



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 Anthony M. Kinnett and Bethany M. Kinnett, H&W, 501 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-004.000-008. 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 \$3,500.00.

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 Anthony M. Kinnett and Bethany M. Kinnett, 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 0.106 acre, more or less.

IN WITNESS WHEREOF, Anthony M. Kinnett and Bethany M. Kinnett, husband and wife, have hereunto set their

hand and seal this 9 day of April, 2024.

Anthony M. Kinnett
Anthony M. Kinnett

Bethany M. Kinnett
Bethany M. Kinnett

STATE OF INDIANA)
) SS:
COUNTY OF HANCOCK)

Before me, the undersigned, a Notary Public in and for said County and State, this 9 day of April, 2024, personally appeared the within named Anthony M. Kinnett and Bethany M. Kinnett, 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.

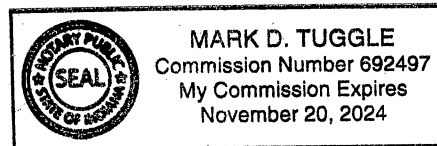


EXHIBIT "A"

Sheet 1 of 1

Project: 13767-09
Parcel: 42
Tax ID: 30-11-04-400-004.000-008
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, located in Hancock County, Indiana, described as follows:

Beginning at a point on the centerline of the Greenfield-Morristown Road 190 feet South measured on said road center line from the North line of the South Half of Section 4, thence South on said road center line 115 feet; thence East parallel with the North line of the South Half of Section 4 a distance of 200 feet; thence North parallel with the centerline of the Greenfield Morristown Road 115 feet; thence West 200 feet to the place of beginning.

Said west 40 feet contains 0.106 acres, more or less, inclusive of the presently existing right-of-way which contains 0.029 acres, more or less, for a net additional taking of 0.077 acres, more or less, and adjoins the centerline of Morristown Pike (a.k.a. Greenfield-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

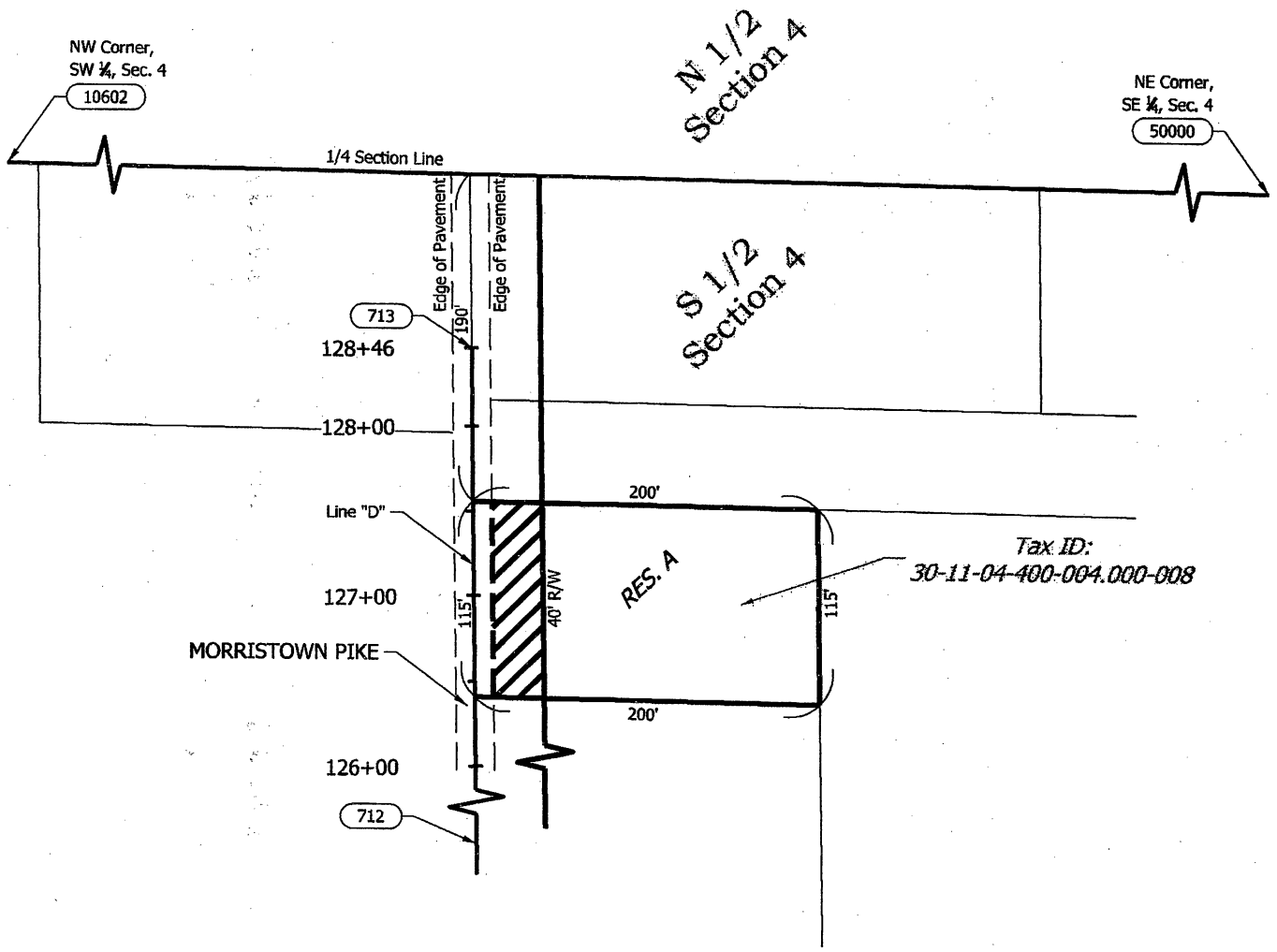
Parcel: 42
 Project: Greenfield Water Southside
 Des.: N/A
 County: Hancock
 Section: 4
 Township: 15 North
 Range: 7 East

Exhibit "B"

Owner: Anthony M. & Bethany M. Kinnett, h&w
 Warranty Deed: Instr. No. 202009086
 Recorded: July 22, 2020

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

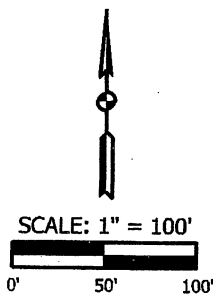


SURVEYOR'S STATEMENT:

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

AFFIANT: Chloe Lopez

Affidavit

Dated: October 26, 2001

Recorded: February 25, 2002

Instr# 0203480

ITEM #2

GRANTOR: Chloe Eberhart AKA Chloe Lopez

GRANTEE: Carl Eberhart and Chloe Eberhart

Quitclaim Deed

Dated: May 5, 2011

Recorded: May 5, 2011

Instr# 110004064

ITEM #3
(CAPTION)

GRANTOR: Carl Eberhart and Chloe Eberhart

GRANTEE: Anthony M. Kinnett and Bethany M. Kinnett, h&w

Warranty Deed

Dated: July 20, 2020

Recorded: July 22, 2020

Instr# 202009086

REFERENCE MATERIAL

Mortgage in favor of Perfect Circle Credit Union recorded as Instr# 202009087 on 7-22-2020

Special Power of Attorney recorded as Instr# 202009085 on 7-22-2020

Hancock County GIS Info Printout and Property Card of Caption

DULY ENTERED
FOR TAXATION
Jul 22 2020
Debra Carnes
Auditor of Hancock County

202009086 MD \$25.00
07/22/2020 08:27:05AM 4 PGS
Marcia R Moore
Hancock County Recorder IN
Recorded as Presented



File Number: 20711891-GRN
State Tax ID: 30-11-04-400-004.000-008

WARRANTY DEED

THIS INDENTURE WITNESSETH That **Carl Eberhart and Chloe Eberhart**, (Grantor), of Hancock County, in the State of Indiana, CONVEYS AND WARRANTS to **Anthony M. Kinnett and Bethany M. Kinnett** (Grantee), **Husband and Wife**, of Marion County, in the State of Indiana, for valuable consideration the following described real estate in Hancock County, State of Indiana:

SEE EXHIBIT A

Commonly known as 501 S. Morristown Pike, Greenfield, IN 46140.

This conveyance is subject to:

1. All taxes due and payable in 2020, and thereafter.
2. All general and special assessments and all other governmental, municipal and public dues, charges and impositions not delinquent; all easements, restrictions, agreements, covenants and other matters of record.

This Deed is being executed by Carl Eberhart, as the Attorney in Fact, for and on behalf of Chloe Eberhart, pursuant to that certain Special Power of Attorney dated this 20th day of July, 2020, and recorded this 07/22/2020 July, 2020, as Instrument No. 202009085:2020 the records of the Office of the Recorder of Hancock County, Indiana, which said Special Power of Attorney has not been revoked and remains in full force and effect as of the date of execution hereof.

amk

ITEM #3

Project: 13767-09 Parcel: 42

If you decide to accept the offer of \$3,500.00 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), Anthony M. Kinnett and Bethany M. Kinnett, husband and wife, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,500.00 made by the City of Greenfield, Indiana on this 9 day of April, 2024

Original Offer	\$3,500.00
Total Amount	\$3,500.00

Anthony M. Kinnett
Anthony M. Kinnett

Bethany M. Kinnett
Bethany M. Kinnett

NOTARY'S CERTIFICATE

STATE OF: Indiana

COUNTY OF: Hancock

SS:

Subscribed and sworn to before me this 9 day of April, 2024.

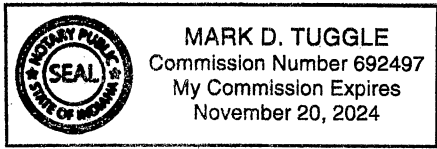
Signature Mark D. Tuggle

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Hancock County.



Accounts Payable Voucher

VOUCHER NO. _____ WARRANT NO. _____ DATE ALLOWED _____ Mo. Day Yr. _____ IN THE SUM OF \$ 3,500.00

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

Anthony M. Kinnett, Bethany M. Kinnett, 501 S. Morristown Pk., Greenfield, IN	Terms Date Due 04/23/2024
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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 42	6101100392			Morristown Pike Water Main Extension	\$3,500.00
ADDL DESC:						

ADDL DESC:

TOTAL \$3,500.00

CITY OF GREENFIELD		
Favor Of Anthony M. Kinnett, Bethany M. Kinnett		
Total Amount of Voucher	\$	\$3,500.00
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
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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
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CLERK-TREASURER

_____	_____	_____
_____	_____	_____