

Form WL-2

8/98

**WARRANTY DEED  
WITH PARTIAL LIMITATION OF ACCESS**

~~08-06-15-000-0002000-000~~

Project: 0500600  
Code: 5197  
Parcel: 17 & 17A  
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Charles A. Minnicus and Theresa M. Minnicus, a/k/a  
Teresa M. Minnicus, a/k/a Mary Teresa Minnicus, husband and wife  
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  
Ninety Nine Thousand Two Hundred Dollars (\$ 99,200.00 ) (of which said sum  
\$ 99,200.00 represents land and improvements acquired and \$ 0.00 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 0500600 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.

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.

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

**DULY ENTERED FOR TAXATION**

DATE

August 5, 2011

PLAT NO.

08-06-15-000-040.000-006 (Split)

Claine Hathaway  
Auditor of Carroll County

Project: 0500600  
Code: 5197  
Parcel: 17 & 17A  
Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 19<sup>th</sup> day of MAY, 2011.

Charles A. Minnicus (Seal)  
Signature

Charles A. Minnicus, husband  
Printed Name

Theresa M. Minnicus (Seal)  
Signature

Theresa M. Minnicus  
AKA Mary Teresa Minnicus  
Theresa M. Minnicus, a/k/a Teresa M. Minnicus a/k/a Mary  
Teresa Minnicus

STATE OF INDIANA:

COUNTY OF Carroll:

SS:

Before me, a Notary Public in and for said State and County, personally appeared Charles A. Minnicus and Theresa M. Minnicus, a/k/a Teresa M. Minnicus, a/k/a Mary Teresa Minnicus, husband and wife the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 19<sup>th</sup> day of May, 2011.

Signature Derek R. Fisher

Printed Name DEREK R. FISHER

My Commission expires 05/14/15

I am a resident of CARROLL County.



Code: 5197

Parcel: 17J17A

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  
Kristen E. Edmundson

Grantee's Mailing Address:

100 North Senate Avenue  
Indianapolis, IN 46204-2219

"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: Troy Petersen  
Printed Name: Troy Petersen

I.C. 8-23-7-31

**EXHIBIT "A"****Project 0500600**

Sheet 1 of 3

**Code 5197****Parcel 17 Fee with Partial Limitation of Access****Form WL-2****Key Number 08-06-15-000-002.000-006**

A part of the Northwest Quarter of Section 15, Township 25 North, Range 2 West, Carroll County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at a point on the east line of said quarter section South 0 degrees 46 minutes 49 seconds East 1,098.35 feet from the northeast corner of said quarter section, designated as point "419" on the Location Control Route Survey plat recorded in Instrument Number 2008-1667, in the Office of the Recorder of said County, which point of beginning is on the north line of the grantors' land; thence North 88 degrees 23 minutes 58 seconds East 1.81 feet along said north line; thence South 39 degrees 16 minutes 57 seconds West 366.79 feet to point "243" designated on said parcel plat; thence South 47 degrees 42 minutes 18 seconds West 685.77 feet to point "390" designated on said parcel plat; thence North 83 degrees 01 minute 10 seconds East 493.86 feet to point "394" designated on said parcel plat; thence South 68 degrees 32 minutes 45 seconds East 56.08 feet to point "395" designated on said parcel plat; thence South 4 degrees 49 minutes 00 seconds East 15.00 feet to the centerline of S.R. 25; thence along said centerline Southwesterly 708.46 feet along an arc to the left having a radius of 7,002.82 feet and subtended by a long chord having a bearing of South 82 degrees 17 minutes 07 seconds West and a length of 708.15 feet; thence along said centerline Southwesterly 431.52 feet along an arc to the left having a radius of 1,909.86 feet and subtended by a long chord having a bearing of South 72 degrees 36 minutes 45 seconds West and a length of 430.60 feet to the west line of the Northeast Quarter of the Northwest Quarter of said section; thence North 0 degrees 28 minutes 28 seconds West 275.99 feet along said quarter-quarter section line; thence North 42 degrees 07 minutes 51 seconds East 84.72 feet to point "463" designated on said parcel plat; thence North 43 degrees 55 minutes 08 seconds East 800.14 feet to point "268" designated on said parcel plat; thence North 47 degrees 32 minutes 17 seconds East 188.35 feet to the northeastern line of the grantors' land; thence South 79 degrees 44 minutes 11 seconds East 551.36 feet along said northeastern line to the north line of the grantors' land; thence North 88 degrees 23 minutes 58 seconds East 15.66 feet along said north line to the point of beginning and containing 14.229 acres, more or less, inclusive of the presently existing right of way, which contains 0.392 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 0500600) to and from the grantors'

**EXHIBIT "A"**

**Project 0500600**

Sheet 2 of 3

**Code 5197**

**Parcel 17 Fee with Partial Limitation of Access**

**Form WL-2**

**Key Number 08-06-15-000-002.000-006**

abutting lands along the lines described as follows: The 366.79-foot and the 685.77-foot courses described above. Also, beginning at the southwestern end of the 685.77-foot course described above; thence South 47 degrees 42 minutes 18 seconds West 77.92 feet and terminating on the centerline of S.R. 25. Also, commencing at the northeast corner of said quarter section; thence South 0 degrees 46 minutes 49 seconds East 1,098.35 feet along the east line of said quarter section to the north line of the grantors' land; thence South 88 degrees 23 minutes 58 seconds West 15.66 feet along said north line to the northeastern line of the grantors' land; thence North 79 degrees 44 minutes 11 seconds West 532.53 feet along said northeastern line to the POINT OF BEGINNING of this description: thence South 47 degrees 32 minutes 17 seconds West 199.09 feet to point "269" as shown on the aforesaid Right of Way Parcel Plat; thence South 43 degrees 55 minutes 08 seconds West 800.14 feet to point "464" as shown on said parcel plat; thence South 42 degrees 07 minutes 51 seconds West 100.26 feet and terminating on the west 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 25<sup>th</sup> day of April, 2011

by Kevin M. Johnson  
Kevin M. Johnson  
Indiana Registered Land Surveyor  
License Number LS29800012

**EXHIBIT "A"**

**Project 0500600**

Sheet 3 of 3

**Code 5197**

**Parcel 17A Excess Land**

**Form WL-2**

**Key Number 08-06-15-000-002.000-006**

A part of the Northwest Quarter of Section 15, Township 25 North, Range 2 West, Carroll County, Indiana, described as follows: Beginning at a point on the north line of said section South 89 degrees 38 minutes 49 seconds West 557.54 feet from the northeast corner of said quarter section, designated as point "419" on the Location Control Route Survey plat recorded in Instrument Number 2008-1667, in the Office of the Recorder of said County, which point of beginning is on the west line of the tract of land described in Instrument Number 201000003982; thence South 1 degree 20 minutes 39 seconds West 365.02 feet along said west line; thence South 45 degrees 47 minutes 33 seconds West 216.67 feet along said west line; thence South 2 degrees 45 minutes 47 seconds East 453.24 feet along said west line to the southern line of the tract of land described in Instrument Number 201000003982; thence South 79 degrees 44 minutes 11 seconds East 158.87 feet along said southern line to the proposed northwestern right of way line of I-69; thence South 47 degrees 32 minutes 17 seconds West 188.35 feet along said proposed right of way line of said S.R. 25 to point "268" designated on the attached Right of Way Parcel Plat, marked EXHIBIT "B"; thence South 43 degrees 55 minutes 08 seconds West 800.14 feet along said proposed right of way line of said S.R. 25 to point "463" designated on said Right of Way Parcel Plat; thence South 42 degrees 07 minutes 51 seconds West 84.72 feet along said proposed right of way line of said S.R. 25 to west line of the Northeast Quarter of the Northwest Quarter of said section; thence North 0 degrees 28 minutes 28 seconds West 1,758.79 feet along said quarter-quarter section line to the Northwest corner of said quarter-quarter; thence North 89 degrees 38 minutes 49 seconds East 751.07 feet along the north line of said section to the point of beginning and containing 21.600 acres, more or less.

The above description was prepared using information from the County records. It is not intended to be represented as a retracement or original boundary survey of the property.



This description was prepared for the  
Indiana Department of Transportation  
on the 25<sup>th</sup> day of April, 2011

by Kevin M. Johnson  
Kevin M. Johnson  
Indiana Registered Land Surveyor  
License Number LS29800012

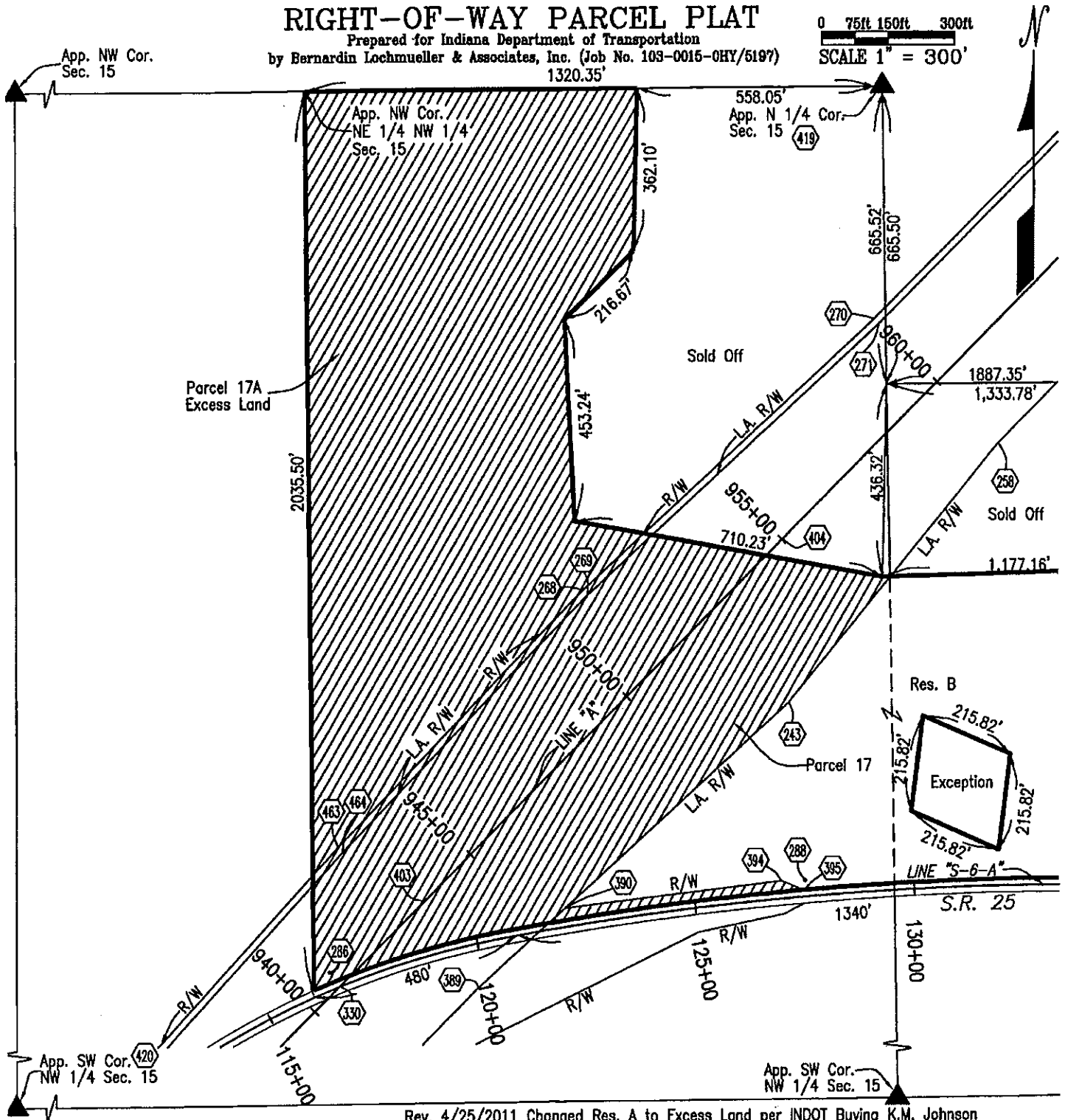
EXHIBIT "B"

SHEET 1 OF 2

RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation  
by Bernardin Lochmueller & Associates, Inc. (Job No. 103-0015-OHY/5197)  
1320.35'

0 75ft 150ft 300ft  
SCALE 1" = 300'



Rev. 4/25/2011 Changed Res. A to Excess Land per INDOT Buying K.M. Johnson

PARCEL: 17 OWNER: Minnicus, Charles A. Et Ux.  
CODE: 5197  
PROJECT: 0500600  
ROAD: S.R. 25  
COUNTY: Carroll  
SECTION: 15  
TOWNSHIP: 25 N.  
RANGE: 2 W.

 HATCHED AREA IS THE APPROXIMATE TAKING

DRAWN BY: K.M. Johnson 5/13/2009  
CHECKED BY: R.F. Lewis 5/14/2009  
DES. NO.: 0500600

DEED RECORD	PAGE	DATED
120	96	7/30/66
"	161,	" 2168,
"	162,	" 499,
"	163,	" 169,
INSTR. No.	199900003003	" 7/02/99
"	200000001320	" 3/31/2000
"	200000002931	" 7/20/2000
"	200000003541	" 7/20/2000

## EXHIBIT "B" (cont.)

SHEET 2 OF 2

## PARCEL COORDINATE CHART (shown in feet)

Point	Centerline	Station	Offset	Northing	Easting
243	"A"	952+50	270'	80413.7797	32084.6692
258	"A"	960+00	195'	80997.2000	32561.8963
268	"A"	951+00	240'	80668.2822	31617.9482
269	"A"	951+00	225'	80657.6768	31628.5560
270	"A"	960+00	200'	81276.4737	32282.5556
271	"A"	960+00	185'	81265.8684	32293.1635
286*					
288*					
330*					
389	"A"	943+00	225'	79773.7637	31381.1747
390	"A"	945+65	R/W(237.55')	79952.2945	31577.4126
394	"S-6-A"	127+00	40'	80012.3150	32067.6138
395	"S-6-A"	127+50	R(15.00')	79991.8044	32119.8056
403*					
404*					
419*					
420*					
463	"A"	943+00	225'	80091.9236	31062.9385
464	"A"	943+00	210'	80081.3183	31073.5463

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. 2008-1667 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.

*Kevin M. Johnson* 25 APR 11  
Kevin M. Johnson Date  
Reg. Land Surveyor No. LS29800012  
State of Indiana



PARCEL: 17 OWNER: Minnicus, Charles A. Et Ux.  
CODE: 5197  
PROJECT: 0500600  
ROAD: S.R. 25  
COUNTY: Carroll  
SECTION: 15  
TOWNSHIP: 25 N.  
RANGE: 2 W.

DRAWN BY: K.M. Johnson 5/13/2009  
CHECKED BY: R.F. Lewis 5/14/2009  
DES. NO.: 0500600

BERNARDIN LOCHMUELLER & ASSOC., INC.  
7830 Rockville Road, Suite C  
Indianapolis, IN 46214  
(317) 209-1130