



28 May 2024

Mayor Guy Titus  
Board of Works and Public Safety  
10 South State St.  
Greenfield, IN 46140

Re: Approval of Donohue Task order #14

Mayor and Board Members,

IDEM is requiring a set of engineering plans for the construction permits for our new wells. In order to meet this requirement, we will need to have our engineer draw up the plans for us to submit to IDEM

As part of our General Services Agreement with Donohue and Associates, INC., we are requesting the board approve Task Order #14 that covers the professional engineering services for preparation of conceptual layouts for two well sites (Well 3-1 and Well 4-1). The layouts will be prepared using downloadable LIDAR and aerial data in addition to existing drawings. The well house conceptual layouts will be based on previous designs. Detailed well house and transmission main design will be performed under a separate Task Order. Well Design will be performed by Others. This task order if approved would have a not to exceed lump sum amount of \$ 7,000 and shall be delivered within 4 weeks of the execution of this task order. We will be paying for this through our O&M budget.

I welcome any questions the Board may have on this request.

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



TASK ORDER NO. 14 TO  
CONTINUING PROFESSIONAL SERVICES AGREEMENT  
Between City of Greenfield (Owner) and  
Donohue & Associates, Inc. (Donohue)  
Date of Original Executed Agreement: June 9, 2020

TASK ORDER NAME/DESCRIPTION

*IDEM Well Figure Preparation*

The purpose of this Task Order is to provide professional engineering services for preparation of conceptual layouts for two well sites (Well 3-1 and Well 4-1). The layouts will be prepared using downloadable LIDAR and aerial data in addition to existing drawings. The well house conceptual layouts will be based on previous designs. Detailed well house and transmission main design will be performed under a separate Task Order. Well Design will be performed by Others.

A. SCOPE OF SERVICES

Donohue's proposed task under this scope of services is as follows:

A. Prepare Conceptual Drawing for Site and Well House at Two Sites.

1. Prepare for submission to the Indiana Department of Environmental Management (IDEM) –
  - a. Scaled site plan that shows the proposed location of the well, grading, property lines, existing facilities, buried sewer lines and other sources of possible contamination. Site plan will be conceptual and based on existing information.
  - b. Conceptual layout of well house based on previous designs.
  - c. Perform Internal Quality Control Check on drawings.
  - d. Submit conceptual drawings to Owner for their submission to IDEM.

B. KEY STAFF

Donohue shall include all subconsultants relevant to the scope of services in this Task Order. Donohue may not remove or otherwise substitute subconsultants indicated without consent of Owner. A failure by Donohue to provide the subconsultants, as required by this Article, shall be considered a material breach of the Agreement.

Donohue & Associates:

Emily Wehmeyer, PE  
Michael Styf, PE  
Adam Beaver

Note: Donohue reserves the right to assign additional staff as needed to complete Work of the Project.

No subconsultants are planned to complete the Scope of Services for this Task Order.

C. PROJECT TIMING

Task Order shall be completed by Donohue and delivered to the GREENFIELD DEPARTMENT OF ENGINEERING (Owner) according to the schedule below.

- Conceptual Drawings shall be delivered within four (4) weeks of the execution of this Task Order.

Achievement of this completion date is dependent on the Owner providing various documents and information to Donohue in a timely manner. Therefore, the Owner is advised that due diligence in addressing information requests from Donohue is critical to meeting the completion date.

D. COMPENSATION

- A. Compensation for the work as defined in the Scope of Services of this Task Order shall be a lump sum of \$7,000.
- B. Donohue will bill Owner monthly, with net payment due in 30 days.
- C. Donohue will notify Owner if Project scope changes require modifications to the above-stated contract value. Services relative to scope changes will not be initiated without written authorization from Owner.

APPROVED FOR OWNER

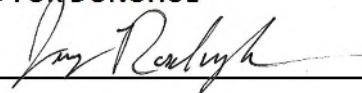
By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED FOR DONOHUE

By:  \_\_\_\_\_

Printed Name: Jeremy Roschyk, PE

Title: Vice President

Date: May 21, 2024



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 Tuttle 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.

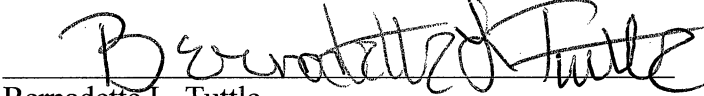
It is further stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for the construction of sewer and/or storm water facilities.

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 4<sup>th</sup> day of April, 2024.

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

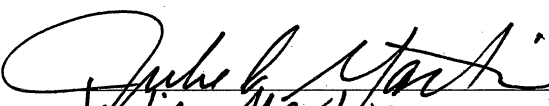
  
\_\_\_\_\_  
Bernadette L. Tuttle

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF HANCOCK    )

Before me, the undersigned, a Notary Public in and for said County and State, this 4<sup>th</sup> 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.

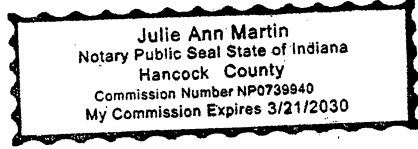
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

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

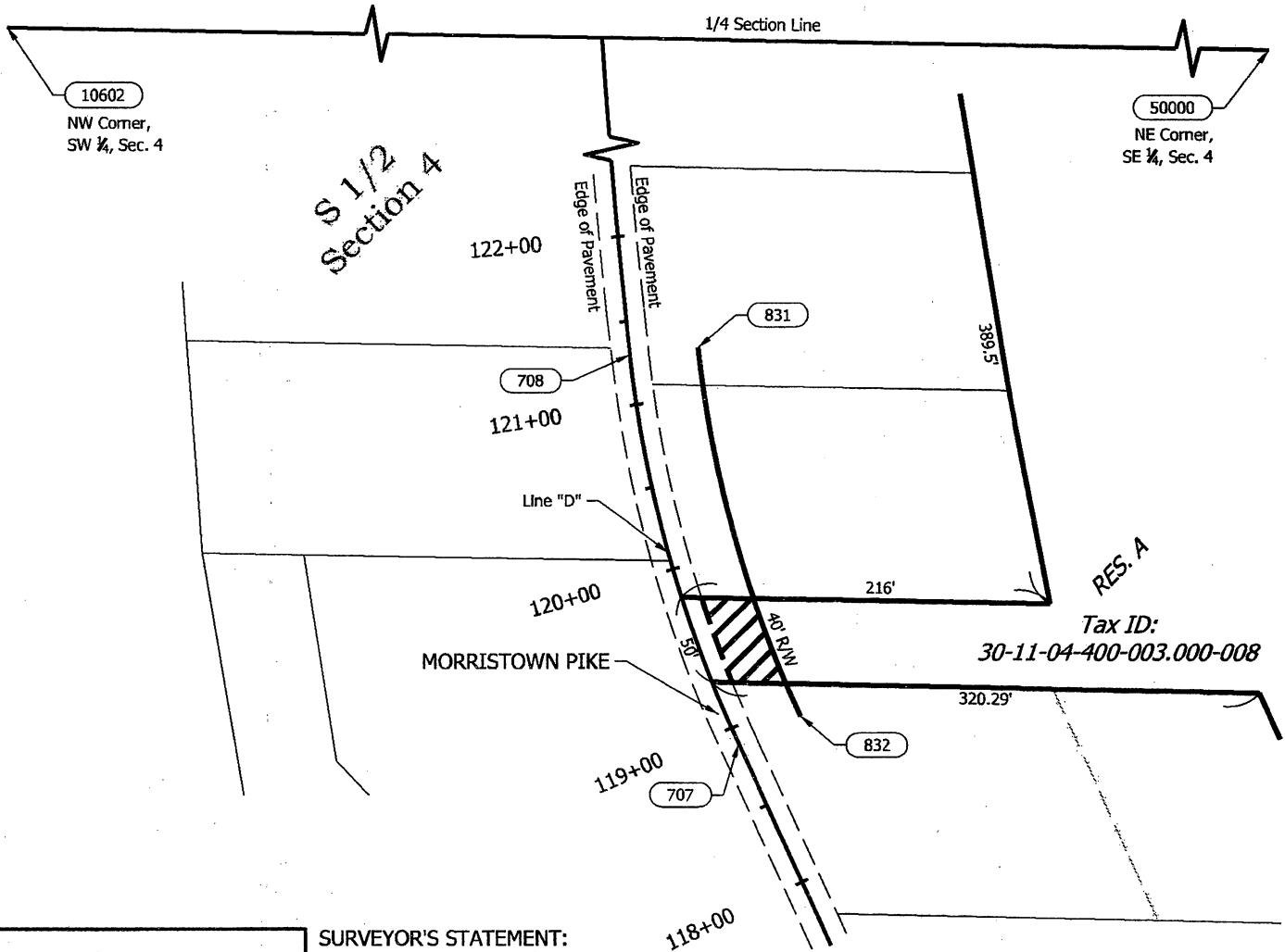
Code: N/A  
 Page: 1 of 1  
 Prepared by: KDF  
 Checked by: SAD



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'



SJCA Inc. Project: 22SU059  
 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 Morrystown 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 Morrystown 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

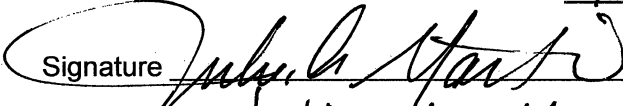
  
 \_\_\_\_\_  
 Bernadette L. Tuttle

### NOTARY'S CERTIFICATE

STATE OF: Indiana  
 COUNTY OF: Hancock

SS:

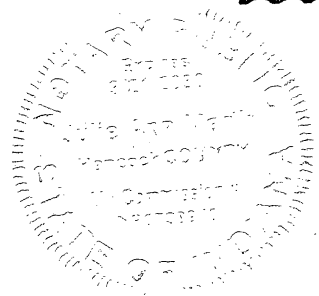
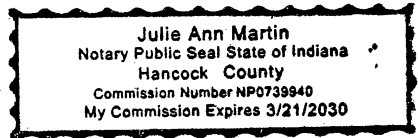
Subscribed and sworn to before me this 4<sup>th</sup> day of April, 2024.

Signature   
 Printed Name Julie A Martin

My Commission expires 3-21-2030

My Commission number NP0739940

I am a resident of Hancock County.







# GREENFIELD WATER UTILITY

451 Meek Street  
Greenfield, Indiana 46140  
[www.greenfieldin.org](http://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 Brenda Albright, 605 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-008.000-008. 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 \$3,250.00.

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 Brenda Lea Albright 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 0.118 acre, more or less.

IN WITNESS WHEREOF, Brenda Lea Albright has hereunto set her

hand and seal this 4<sup>th</sup> day of April, 2024.

*[Handwritten Signature]*

Brenda Lea Albright

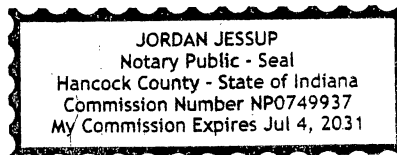
STATE OF INDIANA )  
 ) SS:  
COUNTY OF HANCOCK )

Before me, the undersigned, a Notary Public in and for said County and State, this 4<sup>th</sup> day of April, 2024, personally appeared the within named Brenda Lea Albright, 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:  
07-04-2031

*[Handwritten Signature]*  
Jordan Jessup, 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: 34  
Tax ID: 30-11-04-400-008.000-008  
Waterline Easement

The western 40 feet of the following described real estate:

A part of the south half of Section 4, Township 15 North, Range 7 East, Hancock County, Indiana, described as follows:

Beginning at a point in the centerline of the Greenfield and Morrystown Road 704.4 feet southeasterly measured along said road center line, from the north line of the south half of Section 4; thence measure east parallel with the north line of said south half 212 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 220 feet and to the center line of the Greenfield and Morrystown road; thence northwesterly on said road center line 129 feet to the place of beginning.

Said western 40 feet contains 0.118 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 0.085 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 12<sup>th</sup> day of May, 2023.




*Seth A. Dyer*

Parcel: 34  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**Exhibit "B"**

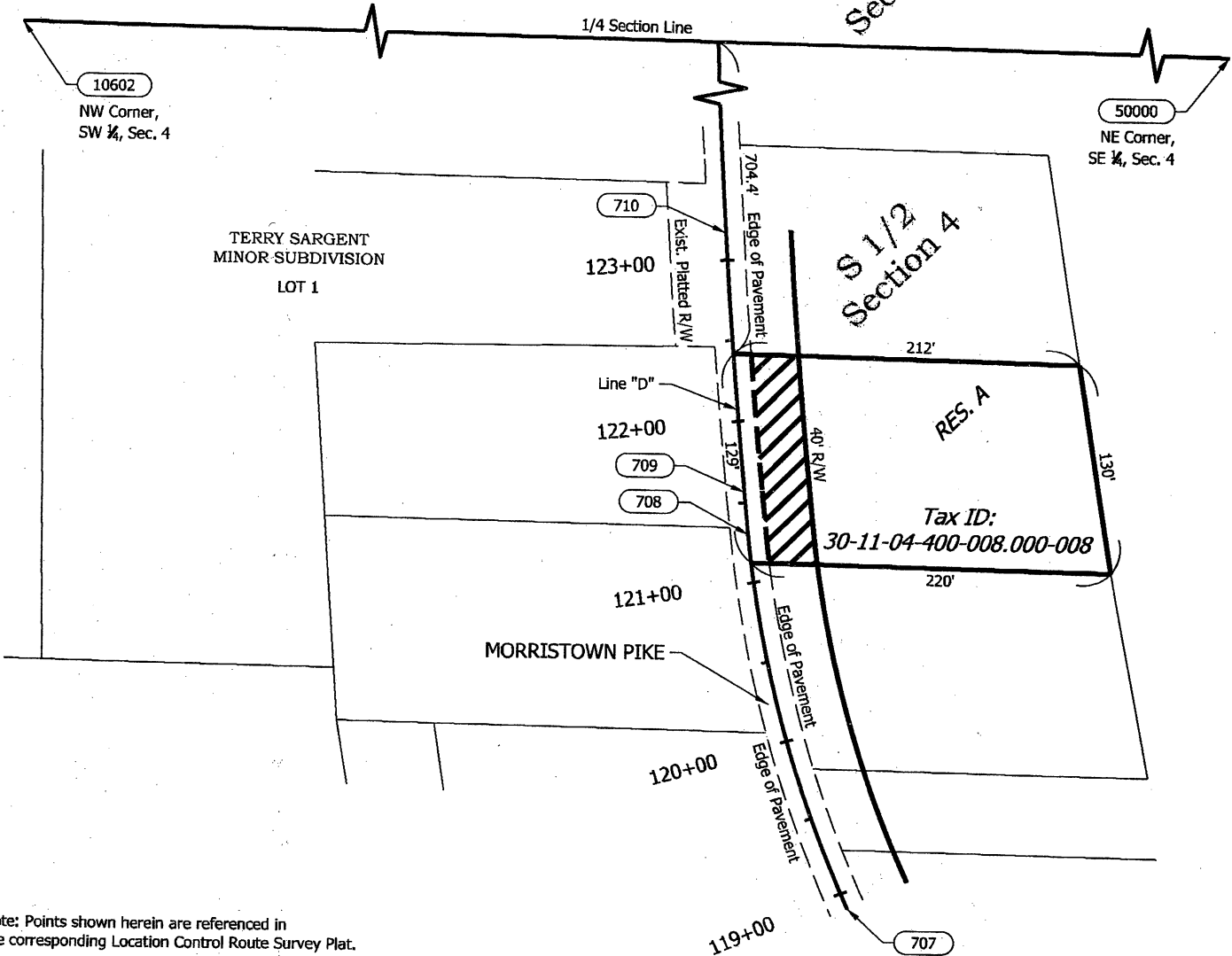
Owner: Brenda Lea Albright  
 Trustee's Deed: Instr. No. 201914416  
 Recorded: December 23, 2019

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

 Hatched Area is the Approximate Easement

N 1/2  
 Section 4

S 1/2  
 Section 4



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

Seth A. Dyer  
 LS #21700006

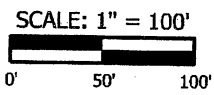


**SURVEYOR'S STATEMENT:**

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



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



ITEM #1

GRANTOR: Albert P. Scott and Margaret B. Scott, h&w

GRANTEE: James A. Fulmer and Phyllis A. Fulmer, h&w

Warranty Deed  
Dated: May 19, 1962  
Recorded: May 19, 1962  
Book 127 Page 350

ITEM #2

GRANTOR: James A. Fulmer

GRANTEE: James Andrew Fulmer and Judy Ann Breese as Trustees of the James Andrew Fulmer Revocable Trust

Quitclaim Deed  
Dated: March 27, 2019  
Recorded: March 28, 2019  
Instr# 201902603  
Abstractor's Note: Transfer document states Phyllis A. Fulmer died March 25, 2017.

ITEM #3  
(CAPTION)

GRANTOR: James Andrew Fulmer and Judy Ann Breese as Trustees of the James Andrew Fulmer Revocable Trust

GRANTEE: Brenda Lea Albright

Trustee's Deed  
Dated: December 17, 2019  
Recorded: December 23, 2019  
Instr# 201914416

REFERENCE MATERIAL

Mortgage in favor of PennyMac Loan Services, LLC recorded as Instr# 202103982 on 3-11-2021

Hancock County GIS Info Printout and Property Card of Caption

DULY ENTERED  
FOR TAXATION  
Dec 23 2019  
*Debra Carnes*  
Auditor of Hancock County

201914416 WD \$25.00  
12/23/2019 09:31:27AM 2 PGS  
Marcia R Moore  
Hancock County Recorder IN  
Recorded as Presented



**TRUSTEE'S DEED**

THIS INDENTURE WITNESSETH, James Andrew Fulmer and Judy Ann Breese as Trustees of the James Andrew Fulmer Revocable Trust ("*Trust Agreement*") (hereinafter called "*Grantor*"), does hereby BARGAIN, SELL and CONVEY unto Brenda Lea Albright hereinafter called "*Grantee*") for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hancock County, Indiana (hereinafter called the "*Real Estate*"):

A part of the south half of Section 4, Township 15 North, Range 7 East, Hancock County, Indiana, described as follows:

Beginning at a point in the centerline of the Greenfield and Morrystown Road 704.4 feet southeasterly measured along said road center line, from the north line of the south half of Section 4; thence measure east parallel with the north line of said south half 212 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 220 feet and to the center line of the Greenfield and Morrystown road; thence northwesterly on said road center line 129 feet to the place of beginning, containing 0.63 of an acre, more or less.

For information purposes only, the property address is purported to be: 605 S Morrystown Pike, Greenfield, IN 46140

*Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.*

The undersigned hereby certifies that (a) they are the duly appointed and acting Trustees as stated in the Trust; (b) the Trust is a continuing trust and is actively administered by the undersigned as Trustees; (c) the undersigned has the power to sell, transfer and convey the Real Estate without petitioning any Court or seeking the approval of any Court as provided under the said Trust granting them all powers under Indiana Code Section 30-4-3-3; (d) the Trust is in full force and effect; and, (e) that the Real Estate has not been withdrawn as an asset of the Trust.

amk

SALES DISCLOSURE APPROVED  
HANCOCK COUNTY ASSESSOR

12/20/19 db

ITEM #3

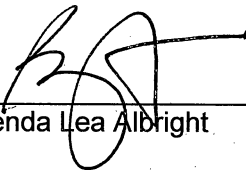
Project: 13767-09 Parcel: 34

If you decide to accept the offer of \$3,250.00 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), Brenda Lea Albright, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,250.00 made by the City of Greenfield, Indiana on this 4<sup>th</sup> day of April, 2024.

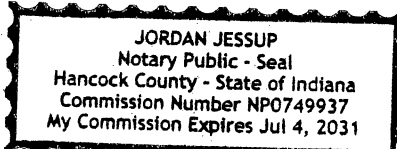
Original Offer	\$3,250.00
Total Amount	\$3,250.00

  
 \_\_\_\_\_  
 Brenda Lea Albright

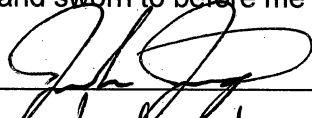
### NOTARY'S CERTIFICATE

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 Jordan Jessup

My Commission expires 07/04/2031

My Commission number NP0749937

I am a resident of Hancock County.

# Accounts Payable Voucher

VOUCHER NO. \_\_\_\_\_ WARRANT NO. \_\_\_\_\_ DATE ALLOWED        Mo. Day Yr. IN THE SUM OF \$ 3,250.00

**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**

Brenda Lea Albright 605 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 34	6101100392			Morristown Pike Water Main Extension	\$3,250.00
ADDL DESC:						

ADDL DESC:

**TOTAL \$3,250.00**

<b>CITY OF GREENFIELD</b>			
Favor Of <b>Brenda Lea Albright</b>			
Total Amount of Voucher		\$	\$3,250.00
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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# GREENFIELD WATER UTILITY

451 Meek Street  
Greenfield, Indiana 46140  
[www.greenfieldin.org](http://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 Katherine A. Hailey-Ames and Clarence B. Ames, Jr, 799 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-009.001-008. 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 Hailey-Ames parcel is one of 18 parcels where we did not have plat ted rights of way in which to build. The amount offered and accepted is \$2,700.00.

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 Katherine A. Halley-Ames and Clarence B. Ames, Jr., wife and husband, 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.

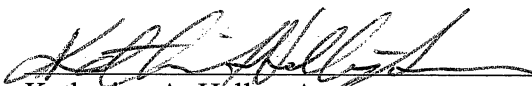
It is stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for purposes set forth above and the Grantor or Grantor's heirs, successors, employees, 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.

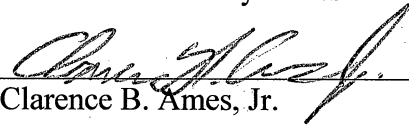
It is further stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for the construction of sewer and/or storm water facilities.

Said easement constitutes 0.101 acre, more or less.

IN WITNESS WHEREOF, Katherine A. Halley-Ames and Clarence B. Ames, Jr., wife and husband have hereunto set their

hand and seal this 22<sup>ND</sup> day of APRIL, 2024.

  
Katherine A. Halley-Ames

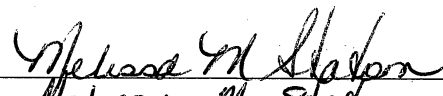
  
Clarence B. Ames, Jr.

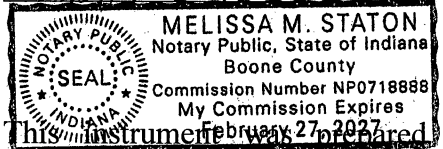
STATE OF INDIANA       )  
                                *Hancock*       ) SS:  
COUNTY OF HANCOCK   )

Before me, the undersigned, a Notary Public in and for said County and State, this 22<sup>nd</sup> day of April, 2024, personally appeared the within named Katherine A. Halley-Ames and Clarence B. Ames, Jr., wife and husband, 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:  
02/27/2027

  
Melissa M. Staton, Notary Public  
Residing in Boone 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: 19

Tax ID: 30-11-04-400-009.001-008

Waterline Easement

The southwestern 40 feet of the following described real estate:

Commencing at a point 988 feet North and 2121 feet West of the Southeast Corner of said Southeast Quarter, thence West parallel with the South line of said Section 210 feet to the middle of the Greenfield and Morristown Free Gravel Road; thence Southeasterly along the middle of said road 110 feet thence East parallel with the South line of said Section 210 feet thence Northwesterly to the place of beginning.

Said southwestern 40 feet contains 0.101 acres, more or less, inclusive of the presently existing right-of-way which contains 0.028 acres, more or less, for a net additional taking of 0.073 acres, more or less, and adjoins the centerline of Morristown Pike (a.k.a. Greenfield and Morristown Free Gravel Road).

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.




A handwritten signature in black ink that reads "Seth A. Dyer".

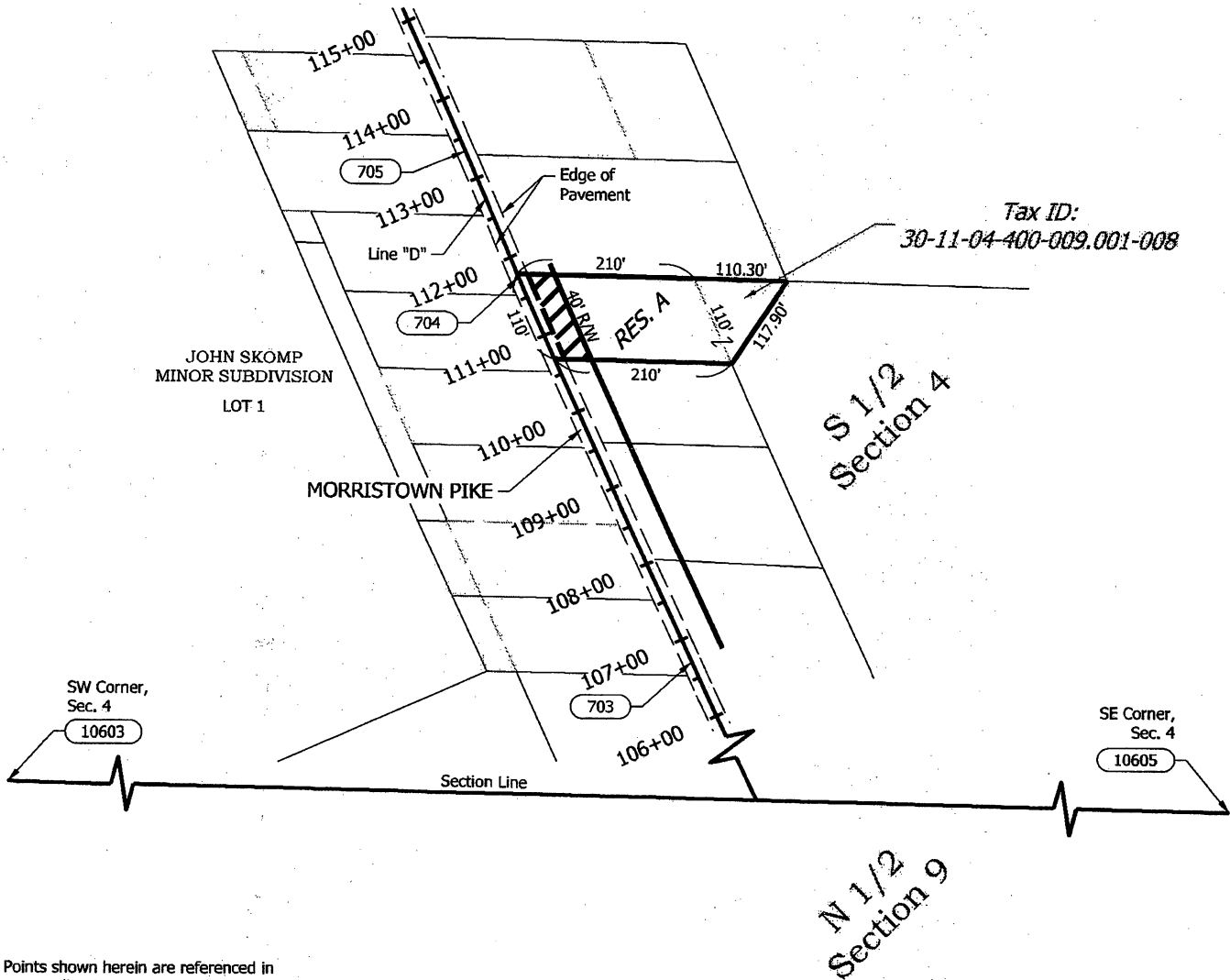
Parcel: 19  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**Exhibit "B"**

Owner: Katherine A. Halley-Ames  
 & Clarence B. Ames Jr., w&h  
 Warranty Deed: Instr. No. 201506885  
 Recorded: July 22, 2015

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" = 200'  
 0' 100' 200'

SJCA Inc. Project: 22SU059  


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



ITEM #1

GRANTOR: Roy O. Leshner and Jean Leshner, h&w

GRANTEE: John A. Koval

Warranty Deed  
Dated: August 20, 1990  
Recorded: August 20, 1990  
Instr# 904983

ITEM #2

GRANTOR: William L. Wickard and Alma L. Wickard, h&w

GRANTEE: John A. Koval

Warranty Deed  
Dated: June 23, 1992  
Recorded: June 24, 1992  
Instr# 926071

ITEM #3

GRANTOR: John A. Koval

GRANTEE: John A. Koval and Mary B. Koval, h&w

Warranty Deed  
Dated: April 2, 1993  
Recorded: April 6, 1993  
Instr# 9303093

ITEM #4

GRANTOR: John A. Koval and Mary B. Koval, h&w

GRANTEE: SIRVA Relocation, LLC

Warranty Deed  
Dated: February 25, 2004  
Recorded: March 16, 2004  
Instr# 040003641

ITEM #5

GRANTOR: SIRVA Relocation, LLC

GRANTEE: Wayne E. Moore and Peggy J. Moore, h&w

Corporate Warranty Deed  
Dated: March 4, 2004  
Recorded: March 16, 2004  
Instr# 040003642

ITEM #6

GRANTOR: John A. Koval

GRANTEE: Wayne E. Moore and Peggy J. Moore

Warranty Deed  
Dated: August 8, 2005  
Recorded: August 23, 2005  
Instr# 050011652

ITEM #7  
(CAPTION)

GRANTOR: Wayne E. Moore and Peggy J. Moore, h&w

GRANTEE: Katherine A Halley-Ames and Clarence B Ames Jr, w&h

Warranty Deed  
Dated: June 26, 2015  
Recorded: July 22, 2015  
Instr# 201506885


REFERENCE MATERIAL

Mortgage in favor of Rocket Mortgage, LLC, FKA Quicken Loans, LLC recorded as Instr# 202119544 on 11-30-2021

Referenced deed Instr# 891347 recorded 3-13-1989

Hancock County GIS Info Printout and Property Card of Caption

DULY ENTERED  
FOR TAXATION  
Jul 22 2015  
*Robert L. Swisher*  
Assessor of Hancock County

201506885 WD \$16.00  
07/22/2015 01:13:29PM 1 PGS  
Debra Carnes  
Hancock County Recorder IN  
Recorded as Presented  


30-11-04-400-009.001-008

File Number: 01077-17389

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That Wayne E. Moore and Peggy J. Moore, husband and wife, (Grantor) of Hancock County, in the State of Indiana, CONVEY AND WARRANT(S) to Katherine A Halley-Ames and Clarence B Ames Jr, wife and husband, (Grantee) of Marion County, in the State of Indiana for the sum of Ten & 00/100 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 southeast quarter of Section 4, Township 15 North, Range 7 East, in Center Township, Hancock County, Indiana, more particularly described as follows, to-wit:  
Beginning at a 1/2 inch rebar at the northeast corner of a parcel of land recorded as Instrument number 90-4983, in the Office of the Recorder of Hancock County, Indiana, thence on an assumed bearing of North 89 degrees 48 minutes 16 seconds East a distance of 110.30 feet along the north line of a parcel of land recorded as Instrument Number 89-1347, in the Office of the Recorder of Hancock County, Indiana, to a 1/2 inch rebar, thence South 32 degrees 17 minutes 06 seconds West a distance of 117.90 feet to a 1/2 inch rebar at the southeast corner of said recorded parcel, thence North 25 degrees 28 minutes 17 seconds West a distance of 110.00 feet along the easterly line of said recorded parcel to the point of beginning, containing 0.126 acres, more or less, subject to any easements of record.  
Also, a part of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 7 East of the Second Principal Meridian, in Center Township, Hancock County, Indiana, bounded and described as follows, to-wit:  
Commencing at a point 988 feet North and 2121 feet West of the Southeast Corner of said Southeast Quarter, thence West parallel with the South line of said Section 210 feet to the middle of the Greenfield and Morristown Free Gravel Road; thence Southeasterly along the middle of said road 110 feet; thence East parallel with the South line of said Section 210 feet; thence Northwesterly to the place of beginning, containing .490 acres, more or less.

Subject to real estate taxes payable in 2015 and all subsequent taxes and assessments thereon, all of which Grantee herein assumes and agrees to pay.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 799 S Morristown Pike, Greenfield, IN 46140.

IN WITNESS WHEREOF, Grantor has executed this deed this 26th day of June, 2015.

*Wayne E. Moore*  
Wayne E. Moore

*Peggy J. Moore*  
Peggy J. Moore

State of Indiana

ss: ACKNOWLEDGEMENT

County of Marion

Before me, a Notary Public in and for the said County and State, personally appeared Wayne E. Moore and Peggy J. Moore, husband and wife, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26th day of June, 2015

*Shana M. Langford*  
*Shana M. Langford*  
Notary Public  
Residing in Hancock



My commission expires: 3/26/16

This instrument prepared by: David L. Walsh, Attorney at Law 993-49  
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. Suzanne York  
Information from Stewart Title Company  
Send Tax bills to: 799 S Morristown Pike, Greenfield, IN 46140  
Grantee's street or rural route address is: 799 S Morristown Pike, Greenfield, IN 46140

SALES DISCLOSURE APPROVED  
HANCOCK COUNTY ASSESSOR

SL

SM

END OF DOCUMENT

ITEM #7

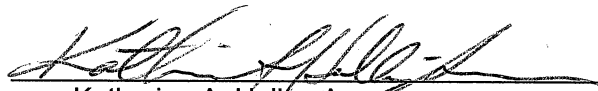
Project: 13767-09 Parcel: 19

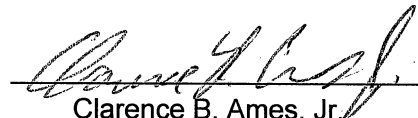
If you decide to accept the offer of \$2,700.00 made by the City of Greenfield, Indiana sign your name below and mail this form to the address indicated above. An additional copy of this offer has been provided for your file.

### ACCEPTANCE OF OFFER

I (We), Katherine A. Halley-Ames and Clarence B. Ames, Jr., wife and husband, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$2,700.00 made by the City of Greenfield, Indiana on this 22<sup>ND</sup> day of APRIL, 2024.

Original Offer	\$2,700.00
Total Amount	\$2,700.00

  
 \_\_\_\_\_  
 Katherine A. Halley-Ames

  
 \_\_\_\_\_  
 Clarence B. Ames, Jr.

### NOTARY'S CERTIFICATE

STATE OF: Indiana  
 COUNTY OF: Hamilton

SS:

Subscribed and sworn to before me this 22<sup>nd</sup> day of April, 2024.

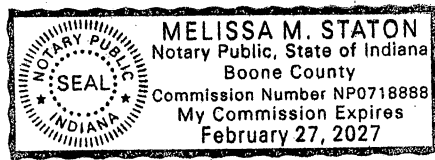
Signature Melissa M. Staton

Printed Name Melissa M. Staton

My Commission expires 02/27/2027

My Commission number NP0718888

I am a resident of Boone County.



# Accounts Payable Voucher

VOUCHER NO. \_\_\_\_\_ WARRANT NO. \_\_\_\_\_ DATE ALLOWED \_\_\_\_\_ IN THE SUM OF \$ 2,700.00  
 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

Katherine A. Halley-Ames, Clarence B. Ames, Jr. 799 S. Morristown Pk. Greenfield, IN	Terms Date Due <b>04/23/2024</b>
---	-------------------------------------

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 19	6101100392			Morristown Pike Water Main Extension	\$2,700.00
ADDL DESC:						

ADDL DESC:

**TOTAL \$2,700.00**

<b>CITY OF GREENFIELD</b>	
Favor Of Katherine A. Halley-Ames, Clarence B. Ames, Jr.	
Total Amount of Voucher	\$ 2,700.00
Deductions	
Total Amount of Warrant	\$
Month of _____, _____	

VOUCHER RECORD	ACCT #		
<b>Total</b>			

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



28 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 Lea A. Rea and Kenneth J. Rea, 845 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-013.000-008. 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 Coghill 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 \$4,010.00.

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 Charlie Coghill 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.

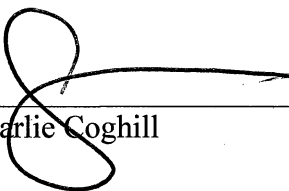
It is stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for purposes set forth above and the Grantor or Grantor's heirs, successors, employees, 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 0.141 acre, more or less.

IN WITNESS WHEREOF, Charlie Coghill has hereunto set her


hand and seal this 20 day of May, 2024.

  
\_\_\_\_\_  
Charlie Coghill

STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF HANCOCK    )

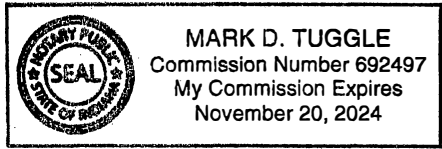
Before me, the undersigned, a Notary Public in and for said County and State, this 20 day of May, 2024, personally appeared the within named Charlie Coghill, and acknowledged the execution of the same to be her voluntary act and deed.

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

My Commission Expires: 11/20/24  
  
\_\_\_\_\_  
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: 15  
Tax ID: 30-11-04-400-013.000-008  
Waterline Easement

The southwestern 40 feet of the following described real estate:

A part of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 7 East, in Center Township, Hancock County, Indiana, more particularly described as follows, to-wit:

Commencing at a brass pin at the Southeast Corner of said Quarter Section; thence on an assumed bearing of North 02 degrees 16 minutes 30 seconds West a distance of 988.00 feet along the East line of said Quarter Section to a 5/8 inch rebar; thence South 89 degrees 48 minutes 16 seconds West a distance of 2119.76 feet to a 5/8 inch rebar; thence South 25 degrees 28 minutes 17 seconds East a distance of 220.00 feet to a 5/8 inch rebar at the point of beginning of this description; thence North 90 degrees 00 minutes 00 seconds West a distance of 210.00 feet to a P.K. Nail in the centerline of the Morristown Pike, being the Southwest Corner of a certain 0.48 acre tract, thence South 25 degrees 28 minutes 17 seconds East a distance of 148.97 feet along the centerline of said pike to the Northwest Corner of a certain 0.715 acre tract; thence South 88 degrees 39 minutes 36 seconds East a distance of 212.42 feet along the North line of said 0.715 acre tract to a 5/8 inch rebar at the Northeast Corner thereof; thence North 25 degrees 28 minutes 17 seconds West a distance of 154.47 feet to the point of beginning.

Said southwestern 40 feet contains 0.141 acres, more or less, inclusive of the presently existing right-of-way which contains 0.039 acres, more or less, for a net additional taking of 0.102 acres, more or less, and adjoins the centerline of Morristown Pike.

This description was prepared for the City of Greenfield by Seth A. Dyer, Indiana Registered Land Surveyor, License Number LS21700006, on the 25<sup>th</sup> day of January, 2024.



*Seth A. Dyer*

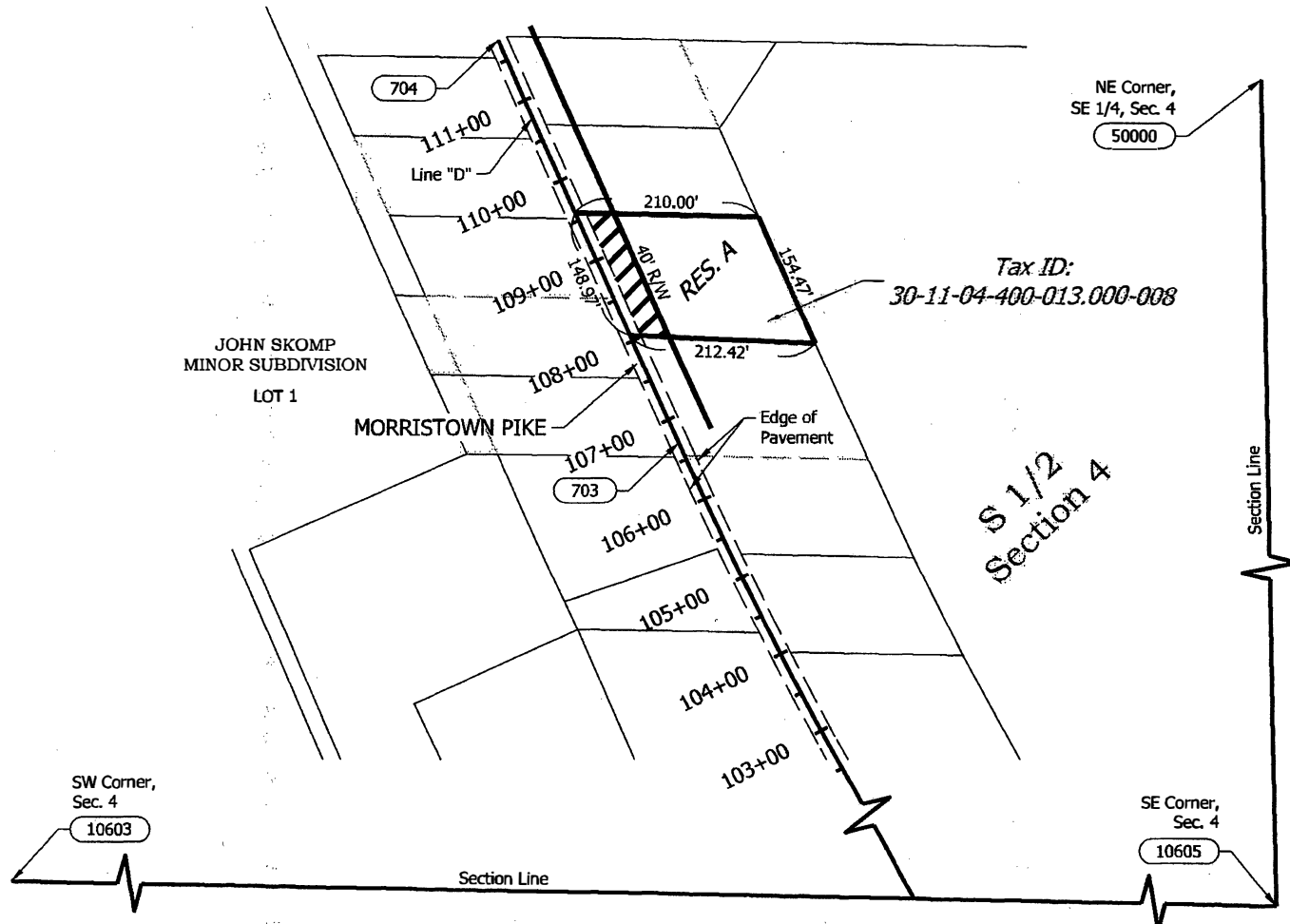
Parcel: 15  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**Exhibit "B"**

Owner: Charlie Coghill  
 Warranty Deed: Instr. No. 202311129  
 Recorded: November 20, 2023

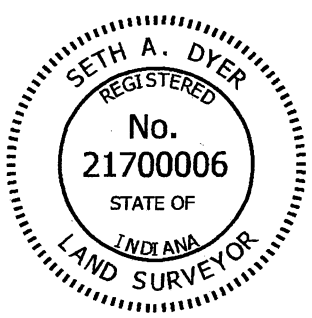
Code: N/A  
 Page: 1 of 1  
 Prepared by: KDF  
 Checked by: SAD

 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: 1/25/2024



SCALE: 1" = 200'  
 0' 100' 200'



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

ITEM #1

GRANTOR: Raymond E. Blakely and Anthony Blakely

GRANTEE: Raymond E. Blakely

Quitclaim Deed  
Dated: January 30, 2001  
Recorded: February 7, 2001  
Instr# 0101480

ITEM #2

GRANTOR: Raymond E. Blakely

GRANTEE: Raymond E. and Pamela J. Blakely, h&w

Warranty Deed  
Dated: April 7, 2005  
Recorded: April 19, 2005  
Instr# 050004950

ITEM #3

GRANTOR: Raymond E. and Pamela J. Blakely, h&w

GRANTEE: Raymond E. Blakely

Quitclaim Deed  
Dated: January 14, 2009  
Recorded: February 3, 2009  
Instr# 090001053

ITEM #4

GRANTOR: Pamela J. Blakely, as Personal Representative of the Estate of Pamela J. Blakely

GRANTEE: Union Savings and Loan Association

Personal Representative's Deed  
Dated: December 5, 2013  
Recorded: December 31, 2013  
Instr# 130015028

ITEM #5

GRANTOR: Union Savings and Loan Association

GRANTEE: Kaos Properties LLC

Warranty Deed  
Dated: May 22, 2014  
Recorded: June 5, 2014  
Instr# 140004925

ITEM #6  
(CAPTION)

GRANTOR: Kaos Properties, LLC

GRANTEE: Jeremiah Alexander and Amanda Alexander, h&w

Warranty Deed  
Dated: July 22, 2015  
Recorded: August 4, 2015  
Instr# 201507383

REFERENCE MATERIAL

Mortgage in favor of Star Financial Bank recorded as Instr# 201507384 on 8-4-2015

State Tax Warrant # 07046638

Hancock County GIS Info Printout and Property Card of Caption

To: Charles Gill, Water Utility Manager

Project: N/A

Code: N/A

Parcel: 15

Thru: Devin Stettler  
United Consulting

County: Hancock

Road: Morristown

Pike

Owner(s): Charlie Coghill

R/W Agent: Mark D. Tuggle, Land Agent  
Roadway Services, LLC

Amount Of Original Offer:	<b>\$ 3,675</b>
Additional Amount Proposed:	<b>\$ 335</b>
Total Administrative Settlement:	<b>\$ 4,010</b>

**SUBJECT: Recommendation for Administrative Settlement**

The City of Greenfield has made a fair market value offer to the owner, and for the reasons described in the attached documentation, the owner was unwilling to accept the offer. The City of Greenfield is required to make every reasonable effort to reach agreements with owners, and in this case, those efforts failed.

The goal of an administrative settlement is to provide an alternative to judicial resolution to avoid unnecessary litigation. All relevant facts and circumstances should be considered. Pursuant to agency policies, the owner's request for additional compensation have been reviewed by appropriately trained, licensed staff members, and in compliance with agency internal policies, the attached documentation provides justification and supporting evidence for the administrative settlement.

It takes the City an average of 790 days to acquire legal title to property using condemnation, and in condemnation, it also pays higher costs on average. The costs include: acquisition prices of 312% over the City's original appraised values; fees of \$5,775 for Court Appraisers; and if litigation is unresolved, minimum litigation costs of \$19,675. If the City is not successful at trial, \$25,000 in attorneys' fees and 8% interest may also need to be paid to the property owner.

In the interest of expediting the acquisition and controlling costs, the City of Greenfield has determined that an administrative settlement is reasonable, prudent, and in the public interest.

THIS RECOMMENDATION APPROVED:

  
\_\_\_\_\_  
Charles Gill, Water Utility Manager



Project: 13767-09 Parcel: 15

If you decide to accept the offer of \$3,675.00 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), Charlie Coghill, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,675.00 made by the City of Greenfield, Indiana on this 20 day of May, 2024.

Original Offer	\$3,675.00
Admin Settlmt	\$335.00
<hr/>	
Total Amount	\$4,010.00

  
 \_\_\_\_\_  
 Charlie Coghill

### NOTARY'S CERTIFICATE

STATE OF: Indiana

COUNTY OF: Waukegan

SS:

Subscribed and sworn to before me this 20 day of May, 2024.

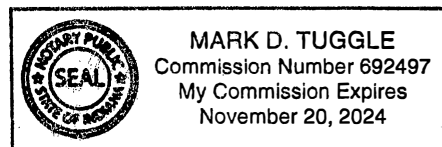
Signature Mark D. Tuggle

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Waukegan County.



# Accounts Payable Voucher

VOUCHER NO.                      WARRANT NO.                      DATE ALLOWED \_\_\_\_\_ IN THE SUM OF \$4,010.00  
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

Charlie Coghill 845 S. Morristown Pk. Greenfield, IN 46140	Terms  Date Due      04/23/2024
--	---------------------------------------

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 15	6101100392			Morristown Pike Water Main Extension	\$4,010.00
ADDL DESC:						

ADDL DESC:

**TOTAL                      \$4,010.00**

<b>CITY OF GREENFIELD</b>	
Favor Of <b>Charlie Coghill</b>	
Total Amount of Voucher	\$ 4,010.00
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



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 David Edwards, Jr and Kristen Edwards H&W, 2417 E. Hill Dr, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-005.000-008. 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 Edwards 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 \$3,775.00.

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 David Edwards, Jr. and Kristen Edwards, 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.

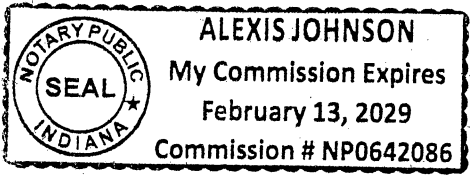
It is stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for purposes set forth above and the Grantor or Grantor's heirs, successors, employees, 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 0.129 acre, more or less.

IN WITNESS WHEREOF, David Edwards, Jr. and Kristen Edwards, husband and wife have hereunto set their

hand and seal this 24 day of April, 2024.



[Signature]  
David Edwards, Jr.  
[Signature]  
Kristen Edwards

STATE OF INDIANA )  
 ) SS:  
COUNTY OF HANCOCK )

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of April, 2024, personally appeared the within named David Edwards, Jr. and Kristen Edwards, 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:  
02/13/2029

[Signature], 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: 40  
Tax ID: 30-11-04-400-005.000-008  
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, in Hancock County Indiana, said part being more particularly described as follows:

Beginning at a point on the centerline of the Greenfield-Morristown Road, 305 feet South, measured on said road centerline from the North line of the South Half of said Section 4; thence South on the centerline of said road, 141 feet; thence East parallel with the North line of said South Half Section 200 feet; thence North parallel with the centerline of the Greenfield-Morristown Road, 141 feet; thence West 200 feet to the place of beginning.

Said west 40 feet contains 0.129 acres, more or less, inclusive of the presently existing right-of-way which contains 0.036 acres, more or less, for a net additional taking of 0.093 acres, more or less, and adjoins the centerline of Morristown Pike (a.k.a. Greenfield-Morristown Road). 1478

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.



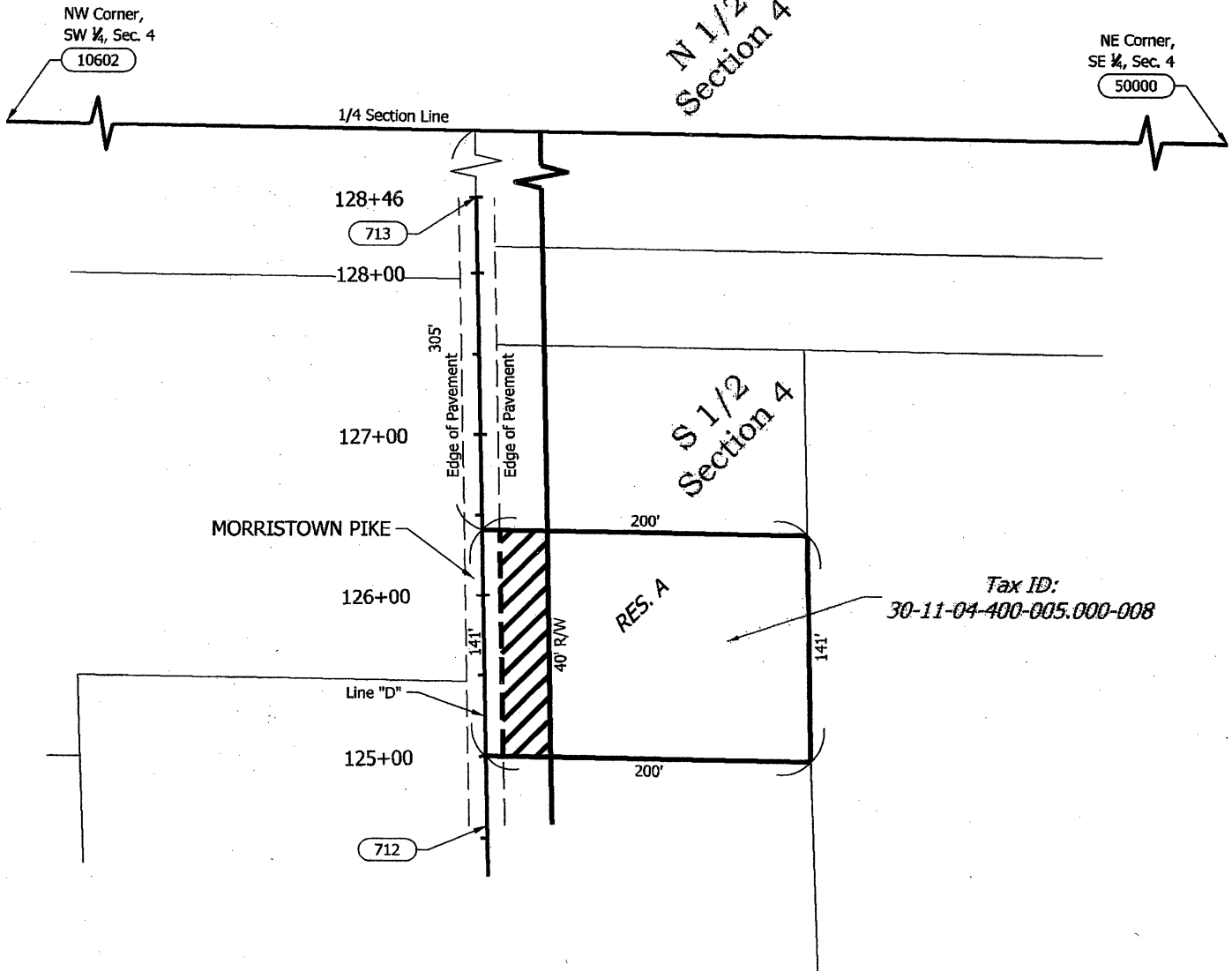
Parcel: 40  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**Exhibit "B"**

Owner: David, Jr. & Kristen Edwards, h&w  
 Warranty Deed: Instr. No. 201904410  
 Recorded: May 16, 2019

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'



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



ITEM #1

GRANTOR: Michael A. Morrow and Patricia J. Morrow, h&w

GRANTEE: Kathleen A. Hutson

Warranty Deed  
Dated: August 10, 2001  
Recorded: August 23, 2001  
Instr# 0111876

ITEM #2

AFFIANT: Richard R. Hutson

Affidavit for Transfer of Real Property  
Dated: April 6, 2006  
Recorded: April 6, 2006  
Instr# 060003877

ITEM #3

GRANTOR: Michael Shepherd as Sheriff of Hancock County, State of Indiana

GRANTEE: Christine C. VeHorn

Sheriff's Deed  
Dated: August 30, 2017  
Recorded: August 30, 2017  
Instr# 201709550

ITEM #4  
(CAPTION)

GRANTOR: Christine C. VeHorn

GRANTEE: David Edwards, Jr. and Kristen Edwards, h&w

Warranty Deed  
Dated: May 10, 2019  
Recorded: May 16, 2019  
Instr# 201904410

DULY ENTERED  
FOR TAXATION

May 16 2019

Debra Carnes

Adm of Parcel 2019

201904410 WD \$25.00  
05/16/2019 11:10:51AM 2 PGS  
Marcia R Moore  
Hancock County Recorder IN  
Recorded as Presented



**WARRANTY DEED**

(Parcel No. 30-11-04-400-005,000-008)

THIS INDENTURE WITNESSETH, That Christine C. VeHorn ("Grantor") CONVEYS AND WARRANTS to David Edwards, Jr. and Kristen Edwards, 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 located in Hancock County, State of Indiana:

A part of the South Half of Section 4, Township 15 North, Range 7 East, in Hancock County, Indiana, said part being more particularly described as follows:

Beginning at a point on the centerline of the Greenfield-Morristown Road, 305 feet South, measured on said road centerline from the North line of the South Half of said Section 4; thence South on the centerline of said road, 141 feet; thence East parallel with the North line of said South Half Section 200 feet; thence North parallel with the centerline of the Greenfield-Morristown Road, 141 feet; thence West 200 feet to the place of beginning, containing 0.647 of an acre, more or less.

The address of such real estate is commonly known as 523 South Morristown Pike, Greenfield, Indiana 46140.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

*[remainder of page intentionally left blank - signature page follows]*

amk

SALES DISCLOSURE NOT REQUIRED  
HANCOCK COUNTY ASSESSOR

5/16/19 db

ITEM #4

Project: 13767-09 Parcel: 40

If you decide to accept the offer of \$3,775.00 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), David Edwards, Jr. and Kristen Edwards, husband and wife, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,775.00 made by the City of Greenfield, Indiana on this 04 day of April, 2024.

Original Offer	\$3,775.00
Total Amount	\$3,775.00

[Signature]  
David Edwards, Jr.

[Signature]  
Kristen Edwards

### NOTARY'S CERTIFICATE

STATE OF: Indiana

COUNTY OF: Hancock

SS:

Subscribed and sworn to before me this 04 day of April, 2024

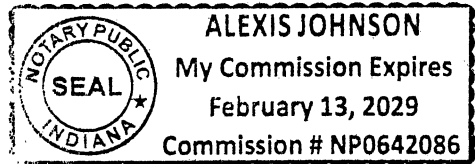
Signature [Signature]

Printed Name Alexis Johnson

My Commission expires 02/13/2029

My Commission number NP0642086

I am a resident of Hancock County.







28 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 Vickie A. Gorbett, 465 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-001.000-008. 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 Gorbett I 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 \$4,010.00.

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 Vickie A. Gorbett 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, Vickie A. Gorbett has hereunto set her

hand and seal this 8 day of May, 2024.

Vickie A. Gorbett  
Vickie A. Gorbett

STATE OF INDIANA )  
 ) SS:  
COUNTY OF HANCOCK )

Before me, the undersigned, a Notary Public in and for said County and State, this 8 day of May, 2024, personally appeared the within named Vickie A. Gorbett, and acknowledged the execution of the same to be her voluntary act and deed.

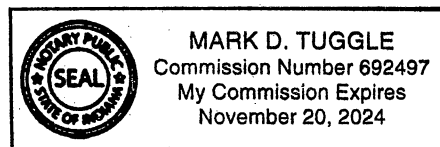
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:  
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: 45  
Tax ID: 30-11-04-400-001.000-008  
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 in Center Township, Hancock County, Indiana, more particularly described as follows, to-wit: Beginning at a P.K. Nail at the intersection of the north line of the south half of said section with the centerline of Morristown Pike, thence on an assumed bearing of South 02 degrees 05 minutes 04 seconds East a distance of 130.00 feet along the centerline of said pike to a P.K. Nail, thence South 90 degrees 00 minutes 00 seconds East a distance of 330.00 feet to a 5/8 inch rebar, thence North 02 degrees 05 minutes 04 seconds West a distance of 130.00 feet to an existing iron pipe stake on the north line of said half section, thence North 90 degrees 00 minutes 00 seconds West a distance of 330.00 feet along the north line of said half section to the point 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 Morristown Pike.

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.




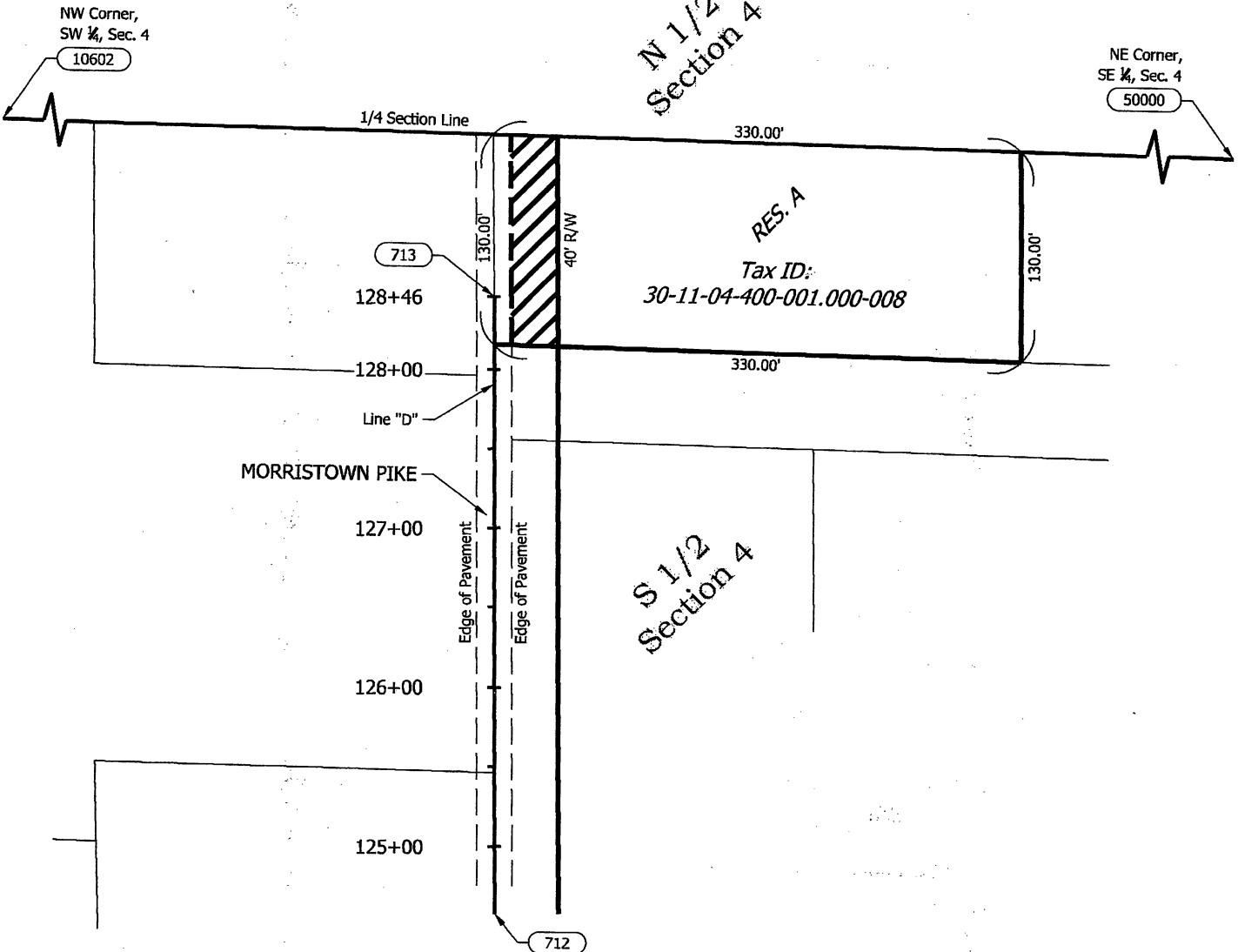
Parcel: 45  
Project: Greenfield Water Southside  
Des.: N/A  
County: Hancock  
Section: 4  
Township: 15 North  
Range: 7 East

### Exhibit "B"

Owner: Everett Gorbett  
General Warranty Deed: Instr. No. 201904374  
Recorded: May 15, 2019

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.

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

GRANTOR: William W. Morris and Edith W. Morris

GRANTEE: William W. Morris and Edith W. Morris, h&w

Warranty Deed

Dated: November 3, 1998

Recorded: November 4, 1998

Instr# 9814234

ITEM #2

GRANTOR: Edith W. Morris

GRANTEE: Edith W. Morris as Trustee for the Edith W. Morris Revocable Living Trust dated November 14, 2014

Quitclaim Deed

Dated: November 14, 2014

Recorded: November 18, 2014

Instr# 140011193

ITEM #3  
(CAPTION)

GRANTOR: The Edith W. Morris Revocable Living Trust dated November 14, 2014, by Edith W. Morris, Trustee

GRANTEE: Everett Gorbett

General Warranty Deed

Dated: March 8, 2019

Recorded: May 15, 2019

Instr# 201904374

REFERENCE MATERIAL

Survey recorded as Instr# 9813907 on 10-28-1998

Hancock County GIS Info Printout and Property Card of Caption

DULY ENTERED  
FOR TAXATION  
May 15 2019  
*Debra Carnes*  
Auditor of Hancock County

201904374 WD \$25.00  
05/15/2019 01:04:49PM 4 PGS  
Marcia R Moore  
Hancock County Recorder IN  
Recorded as Presented



**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**

That **The Edith W. Morris Revocable Living Trust dated November 14, 2014, by Edith W. Morris, Trustee**, (herein referred to as Grantor, whether one or more) for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, bargain, sell and convey with covenants of general warranty unto, **Everett Gorbett, an unmarried man**, (herein referred to as Grantee, whether one or more) his heirs, successors and assigns, the following described real property:

**SEE EXHIBIT "A"**

ATTACHED HERETO AND MADE A PART HEREOF:

Parcel Number: 30-11-04-400-001.000-008  
Tax Mailing Address: 465 S. Morristown Pike, Greenfield, IN 46140  
Prior Deed Reference: Instrument No.: 2014-0011193 of the Official Records of the Hancock County, IN Recorders Office

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, Grantees' heirs and assigns forever and Grantor does for myself and my heirs, successors and assigns hereby covenant that Grantor will warrant and defend said real property to said Grantee, Grantee's heirs, successors and assigns, against all lawful claims and demands whatsoever. This conveyance is made and accepted subject to all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any affecting the above described property.

hhk

SALES DISCLOSURE APPROVED  
HANCOCK COUNTY ASSESSOR

5/15/19 db

**ITEM #3**

Project: 13767-09 Parcel: 45

If you decide to accept the offer of \$3,100.00 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), Vickie A. Gorbett, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,100.00 made by the City of Greenfield, Indiana on this 8 day of May, 2024.

Original Offer	\$3,100.00
Total Amount	\$3,100.00

*Vickie A. Gorbett*  
 Vickie A. Gorbett

### NOTARY'S CERTIFICATE

STATE OF: Indiana  
 COUNTY OF: Hancock

SS:

Subscribed and sworn to before me this 8 day of May, 2024.

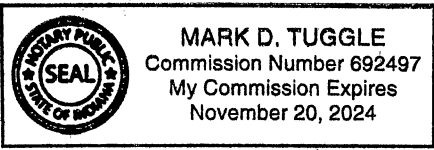
Signature *Mark D. Tuggle*

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Hancock County.







# GREENFIELD WATER UTILITY

451 Meek Street  
Greenfield, Indiana 46140  
[www.greenfieldin.org](http://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 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 Hatcher 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](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 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



**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*

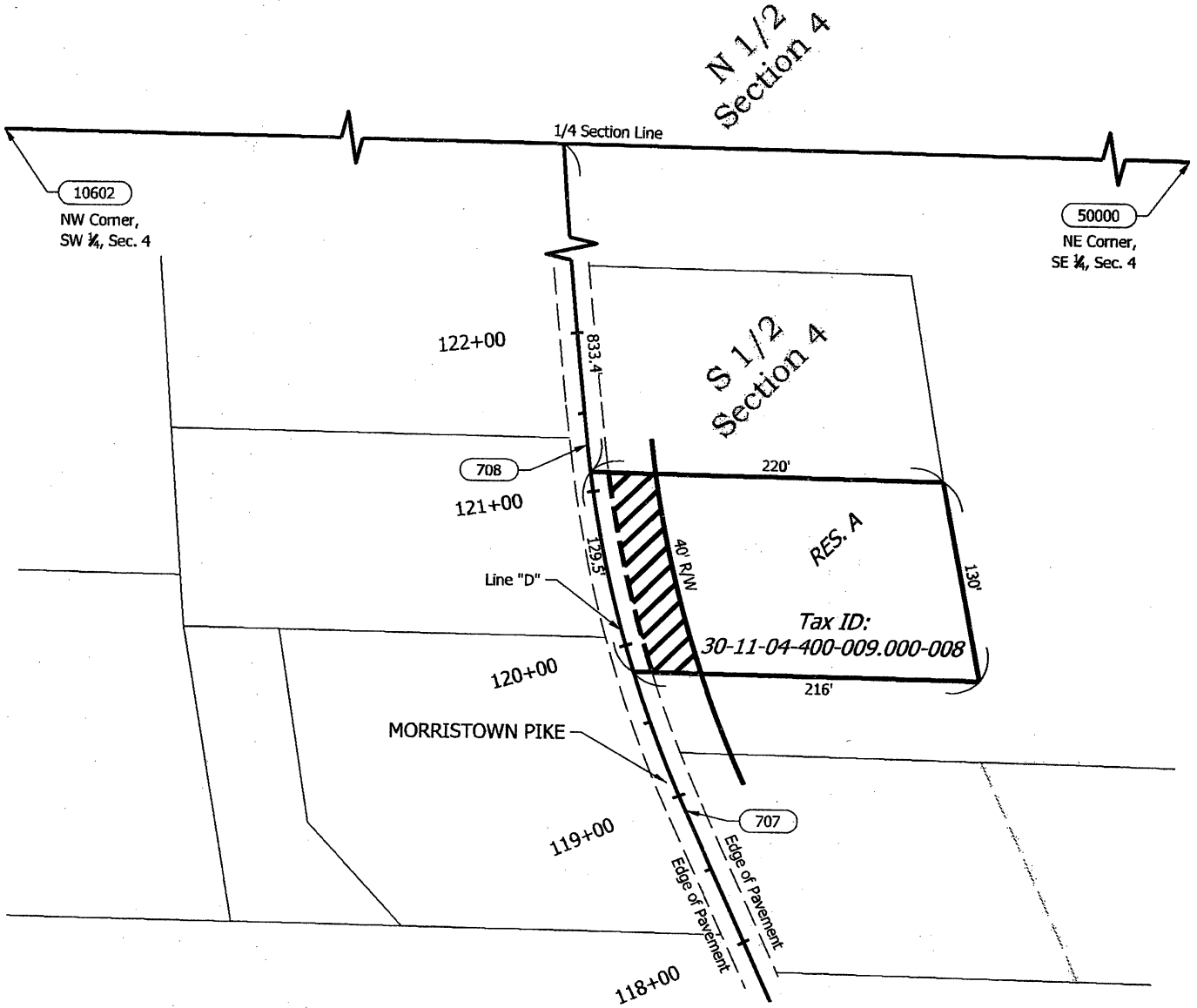
Parcel: 33  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**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

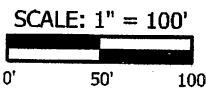


**SURVEYOR'S STATEMENT:**

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



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 13<sup>TH</sup>, 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: Hancock

SS:

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

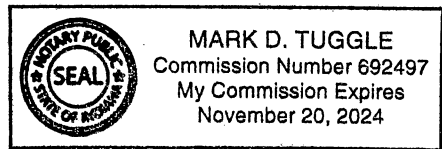
Signature MDT

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Hancock County.









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 Hunter 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".

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

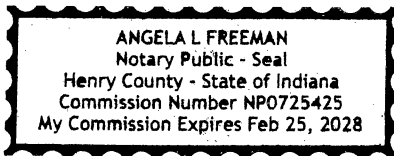
STATE OF INDIANA )  
 ) SS:  
COUNTY OF HANCOCK )

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". The signature is written in a cursive style and is positioned below the professional seal.

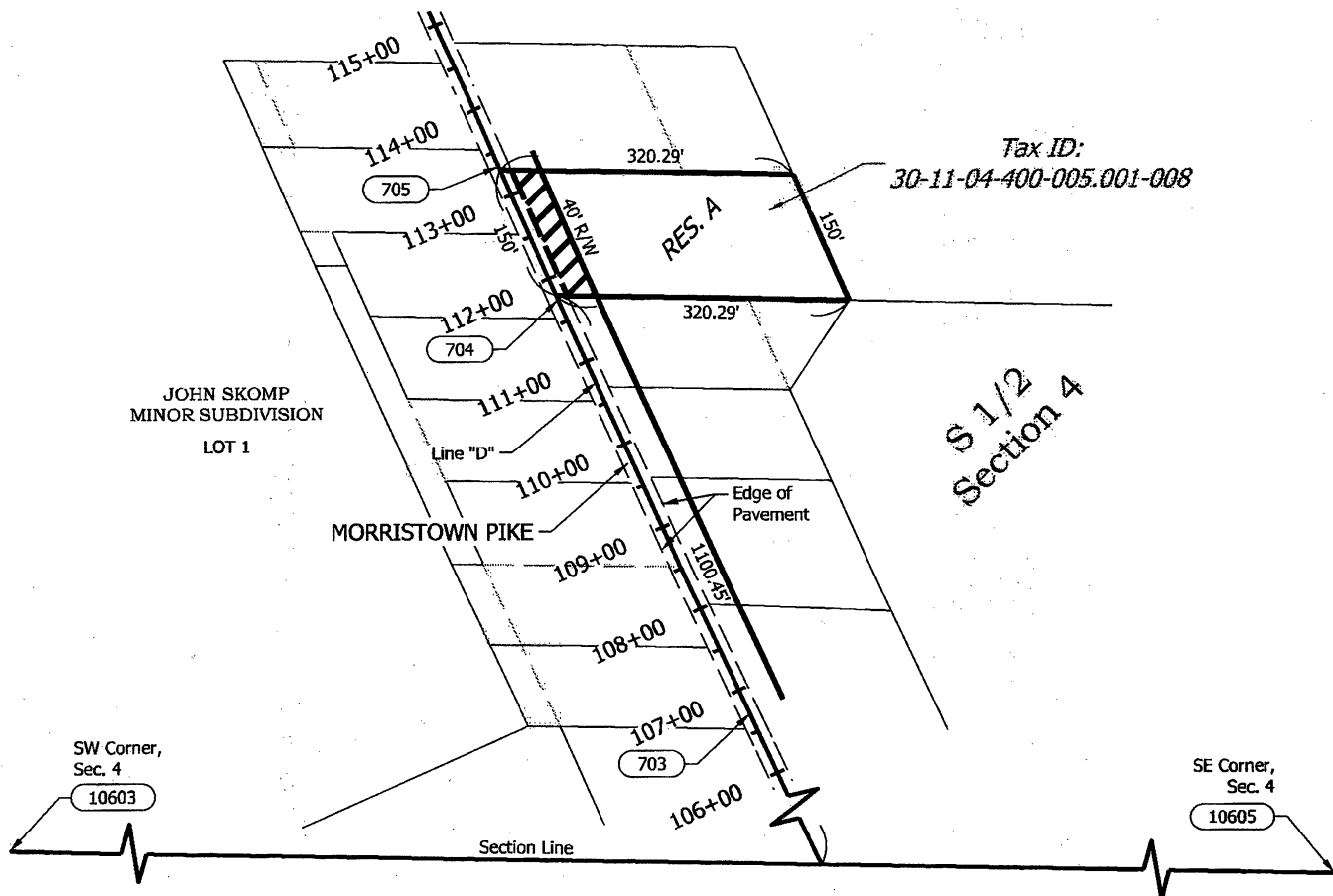
Exhibit "B"

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



SCALE: 1" = 200'  
0' 100' 200'



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.

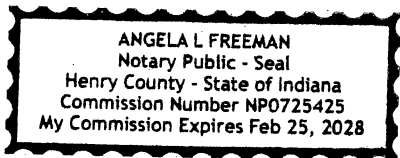
Signature Angela L Freeman

Printed Name Angela L Freeman

My Commission expires 2-25-28

My Commission number NP 0725425

I am a resident of Henry County.







# GREENFIELD WATER UTILITY

451 Meek Street  
Greenfield, Indiana 46140  
[www.greenfieldin.org](http://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 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 Kinnett 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](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 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



**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 12<sup>th</sup> day of May, 2023.



*Seth A. Dyer*

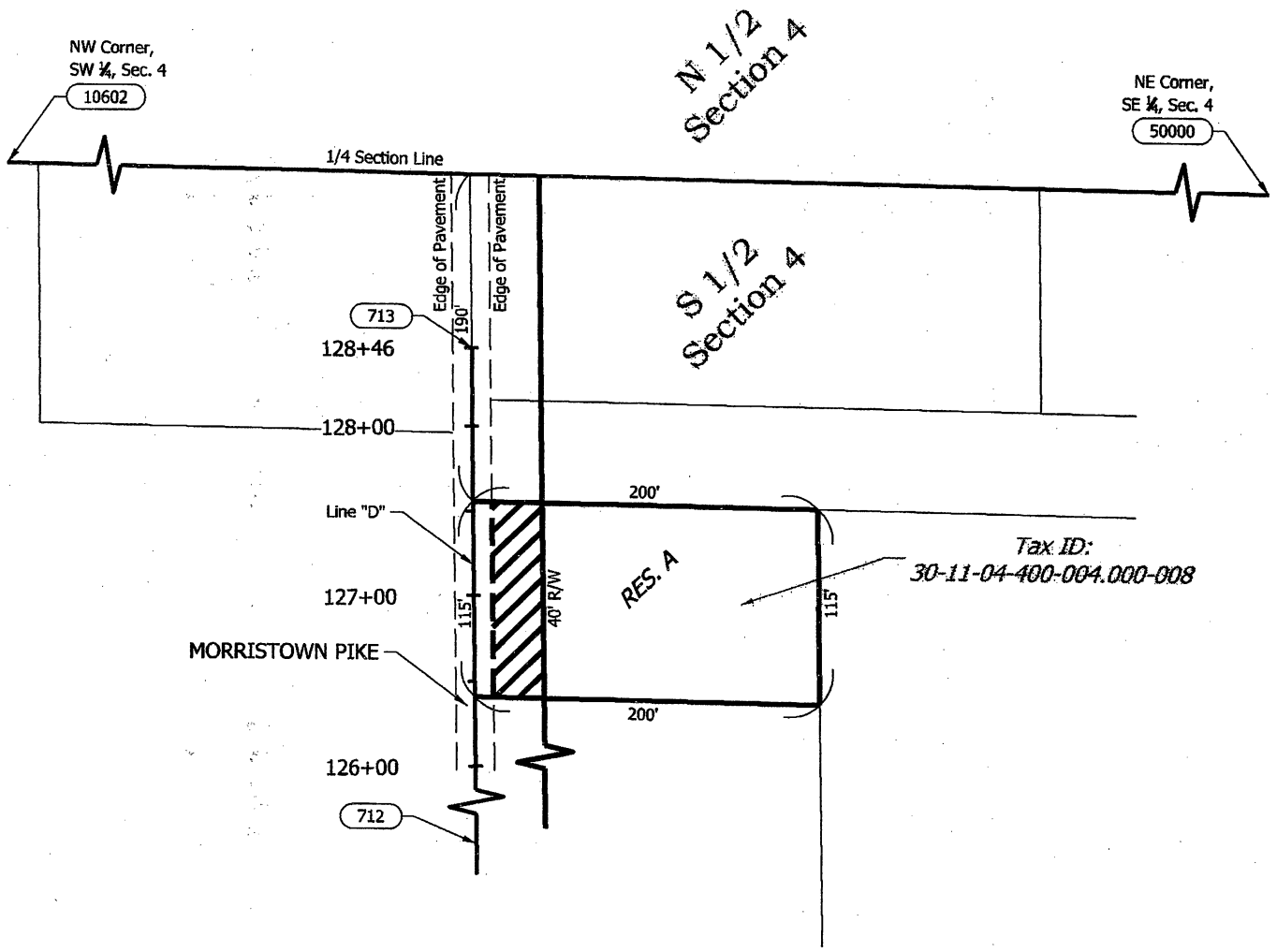
Parcel: 42  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

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



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

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 20<sup>th</sup> 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.

ank

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.

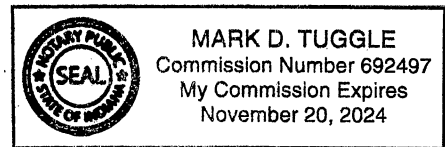
Signature Mark D. Tuggle

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Hancock County.







# GREENFIELD WATER UTILITY

451 Meek Street  
Greenfield, Indiana 46140  
[www.greenfieldin.org](http://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 Matthew Mirowski, 825 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-011.000-008. 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 Mirowski 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 \$2,750.00.

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 Matthew Mirowski 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 0.101 acre, more or less.

IN WITNESS WHEREOF, Matthew Mirowski has hereunto set his

hand and seal this 23 day of April, 2024.



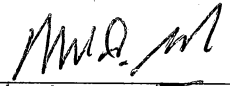
Matthew Mirowski

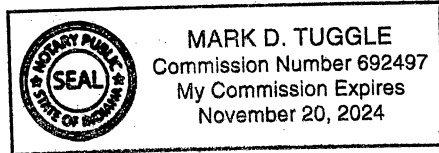
STATE OF INDIANA )  
 ) SS:  
COUNTY OF HANCOCK )

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of April, 2024, personally appeared the within named Matthew Mirowski, 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

  
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: 17

Tax ID: 30-11-04-400-011.000-008

Waterline Easement

The southwestern 40 feet of the following described real estate:

A part of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 7 East, in Hancock County, Indiana, bounded and described as follows:

Commencing at the Southeast Corner of said Southeast Quarter; thence North on the East line thereof 988 feet; thence West 2331 feet to a point in the center line of the Greenfield and Morrystown Road; thence Southeasterly on said center line 110 feet to the place of beginning; thence East parallel with the South line of said Southeast Quarter, 210 feet; thence Southeasterly parallel with the center line of the Greenfield and Morrystown Road, 110 feet; thence West parallel with the South line of said Southeast Quarter, 210 feet to the center line of said Road; thence Northwesterly along said center line, 110 feet to the place of beginning.

Said southwestern 40 feet contains 0.101 acres, more or less, inclusive of the presently existing right-of-way which contains 0.028 acres, more or less, for a net additional taking of 0.073 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*

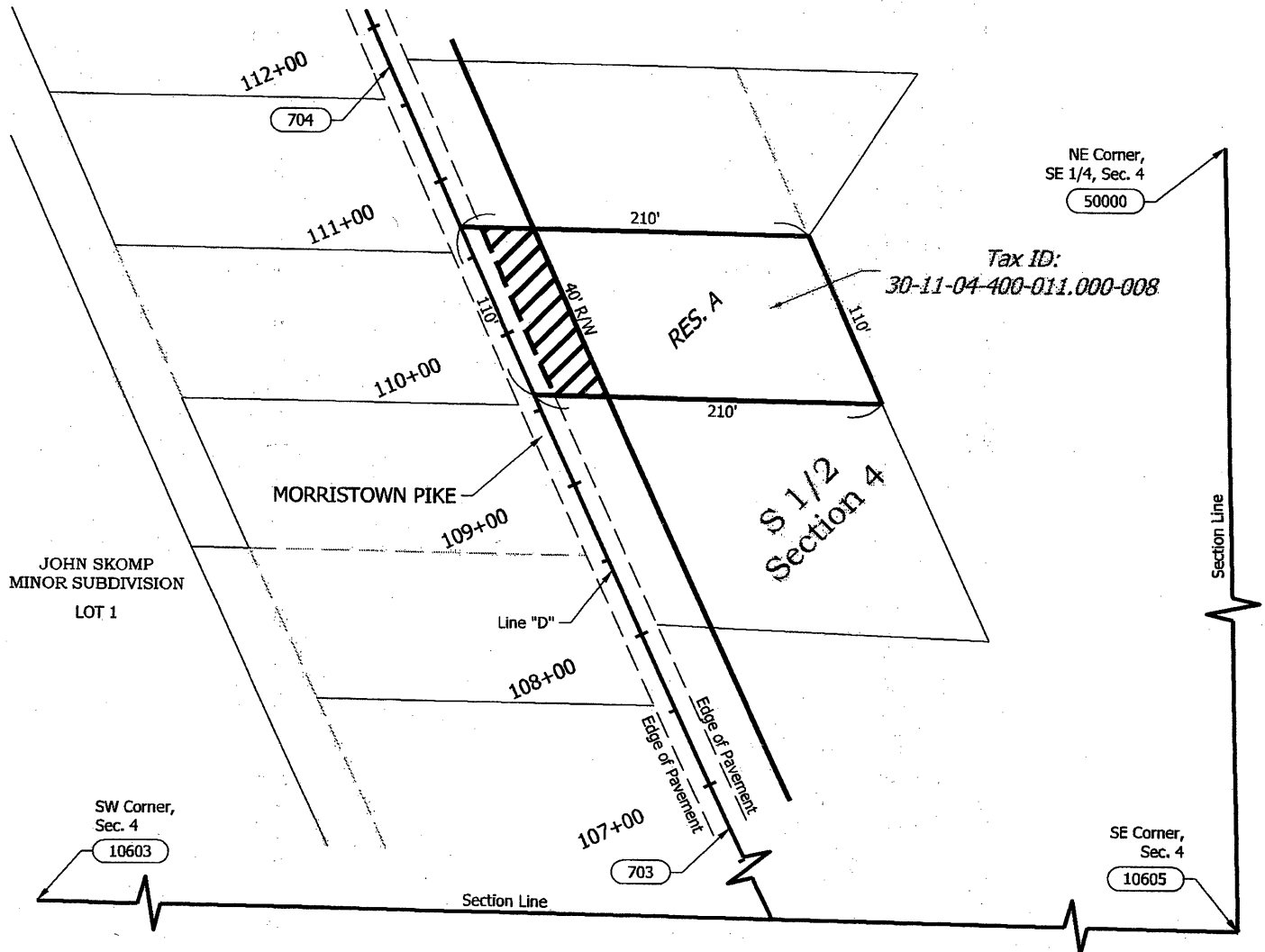
Parcel: 17  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**Exhibit "B"**

Owner: Matthew Mirowski  
 General Warranty Deed: Instr. No. 202111059  
 Recorded: July 7, 2021

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

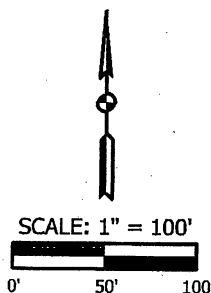


**SURVEYOR'S STATEMENT:**

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



N 1/2  
 Section 9

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

ITEM #1

GRANTOR: Thomas C. Graham and Mary Ann Graham, h&w

GRANTEE: Roy L. Butcher and Betty J. Butcher, h&w

Warranty Deed  
Dated: July 6, 1990  
Recorded: July 9, 1990  
Instr# 904011

ITEM #2

GRANTOR: Betty J. Butcher and Roy Louis Butcher, Sr., deceased July 13, 1993

GRANTEE: Terri L. Cazares, Deborah K. Ross and Roy Louis Butcher, Jr.

Warranty Deed  
Dated: June 22, 1993  
Recorded: June 22, 1993  
Instr# 9306275

ITEM #3

GRANTOR: Betty J. Butcher and Roy Louis Butcher, Sr., deceased July 13, 1992

GRANTEE: Terri L. Cazares, Deborah K. Ross and Roy Louis Butcher, Jr.

Warranty Deed  
Dated: June 22, 1993  
Recorded: July 8, 1993  
Instr# 9306986  
Re-recorded to correct date of deceased.

ITEM #4

GRANTOR: Terri L. Cazares, Deborah K. Ross and Roy Louis Butcher, Jr.

GRANTEE: Betty J. Butcher

Warranty Deed  
Dated: February 21, 1997  
Recorded: March 14, 2017  
Instr# 9702444

ITEM #5

GRANTOR: Betty J. Butcher

GRANTEE: Joseph A. Cuadell and Bertha F. Caudell

Warranty Deed  
Dated: August 9, 2004  
Recorded: August 17, 2004  
Instr# 040012377

ITEM #6  
(CAPTION)

GRANTOR: Joseph A. Cuadell and Bertha F. Caudell

GRANTEE: Matthew Mirowski

Warranty Deed  
Dated: June 29, 2021  
Recorded: July 7, 2021  
Instr# 202111059

REFERENCE MATERIAL

Mortgage in favor of Caliber Home Loans, Inc. recorded as Instr# 202111060 on 7-7-2021

Special Power of Attorney recorded as Instr# 2016000093 on 1-19-2016

Hancock County GIS Info Printout and Property Card of Caption

DULY ENTERED  
FOR TAXATION  
Jul 07 2021  
*Debra Carnes*  
Auditor of Hancock County

202111059 WD \$25.00  
07/07/2021 01:52:42PM 2 PGS  
Marcia R Moore  
Hancock County Recorder IN  
Recorded as Presented



**GENERAL WARRANTY DEED**

Parcel ID: 30-11-04-400-011.000-008 / 0053059900

THIS INDENTURE WITNESSETH, that Joseph A. Caudell and Bertha F. Caudell, husband and wife, ("Grantor"), of Hancock County, in the State of Indiana, CONVEY AND WARRANT to Matthew Mirowski ("Grantee"), of Hancock County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hancock County, in the State of Indiana:

A part of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 7 East, in Hancock County, Indiana, bounded and described as follows:

Commencing at the Southeast Corner of said Southeast Quarter; thence North on the East line thereof 988 feet; thence West 2331 feet to a point in the center line of the Greenfield and Morristown Road; thence Southeasterly on said center line 110 feet to the place of beginning; thence East parallel with the South line of said Southeast Quarter, 210 feet; thence Southeasterly parallel with the center line of the Greenfield and Morristown Road, 110 feet; thence West parallel with the South line of said Southeast Quarter, 210 feet to the center line of said Road; thence Northwesterly along said center line, 110 feet to the place of beginning.

*Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.*

Commonly known as: 825 South Morristown Pike, Greenfield, IN 46140  
Grantee's Address: 825 South Morristown Pike, Greenfield, IN 46140  
Send Tax Statements to: 825 South Morristown Pike, Greenfield, IN 46140

**\*\*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK\*\***

ITEM #6


Project: 13767-09 Parcel: 17

If you decide to accept the offer of \$2,750.00 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), Matthew Mirowski, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$2,750.00 made by the City of Greenfield, Indiana on this 23 day of April, 2024.

Original Offer	\$2,750.00
Total Amount	\$2,750.00

  
 \_\_\_\_\_  
 Matthew Mirowski

### NOTARY'S CERTIFICATE

STATE OF: Indiana  
 COUNTY OF: Hancock

SS:

Subscribed and sworn to before me this 23 day of April, 2024.

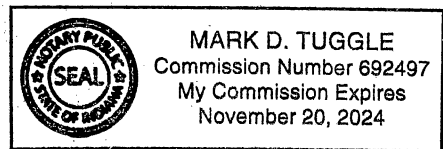
Signature 

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Hancock County.







28 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 Lea A. Rea and Kenneth J. Rea, 747 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-002.000-008. 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 Rea 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 \$5,000.00.

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 Lori A. Rea and Kenneth J. Rea, wife and husband, 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, Lori A. Rea and Kenneth J. Rea, wife and husband have hereunto set their



**EXHIBIT "A"**

Sheet 1 of 1

Project: 13767-09  
Parcel: 23  
Tax ID: 30-11-04-400-002.000-008  
Waterline Easement

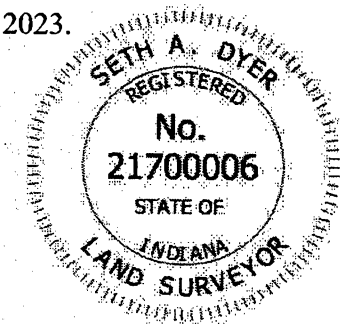
The southwestern 40 feet of the following described real estate:

Tract 1: A part of the Southeast Quarter of Section Four (4), township Fifteen (15) North, Range Seven (7) East, in Hancock County, Indiana, described as follows:

Commencing at a point on the centerline of the Greenfield and Morrystown Road, twelve hundred fifty and forty-five hundredths (1250.45) feet northwesterly, measured along said road centerline from the south line of the Southeast Quarter of Section Four (4), said Township and Range; thence east parallel with the south line thereof, two hundred (200) feet; thence northwesterly parallel with the centerline of the above mentioned road, one hundred fifty (150) feet; thence west parallel with the south line of the Southeast Quarter Section, two hundred (200) feet and to the centerline of the Greenfield and Morrystown Road; thence southeasterly on said road centerline one hundred fifty (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.



*Seth A. Dyer*

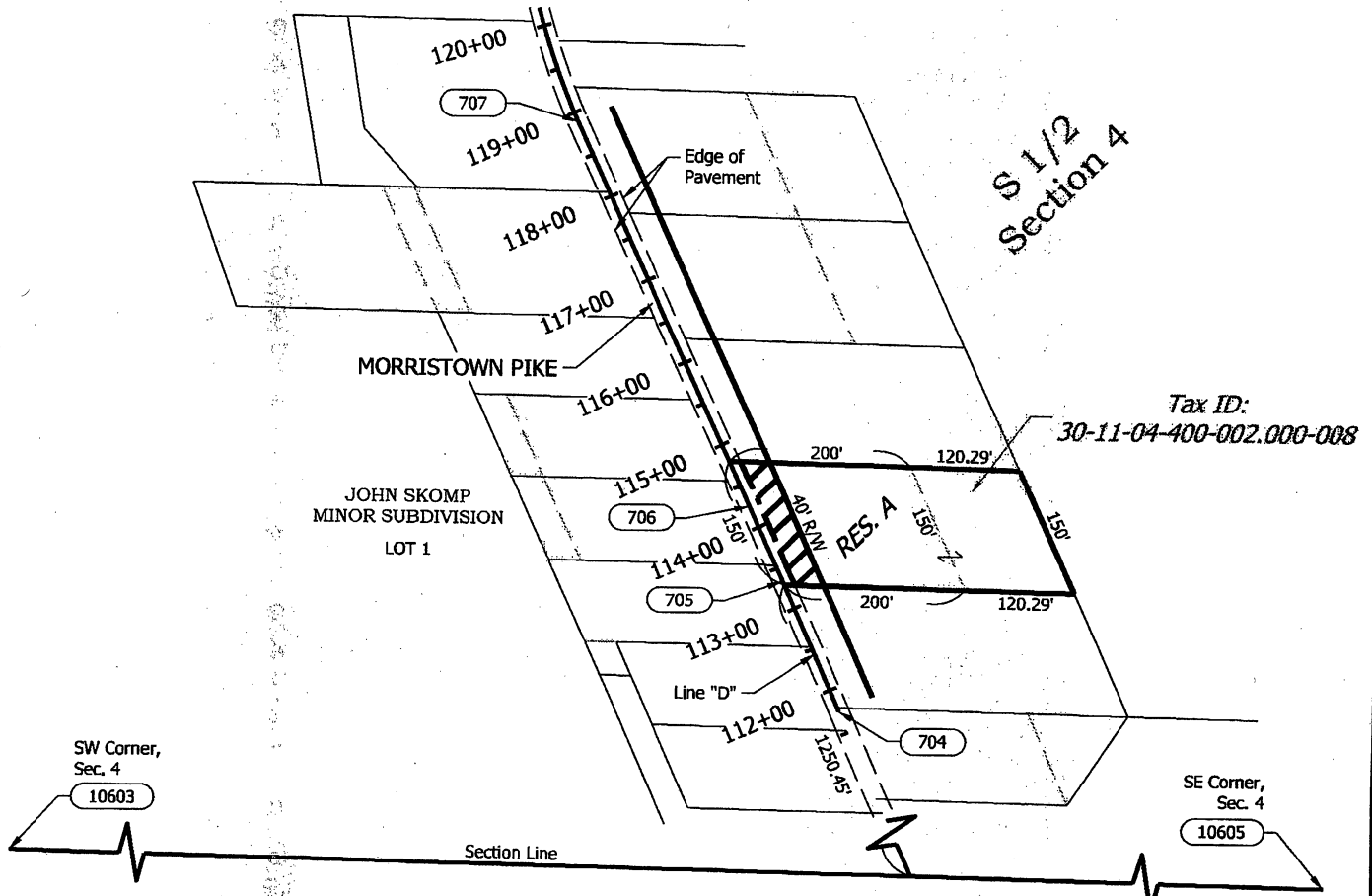
Parcel: 23  
 Project: Greenfield Water Southside  
 Des.: N/A  
 County: Hancock  
 Section: 4  
 Township: 15 North  
 Range: 7 East

**Exhibit "B"**

Owner: Lori A. & Kenneth J. Rea, w&h  
 Warranty Deed: Instr. No. 9411756  
 Recorded: November 16, 1994

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

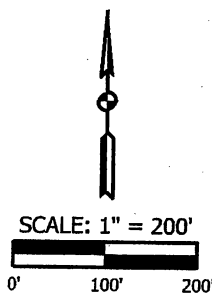


**SURVEYOR'S STATEMENT:**

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

ITEM #1  
(CAPTION)

GRANTOR: James W. McClammer and Karen S. McClammer, h&w

GRANTEE: Lori A. Rea and Kenneth J. Rea, w&h

Warranty Deed

Dated: November 11, 1994

Recorded: November 16, 1994

Instr# 9411756

REFERENCE MATERIAL

Mortgage in favor of Greenfield Banking Company recorded as Instr# 140006980 on 7-29-2014

Mortgage in favor of Greenfield Banking Company recorded as Instr# 120005898 on 6-7-2012

Hancock County GIS Info Printout and Property Card of Caption

To: Charles Gill, Water Utility Manager

Project: N/A

Code: N/A

Parcel: 23

Thru: Devin Stettler  
United Consulting

County: Hancock

Road: Morristown  
Pike

Owner(s): Lori A. Rea and Kenneth J. Rea, wife and husband

R/W Agent: Mark D. Tuggle, Land Agent  
Roadway Services, LLC

Amount Of Original Offer:	<b>\$ 3,250</b>
Additional Amount Proposed:	<b>\$ 1,750</b>
Total Administrative Settlement:	<b>\$ 5,000</b>

**SUBJECT: Recommendation for Administrative Settlement**

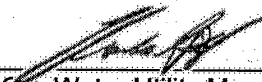
The City of Greenfield has made a fair market value offer to the owner, and for the reasons described in the attached documentation, the owner was unwilling to accept the offer. The City of Greenfield is required to make every reasonable effort to reach agreements with owners, and in this case, those efforts failed.

The goal of an administrative settlement is to provide an alternative to judicial resolution to avoid unnecessary litigation. All relevant facts and circumstances should be considered. Pursuant to agency policies, the owner's request for additional compensation have been reviewed by appropriately trained, licensed staff members, and in compliance with agency internal policies, the attached documentation provides justification and supporting evidence for the administrative settlement.

It takes the City an average of 790 days to acquire legal title to property using condemnation, and in condemnation, it also pays higher costs on average. The costs include: acquisition prices of 312% over the City's original appraised values; fees of \$5,775 for Court Appraisers; and if litigation is unresolved, minimum litigation costs of \$19,675. If the City is not successful at trial, \$25,000 in attorneys' fees and 8% interest may also need to be paid to the property owner.

In the interest of expediting the acquisition and controlling costs, the City of Greenfield has determined that an administrative settlement is reasonable, prudent, and in the public interest.

THIS RECOMMENDATION APPROVED:

  
\_\_\_\_\_  
Charles Gill, Water Utility Manager

Project: 13767-09 Parcel: 23

If you decide to accept the offer of \$3,250.00 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), Lori A. Rea and Kenneth J. Rea, wife and husband, GRANTOR(S), owner(s) of the above described property or interest in property, hereby accept the offer of \$3,250.00 made by the City of Greenfield, Indiana on this 20 day of May, 2024.

Original Offer	\$3,250.00
Admin Settltmt	\$1,750.00
<hr/>	
Total Amount	\$5,000.00

Lori A. Rea  
 Lori A. Rea

Kenneth J. Rea  
 Kenneth J. Rea

### NOTARY'S CERTIFICATE

STATE OF: Indiana

COUNTY OF: Hancock

SS:

Subscribed and sworn to before me this 20 day of May, 2024.

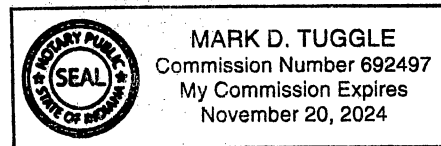
Signature Mark D. Tuggle

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

My Commission number 692497

I am a resident of Hancock County.









# GREENFIELD WATER UTILITY

451 Meek Street  
Greenfield, Indiana 46140  
[www.greenfieldin.org](http://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. Segó, 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 Segó 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



# 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 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.

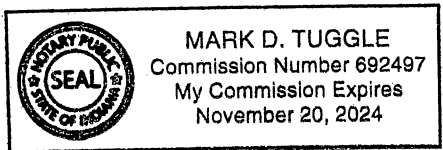
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

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 12<sup>th</sup> 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

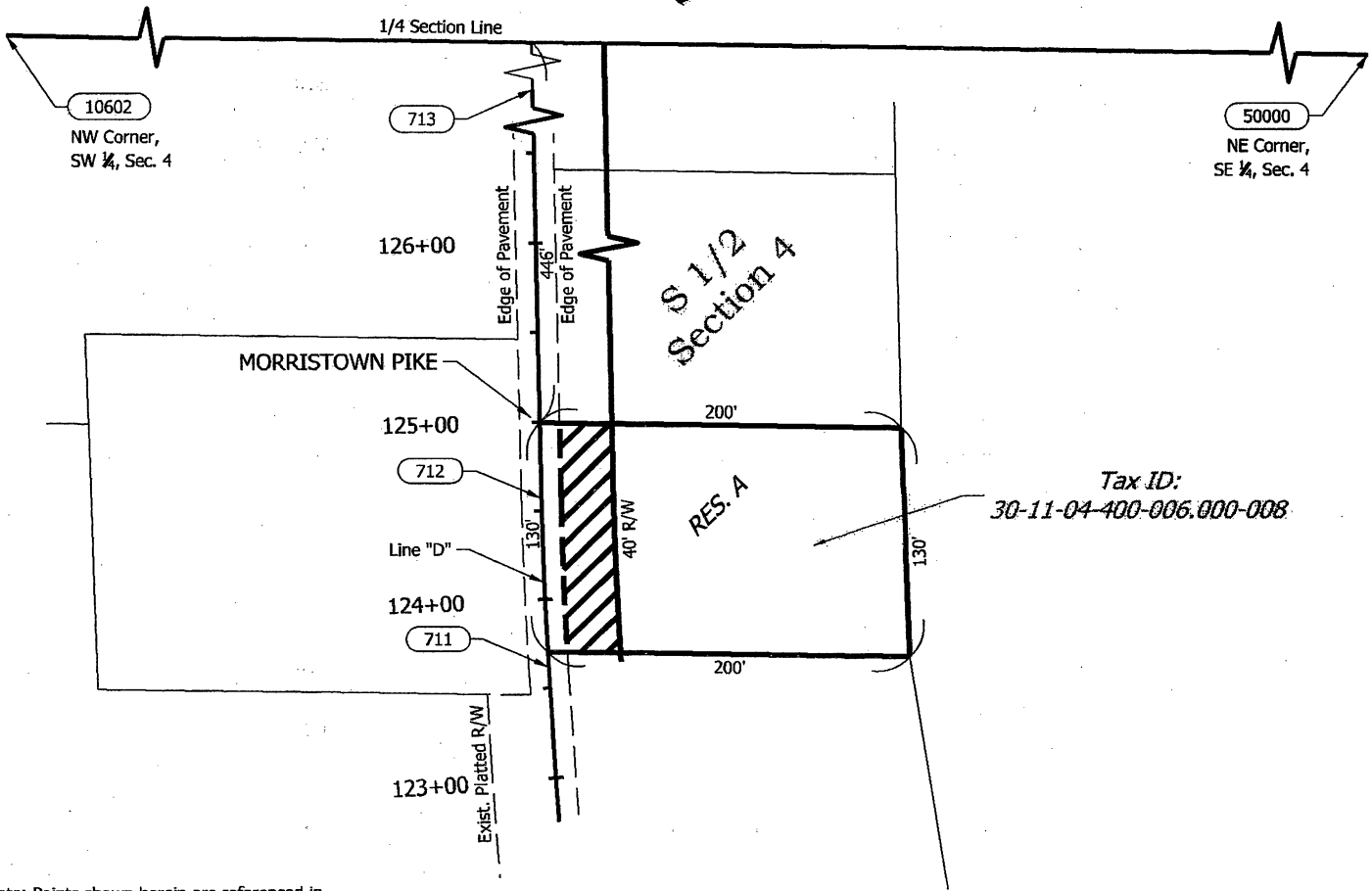
**Exhibit "B"**

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



50000  
 NE Corner,  
 SE 1/4, Sec. 4

10602  
 NW Corner,  
 SW 1/4, Sec. 4

Tax ID:  
 30-11-04-400-006.000-008

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

Seth A. Dyer  
 LS #21700006

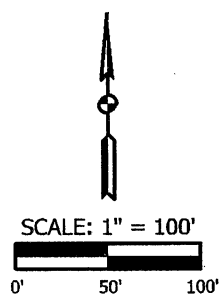


**SURVEYOR'S STATEMENT:**

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.

