



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 Tommy J. Sego, 547 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-006.000-008. 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 \$3,075.00.

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 Tommy J. Sego 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, Tommy J. Sego has hereunto set his

hand and seal this 7 day of May, 2024.

[Signature]
Tommy J. Sego

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 Tommy J. Sego, and acknowledged the execution of the same to be his voluntary act and deed.

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

My Commission Expires:
11/20/24

[Signature]
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.

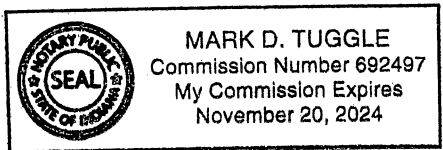


EXHIBIT "A"

Sheet 1 of 1

Project: 13767-09
Parcel: 39
Tax ID: 30-11-04-400-006.000-008
Waterline Easement

The west 40 feet of the following described real estate:

Land situated in the County of Hancock, State of Indiana

A part of the South Half of Section 4, Township 15 North, Range 7 East in Hancock County, Indiana and described as follows: Beginning at a point on the centerline of the Greenfield and Morrystown Road 446 feet Southerly, measured on said road centerline from the North line of the South Half of Section 4; thence Southerly on said road centerline 130 feet; thence East parallel with the North line of the South Half Section 200 feet; thence Northerly parallel with the centerline of said road center 130 feet; thence West 200 feet to the Place of Beginning.

Said west 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 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.




Seth A. Dyer

Parcel: 39
 Project: Greenfield Water Southside
 Des.: N/A
 County: Hancock
 Section: 4
 Township: 15 North
 Range: 7 East

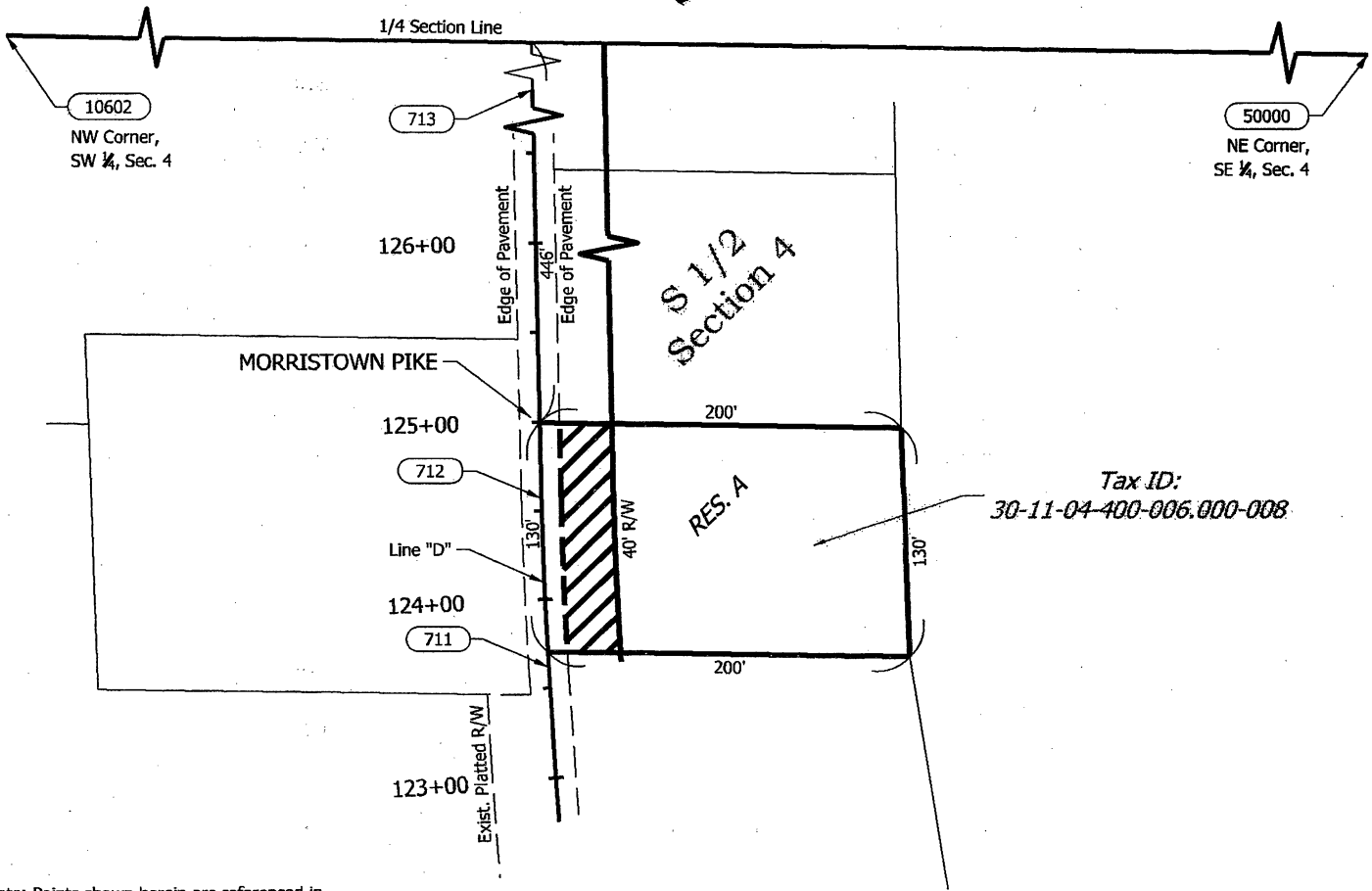
Exhibit "B"

Owner: Tommy J. Sego
 Quitclaim Deed: Instr. No. 201901855
 Recorded: March 5, 2019

Code: N/A
 Page: 1 of 1
 Prepared by: KDF
 Checked by: SAD

 Hatched Area is the Approximate Easement

N 1/2
 Section 4



Note: Points shown herein are referenced in the corresponding Location Control Route Survey Plat.

Seth A. Dyer
 LS #21700006

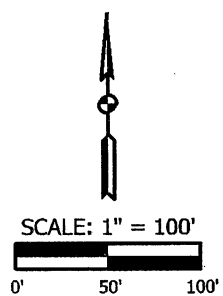


SURVEYOR'S STATEMENT:

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

ITEM #1

GRANTOR: Mavern Jeffries

GRANTEE: Christopher N. Newcomb and Amy S. Newcomb, h&w

Warranty Deed

Dated: August 29, 1997

Recorded: September 2, 1997

Instr# 9709208

ITEM #2

GRANTOR: Christopher N. Newcomb and Amy S. Newcomb

GRANTEE: Beneficial Financial I Inc.

Deed in Lieu of Foreclosure

Dated: June 25, 2013

Recorded: July 9, 2013

Instr# 130007964

ITEM #3

GRANTOR: Beneficial Financial I, Inc.

GRANTEE: Thomas E. Segó, Donna M. Segó, and Tommy J. Segó

Special Warranty Deed

Dated: January 30, 2014

Recorded: February 19, 2014

Instr# 140001547

ITEM #4
(CAPTION)

GRANTOR: Thomas E. Segó and Donna M. Segó

GRANTEE: Tommy J. Segó

Quitclaim Deed

Dated: March 5, 2019

Recorded: March 5, 2019

Instr# 201901855

DULY ENTERED
FOR TAXATION

Mar 05 2019

Debra Carnes
Recorder/Hancock County

201901855 QCD \$25.00
03/05/2019 02:08:47PM 3 PGS
Marcia R Moore
Hancock County Recorder IN
Recorded as Presented



File Number: 19633841-GRN
State Tax ID: 30-11-04-400-006.000-008

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH That Thomas E. Sego and Donna M. Sego, ("Grantor"), of Hancock County, in the State of Indiana, QUITCLAIM(S) to Tommy J. Sego, ("Grantee"), an individual of Hancock County, in the State of Indiana, the following described real estate in Hancock County, in the State of Indiana:

SEE EXHIBIT A

Commonly known as 547 S. Morrilstown Pike, Greenfield, IN 46140.

This conveyance is subject to:

1. All taxes due and payable in 2019, 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.

SALES DISCLOSURE NOT REQUIRED
HANCOCK COUNTY ASSESSOR
3/5/19 db

ITEM #4

Project: 13767-09 Parcel: 39

If you decide to accept the offer of \$3,075.00 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), Tommy J. Sego, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,075.00 made by the City of Greenfield, Indiana on this 7 day of May, 2024.

Original Offer	\$3,075.00
Total Amount	\$3,075.00

[Signature]
Tommy J. Sego

NOTARY'S CERTIFICATE

STATE OF: Indiana

COUNTY OF: Hancock

SS:

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

Signature [Signature]

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Hancock County.

