SANITARY SEWER EASEMENT

KNOWN ALL MEN BY THESE PRESENT, That Orange Truck Properties, LLC (hereinafter called "GRANTOR"), for and in consideration of One-thousand five-hundred and 00/100 dollars ($1,500.00), does hereby grant and convey to the City of Greenfield (hereinafter called "GRANTEE"), an easement to lay, construct, maintain and operate a sanitary sewer, with all devices and appurtenances necessary for the proper construction or operation thereof, over, across, and under the surface of the following described real estate located in Hancock County, State of Indiana, to-wit:

(see "Exhibit A" attached hereto and made a part hereof)

GRANTEE shall have the right of ingress and egress over adjoining premises and lands at all times required by GRANTEE in order to lay, construct, maintain and operate a sanitary sewer with all devices and appurtenances necessary for the proper construction or operation thereof. GRANTEE agrees to restore the real estate, as nearly as possible, to the condition in which it existed prior to any construction and/or repair.

GRANTEE shall save GRANTOR harmless from damage occasioned by the operation or maintenance of said installations on said easement. The GRANTEE covenants to hold the GRANTOR harmless in the event that the sanitary sewer is damaged due to "natural events".

It is further understood and agreed that no buildings, constructions, or trees and/or landscaping components shall be placed or be permitted to remain on said easement without the written consent of GRANTEE.

The GRANTOR hereby covenants that GRANTOR is the fee simple owner of the subject real estate, is lawfully seized thereof and has the legal right to grant and convey the foregoing easement therein. GRANTOR guarantees the quiet possession thereof to GRANTEE and GRANTOR will warrant and defend GRANTEE’s title to said easement against all lawful claims. The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of GRANTEE, its successors and assigns.

The undersigned persons executing this Easement on behalf of GRANTOR represent and certify that they are fully empowered to execute and deliver this Easement; and GRANTOR has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

In Witness Whereof, GRANTOR has caused this Easement to be executed this 18 day of February, 2020.

[Signature]
Orange Truck Properties, LLC

STATE OF INDIANA
COUNTY OF HANCOCK

Before me, a Notary Public, in and for said County and State, personally appeared

[Signature]
Christoper Camden, Notary Public

My Commission Expires: October 17, 2026

County of Residence: Hamilton

Project 19-SN-01: Hancock County Jail Sanitary Sewer Extension
Accepted by the City of Greenfield Board of Public Works & Safety:

DATE: ____________________________

Chuck Fewell, Mayor, Chairman

Kathy Locke, Member

Kelly McClamon, Member

Larry J. Breese, Member

Glenna Shelby, 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. Jason A. Koch, P.E., City Engineer

This document prepared by Jason A. Koch, P.E.
Land Description - Easement - Orange Truck Properties
(A part of Instrument Number 2010000061)

A part of Lot One in the Earl Giddings Minor Subdivision, also being a part of the East Half of the Southwest Quarter of Section 35, Township 16 North, Range 7 East in Center Township, Hancock County, Indiana, being more particularly described as follows:

**Beginning** at the Northwest corner of said Lot One; thence South 88 degrees 53 minutes 07 seconds East (bearing system is based upon the Indiana State Plane East Zone Coordinate System) along the North line of said Lot One a distance of 133.29 feet; thence North 84 degrees 46 minutes 44 seconds East along the North line of said Lot One a distance of 129.12 feet to the Northeast corner of said Lot One; thence South 03 degrees 48 minutes 37 seconds East along the East line thereof a distance of 25.53 feet; thence South 87 degrees 01 minutes 11 seconds West parallel with the centerline of Old National Road a distance of 263.48 feet; thence North 00 degrees 48 minutes 36 seconds West a distance of 30.02 feet to the Beginning Point, containing 6,346 square feet, 0.15 acres more or less.

This land description was prepared in conjunction with the construction documents for the Hancock County Jail Project prepared by Cleland Environmental Engineering, Project No. 19-5N-01 and is based exclusively upon record deed information, and/or prior surveys of the subject premises or its parent as developed by Coor Consulting & Land Services, Corp., Job No. 2019-033.

Stephen M. Cooper
Indiana Registered Land Surveyor #S0557
Date: 9/12/2019