



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 Ross S. & Kathy D. Hatcher, H&W, 627 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-009.000-008. 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 \$4,025.00.

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
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 Ross S. Hatcher and Kathy D. Hatcher, 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 0.119 acre, more or less.

IN WITNESS WHEREOF, Ross S. Hatcher and Kathy D. Hatcher, husband and wife have hereunto set their

hand and seal this 7 day of May, 2024.

Ross S. Hatcher

Ross S. Hatcher

Kathy D. Hatcher

Kathy D. Hatcher

STATE OF INDIANA)
) SS:
COUNTY OF HANCOCK)

Before me, the undersigned, a Notary Public in and for said County and State, this 7 day of May, 2024, personally appeared the within named Ross S. Hatcher and Kathy D. Hatcher, 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:
11/20/24

Mark D. Tuggle
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.


	MARK D. TUGGLE Commission Number 692497 My Commission Expires November 20, 2024
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EXHIBIT "A"

Sheet 1 of 1

Project: 13767-09
Parcel: 33
Tax ID: 30-11-04-400-009.000-008
Waterline Easement

The western 40 feet of the following described real estate:

Part of the South Half of Section 4, Township 15 North, Range 7 East described as follows:
Beginning at a point in the centerline of the Greenfield and Morristown Road 833.4 feet Southeasterly measured along said road centerline, from the North line of the South Half of Section 4, thence measure East parallel with the North line of said South Half 220 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 216 feet and to the centerline of the Greenfield and Morristown Road; thence Northwesterly on said road centerline 129.5 feet to the place of beginning, in Hancock County, Indiana.

Said western 40 feet contains 0.119 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 0.086 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

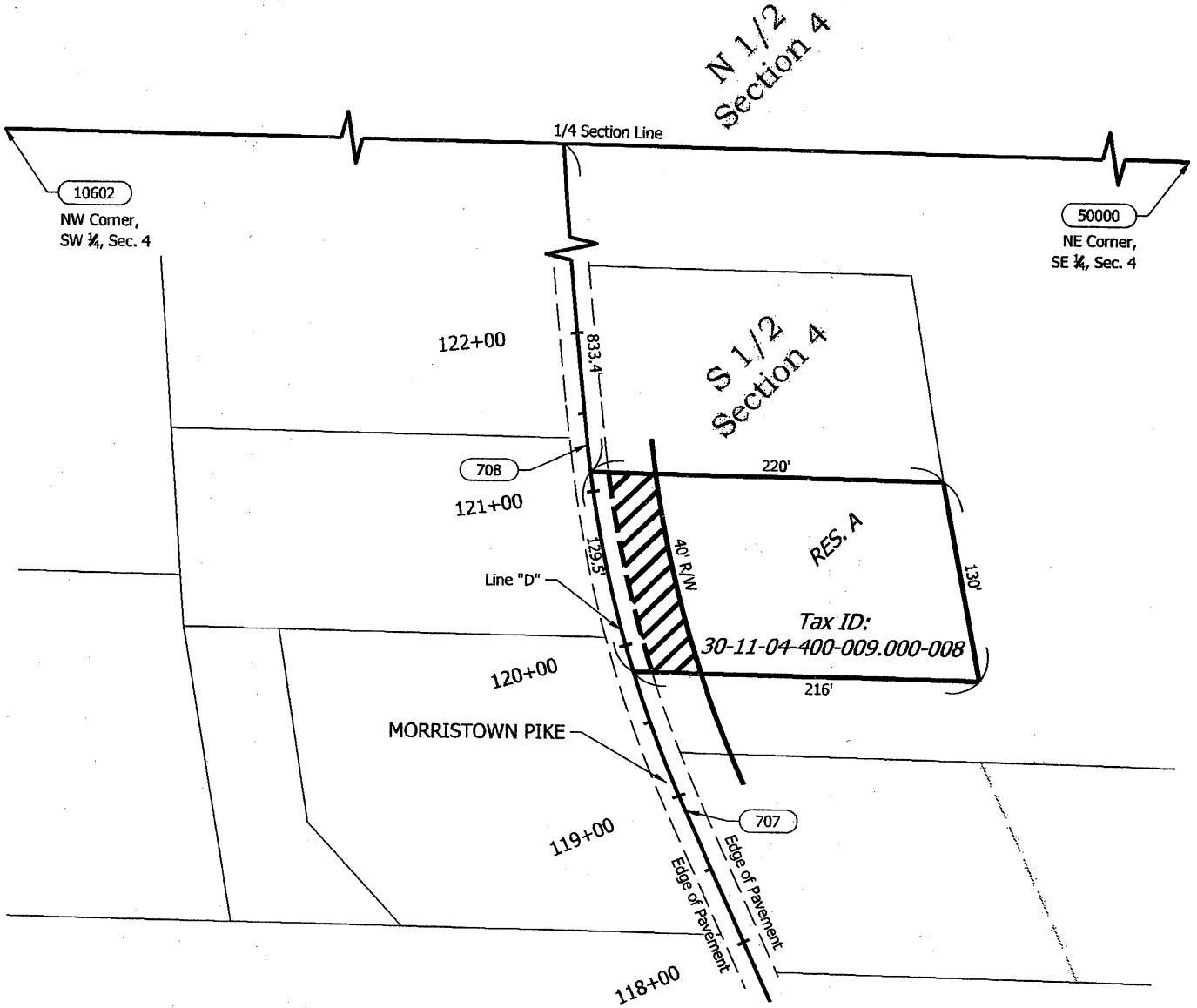
Parcel: 33
 Project: Greenfield Water Southside
 Des.: N/A
 County: Hancock
 Section: 4
 Township: 15 North
 Range: 7 East

Exhibit "B"

Owner: Ross S. & Kathy D. Hatcher, h&w
 Special Warranty Deed: Instr. No. 030003347
 Recorded: February 14, 2003

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
(CAPTION)

GRANTOR: Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. acting by and through the Federal Housing Commissioner

GRANTEE: Ross S. & Kathy D. Hatcher, h&w

Special Warranty Deed

Dated: January 7, 2003

Recorded: February 14, 2003

Instr# 030003347

REFERENCE MATERIAL

Mortgage in favor of Irwin Mortgage Corporation recorded as Instr# 030003348 on 2-14-2003

Hancock County GIS Info Printout and Property Card of Caption

3045
2/14
11/2

DULY ENTERED
FOR TAXATION

FEB 04 2003

Joseph D. Settles
Auditor of Hancock County

CAROLYN GRASS
HANCOCK COUNTY RECORDER
CJG Date 02/14/2003 Time 14:10:48
FEE: 16.00
I 030003347
Page 1 of 3

Return to:
Contract Processing and
Title Agency, Ltd.
5750 Castle Creek Parkway Ste 487
Indianapolis, IN 46250

State of Indiana

FHA Case No. 151-550950

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. acting by and through the Federal Housing Commissioner (Hereinafter called "Grantor), conveys and warrants against all persons claiming by, through, or under him, to:

ROSS S. & KATHY D. HATCHER, HUSBAND & WIFE

for and in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the following described real estate in the State of Indiana, County of HANCOCK to wit:

SEE EXHIBIT "A"

Tax # 005-30501-00
Property Address: 627 S MORRISTOWN PIKE, GREENFIELD, IN 46140

THIS DEED IS NOT TO BE IN EFFECT UNTIL JANUARY 13TH, 2003

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of American and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

Contract Processing

ITEM #1

Project: 13767-09 Parcel: 33

If you decide to accept the offer of \$4,025.00 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), Ross S. Hatcher and Kathy D. Hatcher, husband and wife, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$4,025.00 made by the City of Greenfield, Indiana on this 7 day of May, 2024.

Original Offer	\$4,025.00
Total Amount	\$4,025.00

Ross S. Hatcher
Ross S. Hatcher

Kathy D. Hatcher
Kathy D. Hatcher

NOTARY'S CERTIFICATE

STATE OF: Indiana

COUNTY OF: Nauvoo

SS:

Subscribed and sworn to before me this 7 day of May, 2024.

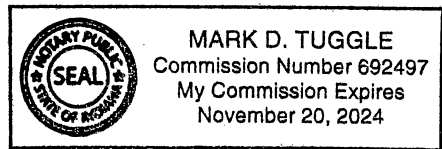
Signature MDT

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Nauvoo County.



Accounts Payable Voucher

VOUCHER NO. _____ WARRANT NO. _____ DATE ALLOWED _____ IN THE SUM OF \$ 4,025.00
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

Ross S. Hatcher Kathy D. Hatcher, 627 S. Morristown Pk. Greenfield, IN 46140	Terms Date Due 04/23/2024
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V #	W #
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INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
04/23/2024	Parcel 33	6101100392			Morristown Pike Water Main Extension	\$4,025.00
ADDL DESC:						

ADDL DESC:

TOTAL \$4,025.00

CITY OF GREENFIELD	
Favor Of Ross S. Hatcher, Kathy D. Hatcher	
Total Amount of Voucher	\$ 4,025.00
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

Board/Council Members
COPY