

# INDOT

Acquisition  
Document

## 9DSE9

Scan Key	<b>451249</b>
LA Code	4512
Parcel No.	49
Owner	WHITECOTTON, BRADFORD H



\* 1 0 R 0 0 0 2 9 2 1 5 7 \*

RECORDER

VANDEBURGH COUNTY

Z TULEY

2010R00029215

11/29/2010

11:07AM

RECORDING FEES: \$0.00

PAGES: 7

Form WL-1

8/98

### WARRANTY DEED WITH LIMITATION OF ACCESS

82-06-28-014-025.  
017-027

Project: NH-017-2(023)  
Code: 4512  
Parcel: 49  
Page: 1 of 2

**THIS INDENTURE WITNESSETH**, That **Bradford H. Whitecotton**, the Grantor, of **Warrick County**, State of **Indiana** Conveys and Warrants to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of **Forty-Five Thousand and 00/100 Dollars (\$45,000.00)** (of which said sum \$45,000.00 represents land and improvements acquired and -\$0- represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of **Vanderburgh**, 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 **U.S.R. 41 & S.R. 62/66 (Lloyd Expressway)** and as Project **NH-017-2(023)** to and from the Grantor(s) remaining lands where they abut the Real Estate. 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 hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, 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 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

Attorney at Law

KEE 10-29-2010

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

NOV 29 2010

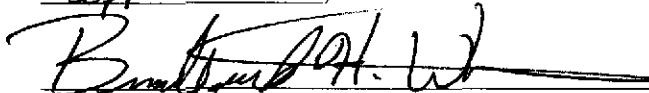
Bill Hutz  
AUDITOR

6283  
✓

Project: NH-017-2(023)  
Code: 4512  
Parcel: 49  
Page: 2 of 2

As an inducement for the State to close this real estate transaction, the grantors assume and agree to pay the 2009 payable 2010 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.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 1 day of Sept., 2010.

  
\_\_\_\_\_  
Bradford H. Whitecotton (Seal)

STATE OF INDIANA :  
COUNTY OF VANDERBURGH : SS:

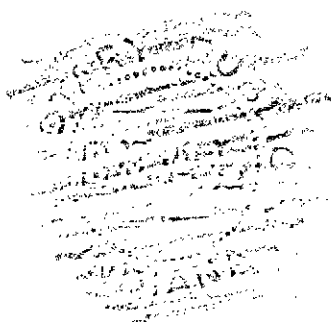
Before me, a Notary Public in and for said State and County, personally appeared **Bradford H. Whitecotton**, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 1<sup>st</sup> day of September, 2010.

Signature Julie A. Foreman  
Julie A. Foreman

Printed Name  
My Commission expires May 2, 2015

I am a resident of Marion County.



Code: 4512 Parcel: 44

This instrument prepared by and 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  
Deputy Attorney General  
Attorney No. 25558-49  
Office of the Attorney General  
302 W. Washington St., 5th Floor  
Indianapolis, IN 46204-2770

**Grantee's Mailing Address:**

100 North Senate Avenue  
Indianapolis, IN 46204-2219  
I.C. 8-23-7-31

**EXHIBIT "A"**

Project: NH-017-2(023)  
Code: 4512  
Parcel: 49 FEE WITH FULL LIMITATION OF ACCESS  
Key No. 09-380-14-025-017  
Form: WL-1 (Rev. 7-1-07)

Sheet 1 of 2

Lot Eighteen (18) in Block One (1) in Morningside, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book G, page 118, in the office of the Recorder of Vanderburgh County, Indiana.

This description was prepared for the Indiana Department of Transportation by Beam, Longest and Neff, L.L.C.

*Denise K. Anderson* 12/23/09

Denise K. Anderson  
Indiana Registered Land Surveyor  
License Number LS29500022

Date



**EXHIBIT "A"**

Project: NH-017-2(023)  
Code: 4512  
Parcel: 49 FEE WITH FULL LIMITATION OF ACCESS  
Key No. 09-380-14-025-017  
Form: WL-1 (Rev. 7-1-07)

Sheet 2 of 2

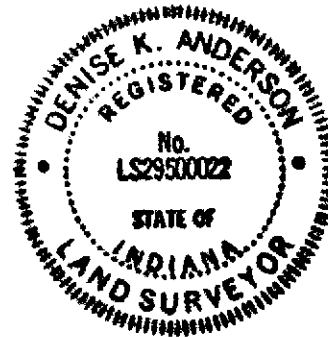
TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as U.S.R. 41 & S.R. 62/66 (Lloyd Expressway) and as Project NH-017-2(023)) to and from the grantor's abutting lands along the course described as follows: Beginning on the west line of said lot South 0 degrees 13 minutes 52 seconds East 16.93 feet from the northwest corner of said lot; thence South 89 degrees 54 minutes 00 seconds East 30.00 feet and terminating on the east line of said lot. 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 by Beam, Longest and Neff, L.L.C.

 12/23/09

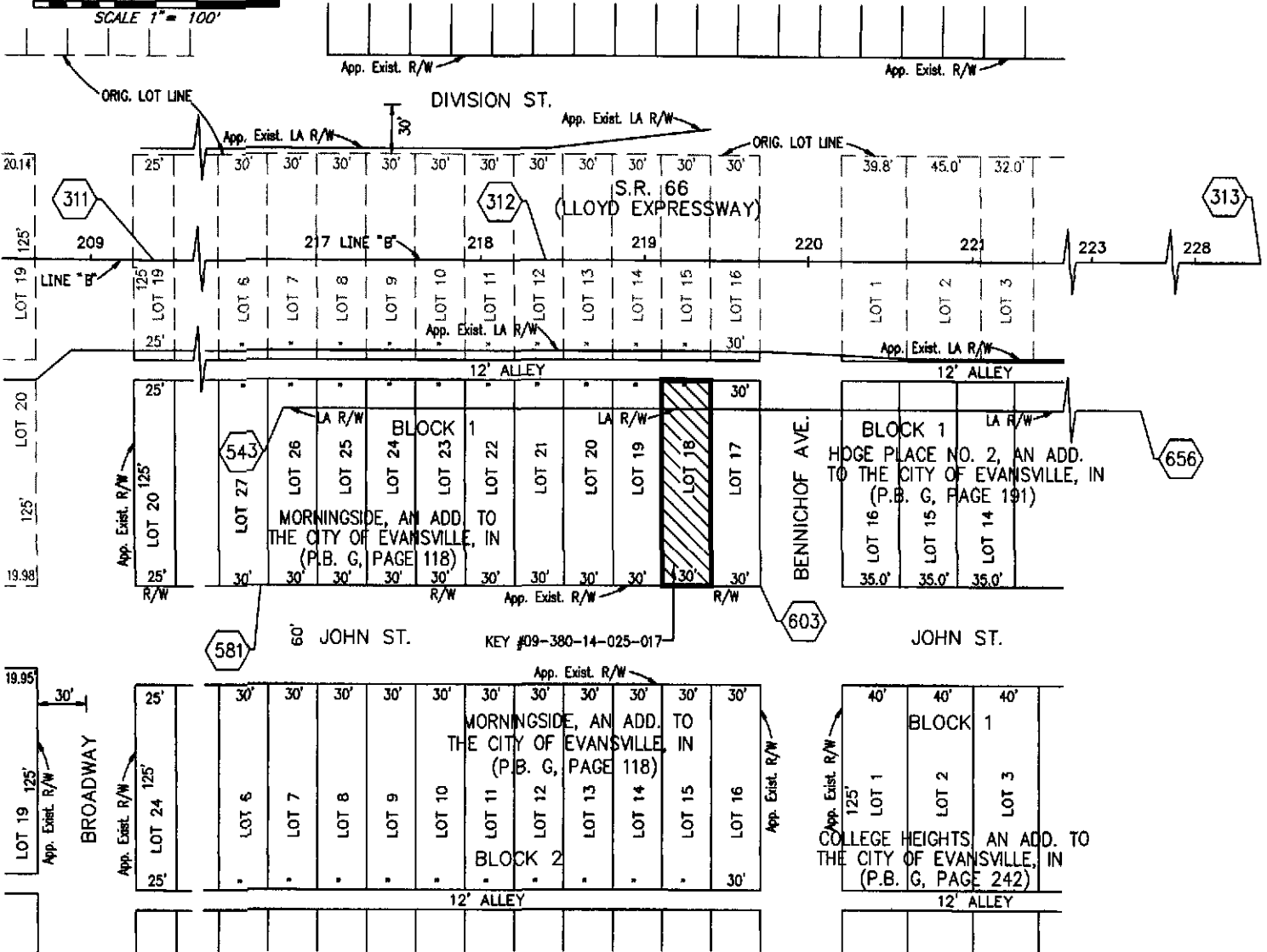
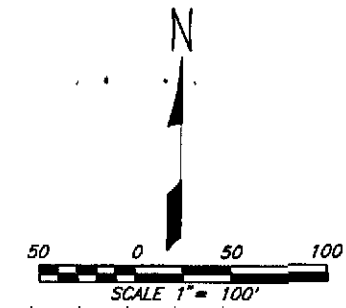
Denise K. Anderson  
Indiana Registered Land Surveyor  
License Number LS29500022

Date




# EXHIBIT "B" ROW PARCEL PLAT

Prepared for the Indiana Department of Transportation  
by Beam, Longest & Neff L.L.C. (Job #061033-101)



**LEGEND**  
ORIG. LOT LINE = - - - - -

 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: WHITECOTTON, BRADFORD H.	DES. NO.: 0015020
PARCEL: 49	DRAWN BY: R.J. McCOOL 9-07-06
CODE: 4512	CHECKED BY: D.K. ANDERSON 11-06-06
PROJECT: NH-017-2(023)	DEED DRAWER 14, CARD 6233 (INSTR. #2001R00030838), DATED 8-31-01
ROAD: U.S.R. 41 & S.R. 62/66	
COUNTY: VANDERBURGH	
SECTION: 2B	
TOWNSHIP: 6 S.	
RANGE: 10 W.	

*Dimensions shown are from the above listed Record Documents.*

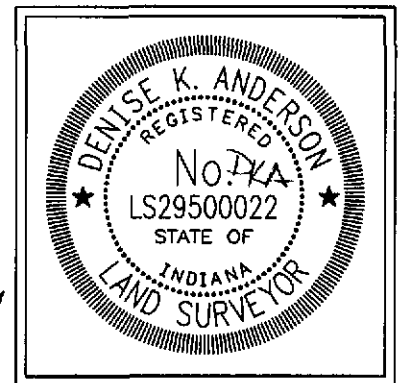
PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
311,312, 313	SEE ROUTE SURVEY, INST. #2004R00037092					
543	B	216+80.00	90.00	Rt.	1006992.6656	2816965.2698
581	B	216+66.38	197.53	Rt.	1006885.1629	2816951.4631
603	B	219+71.08	198.20	Rt.	1006883.9541	2817256.1570
656	B	223+30.00	90.00	Rt.	1006991.5301	2817615.2688

Stations and Offsets are to control over North and East Coordinates.  
 Note: Line "B" is a Control Line.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as Instrument #2004R00037092, in the Office of the Recorder of Vanderburgh 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).

*Denise K. Anderson* 12/23/09  
 Denise K. Anderson Date  
 Registered Land Surveyor No. LS29500022  
 State of Indiana



OWNER: WHITECOTTON, BRADFORD H.	DES. NO.: 0015020
PARCEL: 49	DRAWN BY: R.J. McCOOL 9-07-06
CODE: 4512	CHECKED BY: D.K. ANDERSON 11-06-06
PROJECT: NH-017-2(023)	Beam, Longest and Neff, LLC Consulting Engineers and Land Surveyors 8126 Castleton Rd. Indianapolis, Indiana 46250 Telephone: (317) 849-5832 www.b-l-n.com
ROAD: U.S.R. 41 & S.R. 62/66	
COUNTY: VANDERBURGH	
SECTION: 28	
TOWNSHIP: 6 S.	
RANGE: 10 W.	



# INDOT

Acquisition  
Document

## 9DSE9

Scan Key	<b>451250</b>
LA Code	4512
Parcel No.	50
Owner	GREENWALT, MAUREEN



RECORDER  
 VANDERBURGH COUNTY  
 Z TULEY  
 2011R00000324  
 01/05/2011 10:59AM  
 RECORDING FEES: \$0.00  
 PAGES: 7



RECORDER  
 VANDERBURGH COUNTY  
 Z TULEY  
 2011R00000324  
 01/05/2011 10:59AM  
 RECORDING FEES: \$0.00  
 Code: 17-2020  
 PAGES: 17  
 Parcel: 50  
 Page: 1 of 2

Form WL-1  
 8/98

**WARRANTY DEED  
 WITH LIMITATION OF ACCESS**

82-06-28014-025.016-  
 027

**THIS INDENTURE WITNESSETH**, That, Maureen Greenwalt the Grantor(s), of VANDERBURGH County, State of INDIANA Convey(s) and Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of **Fifty Eight Thousand Forty One and 00/100 Dollars, (\$ 58,041.00 )** (of which said sum **\$58,041.00** represents land and improvements acquired) and **(\$00.00** represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of VANDERBURGH , 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 US 41 & SR 62/66 and as Project NH-017-2(023) to and from the Grantor(s) remaining lands where they abut the Real Estate. 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

This Instrument Prepared by \_\_\_\_\_ Attorney at Law

I.C. 8-23-7-31

As an inducement for the State to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2009 payable 2010 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.

KEE 12-3-2010

DULY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER

JAN 05 2011

*Jac. G. ...*  
 AUDITOR

54 J

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 05 day of Nov., 2010.

Maureen Greenwalt (Seal) \_\_\_\_\_ (Seal)  
Signature Signature

Maureen Greenwalt \_\_\_\_\_  
Printed Name Printed Name

\_\_\_\_\_  
Signature (Seal) Signature (Seal)

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

STATE OF INDIANA :

SS:

COUNTY OF VANDERBURGH :

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

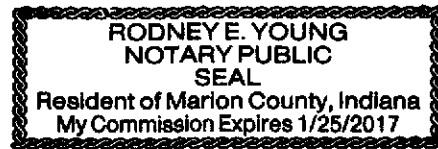
Witness my hand and Notarial Seal this 5<sup>th</sup> day of November, 2010.

Rodney E. Young  
Signature

RODNEY E. YOUNG  
Printed Name

My Commission expires \_\_\_\_\_

I am a resident of \_\_\_\_\_ County.



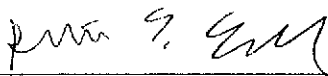
Code: 4512

Parcel: 50


This instrument prepared by:

Kristen E. Edmundson  
Deputy Attorney General  
Attorney No. 25558-49  
Office of the Indiana Attorney General  
302 W. Washington Street, 5<sup>th</sup> 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: Tracy Peterson

**Grantee's Mailing Address:**

100 North Senate Avenue  
Indianapolis, IN 46204-2219

I.C. 8-23-7-31

**EXHIBIT "A"**

Project: NH-017-2(023)  
Code: 4512  
Parcel: 50 FEE WITH FULL LIMITATION OF ACCESS  
Key No. 82-06-28-014-025-016-027  
Form: WL-1 (Rev. 7-1-07)

Sheet 1 of 2

Lot Seventeen (17) in Block One (1) in Morningside, an Addition to the City of Evansville, Indiana, as per plat thereof, recorded in Plat Book G, page 118, in the office of the Recorder of Vanderburgh County, Indiana.

This description was prepared for the Indiana Department of Transportation by Beam, Longest and Neff, L.L.C.

Denise K. Anderson 12/23/09

Denise K. Anderson  
Indiana Registered Land Surveyor  
License Number LS29500022

Date



**EXHIBIT "A"**

Project: NH-017-2(023)  
Code: 4512  
Parcel: 50 FEE WITH FULL LIMITATION OF ACCESS  
Key No. 82-06-28-014-025-016-027  
Form: WL-1 (Rev. 7-1-07)

Sheet 2 of 2

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 U.S.R. 41 & S.R. 62/66 (Lloyd Expressway) and as Project NH-017-2(023)) to and from the grantor's abutting lands along the course described as follows: Beginning on the west line of said lot South 0 degrees 13 minutes 52 seconds East 16.86 feet from the northwest corner of said lot; thence South 89 degrees 54 minutes 00 seconds East 55.00 feet and terminating at the centerline of Bennighof Avenue. 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 by Beam, Longest and Neff, L.L.C.

Denise K. Anderson 12/23/09

Denise K. Anderson  
Indiana Registered Land Surveyor  
License Number LS29500022

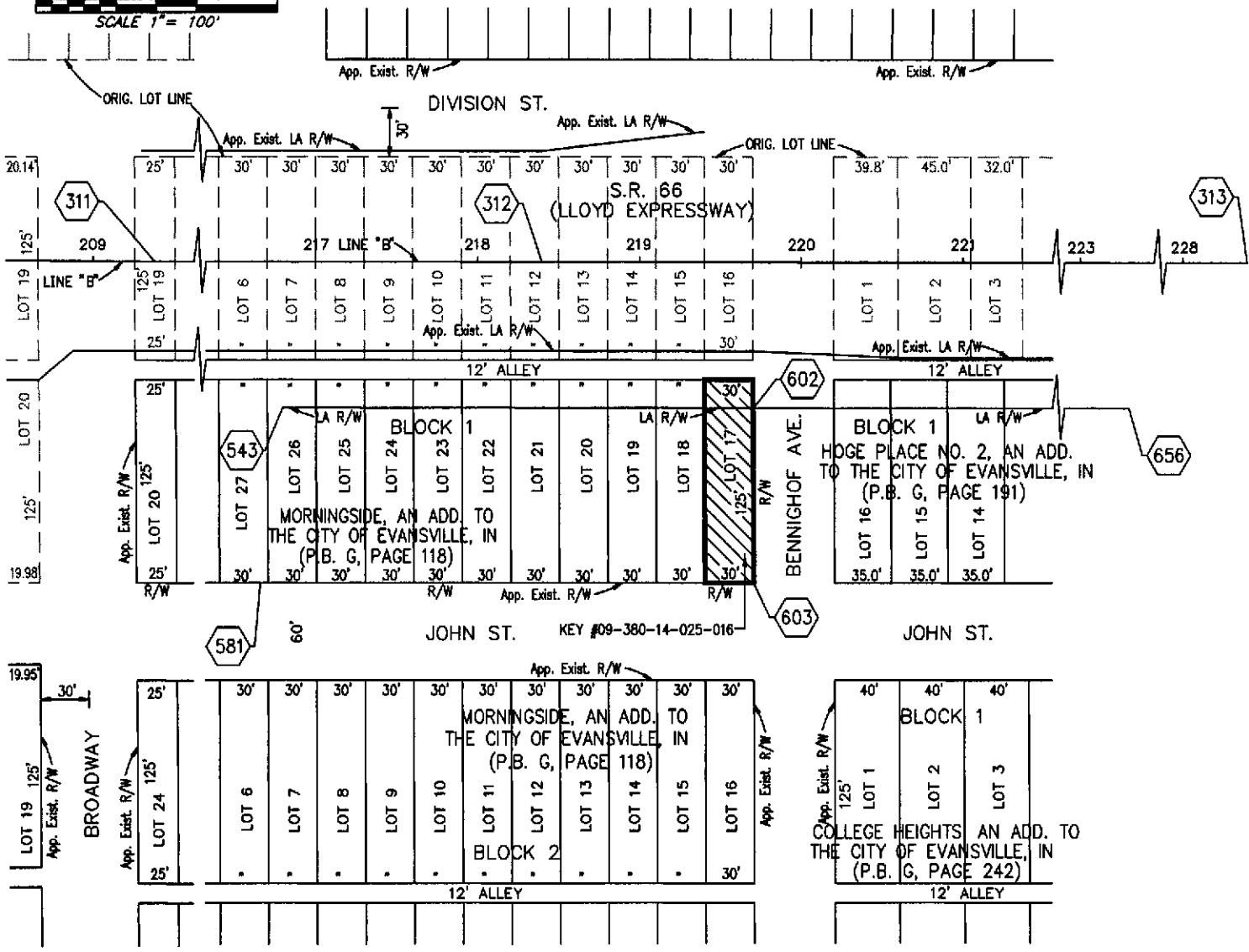
Date



# EXHIBIT "B"

## R/W PARCEL PLAT

Prepared for the Indiana Department of Transportation  
by Beam, Longest & Neff L.L.C. (Job #061033-101)



**LEGEND**  
ORIG. LOT LINE = - - - - -

HATCHED AREA IS THE APPROXIMATE TAKING

<p>OWNER: GREENWALT, MAUREEN                  PARCEL: 50                  CODE: 4512                  PROJECT: NH-017-2(023)                  ROAD: U.S.R. 41 &amp; S.R. 62/66                  COUNTY: VANDERBURGH                  SECTION: 28                  TOWNSHIP: 6 S.                  RANGE: 10 W.</p>	<p>DES. NO.: 0015020                  DRAWN BY: R.J. McCOOL 9-07-06                  CHECKED BY: D.K. ANDERSON 11-06-06</p>
DEED DRAWER 13, CARD 4287 (INSTR. #2000R00008965), DATED 3-30-00	
Dimensions shown are from the above listed Record Documents.	

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
311,312, 313	SEE ROUTE SURVEY, INST. #2004R00037092					
543	B	216+80.00	90.00	Rt.	1006992.6656	2816965.2698
581	B	216+66.38	197.53	Rt.	1006885.1629	2816951.4631
602	B	219+70.45	90.00	Rt.	1006992.1582	2817255.7207
603	B	219+71.08	198.20	Rt.	1006883.9541	2817256.1570
656	B	223+30.00	90.00	Rt.	1006991.5301	2817615.2688

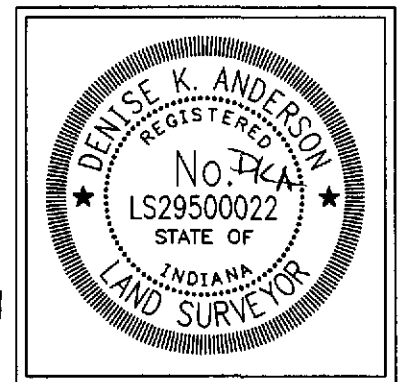
Stations and Offsets are to control over North and East Coordinates.

Note: Line "B" is a Control Line.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as Instrument #2004R00037092, in the Office of the Recorder of Vanderburgh 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).

*Denise K. Anderson* 12/23/09  
 Denise K. Anderson Date  
 Registered Land Surveyor No. LS29500022  
 State of Indiana



OWNER: GREENWALT, MAUREEN	DES. NO.: 0015020
PARCEL: 50	DRAWN BY: R.J. McCOOL 9-07-06
CODE: 4512	CHECKED BY: D.K. ANDERSON 11-06-06
PROJECT: NH-017-2(023)	Beam, Longest and Neff, LLC Consulting Engineers and Land Surveyors 8126 Castleton Rd. Indianapolis, Indiana 46250 Telephone: (317) 849-5832 www.b-l-n.com
ROAD: U.S.R. 41 & S.R. 62/66	
COUNTY: VANDERBURGH	
SECTION: 28	
TOWNSHIP: 6 S.	
RANGE: 10 W.	