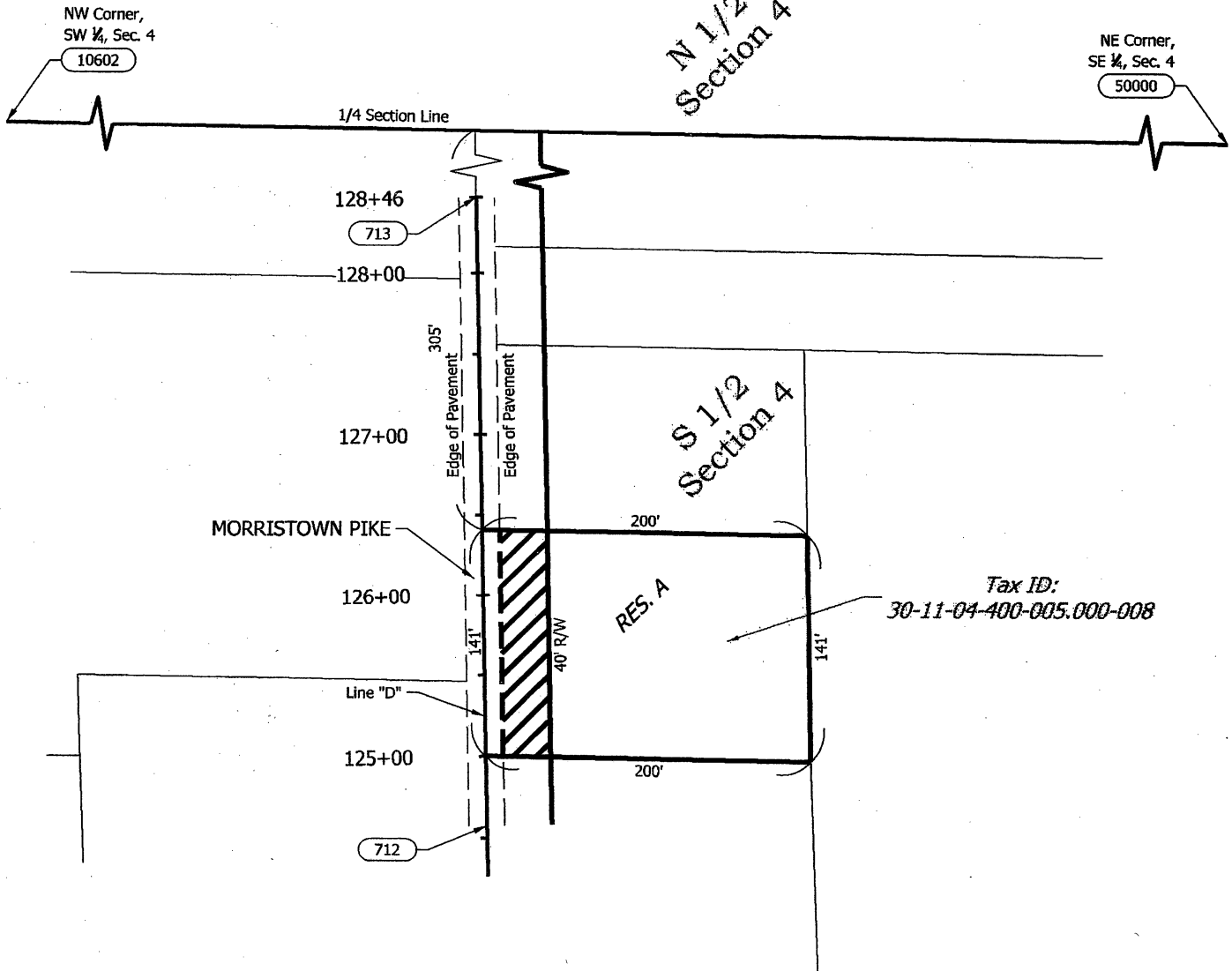
Parcel: 40  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**Exhibit "B"**

Owner: David, Jr. & Kristen Edwards, h&w  
 Warranty Deed: Instr. No. 201904410  
 Recorded: May 16, 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'



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

ITEM #1

GRANTOR: Michael A. Morrow and Patricia J. Morrow, h&w

GRANTEE: Kathleen A. Hutson

Warranty Deed  
Dated: August 10, 2001  
Recorded: August 23, 2001  
Instr# 0111876

ITEM #2

AFFIANT: Richard R. Hutson

Affidavit for Transfer of Real Property  
Dated: April 6, 2006  
Recorded: April 6, 2006  
Instr# 060003877

ITEM #3

GRANTOR: Michael Shepherd as Sheriff of Hancock County, State of Indiana

GRANTEE: Christine C. VeHorn

Sheriff's Deed  
Dated: August 30, 2017  
Recorded: August 30, 2017  
Instr# 201709550

ITEM #4  
(CAPTION)

GRANTOR: Christine C. VeHorn

GRANTEE: David Edwards, Jr. and Kristen Edwards, h&w

Warranty Deed  
Dated: May 10, 2019  
Recorded: May 16, 2019  
Instr# 201904410

DULY ENTERED  
FOR TAXATION

May 16 2019

Debra Carnes

Adm of Parcel 2019

201904410 WD \$25.00  
05/16/2019 11:10:51AM 2 PGS  
Marcia R Moore  
Hancock County Recorder IN  
Recorded as Presented



**WARRANTY DEED**

(Parcel No. 30-11-04-400-005,000-008)

THIS INDENTURE WITNESSETH, That Christine C. VeHorn ("Grantor") CONVEYS AND WARRANTS to David Edwards, Jr. and Kristen Edwards, husband and wife ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Hancock County, State of Indiana:

A part of the South Half of Section 4, Township 15 North, Range 7 East, in Hancock County, Indiana, said part being more particularly described as follows:

Beginning at a point on the centerline of the Greenfield-Morristown Road, 305 feet South, measured on said road centerline from the North line of the South Half of said Section 4; thence South on the centerline of said road, 141 feet; thence East parallel with the North line of said South Half Section 200 feet; thence North parallel with the centerline of the Greenfield-Morristown Road, 141 feet; thence West 200 feet to the place of beginning, containing 0.647 of an acre, more or less.

The address of such real estate is commonly known as 523 South Morristown Pike, Greenfield, Indiana 46140.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

*[remainder of page intentionally left blank - signature page follows]*

amk

SALES DISCLOSURE NOT REQUIRED  
HANCOCK COUNTY ASSESSOR

5/16/19 db

ITEM #4



Project: 13767-09 Parcel: 40

If you decide to accept the offer of \$3,775.00 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), David Edwards, Jr. and Kristen Edwards, husband and wife, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,775.00 made by the City of Greenfield, Indiana on this 04 day of April, 2024.

Original Offer	\$3,775.00
Total Amount	\$3,775.00

[Signature]  
David Edwards, Jr.

[Signature]  
Kristen Edwards

### NOTARY'S CERTIFICATE

STATE OF: Indiana

COUNTY OF: Hancock

SS:

Subscribed and sworn to before me this 04 day of April, 2024

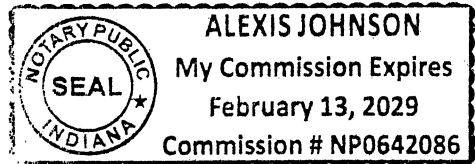
Signature [Signature]

Printed Name Alexis Johnson

My Commission expires 02/13/2029

My Commission number NP0642086

I am a resident of Hancock County.



### Accounts Payable Voucher

VOUCHER NO. \_\_\_\_\_ WARRANT NO. \_\_\_\_\_ DATE ALLOWED \_\_\_\_\_ IN THE SUM OF \$ 3,775.00  
 Mo. Day Yr.

CITY OF GREENFIELD

An invoice or bill to be properly itemized must show: kind of service, where performed, dates service rendered, by whom, rates per day, number of hours, rate per hour, number of units, price per unit, etc.

Payee

David Edwards, Jr. Kristen Edwards 2417 E. Hill Dr. Greenfield, IN 46140	Terms  Date Due 04/23/2024
---	----------------------------------

V #	W #

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
04/23/2024	Parcel 40	6101100392			Morristown Pike Water Main Extension	\$3,775.00

ADDL DESC:

ADDL DESC:

TOTAL \$3,775.00

<b>CITY OF GREENFIELD</b>	
Favor Of David Edwards, Jr., Kristen Edwards	
Total Amount of Voucher	\$ 3,775.00
Deductions	
Total Amount of Warrant	\$
Month of _____	

VOUCHER RECORD	ACCT #		
Total			

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized thereon for which charge is made were ordered and received except

\_\_\_\_\_  
 Mo. Day Yr. Signature Officer/Title

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

\_\_\_\_\_  
 Mo. Day Yr. Signature Officer/Title  
 CLERK-TREASURER

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_