

INDOT

Acquisition
Document

9DSE9

Scan Key	311452
LA Code	3114
Parcel No.	52
Owner	HINDS, LOUIE H. JR. ET UX.

RECEIVED FOR RECORD June 12 2000 AT 1:42
Cary B Pickens

13552

WARRANTY DEED

Project: STP-5015(004)
Code No.: 3114 ✓
Parcel: 52 ✓
Page: 1 of 5 pages ✓

THIS INDENTURE WITNESSETH, That Louie H. Hinds, Jr. and Maxine Hinds (Adults, Husband and Wife)

of Dearborn County, in the State of Indiana, Convey and Warrant to the **STATE OF INDIANA** for and in consideration of Two hundred one thousand four hundred and 00/100 (\$201,400.00) Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Dearborn County in the State of Indiana, to wit:

A part of Lots 14 and 15 in Lynndale Subdivision, a subdivision in the Southeast Quarter of Section 9, Township 5 North, Range 1 West, Dearborn County, Indiana, the plat of which subdivision is recorded in Plat Book 5, page 48, Cabinet 1, Slide 19, in the Office of the Recorder of Dearborn County, Indiana and a part of Northeast Quarter of Section 16, Township 5 North, Range 1 West, Dearborn County, Indiana, described as follows: Beginning at the northwest corner of said Lot 15: thence South 77 degrees 11 minutes 37 seconds East 152.56 feet along the northern line of said Lots 15 and 14 to a corner of said Lot 14; thence South 2 degrees 13 minutes 44 seconds West 215.74 feet; thence South 3 degrees 28 minutes 54 seconds East 464.62 feet; thence South 0 degrees 38 minutes 54 seconds West 465.75 feet; thence South 3 degrees 06 minutes 34 seconds West 400.00 feet; thence South 25

Paid by Warrant No. 16614473 (continued)
Dated 5-5-00

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

Alan L. Whitted
431 Washington Street
P.O. Box 1101
Columbus, IN 47202
Phone: 812/376-6676
Attorney No. 1635-03
Attorney at Law

This Instrument Prepared By _____

12/17/99

TRANSACTION EXEMPT FROM SALES DISCLOSURE REQUIREMENTS UNDER IC6-1.1-5.5

DULY ENTERED FOR TAXATION

THIS 12 DAY OF JUNE, 2000
Karen J. Shell
AUDITOR, DEARBORN COUNTY

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degrees 42 minutes 05 seconds East 41.08 feet to the western line of Copperfield Estates, the plat of which subdivision is recorded in Plat Book 7, pages 82-83, Cabinet 1, Slide 105-106, in the Office of the Recorder of Dearborn County, Indiana; thence South 5 degrees 41 minutes 22 seconds West 865.76 feet along the western line of said Copperfield Estates; thence South 2 degrees 36 minutes 24 seconds West 339.24 feet along said western line; thence North 24 degrees 17 minutes 11 seconds West 369.32 feet; thence North 0 degrees 55 minutes 41 seconds East 399.82 feet to the centerline of Wolf Run Creek (Wolf Run Hollow); thence the next fifteen courses along the centerline of said Wolf Run Creek; thence North 32 degrees 39 minutes 17 seconds East 29.98 feet; thence North 18 degrees 47 minutes 41 seconds East 202.36 feet; thence North 10 degrees 21 minutes 49 seconds West 24.05 feet; thence North 22 degrees 21 minutes 08 seconds East 37.86 feet; thence North 21 degrees 49 minutes 53 seconds East 63.25 feet; thence North 2 degrees 02 minutes 27 seconds East 295.80 feet; thence North 6 degrees 20 minutes 56 seconds West 162.66 feet; thence North 7 degrees 36 minutes 53 seconds West 98.42 feet; thence North 18 degrees 32 minutes 03 seconds East 87.95 feet; thence North 9 degrees 36 minutes 43 seconds East 265.27 feet; thence North 77 degrees 47 minutes 42 seconds West 33.00 feet; thence North 9 degrees 34 minutes 47 seconds West 224.25 feet; thence North 25 degrees 43 minutes 58 seconds West 51.42 feet; thence North 28 degrees 06 minutes 17 seconds East 95.78 feet; thence North 9 degrees 09 minutes 01 second East 101.28 feet to the north line of said section and the south line of Lynndale Subdivision; thence North 89 degrees 55 minutes 44 seconds East 16.06 feet along said south line to the southwest corner of said Lot 15; thence North 9 degrees 31 minutes 38 seconds West 391.81 feet along the western line of said Lot 15 to the point of beginning and containing 0.940 acres, more or less in Section 9, and containing 7.461 acres, more or less, in said Section 16, and containing in all 8.401 acres, more or less.

Also, a part of Lot 14 and in Lynndale Subdivision, a subdivision in the Southeast Quarter of Section 9, Township 5 North, Range 1 West, Dearborn County, Indiana, the plat of which subdivision is recorded in Plat Book 5, page 48, Cabinet 1, Slide 19, in the Office of the Recorder of Dearborn County, Indiana and a part of Northeast Quarter of Section 16, Township 5 North, Range 1 West, Dearborn County, Indiana, described as follows: Beginning at the northwest corner of said Lot 14: thence South 75 degrees 58 minutes 38 seconds East 116.83 feet along the northern line of said

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TRACT 2
lot to the northeast corner of said lot; thence South 17 degrees 06 minutes 52 seconds West 364.70 feet along the eastern line of said lot to the southeast corner of said lot and the north line of said Section 16; thence North 89 degrees 55 minutes 44 seconds East 121.59 feet along said north line to the western line of Copperfield Estates, the plat of which subdivision is recorded in Plat Book 7, pages 82-83, Cabinet 1, Slide 105-106, in the Office of the Recorder of Dearborn County, Indiana; thence South 5 degrees 41 minutes 22 seconds West 1,235.24 feet along the western line of said Copperfield Estates; thence North 25 degrees 42 minutes 05 seconds West 41.08 feet; thence North 3 degrees 06 minutes 34 seconds East 400.00 feet; thence North 0 degrees 38 minutes 54 seconds East 465.75 feet; thence North 3 degrees 28 minutes 54 seconds West 464.62 feet; thence North 2 degrees 13 minutes 44 seconds East 215.74 feet to a corner of said lot; thence North 12 degrees 44 minutes 52 seconds East 25.00 feet along the western line of said lot to the point of beginning and containing 0.595 acres, more or less in said Section 9, and containing 1.735 acres, more or less, in said Section 16, and containing in all 2.330 acres, more or less.

TRACT 3
Also, a part of Section 16, Township 5 North, Range 1 West, Dearborn County, Indiana, described as follows: Commencing at the northeast corner of said section; thence South 89 degrees 55 minutes 44 seconds West 553.58 feet along the north line of said section to the centerline of Wolf Run Creek (Wolf Run Hollow); thence the next fifteen courses along the centerline of said Wolf Run Creek; South 9 degrees 09 minutes 01 second West 101.28 feet; thence South 38 degrees 06 minutes 17 seconds West 95.78 feet; Thence South 25 degrees 43 minutes 58 seconds East 51.42 feet; thence South 9 degrees 34 minutes 47 seconds East 224.25 feet; thence South 77 degrees 47 minutes 42 seconds East 33.00 feet; thence South 9 degrees 36 minutes 43 seconds West 265.27 feet; thence South 18 degrees 32 minutes 03 seconds West 87.95 feet; thence South 7 degrees 36 minutes 53 seconds East 98.42 feet; thence South 6 degrees 20 minutes 56 seconds East 162.66 feet; thence South 2 degrees 2 minutes 27 seconds West 295.80 feet; thence 21 degrees 49 minutes 53 seconds West 63.25 feet; thence South 22 degrees 21 minutes 08 seconds West 37.86 feet; South 10 degrees 21 minutes 49 seconds East 24.05 feet; thence South 18 degrees 47 minutes 41 seconds West 202.36 feet; thence South 32 degrees 39 minutes 17 seconds West 29.98 feet to the point of beginning of this description: thence South 0 degrees 55 minutes 41

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seconds West 399.82 feet; thence South 24 degrees 17 minutes 11 seconds East 369.32 feet to the west line of Copperfield Estates, the plat of which subdivision is recorded in Plat Book 7, pages 82-83, Cabinet 1, Slide 105-106, in the Office of the Recorder of Dearborn County, Indiana; thence South 2 degrees 36 minutes 24 seconds West 197.76 feet along the west line of said Copperfield Estates to the south line of said section and the southeast corner of the owners' land; thence North 89 degrees 28 minutes 17 seconds West 152.00 feet along the south line of said section to the centerline of said Wolf Run Creek; thence North 42 degrees 27 minutes 52 seconds East 105.63 feet along said centerline; thence North 22 degrees 02 minutes 47 seconds West 150.33 feet along said centerline; thence North 30 degrees 06 minutes 07 seconds West 135.37 feet along said centerline; thence North 35 degrees 57 minutes 43 seconds West 200.80 feet along said centerline; thence North 9 degrees 50 minutes 47 seconds West 199.70 feet along said centerline; thence North 2 degrees 01 minute 13 seconds East 57.69 feet along said centerline; thence North 52 degrees 51 minutes 24 seconds East 249.79 feet along said centerline; thence North 32 degrees 39 minutes 17 seconds East 36.12 feet along said centerline to the point of beginning and containing 3.218 acres, more or less.

The Grantor(s) assume(s) and agree(s) to pay the 1999 payable 2000 real estate taxes on the above described real estate.

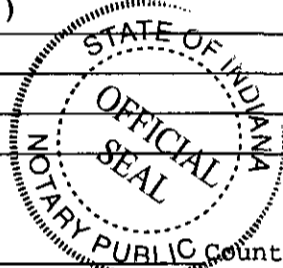
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Land and improvements \$201,400.00, Damages \$0: Total consideration \$201,400.00

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

IN WITNESS WHEREOF, the said Grantors have
 hereunto set their hands and seals, this 27th day of Jan, 2000
 X Louie H. Hinds, Jr. (Seal) X Maxine Hinds (Seal)
 Louie H. Hinds, Jr. (Seal) Maxine Hinds (Seal)
 (Adult Husband) (Seal) (Adult Wife) (Seal)
 (Seal) (Seal)
 (Seal) (Seal)
 (Seal) (Seal)



STATE OF INDIANA, Dearborn County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 27th
 day of Jan, 2000; personally appeared the within named
 Louie H. Hinds, Jr. and Maxine Hinds* Grantors in the above conveyance, and
 acknowledged the same to be their voluntary act and deed, for the uses and purposes
 herein mentioned.

*(Adults, Husband and Wife)

I have hereunto subscribed my name and affixed my official seal.

My Commission expires _____ Notary Public
 County of Residence _____ Printed Name

Roy A. Buskirk
 Notary Public, State of Indiana
 Allen County
 My Commission Exp. 03/13/2001

PARCEL : 52
 PROJECT : STP-5015(004)
 ROAD : S.R. 48
 COUNTY : Dearborn
 SECTION : 9
 TOWNSHIP : 5 N.
 RANGE : 1 W.
 CODE : 3114

OWNER: Hinds, Louie H. Jr. Et Ux.
 Deed Record 141, Page 168, Dated 8-2-66
 Deed Record 147, Page 520, Dated 3-7-69
 Deed Record 158, Page 381, Dated 7-2-72 (sh. 2 of 2)

Sheet 1 of 2 Sheets
 DRAWN BY: TBBrowning 8-12-98
 CHECKED BY: JRHaerner 9-24-98
 Rev/ r/w and res. per
 design 3-31-99 tbb
 Added Excess Land and
 Rev. Res A. 12-16-99 tbb

 HATCHED AREA IS THE
 APPROXIMATE TAKING

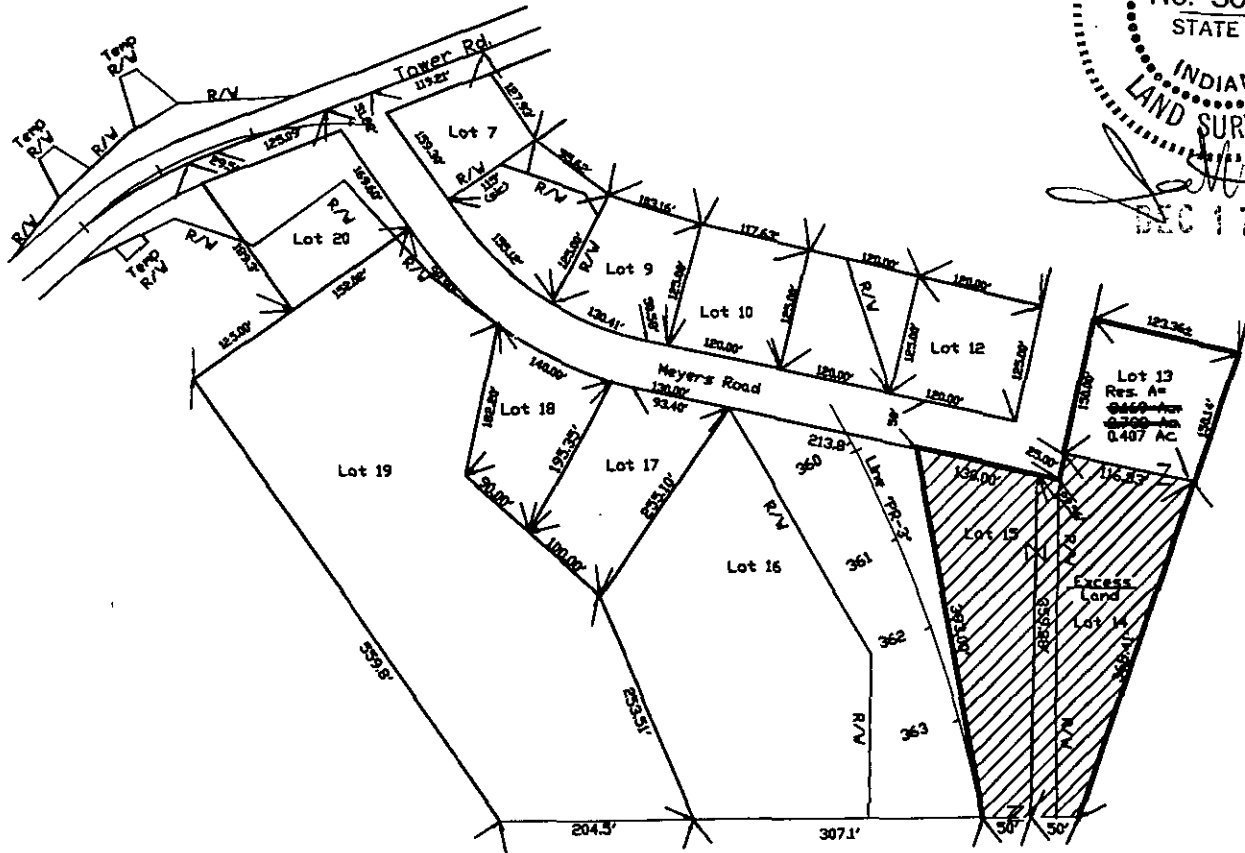
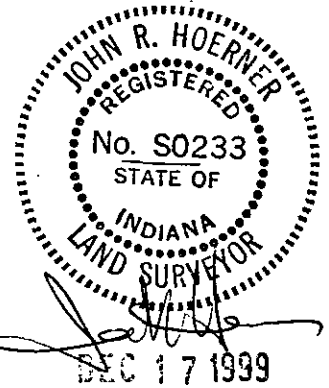
SCALE: 1" = 200'

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE
 AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.



Calculated by Sieco
 TOTAL AREA = 14.356 Ac.
 R/W EXISTING = 0.000
 NET TOTAL AREA = 14.356 Ac.

Lynndale Subdivision
 Plat Book 5, page 48
 Cabinet 1, Slide 19



"for continuation of Parcel
see sh. 2 of 2"

PARCEL : 52
 PROJECT : STP-5015(004)
 ROAD : S.R. 48
 COUNTY : Dearborn
 SECTION : 16
 TOWNSHIP : 5 N.
 RANGE : 1 W.
 CODE : 3114

OWNER: Hinds, Louie H. Jr. Et Ux.
 Deed Record 158, page 381, Dated 6-12-72

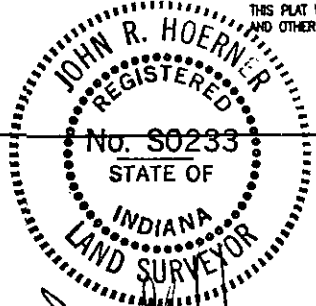
Sheet 2 of 2 Sheets
 DRAWN BY: TBBrowning 8-11-98
 CHECKED BY: JRHoerner9-24-98

Rev/ r/w and res. per
 design 3-31-99 tbb
 Elim. Res B. and
 Added Excess Land
 rev. 12-16-99 tbb

 HATCHED AREA IS THE APPROXIMATE TAKING

SCALE: 1" = 400'

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.



DEC 17 1999

Easement for a transmission line in favor of Indiana & Michigan Power, Inc

100' Easement for a transmission line in favor of Public Service In, Inc.

Easement in favor of Public Service In, Inc.

Eliminated
 12-16-99
 RES. B =
~~3.223 Ac.~~

