



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 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 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 \$2,700.00.

I would like to request that the Board approve and accept this Drainage and Utility Easement as presented. My office will record the documents with the County once it is signed and accepted.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Charles Gill", written over a light blue horizontal line.

Charles Gill
Manager
Water Utility

cc: Jane Webb, Utility Coordinator
Lori Elmore, Clerk-Treasurer



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

DATE: _____

Mayor Guy Titus

Kathy Locke, Member

Brent Robertson, Member

Glenna Shelby, Member

Larry J. Breese, Member

ATTEST:

Lori Elmore, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken responsible care to redact each social security number in this document, unless required by law. Charles E. Gill, Utility Manager

This document prepared by Charles E. Gill.

**GRANT OF EXCLUSIVE PERMANENT DRAINAGE
AND UTILITY EASEMENT**

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

See Exhibit A attached hereto.

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

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

Said easement constitutes 0.101 acre, more or less.

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

hand and seal this 22ND day of APRIL, 2024.

Katherine A. Halley-Ames
Katherine A. Halley-Ames

Clarence B. Ames, Jr.
Clarence B. Ames, Jr.

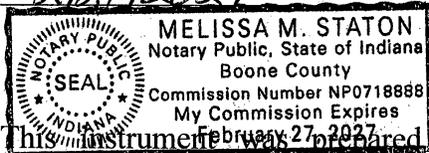
STATE OF INDIANA)
 Hancock) SS:
COUNTY OF HANCOCK)

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of April, 2024, personally appeared the within named Katherine A. Halley-Ames and Clarence B. Ames, Jr., wife and husband, and acknowledged the execution of the same to be their voluntary act and deed.

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

My Commission Expires:
02/27/2027

Melissa M. Staton
Melissa M. Staton, Notary Public
Residing in Boone County, IN



This instrument was prepared by Gregg H. Morelock, Attorney at Law, BRAND & MORELOCK, 6 W. South St., Greenfield, IN 46140.

I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Gregg H. Morelock, Attorney at Law.

EXHIBIT "A"

Sheet 1 of 1

Project: 13767-09

Parcel: 19

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

Waterline Easement

The southwestern 40 feet of the following described real estate:

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

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

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



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

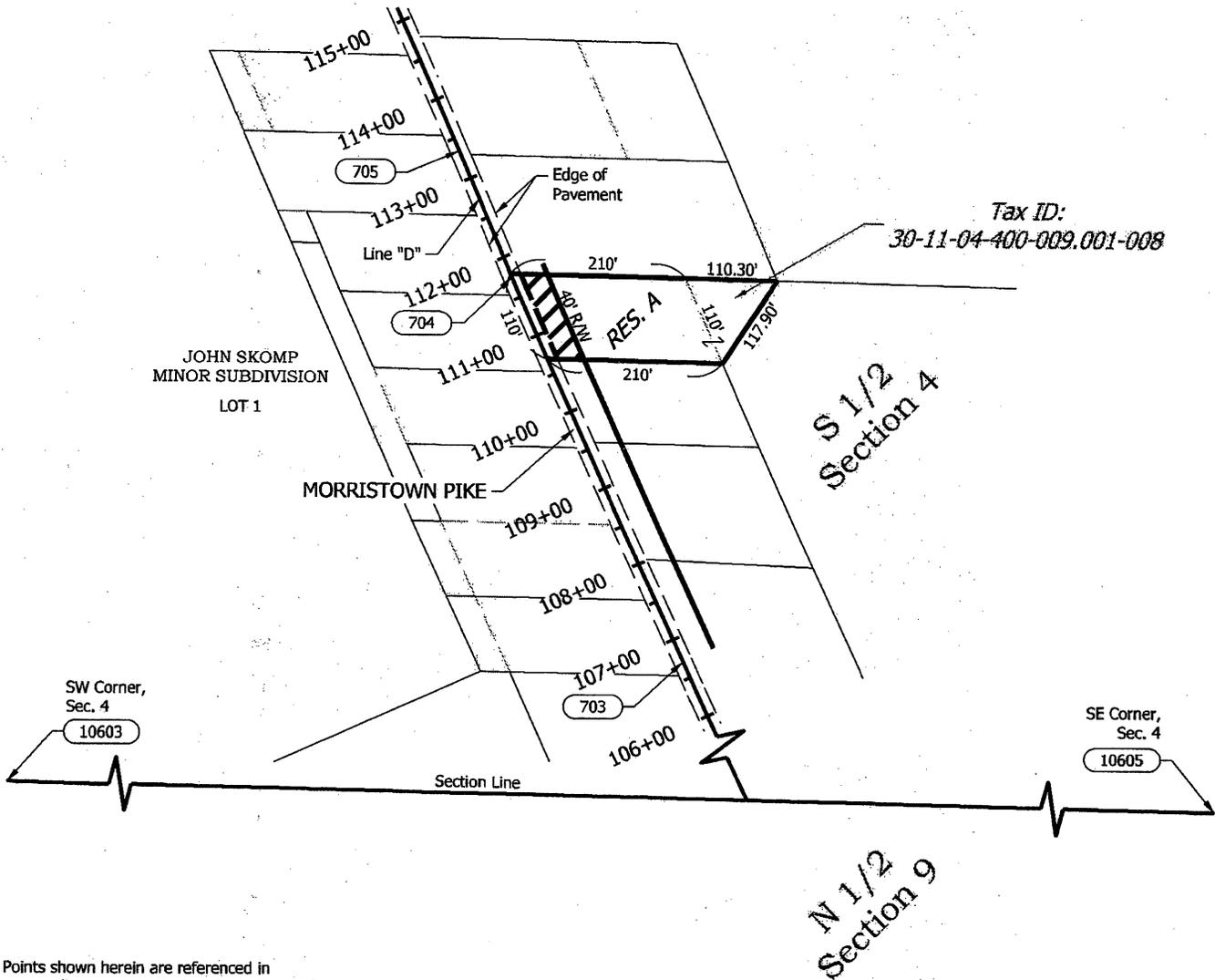
Parcel: 19
 Project: Greenfield Water Southside
 Des.: N/A
 County: Hancock
 Section: 4
 Township: 15 North
 Range: 7 East

Exhibit "B"

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

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

 Hatched Area is the Approximate Easement



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

Seth A. Dyer
 LS #21700006

SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 202303623 in the Office of the Recorder of Hancock County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Seth A. Dyer
 Date: 5/12/2023



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

SJCA Inc. Project: 22SU059
 **SJCA**

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



ITEM #1

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

GRANTEE: John A. Koval

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

ITEM #2

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

GRANTEE: John A. Koval

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

ITEM #3

GRANTOR: John A. Koval

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

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

ITEM #4

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

GRANTEE: SIRVA Relocation, LLC

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

ITEM #5

GRANTOR: SIRVA Relocation, LLC

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

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

ITEM #6

GRANTOR: John A. Koval

GRANTEE: Wayne E. Moore and Peggy J. Moore

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

ITEM #7
(CAPTION)

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

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

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

REFERENCE MATERIAL

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

Referenced deed Instr# 891347 recorded 3-13-1989

Hancock County GIS Info Printout and Property Card of Caption

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

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


30-11-04-400-009.001-008

File Number: 01077-17389

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Wayne E. Moore and Peggy J. Moore, husband and wife, (Grantor) of Hancock County, in the State of Indiana, CONVEY AND WARRANT(S) to Katherine A Halley-Ames and Clarence B Ames Jr, wife and husband, (Grantee) of Marion County, in the State of Indiana for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Hancock County, State of Indiana:

A part of the southeast quarter of Section 4, Township 15 North, Range 7 East, in Center Township, Hancock County, Indiana, more particularly described as follows, to-wit:
Beginning at a 1/2 inch rebar at the northeast corner of a parcel of land recorded as Instrument number 90-4983, in the Office of the Recorder of Hancock County, Indiana, thence on an assumed bearing of North 89 degrees 48 minutes 16 seconds East a distance of 110.30 feet along the north line of a parcel of land recorded as Instrument Number 89-1347, in the Office of the Recorder of Hancock County, Indiana, to a 1/2 inch rebar, thence South 32 degrees 17 minutes 06 seconds West a distance of 117.90 feet to a 1/2 inch rebar at the southeast corner of said recorded parcel, thence North 25 degrees 28 minutes 17 seconds West a distance of 110.00 feet along the easterly line of said recorded parcel to the point of beginning, containing 0.126 acres, more or less, subject to any easements of record.
Also, a part of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 7 East of the Second Principal Meridian, in Center Township, Hancock County, Indiana, bounded and described as follows, to-wit:
Commencing at a point 988 feet North and 2121 feet West of the Southeast Corner of said Southeast Quarter, thence West parallel with the South line of said Section 210 feet to the middle of the Greenfield and Morristown Free Gravel Road; thence Southeasterly along the middle of said road 110 feet; thence East parallel with the South line of said Section 210 feet; thence Northwesterly to the place of beginning, containing .490 acres, more or less.

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

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

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

Wayne E. Moore
Wayne E. Moore

Peggy J. Moore
Peggy J. Moore

State of Indiana

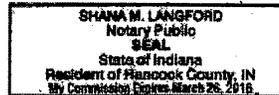
ss: ACKNOWLEDGEMENT

County of Marion

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

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

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



My commission expires: 3/26/16

This instrument prepared by: David L. Walsh, Attorney at Law 993-49
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Suzanne York
Information from Stewart Title Company
Send Tax bills to: 799 S Morristown Pike, Greenfield, IN 46140
Grantee's street or rural route address is: 799 S Morristown Pike, Greenfield, IN 46140

SALES DISCLOSURE APPROVED
HANCOCK COUNTY ASSESSOR

57

SM

END OF DOCUMENT

ITEM #7

Project: 13767-09 Parcel: 19

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

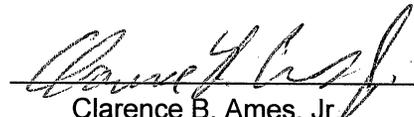
ACCEPTANCE OF OFFER

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

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



 Katherine A. Halley-Ames



 Clarence B. Ames, Jr.

NOTARY'S CERTIFICATE

STATE OF: Indiana

COUNTY OF: Hamilton

SS:

Subscribed and sworn to before me this 22nd day of April, 2024.

Signature Melissa M. Staton

Printed Name Melissa M. Staton

My Commission expires 02/27/2027

My Commission number NP0718888

I am a resident of Boone County.



Accounts Payable Voucher

VOUCHER NO. _____ WARRANT NO. _____ DATE ALLOWED _____ IN THE SUM OF \$ 2,700.00
 Mo. Day Yr.

CITY OF GREENFIELD

An invoice or bill to be properly itemized must show: kind of service, where performed, dates service rendered, by whom, rates per day, number of hours, rate per hour, number of units, price per unit, etc.

Payee

Katherine A. Halley-Ames, Clarence B. Ames, Jr. 799 S. Morristown Pk. Greenfield, IN	Terms Date Due 04/23/2024
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V #	W #
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INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
04/23/2024	Parcel 19	6101100392			Morristown Pike Water Main Extension	\$2,700.00
ADDL DESC:						

ADDL DESC:

TOTAL \$2,700.00

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

VOUCHER RECORD	ACCT #		
Total			

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized thereon for which charge is made were ordered and received except

_____ Mo. Day Yr. _____ Signature _____ Officer/Title

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

_____ Mo. Day Yr. _____ Signature _____ Officer/Title
 CLERK-TREASURER