



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758
Indianapolis, Indiana 46204

PHONE: (855) 463-6848

Eric Holcomb, Governor
Joe McGuinness, Commissioner

TO: **REAL ESTATE DIVISION, INDOT**
FROM: **RON BALES, ENVIRONMENTAL POLICY MANAGER, INDOT**
PREPARED BY: **MEGHAN HINKLE, ENVIRONMENTAL MANAGER, INDOT**
SUBJECT: **STATE CATEGORICALLY EXEMPTED PROJECT, LA 3095, PARCEL 86 (EXCESS PARCEL)**
DATE: **MARCH 17, 2021**

ENVIRONMENTAL CLEARANCE OF STATE FUNDED EXEMPTED PROJECTS

Under Indiana code IC 13-12-4-5, the Indiana Department of Transportation has determined certain types of projects to be exempt from the State Environmental Policy Act requirements outlined in 327 IAC 11. As this project has been determined to be excluded from the National Environmental Policy Act (NEPA) requirements outlined in 40 CFR 1502.22 (b) it meets the requirements of the State Environmental Policy Act. As long as funding, approval, and permitting requirements remain the same as reported on this form, at letting this project is exempted under 327 IAC 11-1-3, sec. 3. (e) (1). The following table demonstrates the exemptions agreed upon by the Indiana Department of Environmental Management and the Governor of the State of Indiana in accordance with 327 IAC 11, and under the authority of IC 13-12-4 and 13-14-8.

SCOPE OF WORK

INDOT and IDOA recognize that state-owned excess right-of-way exists at various locations throughout the state. This land provides no function to the state highway system in terms of serviceability or maintenance, and prohibits development of the property for productive use for residential, commercial, agricultural, or other private or public use.

Additionally, state-ownership of land may reduce the availability of real estate that is subject to property taxation; revenue which could benefit the community as a whole. Selling such excess parcels of land would benefit the above causes, as well as providing the potential for additional revenue to the state from the proceeds of the sale.

Parcel 86 is located 2.84 miles south of the intersection of State Road (SR) 9 and SR 128 on the southeast corner of the intersection of SR 9 and County Road (CR) E 500 N. in Madison County, Indiana. Parcel 86 is approximately 0.264 acre.

Statements of Disclosure:

With regard to above-ground resources, Parcel 86 is a grassy area with some trees and part of a paved driveway. No buildings are located on the parcel. The Indiana Register of Historic Sites and Structures (State Register) and National Register of Historic Places (National Register) lists, and Indiana Historic Sites and Structures Inventory (IHSSI) information for Madison County was checked by an INDOT-Cultural Resources Office (CRO) historian who meets the Secretary of the Interior's Professional Qualification Standards per 36 CFR Part 61. The State and National Register information and the IHSSI information was referenced through the Indiana State Historic Architectural and Archaeological Research Database (SHAARD) and the Indiana Historic Buildings, Bridges, and Cemeteries Mapping (IHBBCM). No listed or IHSSI properties are recorded on or near the parcel.

INDOT-CRO does not think that the parcel contains any historic buildings or structures and no further work is recommended before its sale.

With regards to archaeology, excess parcel 3095-86 consists of a maintained lawn. Only a small portion of this parcel was examined by Tomak (1994). According to SHAARD GIS, there are no archaeological sites recorded within or adjacent to the subject parcel. A review of historic atlases from 1901 to 1936 found no structures mapped within the boundaries of the parcel during that time span. However, the topographic map does show a structure in the southeast corner of SR 9 and CR 500N suggesting a building was present in the parcel for some period between 1936 and 1998 when aerial images again depict nothing in this corner. According to the project r/w plans, this was a one-story cinder block and frame building. It is more than likely that the parcel will be sold to the adjoining landowner who is currently maintaining the property and therefore, it is recommended that the sale of parcel 3095-86 be allowed to proceed without additional archaeological study.

SHPO concurred on March 23, 2020.

Check all that apply	Exemption number	Project type
	1	Pipe culvert replacement
	2	Bridge painting
	3	Mowing
	4	Installation, modernization or maintenance of signs, traffic signals, pavement markings, highway lighting, and channelization within the existing right-of-way
	5	Patching and crack sealing of roadway surfaces
	6	Resurfacing existing pavement
	7	Guardrail and fence installation or repairs
X	10	Right-of-way abstracting, engineering appraising, property management and administration
	11	Landscaping and erosion control
	12	Safety projects such as pavement grooving, flare screen, safety barriers, and energy attenuators
	13	Addition or reconstruction of railroad crossing protection
	15	Reconstruction or replacement of an existing bridge crossing a stream, railroad, or roadway
	16	Addition of special facilities to an existing highway for the exclusive use of buses
	17	Slide correction measures which are not emergencies but are necessary to preserve the highway facility
	18	Modernization of an existing highway by widening less than a single line (sic.) width, adding shoulders, adding auxiliary lanes for climbing, turning or weaving, and correcting substandard curves and intersections

(Please check all that apply)

 X This project is to receive no federal funding, permits, approval that would lead to NEPA requirements.

 X This project does not qualify as a "Major state action as defined under 327 IAC 11-3-4.

 X Furthermore, this action fails to meet the definition of "Significantly affecting the quality of the human environment" as defined in 327 IAC 11-3-6.

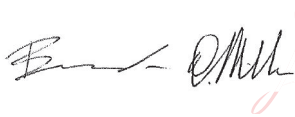
These conclusions were ascertained by a study of the work type (as listed above) and the accompanying documentation.

 X INDOT approved Red Flag Investigation

 X Historical/Archeological Survey

 X Other

As the Responsible Official for INDOT as defined in 327 IAC 11-3-5, I have reviewed the documented information and attest to the validity of this exemption based on current knowledge of the project and the existing known environment.

 Digitally signed by Brandon
Miller
Date: 2021.03.22 07:41:51
-04'00'

for
Ronald Bales
Environmental Policy Manager
Division of Environmental Services
Indiana Department of Transportation

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Appendix A:

Cultural Resources (Section 106)



Division of Historic Preservation & Archaeology · 402 W. Washington Street, W274 · Indianapolis, IN 46204-2739
Phone 317-232-1646 · Fax 317-232-0693 · dhpa@dnr.IN.gov · www.IN.gov/dnr/historic



March 23, 2020

Shaun Miller
Cultural Resources Office
Environmental Services
Indiana Department of Transportation
100 North Senate Avenue, Room N642
Indianapolis, Indiana 46204

State Agencies: Indiana Department of Administration ("IDOA"),
and Indiana Department of Transportation ("INDOT")

Re: INDOT Disposal of Excess Parcel 86 (LA Code 3095), associated with SR reconstruction from 2.8 miles north of SR 32 to 0.2 miles north of SR 128; located at Section 19 of Township 20 North, Range 8 East, in Richland Township, Madison County, Indiana (DHPA No. 25087)

Dear Mr. Miller:

Pursuant to Indiana Code 14-21-1-14, the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology ("INDNR-DHPA"), has reviewed your February 24, 2020, review request submittal form, with enclosures, which we received on February 26, 2020, for the aforementioned excess parcel.

Based on the information INDOT has provided, it does not appear that Excess Parcel 86 (LA Code 3095) contains any structures that could be eligible for inclusion in the National Register of Historic Places ("NRHP") or the Indiana Register of Historic Sites and Structures ("IRHSS").

Based on the information submitted and the documentation available to the INDNR-DHPA, we have not identified any currently known archaeological resources listed in or eligible for inclusion in the NRHP or the IRHSS within Excess Parcel 86 (LA Code 3095).

Accordingly, we do not believe that Excess Parcel 86 (LA Code 3095), in Richland Township of Madison County, contains a historic site or a historic structure.

If any archaeological artifacts, features, or human remains are uncovered during construction, state law (Indiana Code 14-21-1-27 and -29) requires that the discovery be reported to INDNR-DHPA within two (2) business days. In that event, please call (317) 232-1646.

If you have any questions regarding this determination, please contact INDNR-DHPA. Questions about archaeological issues should be directed to Wade T. Tharp at (317) 232-1650 or wtharp1@dnr.IN.gov.

Questions about historic buildings or structures should be directed to Danielle Kauffmann at (317) 232-0582 or dkauffmann@dnr.in.gov.

If there is any future correspondence regarding Excess Parcel 86 (LA Code 3095), in Richland Township of Madison County, please refer to DHPA No. 25087.

Very truly yours,



Beth K. McCord
Director
Division of Historic Preservation and Archaeology

BKM:DMK:WTT:wt

emc: Anuradha Kumar, INDOT
Shaun Miller, INDOT
Susan Branigin, INDOT
Mary Kennedy, INDOT
Steve Harless, IDOA
Wade T. Tharp, INDNR-DHPA
Danielle Kauffmann, INDNR-DHPA

**INDOT Excess Parcel
Historic Sites and Structures Screening Form**

Date: 2/24/20

LA Code/Parcel#: 3095-86

Associated Project Name/Des. #: SR Reconstruction from 2.8 miles north of SR 32 to 0.2 miles north of SR 128/Des No. 879515

Legal Description: Section 19, Township 20 North, Range 8 East

Township: Richland

City/County: Madison County

Information reviewed (please check all that apply):

USGS map ☒ Aerial photograph ☒

SHAARD ☒

Previously completed archaeology reports ☒

Previously completed historic property reports ☐ Interim Report ☒

Other (please specify): Streetview imagery, SHAARD; Indiana Historic Buildings, Bridges, and Cemeteries Map

The following historic maps were reviewed; available on-line through the Indiana State Library
<https://www.in.gov/library/2579.htm>:

1901 Madison County Atlas
1903 Madison County Atlas
1910 Madison County rural delivery service map
1936 Madison County transportation maps

List of Attachments:

Portion of USGS 7.5' series Anderson North, In topographic quadrangle showing parcel location & IHSSI properties

2016 aerial image showing parcel location & IHSSI properties

Tomak, Curtis H.

1994 Archaeological Work for the Indiana Department of Transportation Project NH-177-9(006), SR 9, at Anderson, Madison County. Report of file, Indiana Department of Transportation, Cultural Resources Office, Indianapolis, In.

Above-Ground Summary:

With regard to above-ground resources, Parcel 86 is a grassy area with some trees and part of a paved driveway. No buildings are located on the parcel. The Indiana Register of Historic Sites and Structures (State Register) and National Register of Historic Places (National Register) lists, and Indiana Historic Sites and Structures Inventory (IHSSI) information for Madison County was checked by an INDOT-Cultural Resources Office (CRO) historian who meets the Secretary of the Interior's Professional Qualification Standards per 36 CFR Part 61. The State and National Register information and the IHSSI information was referenced through the Indiana State Historic Architectural and

Archaeological Research Database (SHAARD) and the Indiana Historic Buildings, Bridges, and Cemeteries Mapping (IHBBCM). No listed or IHSSI properties are recorded on or near the parcel.

INDOT-CRO does not think that the parcel contains any historic buildings or structures and no further work is recommended before its sale.

Archaeology Summary:

With regards to archaeology, excess parcel 3095-86 consists of a maintained lawn. Only a small portion of this parcel was examined by Tomak (1994). According to SHAARD GIS, there are no archaeological sites recorded within or adjacent to the subject parcel. A review of historic atlases from 1901 to 1936 found no structures mapped within the boundaries of the parcel during that time span. However, the topographic map does show a structure in the southeast corner of SR 9 and CR 500N suggesting a building was present in the parcel for some period between 1936 and 1998 when aerial images again depict nothing in this corner. According to the project r/w plans, this was a one-story cinder block and frame building. It is more than likely that the parcel will be sold to the adjoining landowner who is currently maintaining the property and therefore, it is recommended that the sale of parcel 3095-86 be allowed to proceed without additional archaeological study.

INDOT Cultural Resources staff reviewer(s): Shaun Miller and Mary Kennedy

***Pursuant to Indiana Code 14-21-1-14, the Indiana Department of Transportation on behalf of the Indiana Department of Administration is hereby notifying the Division of Historic Preservation and Archaeology of its intent to offer for sale or transfer the property listed above and described in the attached document. We request that the division inspect the property and notify the Indiana Department of Transportation of the location of each historic site or historic property within 30 days of receipt.

Appendix B:

Red Flag Investigation



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758-ES
Indianapolis, Indiana 46204

PHONE: (317) 694-8283

Eric Holcomb, Governor
Joe McGuinness, Commissioner

Date: March 16, 2021

To: Dalton Johnson
Real Estate Operations Specialist
Real Estate Division
Indiana Department of Transportation
100 N Senate Avenue, Room N758-RE
Indianapolis, IN 46204
djohnson@indot.in.gov

From: Marlene Mathas
Site Assessment & Management (SAM)
Environmental Policy Office, Environmental Services Division
100 N Senate Avenue, Room N758-ES
Indianapolis, IN 46204
mmathas@indot.in.gov

Re: RED FLAG INVESTIGATION
SR 9, 2.84 Miles South of the Intersection of SR 9 and SR 128
LA 3095 Parcel 86, Excess Parcel
Madison County, Indiana

NARRATIVE

This RFI is being performed for the sale of one (1) excess parcel, which is 0.264 acre. The parcel is located 2.84 miles south of the intersection of SR 9 and SR 128 on the southeast corner of the intersection of SR 9 and CR E 500 N. The Indiana Department of Transportation (INDOT) has decided that this surplus land will not be needed for right-of-way or other transportation purposes in the foreseeable future. A legal description for the excess parcel is available in a separate document.

A review of items of concern for Infrastructure, Water Resources, Mining/Mineral Exploration, Hazardous Material Concerns, and Ecological found within the 0.5 mile search radius using GIS indicated the following:

Infrastructure

Pipelines: One (1) pipeline is located within the 0.5 mile search radius, 0.09 mile west of the subject parcel. No impact is expected.

Managed Lands: No managed lands are located within the 0.5 mile search radius. No impact is expected.

Water Resources

NWI – Wetlands: Six (6) wetlands are located within the 0.5 mile search radius. The nearest wetland is mapped 0.13 mile southeast of the subject parcel. No impact is expected.

Lakes: Two (2) lakes are located within the 0.5 mile search radius. The nearest lake is 0.45 mile northeast of the subject parcel. No impact is expected.

Rivers and Streams: Four (4) streams are located within the 0.5 mile search radius. The nearest stream is 0.16 mile south of the subject parcel. No impact is expected.

IDEM 303d Listed Streams and Lakes (Impaired): Two (2) impaired streams are located within the 0.5 mile search radius. The nearest impaired stream is 0.16 mile south of the subject parcel. No impact is expected.

Floodplains – DFIRM: One (1) floodplain is located within the 0.5 mile search radius, 0.34 mile southeast of the subject parcel. No impact is expected.

The subject parcel is not located within the Karst Memorandum of Understanding (MOU) Potential Karst Features Region. No impact to karst features is expected.

Mining/Mineral Exploration

Petroleum Wells: One (1) petroleum well is located within the 0.5 mile search radius, 0.43 mile west of the subject parcel. No impact is expected.

Mineral Resources: One (1) mineral resource, Stanley R Stiers Enterprises, is located within the 0.5 mile search radius, 0.47 mile southeast of the subject parcel. No impact is expected.

Hazardous Material Concerns

Underground Storage Tank (UST) Sites: One (1) UST site is located within the 0.5 mile search radius, 0.18 mile north of the subject parcel. Donahue Gas, Inc., 5170 North SR 9, Anderson, AI #42669, is listed as having a 1,000 gallon diesel UST that was estimated to have last been used in June 1984. The UST was removed in September of 1992. No other records were available in IDEM's Virtual File Cabinet; however, there is no indication of a release during closure. No impact is expected.

NPDES Facility: One (1) NPDES facility is located within the 0.5 mile search radius, 0.06 mile southwest of the subject parcel. Farm Credit, 4985 SR 9, Anderson, Permit #INR10J800, is a stormwater construction permit which expires on March 23, 2020. No impact is expected.

Ecological Information Summary

A review of the Indiana Natural Heritage Database did not indicate the presence of ETR species in or within the 0.5 mile search radius. The Indiana Natural Heritage Database listing for Madison County can be found at https://www.in.gov/dnr/naturepreserve/files/np_madison.pdf. No impact is expected.

A review of the USFWS database did not indicate the presence of endangered bat species in or within 0.5 mile of the subject parcel. No impact is expected.

RECOMMENDATIONS: N/A

INDOT Environmental Services concurrence:

Nicole
Fohey-
Breting

Digitally signed by
Nicole Fohey-Breting
Date: 2021.03.16
14:57:59 -04'00'

(Signature)

Prepared by:
Marlene Mathas
SAM Team Lead
Environmental Policy Office
Environmental Services Division

Graphics:

A map for each report section with a ½ mile radius buffer around the subject parcel(s) showing all items identified as possible items of concern is attached. If there is not a section map included, please change the YES to N/A:

SITE LOCATION: YES

INFRASTRUCTURE: YES

WATER RESOURCES: YES

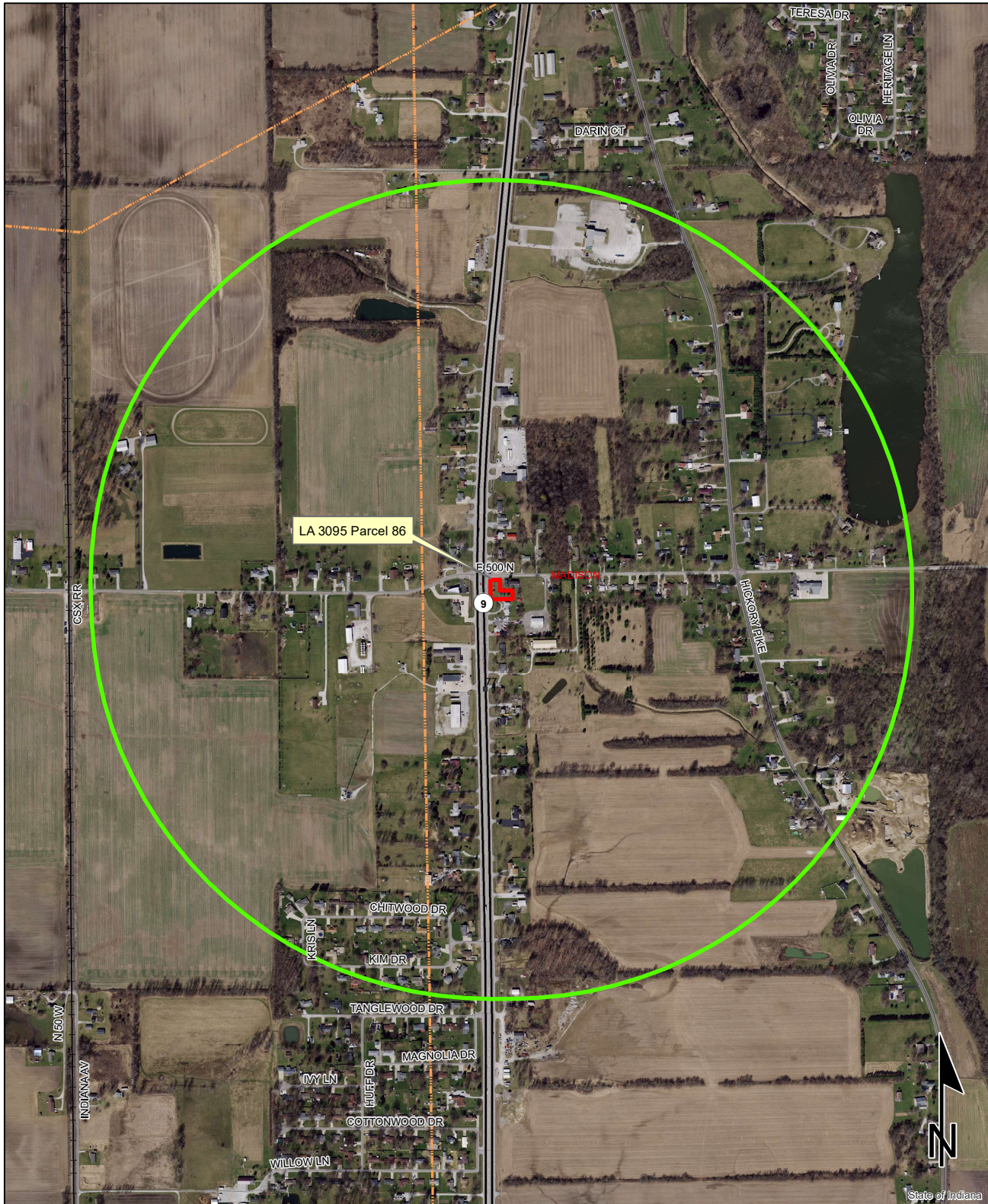
MINING/MINERAL EXPLORATION: YES

HAZMAT CONCERNS: YES

This is a detailed topographic map of the Prosperity, Missouri area. The map features contour lines indicating elevation, with labels such as 888, 890, 892, and 894. A prominent road, E 600 N, runs horizontally across the upper portion of the map. Another major road, E 600 N ROAD, runs horizontally across the middle. A vertical road, MADISON RD, is labeled in red. A yellow callout box points to a specific parcel, labeled 'LA 3095 Parcel 86'. The map also shows several smaller roads, including AKRON DR, BENTON ST, ALLEN ST, DADEN DR, CARRAGE LN, HERITAGE LN, TERESA DR, HODGSON BLVD, OLIVIA DR, DARIN CT, and CHITWOOD DR. A 'Drive-in Theater' is marked near the center. A 'Trailer Park' is located in the lower-left quadrant. The map includes a north arrow in the bottom right corner and various other geographical features like 'Funk Cem' and 'Prosperity'.

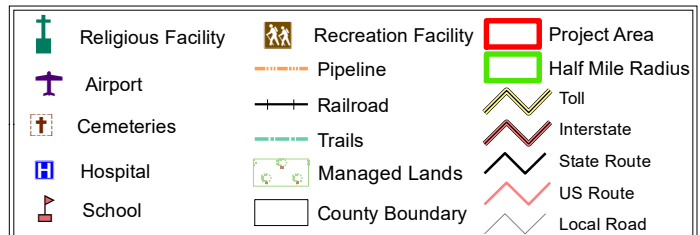
ANDERSON NORTH QUADRANGLE
INDIANA
7.5 MINUTE SERIES
(TOPOGRAPHIC)

Red Flag Investigation - Infrastructure
 SR 9, 2.84 Miles South of the Intersection of SR 9 and SR 128
 LA 3095 Parcel 86, Excess Parcel
 Madison County, Indiana

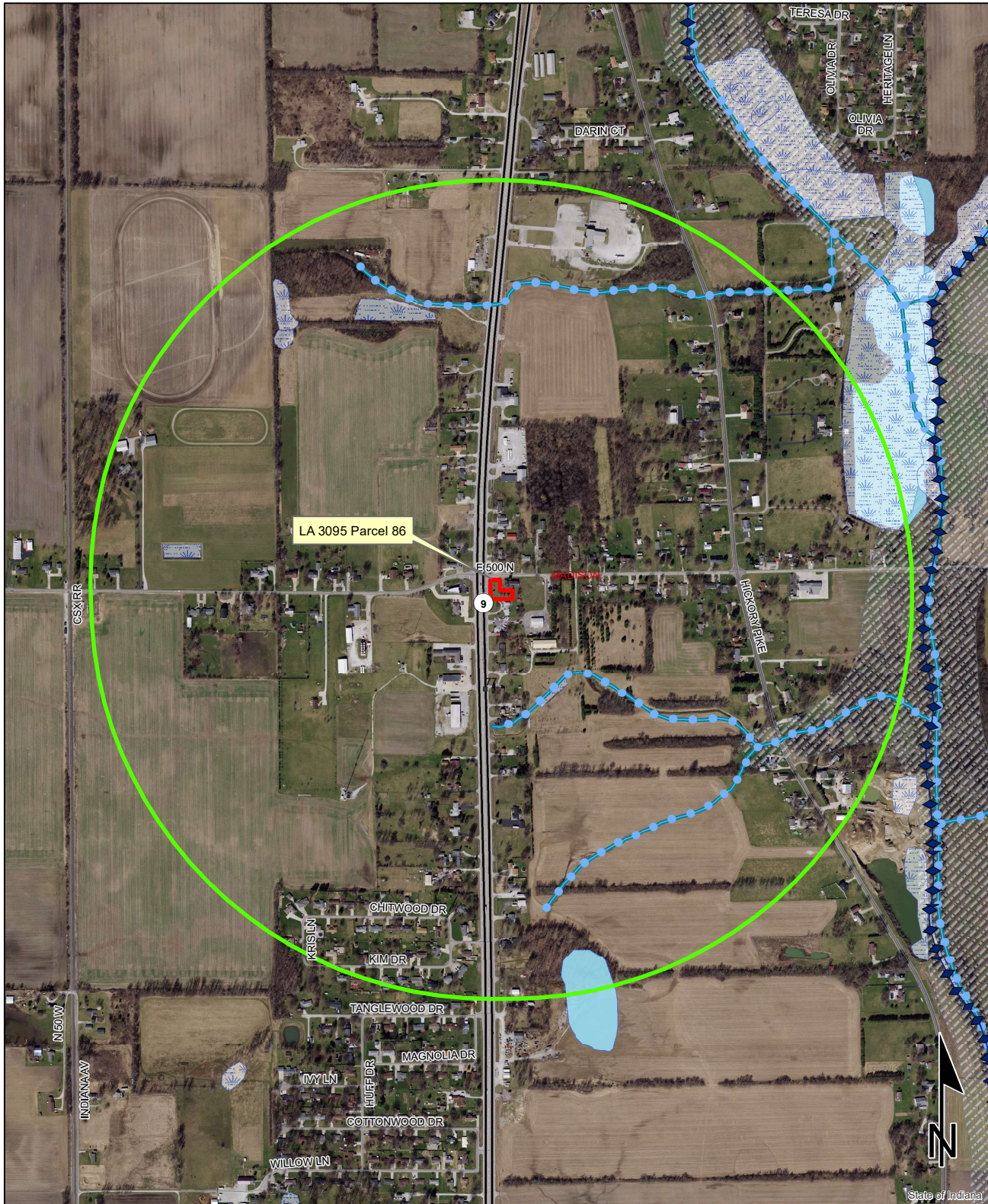


Sources:
Non Orthophotography
 Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
Map Projection: UTM Zone 16 N **Map Datum:** NAD83

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

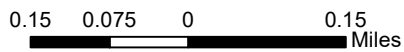


Red Flag Investigation - Water Resources
 SR 9, 2.84 Miles South of the Intersection of SR 9 and SR 128
 LA 3095 Parcel 86, Excess Parcel
 Madison County, Indiana



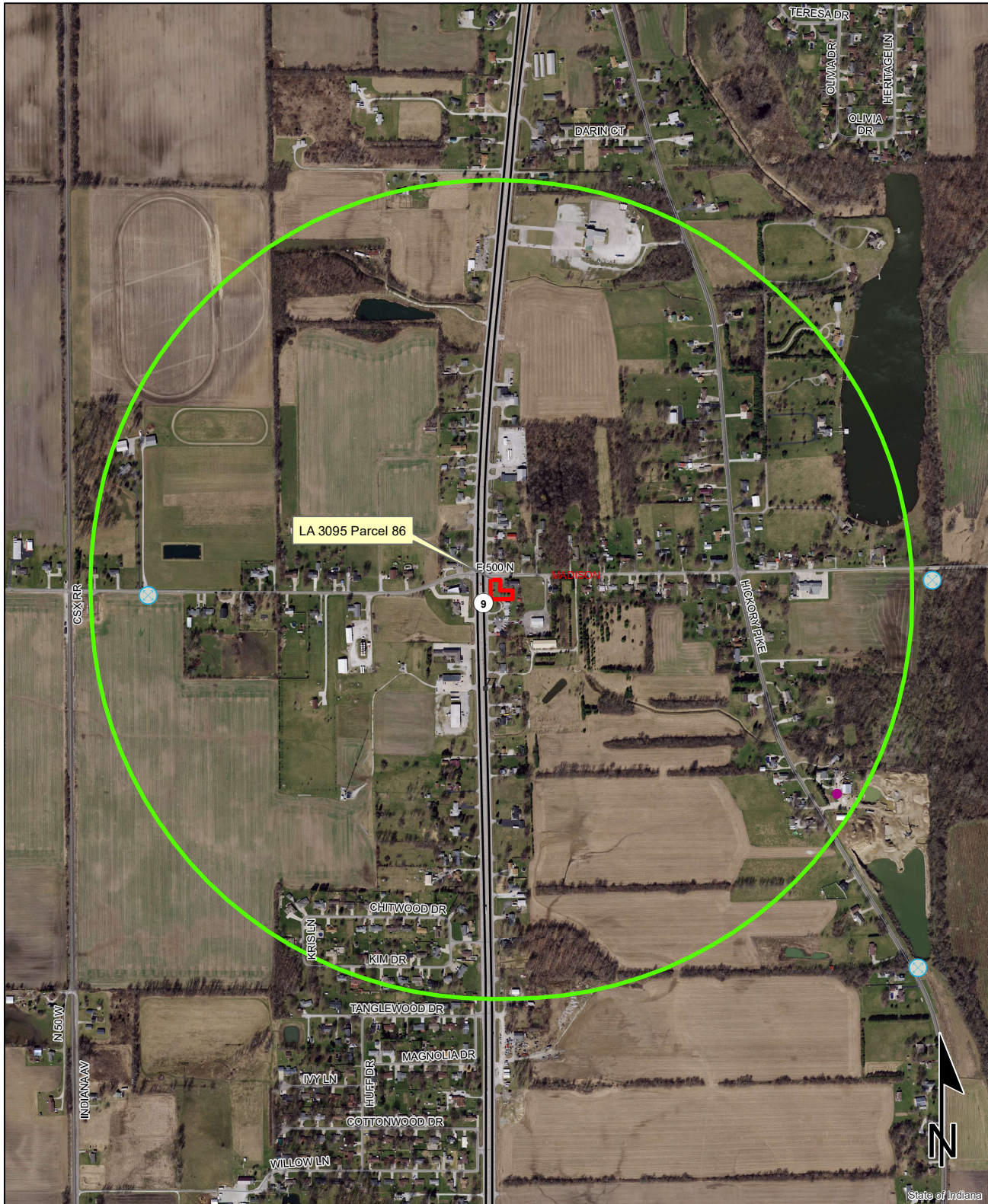
Sources:
Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
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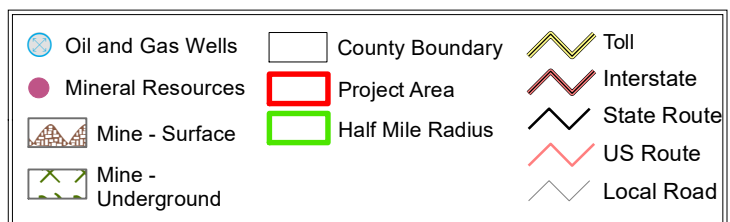


NWI - Point	Wetlands	Project Area
Karst Spring	Lake	Half Mile Radius
NWI- Line	Floodplain - DFIRM	Toll
Impaired_Stream_Lake	Cave Entrance Density	Interstate
NPS NRI listed	Sinkhole Area	State Route
River	Sinking-Stream Basin	US Route
Canal Structure - Historic	County Boundary	Local Road
Canal Route - Historic		

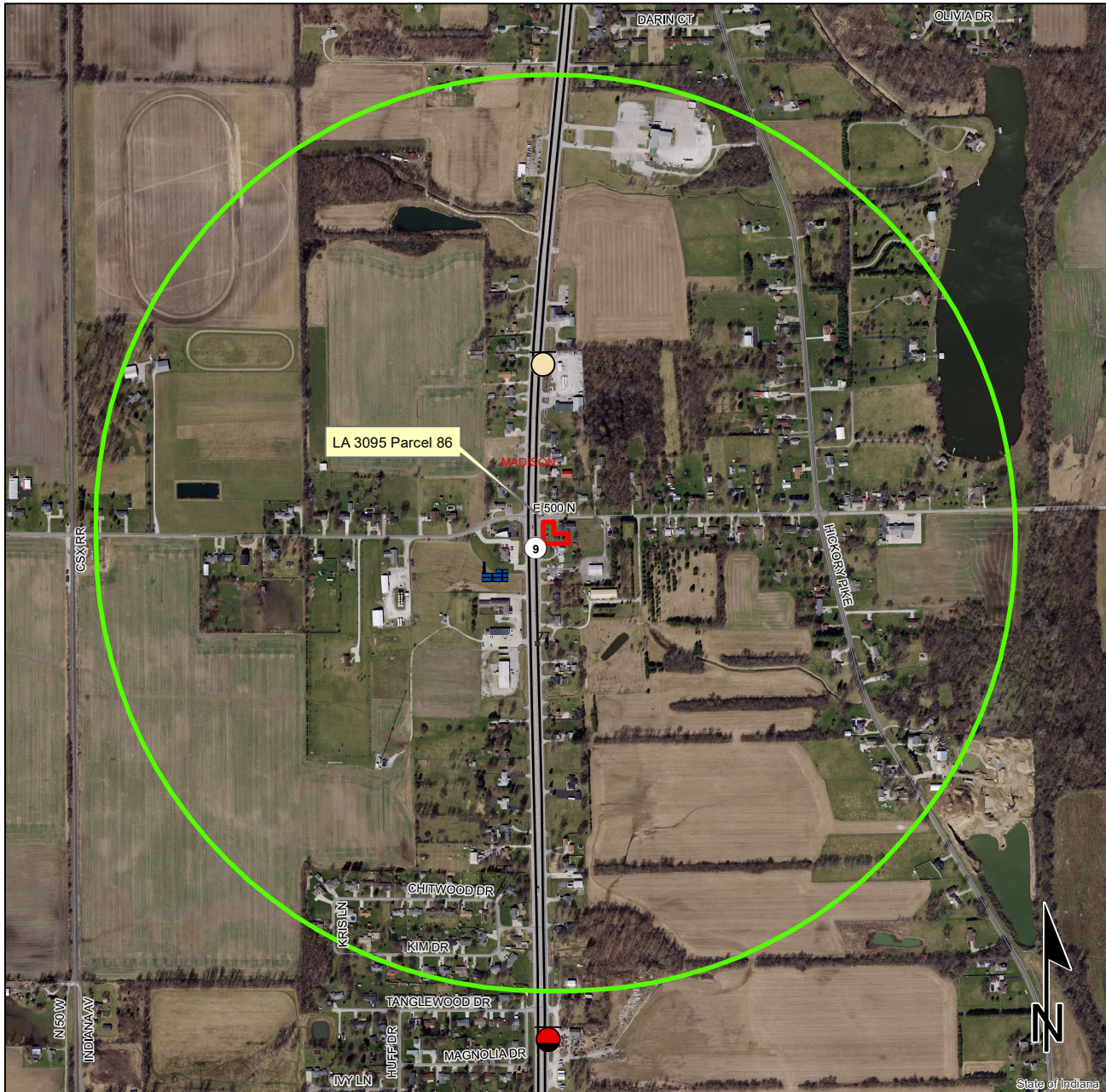
Red Flag Investigation - Mining/Mineral Exploration
 SR 9, 2.84 Miles South of the Intersection of SR 9 and SR 128
 LA 3095 Parcel 86, Excess Parcel
 Madison County, Indiana



Sources:
Non Orthophotography
 Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
 Map Projection: UTM Zone 16 N Map Datum: NAD83
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Red Flag Investigation - Hazardous Material Concerns
 SR 9, 2.84 Miles South of the Intersection of SR 9 and SR 128
 LA 3095 Parcel 86, Excess Parcel
 Madison County, Indiana



	Brownfield		RCRA Generator/TSD		Institutional Controls
	RCRA Corrective Action Sites		Restricted Waste Site		County Boundary
	Confined Feeding Operation		Septage Waste Site		Project Area
	Notice_Of_Contamination		Solid Waste Landfill		Half Mile Radius
	Construction/Demolition Site		State Cleanup Site		Toll
	Infectious/Medical Waste Site		Superfund		Interstate
	Leaking Underground Storage Tank		Tire Waste Site		State Route
	Manufactured Gas Plant		Underground Storage Tank		US Route
	NPDES Facilities		Voluntary Remediation Program		Local Road
	NPDES Pipe Locations		Waste Transfer Station		
	Open Dump Waste Site				

0.15 0.075 0 0.15
 Miles

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Sources:

Non Orthophotography

Data - Obtained from the State of Indiana Geographical Information Office Library

Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)

Map Projection: UTM Zone 16 N **Map Datum:** NAD83

Appendix C:

Parcel Documentation

NF
JR
EMV.

N56

WARRANTY DEED

Project MANH-177-9(6)
Code 3095
Parcel 86
Tax Key 13-0016-1-001

THIS INDENTURE WITNESSETH, That

JOSEPH S. AMONETT, ADULT MALE

Paid by Warrant No. 17885218

Dated 2/15/95

of MADISON County, in the State of INDIANA Convey and Warrant to the
STATE OF INDIANA for and in consideration of ONE HUNDRED NINE THOUSAND SEVEN
HUNDRED SEVENTY & NO/100 (\$109,770⁰⁰) Dollars, the receipt whereof is hereby
acknowledged, the following described Real Estate in Madison County in the State of Indiana, to wit:

A part of the Northwest Quarter of the Northwest Quarter of Section 19, Township
20 North, Range 8 East, described as follows, to-wit: Commencing at the Northwest
corner of the Northwest Quarter of Section 19, Township 20 North, Range 8 East, running
thence East on and along the North line of said Northwest Quarter of Section 19, 204
feet to a point in the center line of a public highway; thence South 79 feet; thence
East 72.85 feet; thence South 53 feet; thence West on a line parallel to the North line
of said Northwest Quarter of Section 19, 276.85 feet to the West line of said Northwest
Quarter of Section 19; thence North 132 feet to the place of beginning, being a part of
the Northwest Quarter of the Northwest Quarter of Section 19, Township 20 North, Range
8 East and containing 0.707 acres, more or less. The portion of the above-described
real estate which is not already embraced within public rights of way contains 0.264
acres, more or less.

Subject to public rights of way.

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

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. 8-13-2-12.3

This Instrument Prepared By

John E. Jordan
Attorney at Law

Attorney at Law

5/16/94 sks

9503835

Duly Entered for Taxation
Subject to Final Acceptance for Transfer

Auditor Madison County,
Ind. 240 -

PARCEL 86 OWNER: AMONETT, JOSEPH S. DRAWN BY: M.W. MYERS 5-16-94
 PROJECT MANH-177-9(6) DEED RECORD 653, PAGE 93, DATED 3-6-89 CHECKED BY:
 ROAD S.R. 9 CODE 3095
 COUNTY : MADISON
 SECTION : 19
 TOWNSHIP : 20 N.
 RANGE : 8 E.



HATCHED AREA IS THE APPROXIMATE TAKING

SCALE: 1" = 40'

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

