



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 Sallyann Scott Hunter, 779 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-005.001-008. 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 \$3,200.00.

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 Sallyann Scott Hunter 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 0.138 acre, more or less.

IN WITNESS WHEREOF, Sallyann Scott Hunter has hereunto set her

hand and seal this 12 day of April, 2024.

Sallyann Scott Hunter  
Sallyann Scott Hunter

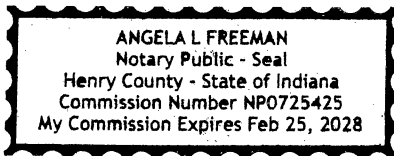
STATE OF INDIANA )  
 ) SS:  
COUNTY OF HANCOCK )

Before me, the undersigned, a Notary Public in and for said County and State, this 12<sup>th</sup> day of April, 2024, personally appeared the within named Sallyann Scott Hunter, 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:  
Feb 25, 2028

Angela L Freeman  
Angela L Freeman, Notary Public  
Residing in Henry 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: 21  
Tax ID: 30-11-04-400-005.001-008  
Waterline Easement

The southwestern 40 feet of the following described real estate:

A part of the Southeast One Quarter of Section 4, Township 15  
North, Range 7 East, described as follows:

Commencing at a point on the center line of the Greenfield and Morrystown Road, 1100.45 feet Northwest measured along said center line, from the South line of said Southeast One Quarter; thence East parallel with the South line thereof 320.29 feet; thence Northwesterly parallel with the center line of said road 150 feet; thence West parallel with the South line of said Southeast One Quarter 320.29 feet to the center line of said Greenfield and Morrystown Road; thence Southeasterly along said center line 150 feet to the place of beginning.

Said southwestern 40 feet contains 0.138 acres, more or less, inclusive of the presently existing right-of-way which contains 0.038 acres, more or less, for a net additional taking of 0.100 acres, more or less, and adjoins the centerline of Morrystown Pike (a.k.a. Greenfield and Morrystown 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".

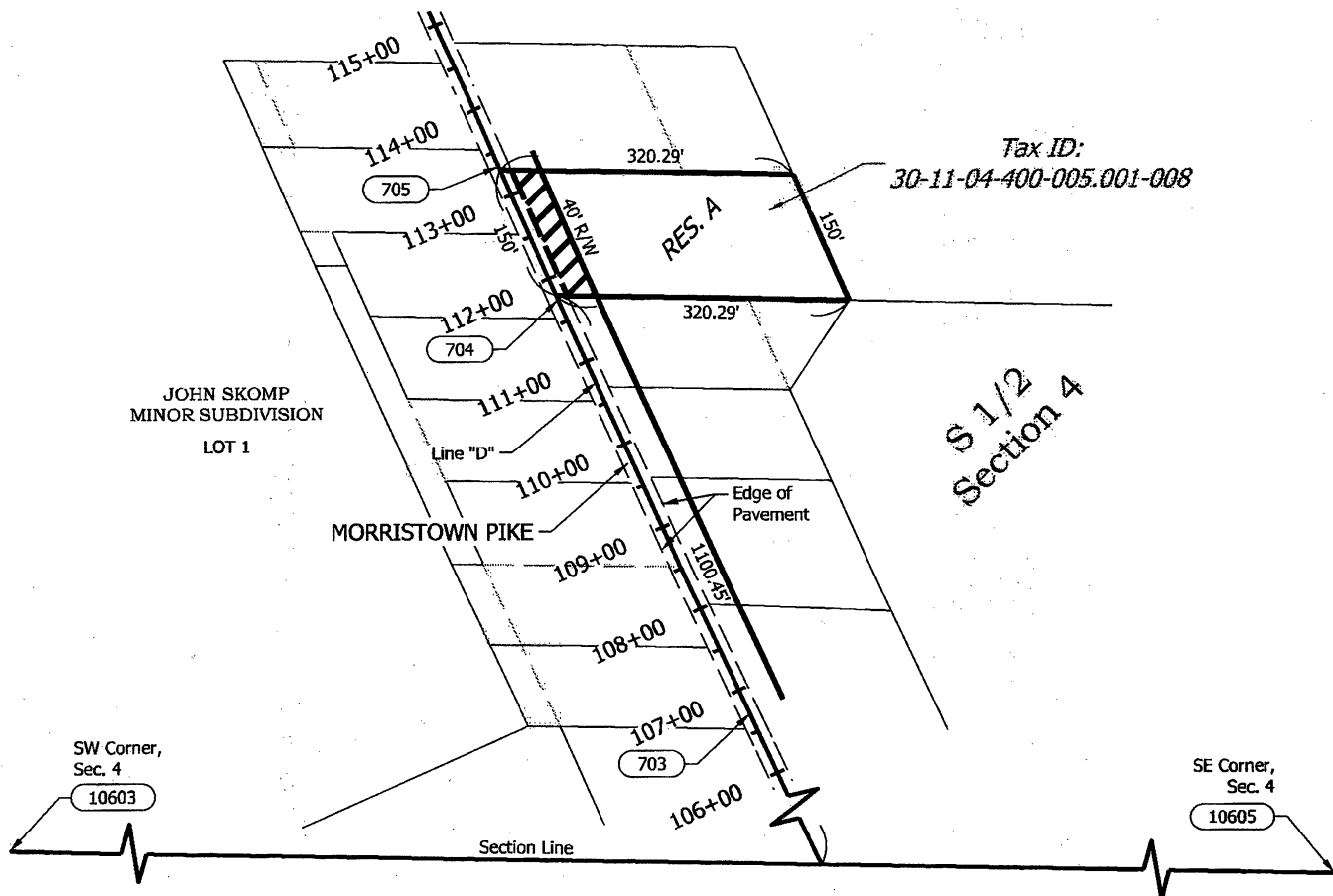
**Exhibit "B"**

Parcel: 21  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

Owner: Sallyann Scott Hunter  
 Special Warranty Deed: Instr. No. 130004586  
 Recorded: April 22, 2013

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

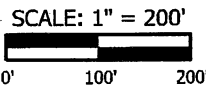


**SURVEYOR'S STATEMENT:**

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



SJCA Inc. Project: 22SU059  
 9102 North Meridian Street, Suite 200, Indianapolis, IN 46260  
 Phone: (317) 566-0629

ITEM #1

GRANTOR: Edward Wayne Jacobs and Betty Jacobs, h&w

GRANTEE: Charles A. Orahood and Dorothy E. Orahood, h&w

Warranty Deed  
Dated: July 8, 1966  
Recorded: July 9, 1966  
Book 135 Page 562

ITEM #2

GRANTOR: Charles A. Orahood and Dorothy E. Orahood, h&w

GRANTEE: David A. Anderson

Warranty Deed  
Dated: December 1, 2003  
Recorded: January 2, 2004  
Instrument 040000026

ITEM #3

GRANTOR: Michael Shepherd, as Sheriff of Hancock County

GRANTEE: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-FA3, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement

Sheriff's Deed  
Dated: May 31, 2012  
Recorded: June 5, 2012  
Instr# 120005758

ITEM #4  
(CAPTION)

GRANTOR: The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-FA3, by First Horizon Home Loans, a Division of First Tennessee Bank National Association, Master Servicer, in its capacity as Agent for the Trust under the Pooling and Servicing Agreement

GRANTEE: Sallyann Scott Hunter

Special Warranty Deed  
Dated: November 19, 2012  
Recorded: April 22, 2013  
Instr# 130004586

DULY ENTERED  
FOR TAXATION

APR 19 2013

130004586 SWD \$22.00  
04/22/2013 10:30:34A 3 PGS  
Debra Carnes  
Hancock County Recorder IN  
Recorded as Presented



320  
+2 NC  
22

*Robin J. Lowder*  
Afternoon Auditor of Hancock County  
National Real Estate Information Services  
Attn: JULIE RUDOLPH  
290 BILMAR DRIVE  
PITTSBURGH, PA 15205  
File No. NRE-61285

**COPY**

Tax ID No.:  
30-11-04-400-005.001-008

**SPECIAL WARRANTY DEED**

THIS INDENTURE made and entered into on this 19<sup>th</sup> day of November, 2012, by and between THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2005-FA3, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, of 350 HIGHLAND DR LEWISVILLE TX 75067, hereinafter referred to as Grantor(s), and SALLYANN SCOTT HUNTER, a married woman, of 779 S MORRISTOWN PIKE GREENFIELD, IN 46140, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$87,500.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Hancock County, Indiana:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number: 120005758, Recorded: 06/05/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever

SALES DISCLOSURE APPROVED  
HANCOCK COUNTY ASSESSOR

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ITEM #4



Project: 13767-09 Parcel: 21

If you decide to accept the offer of \$3,200.00 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), Sallyann Scott Hunter, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,200.00 made by the City of Greenfield, Indiana on this 12 day of April, 2024

Original Offer	\$3,200.00
Total Amount	\$3,200.00

Sallyann Scott Hunter  
Sallyann Scott Hunter

### NOTARY'S CERTIFICATE

STATE OF: INDIANA

COUNTY OF: HANCOCK

SS:

Subscribed and sworn to before me this 12<sup>th</sup> day of April, 2024.

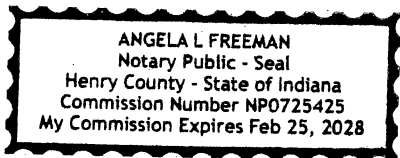
Signature Angela L Freeman

Printed Name Angela L Freeman

My Commission expires 2-25-28

My Commission number NP 0725425

I am a resident of Henry County.



### Accounts Payable Voucher

VOUCHER NO. \_\_\_\_\_ WARRANT NO. \_\_\_\_\_ DATE ALLOWED \_\_\_\_\_ IN THE SUM OF \$ 3,200.00  
 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.

V	W
#	#

**Payee**

Sallyann Scott Hunter 779 S. Morristown Pk. Greenfield, IN 46140	Terms  Date Due 04/23/2024
--	----------------------------------

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
04/23/2024	Parcel 21	6101100392			Morristown Pike Water Main Extension	\$3,200.00

ADDL DESC:

ADDL DESC:

TOTAL \$3,200.00

CITY OF GREENFIELD	
Favor Of Sallyann Scott Hunter	
Total Amount of Voucher	\$ 3,200.00
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.

CLERK-TREASURER

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_