



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 Nicholas L. Tuttle and Bernadette L. Tuttle, 753 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-003.000-008. 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 \$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](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 Nicholas L. Tuttle and Bernadette L. Tuttle, 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.

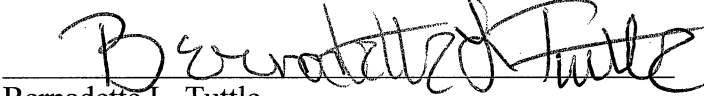
It is further stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for the construction of sewer and/or storm water facilities.

Said easement constitutes 0.049 acre, more or less.

IN WITNESS WHEREOF, Nicholas L. Tuttle and Bernadette L. Tuttle, husband and wife have hereunto set their

hand and seal this 4th day of April, 2024.

  
\_\_\_\_\_  
Nicholas L. Tuttle


  
\_\_\_\_\_  
Bernadette L. Tuttle

STATE OF INDIANA     )  
                                          ) SS:  
COUNTY OF HANCOCK    )

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of April, 2024, personally appeared the within named Nicholas L. Tuttle and Bernadette L. Tuttle, husband and wife, and acknowledged the execution of the same to be their voluntary act and deed.

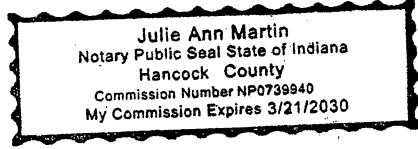
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:  
3-21-2030

  
\_\_\_\_\_  
Julie Ann Martin, 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 2

Project: 13767-09  
Parcel: 32  
Tax ID: 30-11-04-400-003.000-008  
Waterline Easement

A part of the South Half of Section 4, Township 15 North, Range 7 East in Hancock County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Commencing at the northeast corner of said half section; thence North 89 degrees 04 minutes 03 seconds West 2,682.99 feet along the north line of said half section to the centerline of Morristown Pike; thence South 0 degrees 59 minutes 06 seconds East 488.51 feet along said centerline; thence along said centerline Southerly 95.78 feet along an arc to the left having a radius of 2,152.74 feet and being subtended by a long chord having a bearing of South 2 degrees 15 minutes 34 seconds East and a length of 95.78 feet; thence South 3 degrees 32 minutes 03 seconds East 45.48 feet along said centerline; thence along said centerline Southeasterly 160.00 feet along an arc to the left having a radius of 3,528.19 feet and being subtended by a long chord having a bearing of South 4 degrees 50 minutes 00 seconds East and a length of 159.98 feet; thence South 6 degrees 07 minutes 57 seconds East 26.25 feet along said centerline; thence along said centerline Southeasterly 147.18 feet along an arc to the left having a radius of 750.00 feet and being subtended by a long chord having a bearing of South 11 degrees 45 minutes 16 seconds East and a length of 146.95 feet to a northwest corner of the grantors' land and the POINT OF BEGINNING; thence South 89 degrees 04 minutes 03 seconds East 42.26 feet along a north line of the grantors' land; thence Southeasterly 53.60 feet along an arc to the left having a radius of 710.00 feet and being subtended by a long chord having a bearing of South 20 degrees 36 minutes 38 seconds East and a length of 53.58 feet to a south line of the grantors' land; thence North 88 degrees 50 minutes 39 seconds West 43.53 feet along said south line to the centerline of Morristown Pike; thence along said centerline Northwesterly 52.98 feet along an arc to the right having a radius of 750.00 feet and being subtended by a long chord having a bearing of North 19 degrees 24 minutes 01 seconds West and a length of 52.97 feet to the POINT OF BEGINNING and containing 0.049 acres, more or less, inclusive of the presently existing right-

**EXHIBIT "A"**

Sheet 2 of 2

Project: 13767-09  
Parcel: 32  
Tax ID: 30-11-04-400-003.000-008  
Waterline Easement

of-way which contains 0.013 acres, more or less, for a net additional taking of 0.036 acres, more or less.

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.



*Seth A. Dyer*

Parcel: 32  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**Exhibit "B"**

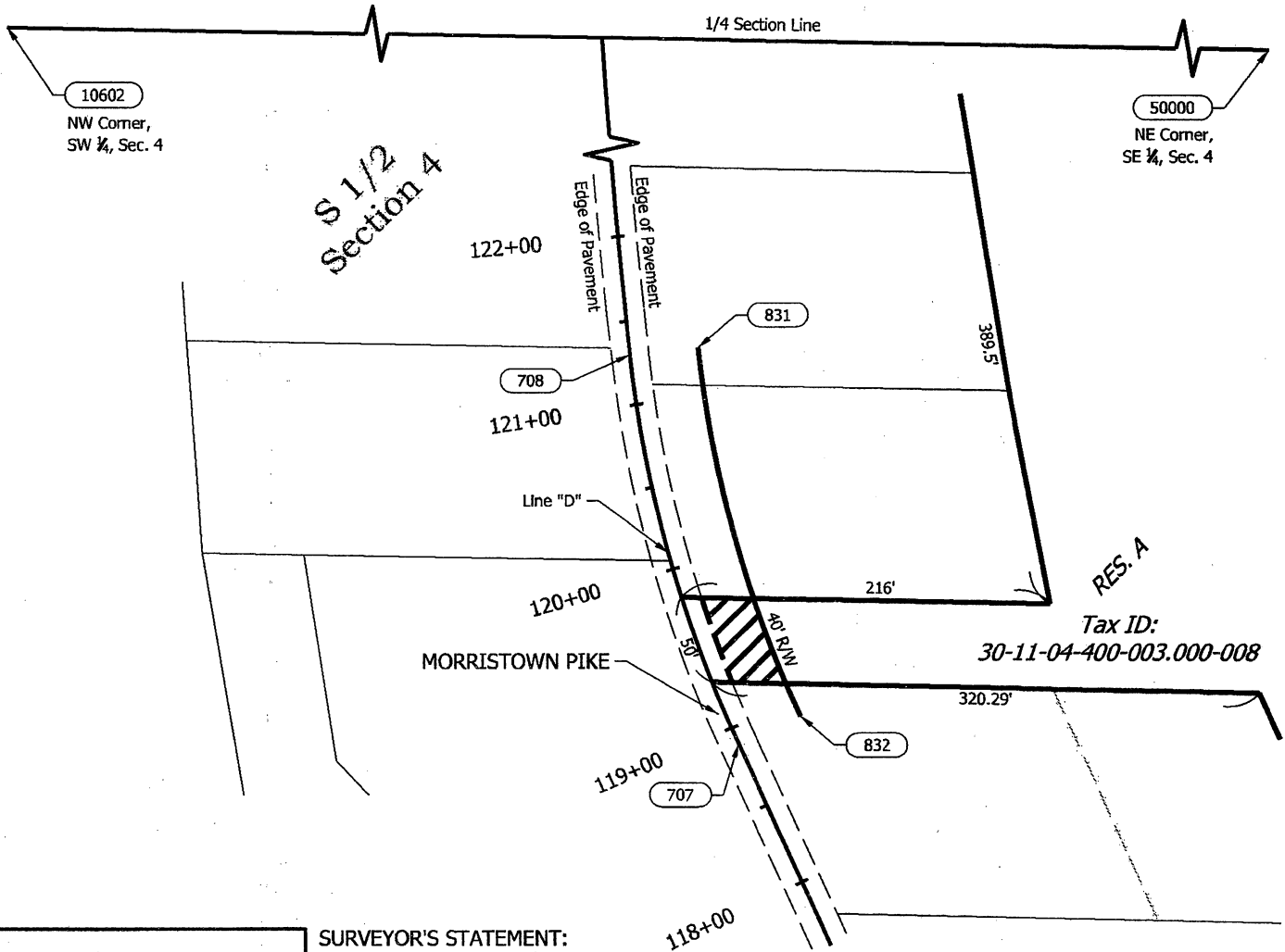
Owner: Nicholas L. & Bernadette L. Tuttle, h&w  
 Quitclaim Deed: Instr. No. 060015425  
 Recorded: December 22, 2006

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

 Hatched Area is the Approximate Easement

Parcel Coordinate Chart (shown in Feet)					
Point	Line	Station	Offset	Northing	Easting
831	"D"	121+29.97	40.00' Rt.	1649491.1593	303259.0860
832	"D"	118+89.84	40.00' Rt.	1649272.8361	303318.8314

See Location Control Route Survey Plat- 707, 708, 10602, 50000  
 Stations & Offsets are to Control over Both Northing & Easting Coordinates and Bearings & Distances.



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: Imogene Scott Bass

GRANTEE: John R. Hughes and Dixie L. Hughes, h&w

Warranty Deed

Dated: September 3, 2002

Recorded: September 10, 2002

Instr# 0214424

ITEM #2

GRANTOR: John R. Hughes and Dixie L. Hughes, h&w

GRANTEE: Nicholas L. Tuttle

Warranty Deed

Dated: March 17, 2006

Recorded: March 22, 2006

Instr# 060003218

ITEM #3  
(CAPTION)

GRANTOR: Nicholas L. Tuttle

GRANTEE: Nicholas L. Tuttle and Bernadette L. Tuttle, h&w

Quitclaim Deed

Dated: December 15, 2006

Recorded: December 22, 2006

Instr# 060015425

REFERENCE MATERIAL

Utility & Right of Way Easement recorded as Instr# 060011882 on 10-4-2006

Hancock County GIS Info Printout and Property Card of Caption



27 18

23

CAROLYN GRASS 2P  
HANCOCK COUNTY RECORDER  
RDL Date 12/22/2006 Time 09:38:13  
FEE: 18.00  
I 060015425 Page 1 of 2

DULY PAID  
FOR TAXES

DEC 20 2006

*Richard L. Anderson*  
Auditor of Hancock County

**QUITCLAIM DEED**

(Parcel No. 30-11-04-400-003-000-008)

THIS INDENTURE WITNESSETH, That Nicholas L. Tuttle ("Grantor") QUITCLAIMS to Nicholas L. Tuttle and Bernadette L. Tuttle, 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 in Hancock County, State of Indiana:

A part of the South half of Section 4, Township 15 N, Range 7 E, more particularly described as follows:

Beginning at a point in the North line of the South East quarter section 1,722 feet West of the North East corner thereof; thence West on said North line 639.5 feet; thence South parallel with the East line of the South East quarter section 130 feet; thence East parallel with the North line thereof 639.5 feet; thence North 130 feet to the place of beginning. containing 1.908 acres more or less.

Also:

Commencing at a point 1,722 feet West and 190 feet South of the North East corner of the South East quarter of Section 4-15-7; thence South parallel with the East line thereof 1,504.2 feet; thence West parallel with the North line of the South parallel with the center line of the Greenfield and Morristown Road 750 feet; thence West 320.29 feet to the center line of said road; thence North on said road centerline 50 feet; thence East 216 feet; thence Northwesterly 389.5 feet to a point 200 feet East of the center line of the Greenfield Morristown Road; thence Northwesterly parallel with the center line of said road 386 feet; thence East 767 feet to the place of beginning containing 20.452 acres more or less and in both descriptions 22.36 acres more or less.

FAT

Project: 13767-09 Parcel: 32


If you decide to accept the offer of \$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), Nicholas L. Tuttle and Bernadette L. Tuttle, husband and wife, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$500.00 made by the City of Greenfield, Indiana on this 4<sup>th</sup> day of APRIL, 2024

Original Offer	\$500.00
Total Amount	\$500.00

  
 \_\_\_\_\_  
 Nicholas L. Tuttle

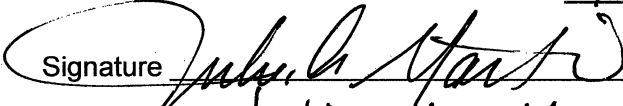
  
 \_\_\_\_\_  
 Bernadette L. Tuttle

### NOTARY'S CERTIFICATE

STATE OF: Indiana  
 COUNTY OF: Hancock

SS:

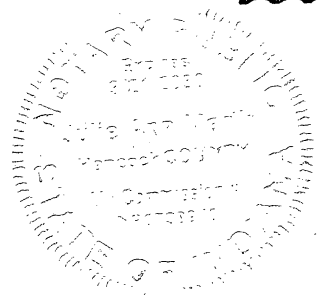
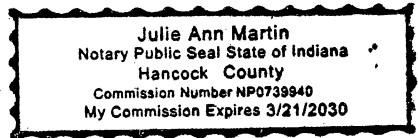
Subscribed and sworn to before me this 4<sup>th</sup> day of April, 2024.

Signature   
 Printed Name Julie A Martin

My Commission expires 3-21-2030

My Commission number NP0739940

I am a resident of Hancock County.



Accounts Payable Voucher

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

CITY OF GREENFIELD

V # W #

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

Nicholas L. Tuttle, Bernadette L. Tuttle, 753 S. Fairway Village Dr., Greenfield. Terms Date Due 04/23/2024

Table with columns: INVOICE DATE, INVOICE NUMBER, APPROP NUMBER, PROJECT, PO NUMBER, DESCRIPTION, AMOUNT. Row 1: 04/23/2024, Parcel 32, 6101100392, Morristown Pike Water Main Extension, \$500.00

ADDL DESC:

ADDL DESC:

TOTAL \$500.00

CITY OF GREENFIELD Favor Of Nicholas L. Tuttle, Bernadette L. Tuttle Total Amount of Voucher \$500.00 Deductions Total Amount of Warrant \$ Month of

VOUCHER RECORD table with columns: VOUCHER RECORD, ACCT #, and a grid for recording transactions.

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