

201100002527
Filed for Record in
CARROLL COUNTY INDIANA
MARY ANN BURTON, RECORDER
07-28-2011 At 01:57 pm.
DEED N/C .00
OR Book 91 Page 2848 - 2855

Instrument Book Page
201100002527 OR 91 2848

Form WL-2

8/98

**WARRANTY DEED
WITH PARTIAL LIMITATION OF ACCESS**

08-06-28-000-016.006

Project: 0800213

Code: 5199

Parcel: 15

Page: 1 of 3

THIS INDENTURE WITNESSETH, That Lawrence W. Stauffer, the Grantor(s), of CARROLL County, State of INDIANA Convey(s) and Warrant(s) to the STATE OF INDIANA, the Grantee, for and in consideration of the sum of Thirty Two Thousand Two Hundred and NO/100 Dollars, (\$32,200.00) (of which said sum \$28,200.00 represents land and improvements acquired and \$4,000.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of CARROLL, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from and across the highway facility known as SR 25 and as Project 0800213 to and from the Grantor(s) remaining lands along the line or lines specifically described in the said exhibits. This restriction is a covenant running with the land and shall be binding on the Grantor(s) and on all successors in title to the said abutting lands.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue
Indianapolis, IN 46204-2219
I.C. 8-23-7-31

This Instrument Prepared By

see pg 4
Attorney at Law

"As an inducement for the State to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2010 payable 2011 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment."

DULY ENTERED FOR TAXATION

DATE July 28 2011

PLAT NO. 08-06-28-000-041.000-006 (Split)

Elaine Hathaway
Auditor of Carroll County

Project: 0800213
Code: 5199
Parcel: 15
Page: 2 of 3

April . IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 20th day of _____, 2011.

Lawrence W. Stauffer (Seal)
Signature

Signature

Lawrence W. Stauffer
Printed Name

Printed Name

Signature (Seal)

Signature (Seal)

Printed Name

Printed Name

STATE OF INDIANA :

SS:

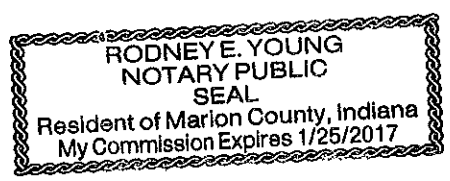
COUNTY OF CARROLL :

Before me, a Notary Public in and for said State and County, personally appeared Lawrence W. Stauffer, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be HIS voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 20th day of April, 2011.

Rodney E. Young
Signature

RODNEY E. YOUNG
Printed Name



My Commission expires _____.

I am a resident of _____ County.

Code: 5199

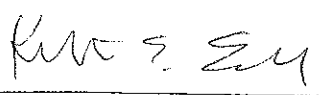
3 of 3

Parcel: 15

This instrument prepared by:


Kristen E. Edmundson
Deputy Attorney General
Attorney No. 25558-49
Office of the Indiana Attorney General
302 W. Washington Street, 5th Floor
Indianapolis, IN 46204-2770

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.



Kristen E. Edmundson

"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".

Signature: 
Printed Name: Troy Peterson

Grantee's Mailing Address:
100 North Senate Avenue
Indianapolis, IN 46204-2219

I.C. 8-23-7-31

EXHIBIT "A"

Project: 0800213

Sheet 1 of 3

Code: 5199

Parcel: 15 Fee with Partial Limitation of Access

Tax No.: 08-06-28-000-016.000-006

Form: WL-2

A part of the Southwest Quarter of the Southeast Quarter of Section 28, Township 25 North, Range 2 West of the Second Principal Meridian, Carroll County, Indiana, and being all that part of the grantors' land lying within the right-of-way lines as depicted on the attached Right-of-Way Parcel Plat marked as Exhibit "B", also described as follows: Beginning at the northwest corner of said quarter-quarter section; thence North 89 degrees 32 minutes 15 seconds East 358.73 feet along the north line of said quarter-quarter section; thence South 15 degrees 10 minutes 32 seconds East 96.83 feet to point "240" designated on said Right-of-Way Parcel Plat; thence South 5 degrees 42 minutes 47 seconds East 152.07 feet to point "220" designated on said Right-of-Way Parcel Plat; thence South 15 degrees 10 minutes 32 seconds East 500.78 feet to the south line of the grantors' land; thence South 89 degrees 50 minutes 59 seconds West 472.83 feet along said south line of the grantors' land; thence North 2 degrees 49 minutes 43 seconds East 134.81 feet to point "326" designated on said Right-of-Way Parcel Plat; thence North 15 degrees 10 minutes 32 seconds West 221.82 feet to the west line of said quarter-quarter section; thence North 0 degrees 55 minutes 07 seconds West 377.75 feet along the west line of said quarter-quarter section to the point of beginning and containing 6.924 acres, more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as S.R. 25 and as Project 0800213,) to and from the grantors' abutting lands along the lines described as follows: The 134.81-foot and the 221.82-foot courses described above. Also, beginning at the western end of the eastern 15.54 feet of the 358.73-foot course described above; thence South 17 degrees 27 minutes 58 seconds East 0.78 feet to

EXHIBIT "A"

Project: 0800213

Sheet 2 of 3

Code: 5199

Parcel: 15 Fee with Partial Limitation of Access

Tax No.: 08-06-28-000-016.000-006

Form: WL-2

point "375" designated on the aforesaid Right-of-Way Parcel Plat; thence South 15 degrees 10 minutes 32 seconds East 100.00 feet to point "374" designated on said plat; thence South 5 degrees 42 minutes 47 seconds East 152.07 feet to point "219" designated on said plat; thence South 15 degrees 10 minutes 32 seconds East 496.76 feet and terminating on the south line of the grantors' land. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.



This description was prepared for the Indiana Department of Transportation on the 23rd Day of July, 2010.

by *Perry E. Jones*
Perry E. Jones
Indiana Registered Land Surveyor
License Number LS9600016

EXHIBIT "A"

Project: 0800213
Code: 5199
Parcel: 15 Excess Land
Tax No.: 08-06-28-000-016.000-006
Form: WL-2

Sheet 3 of 3

A part of the Southwest Quarter of the Southeast Quarter of Section 28, Township 25 North, Range 2 West of the Second Principal Meridian, Carroll County, Indiana, described as follows: Commencing at the northwest corner of said quarter-quarter section; thence South 0 degrees 55 minutes 07 seconds East 377.75 feet along the west line of said quarter-quarter section to the POINT OF BEGINNING of this description: thence South 15 degrees 10 minutes 32 seconds East 221.82 feet; thence South 2 degrees 49 minutes 43 seconds West 134.81 feet to the south line of the grantors' land; thence South 89 degrees 50 minutes 59 seconds West 45.82 feet along said south line of the grantors' land to the southwest corner thereof; thence North 0 degrees 55 minutes 07 seconds West 348.89 feet along the west line of said quarter-quarter section to the point of beginning and containing 0.290 acres, more or less.



This description was prepared for the
Indiana Department of Transportation
on the 23rd Day of July, 2010.

by Perry E. Jones
Perry E. Jones
Indiana Registered Land Surveyor
License Number LS9600016

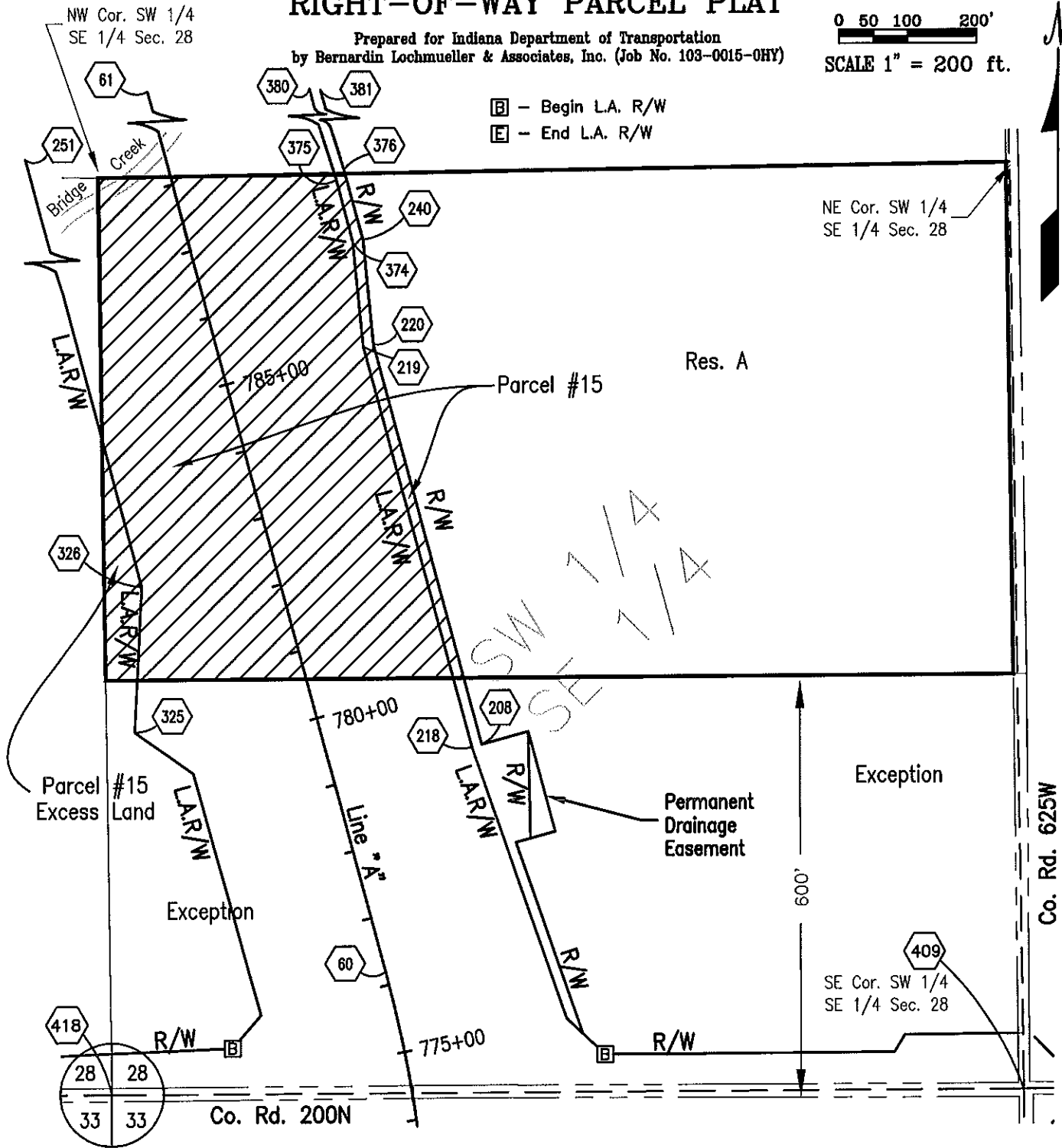
EXHIBIT "B"

RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation
by Bernardin Lochmueller & Associates, Inc. (Job No. 103-0015-OHY)

0 50 100 200'
SCALE 1" = 200 ft.

□ - Begin L.A. R/W
□ - End L.A. R/W




PARCEL: 15	OWNER: Lawrence W. Stauffer Et Ux.	DRAWN BY: P. E. Jones 7/23/2010
PROJECT: 0800213		CHECKED BY: R. F. Lewis 7/26/2010
ROAD: S.R. 25		
COUNTY: Carroll		
SECTION: 28	 HATCHED AREA IS THE APPROXIMATE TAKING	DEED RECORD:136, PAGE:193 DATED:12/1/75
TOWNSHIP: 25 N.		
RANGE: 2 W.		

EXHIBIT "B" (cont.)

PARCEL COORDINATE CHART (shown in feet)

Point	Centerline	Station	Offset	Northing	Easting
60*					
61*					
409*					
418*					
208	"A"	779+00	220 ft.	66376.7513	27684.3521
218	"A"	779+00	205 ft.	66372.8246	27669.8751
219	"A"	785+00	205 ft.	66951.9018	27512.8096
220	"A"	785+00	220 ft.	66955.8285	27527.2865
240	"A"	786+50	245 ft.	67107.1422	27512.1483
251	"A"	800+89.54	195 ft.	68381.3041	26710.6542
325	"A"	780+50	260 ft.	66395.8681	27181.8239
326	"A"	782+50	195 ft.	66605.9093	27192.2021
374	"A"	786+50	230 ft.	67103.2155	27497.6714
375	"A"	787+50	230 ft.	67199.7284	27471.4938
376	"A"	787+50	245 ft.	67203.6550	27485.9707
380	"A"	790+00	220 ft.	67438.3928	27396.3985
381	"A"	790+00	235 ft.	67442.3194	27410.8755

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

* SEE LOCATION CONTROL ROUTE SURVEY PLAT.

SURVEYOR'S STATEMENT

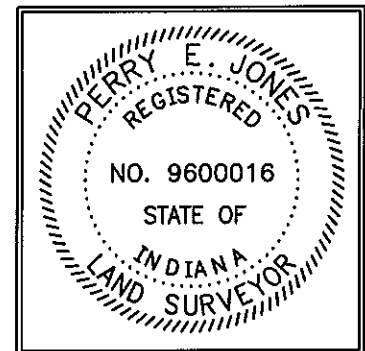
To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument No. 200800001667 (Book 72 Pages 2481-2514) in the Office of the Recorder of Carroll County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12"). This plat was prepared using information obtained from the County records. It does not represent a survey of the owner's property. Dimensions shown along the existing property lines are taken from the listed record documents.

Perry E. Jones

8/10/2010

Perry E. Jones
Reg. Land Surveyor No. LS9600016
State of Indiana

Date



<p>PARCEL: 15 OWNER: Lawrence W. Stauffer Et Ux. PROJECT: 0800213 ROAD: S.R. 25 COUNTY: Carroll SECTION: 28 TOWNSHIP: 25 N. RANGE: 2 W.</p>	<p>DRAWN BY: P. E. Jones 7/23/2010 CHECKED BY: R. F. Lewis 7/26/2010</p>
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BERNARDIN • LOCHMUELLER & ASSOC., INC.
 3502 Woodview Trace, Suite 150
 Indianapolis, IN 46268
 (317) 222-3880