

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

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,

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	APPROVE D FOR I	DONOHUE
Ву:	Ву:	Realigh -
Printed Name:	Printed Name:	Jeremy Roschyk, PE
Title:	Title:	Vice President
Date:	Date:	May 21, 2024



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

14 May 2024

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

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from 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 rig hts 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,

John Fig

Charles Gill

Manager Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	_
Mayor Guy Titus	-
Kathy Locke, Member	_
Brent Robertson, Member	_
Glenna Shelby, Member	_
Larry J. Breese, Member	-
ATTEST:	
Lori Elmore, Clerk-Treasurer	_
I affirm, under the penalties for perjury, that I had number in this document, unless required by law	ive taken responsible care to redact each social securit v. 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, day of, 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
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.
My Commission Expires: 3.21.2630 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.



Julie Ann Martin Notary Public Seal State of Indiana Hancock County Commission Number NP0739940 My Commission Expires 3/21/2030 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 rightProject: 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 12th day of May, 2023.



Sett a De

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

Hatched Area is the Approximate Easement

Code: N/A

Prepared by: KDF

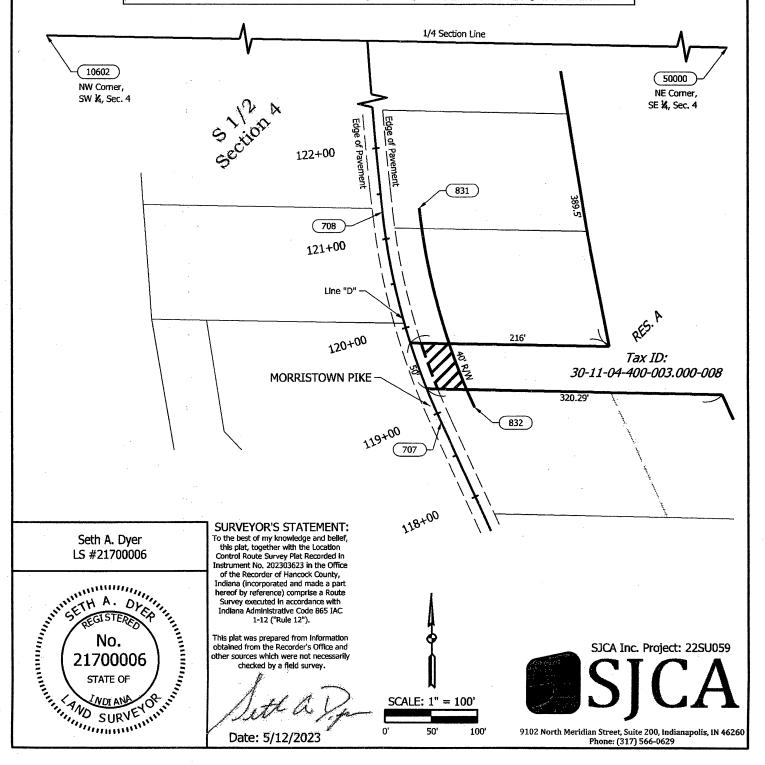
Checked by: SAD

Page: 1 of 1

		Parcel Coordina	ate Chart (show	n in Feet)		
Point Line		Line Station Offset		Northing	Easting	
831	"D"	121+29.97	40.00' Rt.	1649491.1593	303259,0860	
832	i,Di,	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,



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





OULY TABLE ST FOR JAXATES RDL Date 12/22/2006 FEE: I 060015425

Page 1 of 2

CAROLYN GRASS HANCOCK COUNTY RECORDER

DEC 20 2008

ruditor of Henousk County

QUITCLAIM DEED

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

THIS INDENTURE WITNESSETH, That Nicholas L. Tuttle ("Grantor") QUITCLAIMS to Nicholas L. Tuttle and Bernadette L. Tuttle, husband and wife ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Hancock County, State of Indiana:

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

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

Also:

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



Uniform Offer REVISED 3/2022

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

Original Offer	\$500.00	Molton
		Nicholas L. Tuttle
Total Amount	\$500.00	Bernadette L. Tuttle

NOTARY'S CERTIFICATE	
STATE OF: Indiana COUNTY OF: Honcock Subscribed and sworn to before me this 4 day of Signature Printed Name My Commission expires 3 · 21- 2030 SS: SS: My Commission expires 3 · 21- 2030	Julie Ann Martin Notary Public Seal State of Indiana Hancock County Commission Number NP0739940 My Commission Expires 3/21/2030
My Commission number <u>NP0739940</u>	
I am a resident of Hancock County.	

Accounts Payable Voucher

PAGE: 1

VOUCHER NO) .	WARRANT NO.	ı	DATE ALLOWED	Mo. Day Yr.	IN THE SUM OF	\$ 500.00
An invoice or bi	REENFIELD If to be properly itemize the sumber of units, price payers.	er unit, etc.	d of service, where	performed, dates se	ervice rendered, by whom,	rates per day, numbe	r of hours,
Tutti Bern Tutti Fain Dr. (olas L. e, adette L. e, 753 S. vay Village Greenfield,	:		Terms Date Du	ue 04/23/2024		
IVOICE DATE	6140 INVOICE NUMBE	R APPROP NU	JMBER PROJEC	T PO NUMBER	DESCRI (or note attached in	PTION voice(s) or bill(s))	AMOUNT
/23/2024 ADDL DESC:	Parcel 32	61011003	92		Morristown Pike Wate		\$500.00
ADDL DESC:		3. 3. 3.2 3.2					
] <u> </u>	VOUCHER RECORD	TOT	FAL \$500.00
	CITY OF GR	EENFIELD					
	Favoi Nicholas L. Tuttle		uttle				
Total Ar	nount of Voucher Deductions	\$	\$500,00				
Month o	mount of Warrant	\$		+ -	. 1	otal	
hereby certify th	· · · · · · · · · · · · · · · · · · ·	e(s), or bill(s), is (ar	re) true and correct :	 and that the materia	lls or services itemized the		is made
hereby certify th	at the attached invoice	e(s), or bill(s), is (ar	Mo. Day Yr.	and I have audited s	Signature		er/Title
						CLEF	RK-TREASURER
			Mo. Day Yr.		Signature	Offic	er/Title



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

14 May 2024

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

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from 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,

John fig

Charles Gill

Manager Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	_
Mayor Guy Titus	-
Kathy Locke, Member	_
Brent Robertson, Member	_
Glenna Shelby, Member	_
Larry J. Breese, Member	-
ATTEST:	
Lori Elmore, Clerk-Treasurer	_
I affirm, under the penalties for perjury, that I had number in this document, unless required by law	ive taken responsible care to redact each social securit v. 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 4th day of April	, 2024.
	Brenda Lea Albright
STATE OF INDIANA)) SS: COUNTY OF HANCOCK)	
day of	•
seal.	reunto subscribed my name and affixed my official
My Commission Expires: 07-04-2031	Residing in Hancock County, IN
	JORDAN JESSUP Notary Public - Seal Hancock County - State of Indiana Commission Number NP0749937 My Commission Expires Jul 4, 2031

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.

Project: 13767-09

Parcel: 34

Tax ID: 30-11-04-400-008.000-008

Waterline Easement

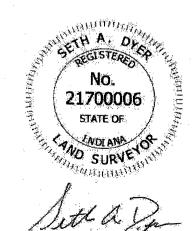
The western 40 feet of the following described real estate:

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 Morristown 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 Morristown 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 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.



Parcel: 34 Exhibit "B" Code: N/A Project: Greenfield Water Southside Page: 1 of 1 Owner: Brenda Lea Albright Des.: N/A Prepared by: KDF Trustee's Deed: Instr. No. 201914416 County: Hancock Recorded: December 23, 2019 Checked by: SAD Section: 4 Township: 15 North Hatched Area is the Range: 7 East Approximate Easement 1/4 Section Line 10602 NW Corner, 50000 SW 1/4, Sec. 4 NE Corner, SE 14, Sec. 4 710 TERRY SARGENT MINOR SUBDIVISION 123+00 LOT 1 Line "D" 122 + 00709 708 Tax ID: 30-11-04-400-008.000-008 121+00 MORRISTOWN PIKE 120+00 119+00 Note: Points shown herein are referenced in the corresponding Location Control Route Survey Plat. 707 SURVEYOR'S STATEMENT: To the best of my knowledge and bellef, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 2023/3623 in the Office of the Recorder of Hancock County, Seth A. Dyer LS #21700006 No.
21700006
STATE OF
NOSURVEYORING 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. SJCA Inc. Project: 22SU059 SCALE: 1" = 100' 9102 North Meridian Street, Suite 200, Indianapolis, IN 46260 Phone: (317) 566-0629 50' 100 Date: 5/12/2023

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 Morristown 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 Morristown 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 Morristown 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

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 (\ pro of_	We), Brenda Lea operty, hereby ac	cept the offer of	NTOR(S), owner(s) of the above described property or interest if \$3,250.00 made by the City of Greenfield, Indiana on this 442 da
	Original Offer	\$3,250.00	Brenda Lea Albright
	Total Amount	\$3,250.00	Sishad Loa yiishigint

<u>^</u>	ARY'S CERTIFI	CATE	
STATE OF: <u>Indiana</u>	1	JORDAN JE: Notary Public	- Seal
COUNTY OF: Hancock	SS:	Hancock County - Sta Commission Number My Commission Expire	ate of Indiana NP0749937
Subscribed and sworn to before me this 4th	day of		20 24
Signature	, , , , , , , , , , , , , , , , , , ,		
Printed Name Jordan Jessui?	· ·	•	
My Commission expires 07/04/2031			
My Commission number NP0749937			
I am a resident of Hancock	County.		

Accounts Payable Voucher

PAGE: 1

VOUCHER I	NO.	WARRANT	NO.	D	ATE ALLOWED	Mo. Day Yr.	IN	THE SUM O	= \$ 3,250.00	
CITY OF	GREENFIELD					•				v w
	number of units, price		ow: kind of serv	ice, where pe	erformed, dates s	ervice rendered, by wh	om, rates p	er day, numbe	er of hours,	# #
B.	· · · · · · · · · · · · · · · · · · ·				<u> </u>					
All Mo Gr	enda Lea bright 605 S. orristown Pk. reenfield, IN 140	:			Terms Date D	ue 04/23/2024				
INVOICE DAT	E INVOICE NUME	BER APPR	OP NUMBER	PROJECT	PO NUMBER	DES (or note attache	CRIPTION d invoice			AMOUNT
04/23/2024	Parcel 34	6101	100392			Morristown Pike W	ater Main	Extension		\$3,250.0
ADDL DESC	:	•						,		
ADDL DESC	:									
1										
		ζ				,				
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								то	TAL	\$3,250.00
						VOUCHER RECORD		ACCT#		
	CITY OF C	REENFIELD)					· · · · · · · · · · · · · · · · · · ·		
	Fav	or Of					,			
	Brenda Lea Alb	right						······································	<u> </u>	
Total	Amount of Voucher	- \$	 	\$3,250.00				· · · · · · · · · · · · · · · · · · ·	+	-
	Deductions									
								· · · · · · · · · · · · · · · · · · ·		
	···				-					
	I Amount of Warrant th of	\$			+		Total		-	
I hereby certify	that the attached invo	oice(s), or bill(s), is (are) true a	nd correct ar	d that the materi	als or services itemize	Total d thereon f	or which charg	le is made	
were ordered a	ind received except	,								
			Mo. E	Day Yr.		Signature		Offi	cer/Title	
I hereby certify	that the attached invo	oice(s), or bill(s), is (are) true a	nd correct ar	nd I have audited	same in accordance w	ith IC 5-11-	10-1.6.		
								CLE	RK-TREASU	JRER
		, *	Mo. E	Day Yr.	-	Signature		Offi	cer/Title	
										
		. 1								
		*								

Board/Council Members COPY



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

14 May 2024

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

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from 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,

John fig

Charles Gill Manager

Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	_
Mayor Guy Titus	_
Kathy Locke, Member	_
Brent Robertson, Member	_
Glenna Shelby, Member	_
Larry J. Breese, Member	_
ATTEST:	
Lori Elmore, Clerk-Treasurer	_
I affirm, under the penalties for perjury, that I h number in this document, unless required by la	ave taken responsible care to redact each social securit w. 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 sea	l this 22 ND day o	APRI	<u>ا</u> ,2	2024.	
		•			
		• ,	Katherine A. H	Alley-Ames	
			Clarence B. An	Mark.	
STATE OF I	NDIANA) Ham Hon) FHANCOCK)	SS:			
day ofAmes and Cl		2024, person r., wife and l	ally appeared the	within named Ka	I State, this And therine A. Halley-ecution of the
IN W seal.	ITNESS WHERE	OF, I have h	ereunto subscribe	ed my name and at	ffixed my official
			We have	e M Stador	~
My Commiss	1027 MELISSA M. STATO	N	Melissa Residing in	M. Stator	, Notary Public County, IN
SEAL C	tary Public, State of India Boone County mmission Number NP07186 My Commission Expires 10168044827	388	gg H. Morelocl	x. Attornev at I	Law, BRAND &
MORELOCK	K, 6 W. South St.,	Greenfield, I	Ñ 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.

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 12th day of May, 2023.

NO.
21700006
STATE OF

Sett a Dy

Parcel: 19

A 10 5 4

Project: Greenfield Water Southside

Des.: N/A
County: Hancock
Section: 4

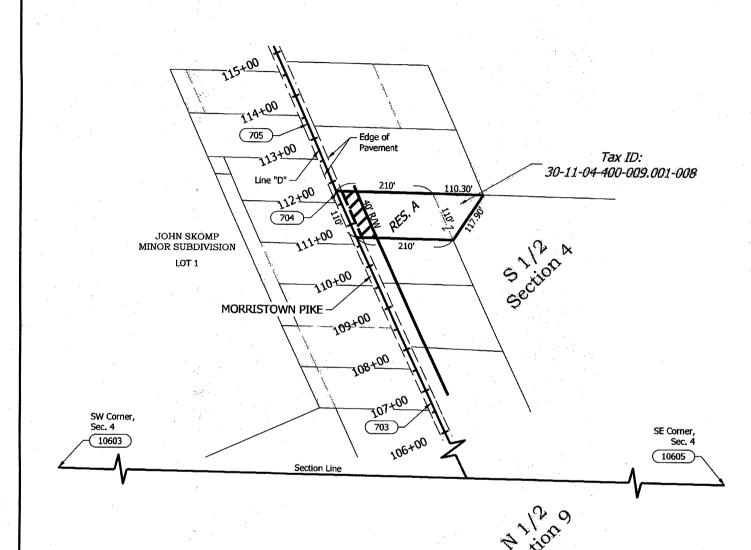
Township: 15 North Range: 7 East

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

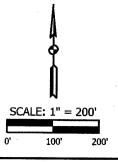


SURVEYOR'S STATEMENT:

To the best of my knowledge and bellef, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 2023/3623 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.

Sett a Dyn Date: 5/12/2023





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

ITEM #1

GRANTOR: Roy O. Lesher and Jean Lesher, 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 Robin S. Kowskin Asiar of Basada Course 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

(s) aune Wayne E. Moore

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 Arnes 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-writ: 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

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 County of said Southeast

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.

4 g. Mare

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

State of Indiana					
County of Marion	5\$:	ACKNOWLEDGEMENT			
Before me, a Notary Public in and	d for the	said County and State, personally appeared Wayne E. Moore			

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
Notary Public
Residing in Hancock

My commission expires:

State of indure
Resident of Hancock

My commission Expires March 28, 2016

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. <u>Suzanne York</u>
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

52

		Project:	13767-09	Parcel: _19
·	× 2			
If you decide to ac	ccept the offer of \$2,70	<u>00.00</u> made b	by the City of Gre	eenfield, Indiana sign yo

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

owr	er(s) of the abo	ve described	es and Clarence B. Ames, Jr., wife and husband, GRANTOR(S) property or interest in property, hereby accept the offer of \$2,700.00 adiana on this 22 ^{NO} day of APRICE.
	Original Offer	\$2,700.00	Katharina A. Hallay Amor

Total Amount \$2,700.00

NOTARY'S CERTIFICATE

STATE OF: Indiana	
COUNTY OF: Hamilton	SS:
Subscribed and sworn to before me this 200 da	y of <u>April</u> , 20 <u>24</u>
Signature Meliosa VN Staton	<u>, </u>
Printed Name Melissa M. Staton	
My Commission expires 02/27/2027	MELISSA M. STATON Notary Public, State of Indiana Boone County
My Commission number <u>NP07/8898</u>	Commission Number NP0718888 My Commission Expires February 27, 2027
I am a resident of Bonne C	county.

Accounts Payable Voucher

PAGE: 1

VOUCHER NO.	WARRANT NO.		DATE ALLOWED	Mo. Day Yr.	N THE SUM OF \$2	2,700.00
CITY OF GREENFIELD				mo. bay 11.		vw
An invoice or bill to be properly iten rate per hour, number of units, price		of service, where	e performed, dates s	ervice rendered, by whom, rates	per day, number of	hours, # #
Katherine A.			<u> </u>			
Halley-Ames, Clarence B.			Terms			
Ames, Jr. 799 S. Morristown Pk. Greenfield, IN			Date D	ue 04/23/2024		
IVOICE DATE INVOICE NUMB	BER APPROP NU	MBER PROJE	CT PO NUMBER	DESCRIPTION (or note attached invoice	ON ce(s) or bill(s))	AMOUNT
/23/2024 Parcel 19 ADDL DESC:	610110039	2		Morristown Pike Water Ma		\$2,700.0
ADDL DESC:	*					
				•		
	•					
					TOTAL	\$2,700.00
	***			VOUCHER RECORD	ACCT#	
CITY OF G	REENFIELD	4				
	or Of ley-Ames, Clarence	e B. Ames, Jr.				
Total Amount of Voucher	\$	\$2,700.00	<u> </u>			
Deductions						
Total Amount of Warrant	\$					
Month of		l •	+	Total		
hereby certify that the attached invovere ordered and received except	ice(s), or bill(s), is (are	e) true and correct	t and that the materi		for which charge is	made
	_	Mo. Day Yr.		Signature	Officer/T	itle
hereby certify that the attached invo	ice(s), or bill(s), is (are	e) true and correct	t and I have audited	same in accordance with IC 5-1		TREASURER
	**************************************	Mo. Day Yr.		Signature	Officer/T	

						<u> </u>
						



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

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,

John Fig.

Charles Gill Manager

Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



GREENFIELD WATER UTILITY

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	
Mayor Guy Titus	
Kathy Locke, Member	
Brent Robertson, Member	
Glenna Shelby, Member	
Larry J. Breese, Member	
ATTEST:	
Lori Elmore, Clerk-Treasurer	
I affirm, under the penalties for perjury, that I number in this document, unless required by Is	have taken responsible care to redact each social securit aw. 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.

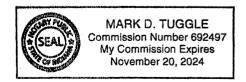
Said easement constitutes 0.141 acre, more or less.

IN WITNESS WHEREOF, Charlie Coghill has hereunto set her

hand and seal this 20 day of M	, 2024.
	Charlie Coghill
STATE OF INDIANA)) SS:	
COUNTY OF HANCOCK)	
	y Public in and for said County and State, this <u>20</u> ally appeared the within named Charlie Coghill, and be her voluntary act and deed.
	ereunto subscribed my name and affixed my official
seal.	MuQ.M
My Commission Expires:	Residing in Hance 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.



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, towit:

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 25th day of January, 2024.

Sett a Dy

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

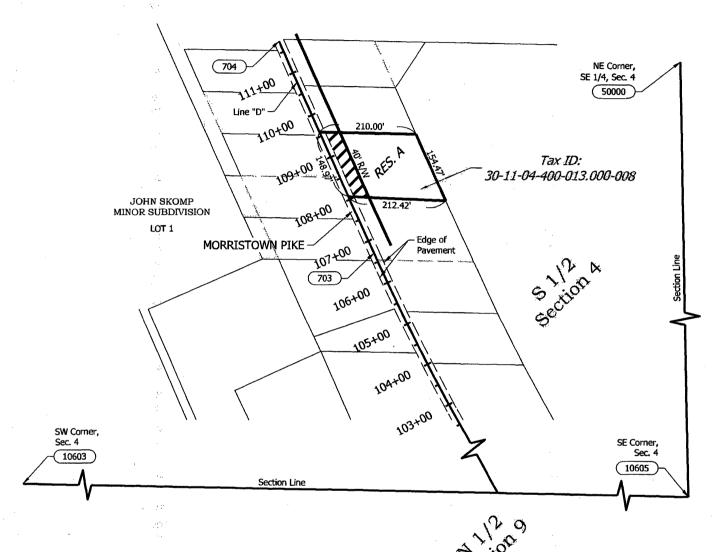
Recorded: November 20, 2023

Code: N/A

Page: 1 of 1 Prepared by: KDF

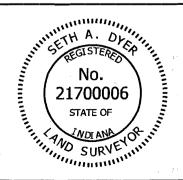
Checked by: SAD

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

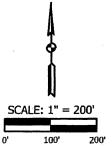


SURVEYOR'S STATEMENT:

To the best of my knowledge and bellef, 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: 1/25/2024





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:

Thru:

Charles Gill, Water Utility Manager

Project: N/A

Code: N/A

Parcel:

el: <u>15</u>

County: Road: Hancock Morristown

Pike

Owner(s): Charlie Coghill

R/W Agent:

Mark D. Tuggle, Land Agent

Roadway Services, LLC

Devin Stettler

United Consulting

Amount Of Original Offer: Additional Amount Proposed: \$ 3,675 \$ 335

Total Administrative Settlement:

\$ 4.010

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.

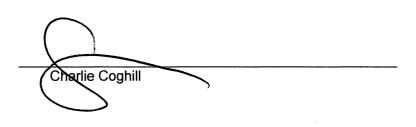
ACCEPTANCE OF OFFER

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 2024.

Original Offer \$3,675.00

Admin Settlmt \$335.00

Total Amount \$4,010.00



NOTARY'S CERTIFICATE

STATE OF: SS:	
Subscribed and sworn to before me this 20 day of May Signature	, 20 <u>24</u>
Printed Name	
My Commission number 692497	MARK D. TUGGLE Commission Number 692497 My Commission Expires November 20, 2024
Lam a resident of Mawock County	

Accounts Payable Voucher

PAGE: 1

			· · · ·				THE OUR OF A 4 O	
VOUCHER NO). VI	ARRA	NT NO.	DA	ATE ALLOWED	Mo. Day Yr.	THE SUM OF \$ 4,01	
CITY OF G	REENFIELD							V W
	II to be properly itemized umber of units, price per Payee	r unit, et		ice, where pe	rformed, dates se	ervice rendered, by whom, rates	per day, number of hou	ırs, # #
845	rlie Coghill S. Morristown Pk. enfield, IN 46140				Terms Date Du	ie 04/23/2024		
VOICE DATE	INVOICE NUMBER	APP	ROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice	N e(s) or bill(s))	AMOUNT
/23/2024	Parcel 15	61	01100392	·	. !	Morristown Pike Water Mair	·	\$4,010.00
ADDL DESC:								
4DDI DE00								
ADDL DESC:		24 .	•		,			
	ig., in						• •	
		,						
							TOTAL	\$4,010.00
						VOUCHER RECORD	ACCT#	
	CITY OF GRE	ENFIE	_D					1
	Favor (Of .						
	Charlie Co	ghill						
Total A	mount of Voucher		\$	\$4,010.00				
	Deductions	-						
	· · · · · · · · · · · · · · · · · · ·							· · · · · · · · · · · · · · · · · · ·
Total A Month	Amount of Warrant	**!	\$			Total		
		s), or bil	I(s), is (are) true a	nd correct an	d that the materia	als or services itemized thereon	or which charge is ma	de
	d received except							
			Mo. D	Day Yr.	-	Signature	Officer/Title	<u> </u>
hereby certify tl	nat the attached invoice(s). or bil	l(s), is (are) true a	nd correct an	nd I have audited	same in accordance with IC 5-11	10-1.6.	
,		•	(1)				CLERK-TF	REASURER
		1	Mo. [Day Yr.		Signature	Officer/Title	
* *		7.7		•		g		
		7-						
								

Board/Council Members COPY

GREENFIELD WATER UTILITY



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

14 May 2024

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

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from 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. D avis 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,

John fig

Charles Gill Manager

Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



GREENFIELD WATER UTILITY

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	_
Mayor Guy Titus	-
Kathy Locke, Member	_
Brent Robertson, Member	_
Glenna Shelby, Member	_
Larry J. Breese, Member	-
ATTEST:	
Lori Elmore, Clerk-Treasurer	_
I affirm, under the penalties for perjury, that I had number in this document, unless required by law	ive taken responsible care to redact each social securit v. 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 day of Opril	, 2024.
ALEXIS JOHNSON SEAL My Commission Expires February 13, 2029 Commission # NP0642086	David Edwards, Jr. Hunta Edwards Kristen Edwards
STATE OF INDIANA)) SS: COUNTY OF HANCOCK)	
day of the day, 2024, person	ary Public in and for said County and State, this onally appeared the within named David Edwards, Jr. and acknowledged the execution of the same to be their
· · · · · · · · · · · · · · · · · · ·	hereunto subscribed my name and affixed my official
seal.	Alexialusan
My Commission Expires:	Residing in Handow 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.

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-ofway which contains 0.036 acres, more or less, for a net additional taking of 0.093 acres, more or 40%less, and adjoins the centerline of Morristown Pike (a.k.a. Greenfield-Morristown Road).

This description was prepared for the City of Greenfield by Seth A. Dyer, Indiana Registered Land Surveyor, License Number LS21700006, on the 12th day of May, 2023.

Sett a Dy



Parcel: 40 Exhibit "B" Code: N/A Page: 1 of 1 Project: Greenfield Water Southside Owner: David, Jr. & Kristen Edwards, h&w Des.: N/A Prepared by: KDF Warranty Deed: Instr. No. 201904410 County: Hancock Checked by: SAD Recorded: May 16, 2019 Section: 4 Hatched Area is the Township: 15 North Approximate Easement Range: 7 East NW Corner, SW 1/4, Sec. 4 NE Corner, 10602 SE 14, Sec. 4 50000 1/4 Section Line 128+46 713 128 + 00Edge of Pavement 127+00 200' MORRISTOWN PIKE Tax ID: 126+00 30-11-04-400-005.000-008 Line "D" 125+00 200 712 Note: Points shown herein are referenced in the corresponding Location Control Route Survey Plat. SURVEYOR'S STATEMENT: To the best of my knowledge and bellef, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 202303623 in the Office Seth A. Dyer LS #21700006 No.
21700006
STATE OF

WOT AND SURVEY THE THE STATE OF 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 SJCA Inc. Project: 22SU059 checked by a field survey. SCALE: 1" = 100' 0' 50' 100' 9102 North Meridian Street, Suite 200, Indianapolis, IN 46260 Date: 5/12/2023 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 saturdForetCrap 201904410 MD \$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 tess.

The address of such real estate is commonly known as \$23 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.

fremainder of page intentionally left blank - signature page follows]

amk

SALES DISCLOSURE NOT REQUIRED HANCOCK COUNTY ASSESSOR 5/16/19 db

Project:	13767-09	Parcel:	40	
Project.	13/0/-09	Parcei:	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

Original Offer	\$3,775.00	David Edwards, Jr.
Total Amount	\$3,775.00	Kuito Edward
		Kristen Edwards
	£.	
	in the second se	
		NOTARY'S CERTIFICATE
TATE OF: MONTO		SS:
ubscribedֻ and sworn _{/l} to		H day of (PONI) , 20 AH
gnature ()	Mall	
rinted Name H	5 Johnson	ALEXIS JOHNSON
y Commission expires	79/13/90se	SEAL My Commission Expires
Commission number	POIMAGE	February 13, 2029 Commission # NP0642086

County.

I am a resident of Hangoch

Accounts Payable Voucher

PAGE: 1

VOUCHER NO.	WARRANT NO.	DA	TE ALLOWED	Mo. Day Yr.	N THE SUM OF \$ 3,7	775.00
CITY OF GREENFIELD An invoice or bill to be properly its rate per hour, number of units, pri	ce per unit, etc.	ice, where per	formed, dates se	-	per day, number of ho	ours,
David Edwards, Jr. Kristen Edwards 2417 E. Hill Dr. Greenfield, IN 4614	Payee	•	Terms Date Du	ie 04/23/2024		
VOICE DATE INVOICE NUM	IBER APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTIO	N e(s) or bill(s))	AMOUNT
/23/2024 Parcel 40 ADDL DESC:	6101100392			Morristown Pike Water Mai	n Extension	\$3,775.0
ADDL DESC:					e de la companya de	
	see . *			the state of the state of	e Mariana	
				VOUCHER RECORD	TOTAL	\$3,775.0
CITY OF	GREENFIELD			VOODIEK REGORD	ACCT#	
Fa	vor Of s, Jr., Kristen Edwards					
Total Amount of Voucher Deductions	\$	\$3,775.00				
Total Amount of Warrant Month of	\$			Total		
nereby certify that the attached inverse ordered and received except	oice(s), or bill(s), is (are) true a	nd correct and	that the materia		I II for which charge is ma	ade
ereby certify that the attached inv		ay Yr.	I have audited s	Signature ame in accordance with IC 5-11	Officer/Title	
	Mo. D	ay Yr.		Signature	Officer/Title	
						
	·					

GREENFIELD WATER UTILITY



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

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,

John fig

Charles Gill Manager

Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



GREENFIELD WATER UTILITY

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	_
Mayor Guy Titus	_
Kathy Locke, Member	_
Brent Robertson, Member	_
Glenna Shelby, Member	_
Larry J. Breese, Member	_
ATTEST:	
Lori Elmore, Clerk-Treasurer	_
I affirm, under the penalties for perjury, that I have number in this document, unless required by lay	ave taken responsible care to redact each social security V. Charles F. Gill Utility Manager

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.

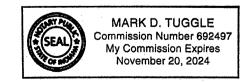
Said easement constitutes 0.119 acre, more or less.

IN WITNESS WHEREOF, Vickie A. Gorbett has hereunto set her

hand and seal this 8 day of May	, 2024.
	Vackie & Solett
	Vickie A. Gorbett
STATE OF INDIANA)) SS:	
COUNTY OF HANCOCK)	
day of, 2024, perso and acknowledged the execution of the same	
IN WITNESS WHEREOF, I have seal.	hereunto subscribed my name and affixed my official
scar.	MWQ M
My Commission Expires:	Mark D. Tungle, Notary Public
11/20/24	Residing in Manyock 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.



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 12th day of May, 2023.

Sett a Dy

NO.
21700006
STATE OF

Parcel: 45 Exhibit "B" Code: N/A Project: Greenfield Water Southside Page: 1 of 1 Owner: Everett Gorbett Des.: N/A Prepared by: KDF General Warranty Deed: Instr. No. 201904374 County: Hancock Recorded: May 15, 2019 Checked by: SAD Section: 4 Township: 15 North Hatched Area is the Range: 7 East Approximate Easement NW Corner, SW 1/4, Sec. 4 NE Corner, 10602 SE 14, Sec. 4 50000 1/4 Section Line 330.00' 130,00 713 Tax ID: 30-11-04-400-001.000-008 128+46 330.00 128+00 Line "D" MORRISTOWN PIKE 127+00 Edge of Pavement of Pavement 126+00 125+00 712 Note: Points shown herein are referenced in. the corresponding Location Control Route Survey Plat. SURVEYOR'S STATEMENT: Seth A. Dyer To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded in LS #21700006 Instrument No. 2023/3623 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 Materials and County Count No.
21700006
STATE OF
NOSURVEYMENTALINATION 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 SJCA Inc. Project: 22SU059 checked by a field survey. SCALE: 1" = 100' 0' 50' 9102 North Meridian Street, Suite 200, Indianapolis, IN 46260 Phone: (317) 566-0629 Date: 5/12/2023 100'

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

Quitolaim 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

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

property, hereby accept the offer of	TOR(S), owner(s) of the above described property or interest in f \$3,100.00 made by the City of Greenfield, Indiana on this day 24.
Original Offer \$3,100.00	Wickie A. Gorbett
Total Amount \$3,100.00	
	NOTARY'S CERTIFICATE
COUNTY OF: Mancock	SS:
Subscribed and sworn to before me the Signature	is 8 day of 71 77 , 20 24.
My Commission expires 11 20 2	Commission Number 692497
My Commission number 6921 I am a resident of Manuack	My Commission Expires November 20, 2024 County.

Accounts Payable Voucher

PAGE: 1

VOUCHER NO		WARRANT NO. DATE ALLOWED IN THE SUM OF \$ 3,100.00 Mo. Day Yr.					
An invoice or b	REENFIELD ill to be properly itemize umber of units, price pe Paye	er unit, etc.	vice, where per	formed, dates se	ervice rendered, by whom, rate	s per day, number	of hours,
465	tie A. Gorbett S. Morristown Greenfield, IN			Terms Date Du	ie 04/23/2024		
VOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invol	ON ce(s) or bill(s))	AMOUNT
/23/2024 ADDL DESC:	Parcel 45	6101100392			Morristown Pike Water Ma		\$3,100.00
ADDL DESC:						,	
		(2.25) (1.25) (2.25) (2.25) (3.25) (4.25)					
				,			
						тот	AL \$3,100.00
					VOUCHER RECORD	ACCT#	
	CITY OF GRE	ි ENFIELD					
	Favor Vickie A.						
Total A	mount of Voucher Deductions	\$	\$3,100.00				
Total A	mount of Warrant	<u> </u>					
hereby certify th		· ·	and correct and	that the materia	Total Is or services itemized thereon Signature	n for which charge	is made
nereby certify th	at the attached invoice(s), or bill(s), is (are) true a	nd correct and	I have audited s	ame in accordance with IC 5-1	1-10-1.6.	K-TREASURER
	· · · · · · · · · · · · · · · · · · ·	Mo. I	Day Yr.		Signature	Office	er/Title

GREENFIELD WATER UTILITY



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

14 May 2024

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

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from 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 us ed 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,

John fig

Charles Gill Manager

Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



GREENFIELD WATER UTILITY

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	_
Mayor Guy Titus	_
Kathy Locke, Member	_
Brent Robertson, Member	_
Glenna Shelby, Member	_
Larry J. Breese, Member	_
ATTEST:	
Lori Elmore, Clerk-Treasurer	_
I affirm, under the penalties for perjury, that I h number in this document, unless required by la	ave taken responsible care to redact each social securit w. 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.

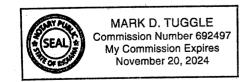
Said easement constitutes 0.119 acre, more or less.

IN WITNESS WHEREOF, Ross S. Hatcher and Kathy D. Hatcher, husband and wife have hereunto set their

hand and seal this $\frac{7}{}$ day of $\frac{\cancel{M}\cancel{1}}{}$, 2024.	
· · · · · · · · · · · · · · · · · · ·	
Ross & Watche	
Ross S. Hatcher	1
Auty X	tith
Kathy D. Hatcher	
STATE OF INDIANA)) SS:	
COUNTY OF HANCOCK)	
Before me, the undersigned, a Notary Public in and for said Couday of	ned Ross S. Hatcher and
IN WITNESS WHEREOF, I have hereunto subscribed my nameseal.	e and affixed my official
M.D.M	
My Commission Expires: Mark D. Tuggle Residing in Mancock	, Notary Public 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.



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.

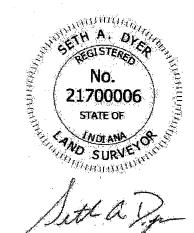


Exhibit "B" Parcel: 33 Code: N/A Project: Greenfield Water Southside Page: 1 of 1 Owner: Ross S. & Kathy D. Hatcher, h&w Des.: N/A Prepared by: KDF Special Warranty Deed: Instr. No. 030003347 County: Hancock Checked by: SAD Recorded: February 14, 2003 Section: 4 Township: 15 North Hatched Area is the Approximate Easement Range: 7 East 1/4 Section Line 10602 50000 NW Comer, NE Corner, SW 14, Sec. 4 SE ¼, Sec. 4 122 + 00708 121+00 Line "D" Tax ID: *30-11-04-400-009.000-008* 120+00 216 MORRISTOWN PIKE 119+00 707 118+00 Note: Points shown herein are referenced in the corresponding Location Control Route Survey Plat. SURVEYOR'S STATEMENT: Seth A. Dyer To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded in LS #21700006 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 SJCA Inc. Project: 22SU059 other sources which were not necessarily checked by a field survey. SCALE: 1" = 100' 100 9102 North Meridian Street, Suite 200, Indianapolis, IN 46260 Date: 5/12/2023 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

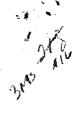
GRANTEE: Ross S. & Kathy D. Hatcher, h&w

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



CAROLYN GRASS HANCOCK COUNTY RECORDER CJG Date 02/14/2003

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 13TH, 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.

Project: 13767-09 Pare	cel: 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

Original Offe	r \$4,025.00		•				
		Manager State of the State		. 0	21 -	8/	
·			Ross S. Ha	tcher	17 a	teros	
Total Amour	t \$4,025.00		Park	10-	Lit	t	
			Kathy D. Ha	cher			
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	Andreas (Andreas)						•
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Printed Name	lark D. Tuge	he					
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ly Commission nur	100110-		_		(SEAL)	Commission No My Commiss November	ion Expires
am a resident of	Vancock		 County.	L			

Accounts Payable Voucher

PAGE: 1

An inv rate po	oice or bil	REENFIELD I to be properly itemized Imber of units, price per Payee	unit, etc.	ind of service, where	performed, dates s	ervice rendered, by whom, rates	per day, number of hou	urs,
Ross S. Hatcher Kathy D. Hatcher, 627 S. Morristown Pk. Greenfield, IN 46140					Terms Date Due 04/23/2024			
INVOIC	E DATE	INVOICE NUMBER	APPROP N	IUMBER PROJEC	T PO NUMBER	DESCRIPTIO	N e(s) or bill(s))	AMOUNT
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ADDL	DESC:		:				e t	
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							TOTAL	\$4,025.0
	·-,					VOUCHER RECORD	ACCT#	\$4,025.
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		ount of Voucher	\$	\$4,025.00				
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were ord	Total And Month of Certify that ered and of the certification is a second to the certification of the certificati	nount of Voucher Deductions nount of Warrant f the attached invoice(s	\$), or bill(s), is (a	re) true and correct a	_	Is or services itemized thereon	Officer/Title	

Board/Council Members COPY

GREENFIELD WATER UTILITY



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

14 May 2024

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

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from Sallyann Scott Hunter, 779 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-005.001-008. This easement will be u sed 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,

John Fig

Charles Gill

Manager Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



GREENFIELD WATER UTILITY

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	
Mayor Guy Titus	
Kathy Locke, Member	
Brent Robertson, Member	
Glenna Shelby, Member	
Larry J. Breese, Member	
ATTEST:	
Lori Elmore, Clerk-Treasurer	
I affirm, under the penalties for perjury, that I number in this document, unless required by Is	have taken responsible care to redact each social securit aw. 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 <u>12</u> day of <u>2011</u>	, 2024.
Sa	Sallyw AwA Hundh Ilyann Scott Hunter
STATE OF INDIANA)) SS: COUNTY OF HANCOCK)	
Before me, the undersigned, a Notary Pu day of	ablic in and for said County and State, this
IN WITNESS WHEREOF, I have hereu seal.	anto subscribed my name and affixed my official
My Commission Expires: Feb 25, 2028 Re	Angela L Freeman, Notary Public siding in Henry County, IN
ANGELA L FREEMAN Notary Public - Seal Henry County - State of Indiana Commission Number NP0725425 My Commission Expires Feb 25, 2028	

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.

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 Morristown 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 Morristown 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 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.

Sett a Dy

Parcel: 21

Project: Greenfield Water Southside

Des.: N/A County: Hancock

Section: 4 Township: 15 North Range: 7 East Exhibit "B"

Owner: Sallyann Scott Hunter

Special Warranty Deed: Instr. No. 130004586

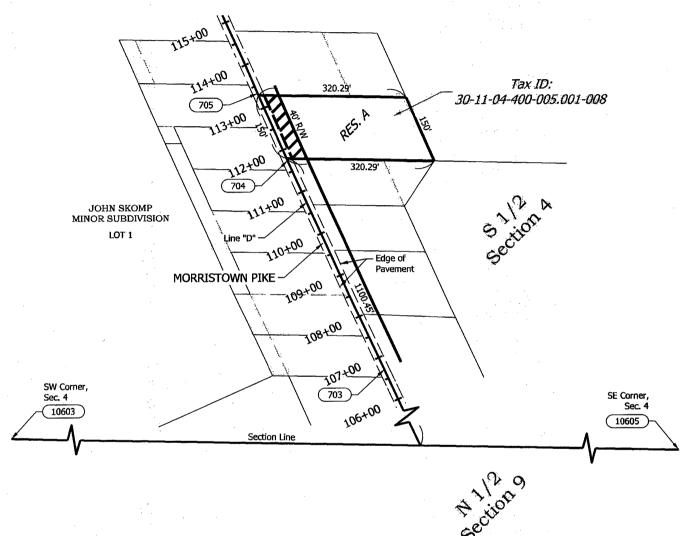
Recorded: April 22, 2013

Code: N/A

Page: 1 of 1 Prepared by: KDF Checked by: SAD

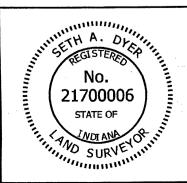
Hatch Appro

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

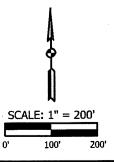


SURVEYOR'S STATEMENT:

To the best of my knowledge and bellef, 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





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

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 320 · 12 NC

DULY ENTEREDFOR TAXATION

APR 1 9 2013

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

After Regulation Religious National Real Estate Information Services

Attn: JULIE RUDOLPH 290 BILMAR DRIVE PITTSBURGH, PA 15205

File No. NRE-61285

Tax ID No.:

30-11-04-400-005.001-008



SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this May of New York, As 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

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.

	A	CCEPTANCE OF OFFER
I (We), Sallyann Sc property, hereby ac of	cott Hunter, GRA cept the offer of , 20_/	NTOR(S), owner(s) of the above described property or interest in \$3,200.00 made by the City of Greenfield, Indiana on this 12 day
Original Offer	\$3,200.00	Salfyann Scott Hunter
Total Amount	\$3,200.00	
	\$	
	s.	
		NOTARY'S CERTIFICATE
STATE OF: /ND	IANA	
COUNTY OF: HAN	COCK	SS:
Subscribed and sworr	n to before me this	$3 12^{10}$ day of $April$, 2024 .
Signature Mgela	Liteum	an
Printed Name	ngela LFre	
My Commission expire	s <u>2-25-2</u>	Notary Public - Seal Henry County - State of Indiana Commission Number NP0725425
My Commission number	er NP 0725	My Commission Expires Feb 25, 2028
I am a resident of	Henry	County.

Accounts Payable Voucher

PAGE: 1

VOUCHER NO) .	WARR	ANT NO.	DA	ATE ALLOWED	Mo. Day Yr.	I THE SUM OF \$ 3,200.	00
An invoice or bi	REENFIELD If to be properly itemiz umber of units, price p	ed must er unit,	show: kind of serv	ice, where pe	erformed, dates se	ervice rendered, by whom, rates	per day, number of hours,	V W #
	Paye	ee						
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VOICE DATE	INVOICE NUMBE	R AP	PROP NUMBER	PROJECT	PO NUMBER	DESCRIPTIO (or note attached invoice	N e(s) or hill(s))	AMOUNT
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Total A Month hereby certify th ere ordered and	Favor Sallyann Scott Hun mount of Voucher Deductions mount of Warrant of at the attached invoice received except	Of nter	\$ ill(s), is (are) true ar Mo. D ill(s), is (are) true ar	ad correct and	-	Total Is or services itemized thereon to Signature	Officer/Title	SURER
Total A Month nereby certify th ere ordered and	Favor Sallyann Scott Hun mount of Voucher Deductions mount of Warrant of at the attached invoice received except	Of nter	\$ ill(s), is (are) true ar Mo. D ill(s), is (are) true ar	ay Yr.	-	Total Is or services itemized thereon to Signature ame in accordance with IC 5-11-	Officer/Title 10-1.6.	SURER

GREENFIELD WATER UTILITY



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

14 May 2024

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

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from 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,

John fig

Charles Gill

Manager Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



GREENFIELD WATER UTILITY

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	_
Mayor Guy Titus	-
Kathy Locke, Member	_
Brent Robertson, Member	_
Glenna Shelby, Member	_
Larry J. Breese, Member	-
ATTEST:	
Lori Elmore, Clerk-Treasurer	_
I affirm, under the penalties for perjury, that I had number in this document, unless required by law	ive taken responsible care to redact each social securit v. Charles E. Gill, Utility Manager

This document prepared by Charles E. Gill.

GRANT OF EXCLUSIVE PERMANENT DRAINAGE AND UTILITY EASEMENT

THIS INDENTURE WITNESS, that Anthony M. Kinnett and Bethany M. Kinnett, husband and wife, of Hancock County, Indiana, hereinafter referred to as "GRANTOR", in consideration of One Dollar (\$1.00) and other valuable consideration, hereby grants to the City of Greenfield, Indiana, and all of its municipal utilities, including, but not limited to, the waterworks, sewage works, storm water utility, and infrastructure associated therewith, hereinafter referred to as "GRANTEE", an exclusive permanent drainage and utility easement for the purpose of constructing infrastructure associated with the City of Greenfield Municipal Utilities, upon and across the following described real estate located in Hancock County, Indiana:

See Exhibit A attached hereto.

It is stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said permanent right-of-way and easement as specifically described above for purposes set forth above and the Grantor or Grantor's heirs, successors, employees, contractors, suppliers, agents and assigns shall not use the said real estate in any manner which shall restrict, prohibit or impede the Grantee, its agents, servants, employees, contractors and subcontractors, from using the subject real estate for the purposes set forth above. Furthermore, Grantor shall be responsible for and hold Grantee harmless for any damage, destruction or injury to any property or person as a result of Grantee's usage of said easement.

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

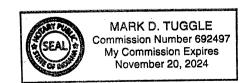
Said easement constitutes 0.106 acre, more or less.

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

hand and seal this 9 day of April	, 2024.
	Asty M. H.
$\overline{m{A}}$	anthony M. Kinnett
	Bethang M. Kinnett
. В	Bethany M. Kighett
STATE OF INDIANA)) SS:	
COUNTY OF HANCOCK)	
day of April , 2024, personall	Public in and for said County and State, this
IN WITNESS WHEREOF, I have here seal.	eunto subscribed my name and affixed my official
My Commission Expires:	Mark D. Turk , Notary Public desiding in Markock 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.



Project: 13767-09

Parcel: 42

Tax ID: 30-11-04-400-004.000-008

Waterline Easement

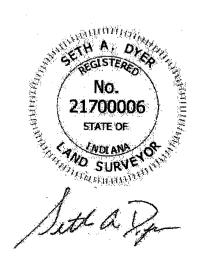
The west 40 feet of the following described real estate:

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

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

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

This description was prepared for the City of Greenfield by Seth A. Dyer, Indiana Registered Land Surveyor, License Number LS21700006, on the 12th day of May, 2023.



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

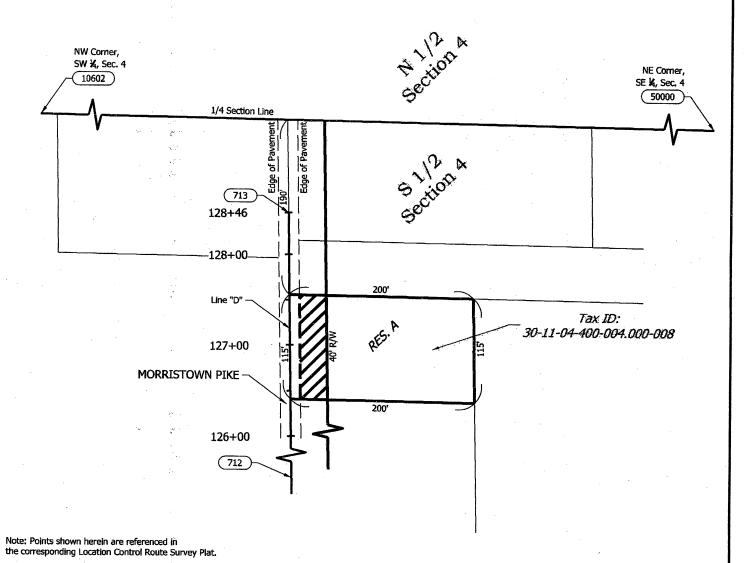
Recorded: July 22, 2020

Code: N/A Page: 1 of 1

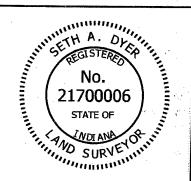
Prepared by: KDF Checked by: SAD

Ap

Hatched Area is the Approximate Easement



Seth A. Dyer



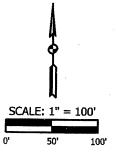
LS #21700006

SURVEYOR'S STATEMENT:

To the best of my knowledge and bellef, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 2023/03623 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





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 Audia, of Hencock County 202009086 ND \$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:

- All taxes due and payable in 2020, and thereafter.
- 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 Chole Eberhart, pursuant to that certain Special Power of Attorney dated this $20^{\prime\prime}$ day of July, 2020, and recorded this $20^{\prime\prime}$ day of July, 2020, and recorded this $20^{\prime\prime}$ day of July, 2020, as instrument No. 202009085:2020 he records of the Utrice of the Recorder of Hancock County, Indiana, which said Special Power of Attorney has not been revoked and remains in full force and effect as of the date of execution hereof.

amk

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

		CELLIANCE OF OLI	
above described pr	operty or interest	in property, hereby accept th	wife, GRANTOR(S), owner(s) of the offer of \$3,500.00 made by the Cit
of Greenfield, India	na on this \underline{q} day	y of April	, 20 <u>24</u>
Original Offer	\$3,500.00	•	
		Aty My	
		Anthony M. Kinnett	
Total Amount	\$3,500.00	Bethany M.	Kinnett
		Bethany M. Kinnett	
•			
	¥		
•			
	<u>'</u>	NOTARY'S CERTIFICATE	
STATE OF:		SS:	
COUNTY OF: Ma	ncock	33.	
Subscribed and swor	n to before me this	9 day of April	, 20 <u>24</u> .
,	D. M		
Printed Name	ark D. Tug.	g be	MARKE THOOLE
My Commission expire	es 11 20 24	/ 	MARK D. TUGGLE Commission Number 692497 My Commission Expires
My Commission numb	per <u>6924</u>	97	November 20, 2024
I am a resident of	Hancock	County.	· 1

Accounts Payable Voucher

PAGE: 1

	**** *********************************					
DUCHER NO. WARRANT NO. DA			ATE ALLOWED			
CITY OF GREENFIELD	•			Mo. Day Yr.		VW
An invoice or bill to be properly item rate per hour, number of units, price	per unit, etc.	of service, where pe	erformed, dates se	rvice rendered, by whom, rate	s per day, number of ho	# #
Pa	yee					
Anthony M. Kinnett, Bethany M. Kinnett, 501 S. Morristown Pk., Greenfield, IN			Terms Date Du	e 04/23/2024		
NVOICE DATE INVOICE NUMB	ER APPROP NUM	IBER PROJECT	PO NUMBER	DESCRIPTIO	ON	AMOUNT
	6101100392	l	<u> </u>	or note attached invoid Morristown Pike Water Ma		\$3,500.0
ADDL DESC:				morrotown i mo vvator ma	III EXIONOION	Ψ0,000.0
	4					
ADDL DESC:						
ADDL DESC:					•	
					TOTAL	\$3,500.0
		***		VOUCHER RECORD	ACCT#	
		3				
CITY OF G	REENFIELD		<u> </u>	· · · · · · · · · · · · · · · · · · ·		
Fav	or Of					
Anthony M. Kini	ett, Bethany M. Kin	nett				
Total Amount of Voucher	\$	\$3,500.00	-	 		
Deductions		73,000				
			-		 	
Total Amount of Warrant					-	
Month of	······································	-	† 	Total		
hereby certify that the attached invo	ice(s), or bill(s), is (are)	true and correct ar	I L Ind that the materia		ı for which charge is ma	ide
	_	Mo. Day Yr.		Signature	Officer/Title	
h h		-				
hereby certify that the attached invo	ice(s), or bill(s), is (are)	true and correct ar	ia i nave audited s	ame in accordance with iC 5-1	1-10-1.0.	
•					CLERK-TF	₹EASURER
	,	Mo. Day Yr.		Signature	Officer/Title)
·	·					
	***				•	
	٠.					

GREENFIELD WATER UTILITY



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

14 May 2024

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

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from 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,

John Fig.

Charles Gill

Manager Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



GREENFIELD WATER UTILITY

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	_
Mayor Guy Titus	_
Kathy Locke, Member	_
Brent Robertson, Member	_
Glenna Shelby, Member	_
Larry J. Breese, Member	_
ATTEST:	
Lori Elmore, Clerk-Treasurer	_
I affirm, under the penalties for perjury, that I have number in this document, unless required by lay	ave taken responsible care to redact each social security V. Charles F. Gill Utility Manager

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 Apri	, 2024.
	Maman
•	Matthew Mirowski
STATE OF INDIANA)) SS:	
COUNTY OF HANCOCK)	
day of	ry Public in and for said County and State, this
seal.	1
	Mask D Treate Notary Public
My Commission Expires:	Residing in Mancock County, IN
SEAL Commission	D. TUGGLE I Number 692497 nission Expires ber 20, 2024

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.

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 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.

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 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.

No.
21700006
STATE OF

AND SURVE

Setta De

Parcel: 17 Exhibit "B" Code: N/A Project: Greenfield Water Southside Page: 1 of 1 Owner: Matthew Mirowski Des.: N/A Prepared by: KDF General Warranty Deed: Instr. No. 202111059 County: Hancock Recorded: July 7, 2021 Checked by: SAD Section: 4 Hatched Area is the Township: 15 North Approximate Easement Range: 7 East 112+00 704 NE Corner, SE 1/4, Sec. 4 50000 111+00 210' Tax ID: 30-11-04-400-011.000-008 110+00 210 MORRISTOWN PIKE 109+00 JOHN SKOMP MINOR SUBDIVISION LOT 1 108+00 SW Corner, Sec. 4 SE Corner, 10603 Sec. 4 703 10605 Section Line Note: Points shown herein are referenced in the corresponding Location Control Route Survey Plat. SURVEYOR'S STATEMENT: Seth A. Dyer To the best of my knowledge and belief this plat, together with the Location LS #21700006 Control Route Survey Plat Recorded In Instrument No. 202303623 in the Office of the Recorder of Hancock County, Indiana (incorporated and made a part No.
21700006
STATE OF

NO.
SURVEY

NO.
SURVEY

SURVEY 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 SJCA Inc. Project: 22SU059 checked by a field survey SCALE: 1" = 100' 9102 North Meridian Street, Suite 200, Indianapolis, IN 46260 Phone: (317) 566-0629 50 100' Date: 5/12/2023

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

1 age 4					
		Project: 137	767-09	Parcel: 17	
If you decide to acce name below and mai been provided for yo	ept the offer of <u>\$2,750.0</u> il this form to the addressour file.	0 made by the sindicated abo	e City of Greenfie	eld, Indiana : I copy of this	sign your offer has
	ACCEPTA	NCE OF C	FFER		•
I (We), Matthew Mirow property, hereby accept of April	ski, GRANTOR(S), owr the offer of <u>\$2,750.00</u> n , 20 <u>2니</u> .	ner(s) of the a	above described ity of Greenfield,	property or Indiana on th	interest ir าis <u>2ろ</u> day
Original Offer \$2	2,750.00	mta	hu		
	Ma	tthew Mirowski			
Total Amount \$2	,750.00				
	· · · · · · · · · · · · · · · · · · ·				
<u>.</u>					
	NOTARY	'S CERTIFICA ⁻	ΓF		
STATE OF: Indiana			. -		
COUNTY OF: Manual		SS:			
Subscribed and sworn to b	before me this $\frac{23}{}$ day of	April		2024.	
Signature	QM .	<u>, </u>			
Printed NameMag	rk D. Tuggle				
My Commission expires	11/20/24			MARK D. TUGGL mission Number 69	
My Commission number	692497		M	Commission Expi November 20, 202	ires

County.

My Commission number

I am a resident of _

Accounts Payable Voucher

PAGE: 1

rate per hour, nu	I to be properly itemize Imber of units, price pe Payee	er unit, etc.	rvice, where perfo	rmed, dates se	rvice rendered, by whom, rates	per day, number of hou	rs,
Miro Morr Gree	Matthew Mirowski 825 S. Morristown Pk. Greenfield, IN 46140			Terms Date Du			
VOICE DATE	INVOICE NUMBER	APPROP NUMBE	R PROJECT P	O NUMBER	DESCRIPTIO (or note attached invoice	N e(s) or bill(s))	AMOUNT
/23/2024 ADDL DESC:	Parcel 17	6101100392	į		Morristown Pike Water Maii	n Extension	\$2,750.00
ADDL DESC:			•			·	
			•			en e	
						TOTAL	\$2,750.00
		• ***			VOUCHER RECORD	ACCT#	
	CITY OF GRE	ENFIELD					
	Favor (Matthew Mirowski	Of.					
		\$	\$2,750.00				
Total An	nount of Voucher Deductions			 			
Total An							
Total An							
,	Deductions The second	\$			Total		
Total Ai Month c	Deductions mount of Warrant	-	and correct and the	hat the materia	Total Is or services itemized thereon	for which charge is made	le
Total Ai Month o nereby certify the ere ordered and	mount of Warrant ofat the attached invoice(s), or bill(s), is (are) true	Day Yr.			Officer/Title	de

GREENFIELD WATER UTILITY



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

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,

John Fig.

Charles Gill Manager

Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



GREENFIELD WATER UTILITY

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	
Mayor Guy Titus	
Kathy Locke, Member	
Brent Robertson, Member	
Glenna Shelby, Member	
Larry J. Breese, Member	
ATTEST:	
Lori Elmore, Clerk-Treasurer	
I affirm, under the penalties for perjury, that I number in this document, unless required by Is	have taken responsible care to redact each social securit aw. 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.

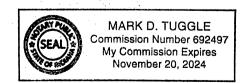
Said easement constitutes 0.138 acre, more or less.

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

hand and seal this <u>M</u> day of <u>M</u>	<i>y</i> , 2024.
	Dulfen
	Lori A. Red Por
STATE OF INDIANA)	Kenneth J. Rea
) SS: COUNTY OF HANCOCK)	
day of	otary Public in and for said County and State, this 20 sonally appeared the within named Lori A. Rea and
voluntary act and deed.	cknowledged the execution of the same to be their
IN WITNESS WHEREOF, I have seal.	e hereunto subscribed my name and affixed my official
My Commission Expires:	Mark D. Tuggle, Notary Public
1) 20 24	Residing in Name 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.



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 Morristown 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 Morristown 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 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.

No. 1700006

STATE OF

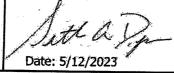
Set a Dr

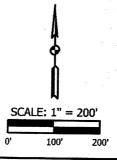
Parcel: 23 Exhibit "B" Code: N/A Project: Greenfield Water Southside Page: 1 of 1 Owner: Lori A. & Kenneth J. Rea, w&h Des.: N/A Prepared by: KDF Warranty Deed: Instr. No. 9411756 County: Hancock Recorded: November 16, 1994 Checked by: SAD Section: 4 Township: 15 North Hatched Area is the Approximate Easement Range: 7 East 120+00 707 119+00 Edge of Pavement 118+00 MORRISTOWN PIKE 116+00 Tax ID: 30-11-04-400-002,000-008 120.29 115+<u>00</u> JOHN SKOMP MINOR SUBDIVISION 706 714±00 LOT 1 705 113±00 Line "D" 704 SW Corner, Sec. 4 SE Corner, 10603 Sec. 4 10605 Section Line Note: Points shown herein are referenced in the corresponding Location Control Route Survey Plat. **SURVEYOR'S STATEMENT:** To the best of my knowledge and bellef, this plat, together with the Location Control Route Survey Plat Recorded in Seth A. Dyer LS #21700006



To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 2023/3623 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.







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:

Thru:

R/W Agent:

Charles Gill, Water Utility Manager

Project: Code: N/A

N/A

Parcel:

23 Hancock

Devin Stettler **United Consulting** County: Road:

Morristown Pike

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

Additional Amount Proposed:

Total Administrative Settlement:

and husband

\$ 3,250

Amount Of Original Offer:

\$ 1.750 \$ 5,000

Mark D. Tuggle, Land Agent Roadway Services, LLC

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

des	Ve), Lori A. Rea and Kenneth cribed property or interest in enfield, Indiana on this $\frac{20}{}$ da	property, hereby accept	nnd, GRANTOR(S), owner(s) of the offer of <u>\$3,250.00</u> made by t , 20 <u>24</u> .	the above he City of
	Original Offer \$3,250.00		7	
	Admin Settlmt \$1,750.00	IMA K	ov e	
		Lori A\(\tilde{R}\)ea		
	Total Amount \$5,000.00	Kennes	J. Repe	
		Kenneth J. Rea		,
		÷		
	3.7	NOTARY'S CERTIFIC	CATE	
	JNTY OF: Mancock	SS:		
	p ^a			
Sub	scribed and sworn to before me	this $\frac{20}{}$ day of $\frac{M94}{}$, 20 <u>24</u> .	
Sign	ature ////////////////////////////////////		and the state of t	
Prin	ted Name Mark D,	Tuggle	MARK D. THOOLE	_
Му	Commission expires $\frac{11/20}{20}$	24	MARK D. TUGGLE Commission Number 69249 My Commission Expires	97
Му (Commission number 692497	1 .	November 20, 2024	

County.

I am a resident of

Accounts Payable Voucher

PAGE: 1 **VOUCHER NO.** WARRANT NO. **DATE ALLOWED** IN THE SUM OF \$ 5,000.00 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** Lori A. Rea Kenneth J. Rea **Terms** 747 S. Morristown Pk. **Date Due** 04/23/2024 Greenfield, IN 46140 DESCRIPTION INVOICE DATE **INVOICE NUMBER** APPROP NUMBER PROJECT PO NUMBER **AMOUNT** (or note attached invoice(s) or bill(s)) 04/23/2024 Parcel 23 6101100392 **Morristown Pike Water Main Extension** \$5,000.00 ADDL DESC: ADDL DESC: TOTAL \$5,000.00 **VOUCHER RECORD** ACCT# **CITY OF GREENFIELD Favor Of** Lori A. Rea and Kenneth J. Rea **Total Amount of Voucher** \$5,0d0.00 **Deductions Total Amount of Warrant** \$ Month of 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. 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

> **Board/Council Members** COPY

GREENFIELD WATER UTILITY



451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

14 May 2024

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

Re: Easement Approval and Acceptance

Mayor and Board Members,

Attached is one (1) Drainage and Utility Easement from Tommy J. Sego, 547 S. Morristown Pike, Greenfield, Indiana 46140 Tax ID# 30-11-04-400-006.000-008. This easement will be used to build a new 12" water main loop from the Ridges at Brandywine to Brandywine Park on E. Davis Rd. The Sego 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,

John Fig

Charles Gill Manager

Water Utility

cc: Jane Webb, Utility Coordinator

Lori Elmore, Clerk-Treasurer



GREENFIELD WATER UTILITY

451 Meek Street Greenfield, Indiana 46140 www.greenfieldin.org Phone: (317) 477-4350

Accepted by the City of Greenfield Board of Public Works & Safety:

DATE:	_
Mayor Guy Titus	_
Kathy Locke, Member	_
Brent Robertson, Member	_
Glenna Shelby, Member	_
Larry J. Breese, Member	_
ATTEST:	
Lori Elmore, Clerk-Treasurer	_
I affirm, under the penalties for perjury, that I h number in this document, unless required by la	ave taken responsible care to redact each social securit w. 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.

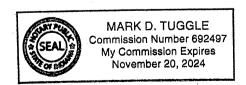
Said easement constitutes 0.119 acre, more or less.

IN WITNESS WHEREOF, Tommy J. Sego has hereunto set his

hand and seal this 2 day of 4 , 2024.
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 day of, 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. MUDM
My Commission Expires: Notary Public Residing in Market D. Inggle, Notary Public 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.



Project: 13767-09

Parcel: 39

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

Waterline Easement

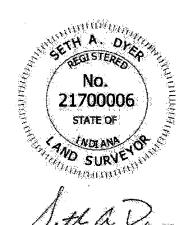
The west 40 feet of the following described real estate:

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 Morristown 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-ofway 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.



Parcel: 39

Project: Greenfield Water Southside

Des.: N/A County: Hancock Section: 4

Township: 15 North Range: 7 East

Exhibit "B"

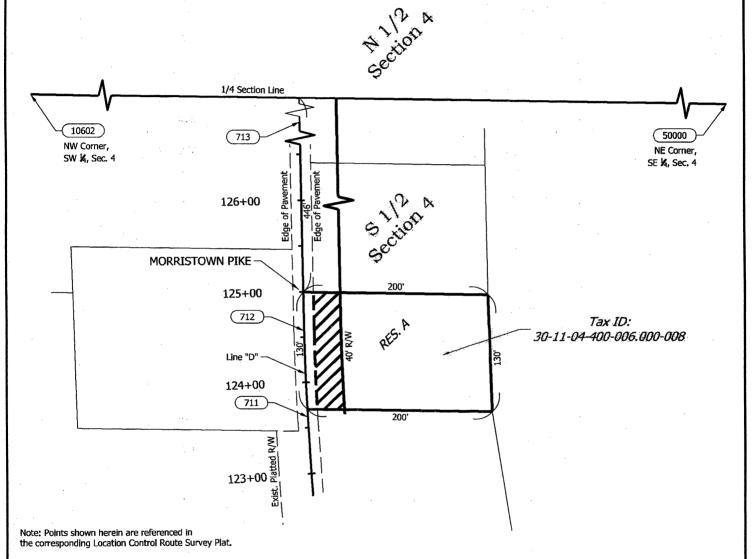
Owner: Tommy J. Sego Quitclaim Deed: Instr. No. 201901855

Recorded: March 5, 2019

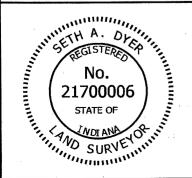
Code: N/A Page: 1 of 1

Prepared by: KDF Checked by: SAD

Hatched Area is the Approximate Easement



Seth A. Dyer LS #21700006

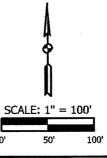


SURVEYOR'S STATEMENT:

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





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. Sego, Donna M. Sego, and Tommy J. Sego

Special Warranty Deed Dated: January 30, 2014 Recorded: February 19, 2014

Instr# 140001547

ITEM #4 (CAPTION)

GRANTOR: Thomas E. Sego and Donna M. Sego

GRANTEE: Tommy J. Sego

Quitclaim Deed Dated: March 5, 2019 Recorded: March 5, 2019 Instr# 201901855 DULY ENTERED FOR TAXATION Mar 05 2019 Debra Carnes Switzerfflower to Comm

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. Morristown Pike, Greenfield, IN 46140.

This conveyance is subject to:

43

- 1. All taxes due and payable in 2019, and thereafter.
- 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

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

Origina	al Offer	\$3,075.00	6	// &	2		
			Tommy	J. Sego			
Total A	Amount	\$3,075.00		٥			
			r				
		er e					
			NOTARY'S	CERTIFICATE			
STATE OF:	Ind	iqua					
COUNTY OF		incock	SS:				
Subscribed	and swor	n to before me this	s day of	May		, 20 <u>24</u> .	
Signature	M	12 M					
Printed Nam	ne <i>N</i>	Ark D. Tu	gole			4.	
My Commiss	sion expir	es W 20 24	<i>a. y</i>		SEAL	MARK D. TUGO	692497
My Commiss	sion numb	4	<u> </u>		1000	My Commission Ex November 20, 20	
I am a reside	ent of	Vancock	County.				

Accounts Payable Voucher

PAGE: 1

Γ		Payee y J. Sego					7		
		Morristown Pk. ield, IN 46140				Terms Date D			
INVOICE	DATE	NVOICE NUMBER	AP	PROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoi	ON ce(s) or bill(s))	AMOUNT
04/23/202 ADDL		rcel 39	6	101100392			Morristown Pike Water Ma	in Extension	\$3,075.
ADDL	DESC:			+ 11 - 1					
			In .						
			,						
								TOTAL	\$3,075.0
							VOUCHER RECORD	ACCT#	
		CITY OF GREE	NFIE	:LD					
		Favor O	f						
	T	ommy J. Sego							
		unt of Voucher		\$	\$3,075.00				
		unt of Voucher Deductions	10 to	\$	\$3,075.00				
		unt of Voucher Deductions	- to v.	\$	\$3,075.00				
	Total Amor	unt of Voucher Deductions	50	\$	\$3,076.00		Total		
I hereby c	Total Amo	unt of Voucher Deductions		\$		d that the materi	Total als or services itemized thereon		
I hereby o	Total Amo	unt of Voucher Deductions unt of Warrant he attached invoice(s)	, or bi	\$ ill(s), is (are) true ar	ad correct and			officer/Title	
I hereby o	Total Amo	unt of Voucher Deductions unt of Warrant he attached invoice(s)	, or bi	\$ ill(s), is (are) true ar Mo. D ill(s), is (are) true ar	ad correct and		als or services itemized thereon	officer/Title	