



INDIANA DEPARTMENT OF TRANSPORTATION

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

PHONE: (855) 463-6848

Eric Holcomb, Governor
Michael Smith, Commissioner

TO: REAL ESTATE DIVISION, INDOT
FROM: NICOLE FOHEY-BRETING, ENVIRONMENTAL POLICY MANAGER, INDOT ENVIRONMENTAL SERVICES DIVISION
PREPARED BY: CINDY MAURO, ENVIRONMENTAL MANAGER, INDOT ENVIRONMENTAL SERVICES DIVISION
SUBJECT: STATE CATEGORICALLY EXEMPTED PROJECT, LA CODE 4512, PARCELS 49 & 50 (EXCESS PARCEL)
DATE: MARCH 14, 2023

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 100% state funded and otherwise 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. 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.

Statements of Disclosure:

Regarding above-ground resources, no buildings are located on any of these parcels. These parcels were included in the studies for INDOT Des. No. 9903240 & 0015020, a proposed interchange modification project to US 41 at SR 66. During the studies for the project, no historic properties were identified near on or on these parcels. Please see attached excerpts from the Section 106 Documentation and the SHPO letter. Two IHSSI properties were recorded on two of these parcels as follows:

- Parcel 23 – IHSSI Site #163-196-51541, Church, 1218 Indiana St., “contributing”
- Parcel 44 – IHSSI Site #163-196-51809, House, 1420 John St., “contributing”

All houses and structures were demolished by 2016 in association with the adjacent roadway work. The parcels currently consist of maintained yards with some trees. INDOT does not think that these parcels contain any historic buildings or structures. No further above-groundwork is recommended prior to the sale of these parcels.

Regarding archaeology, Excess Parcels 4512-49 and 50 were included in the Archaeological Records Check Report prepared for the US 41 Interchange Modification project at SR 62/66. Stillwell (2008) reviewed the approximate 13-acre project area but did not recommend a Phase Ia reconnaissance because it appeared to have been heavily disturbed by commercial development and that any archaeological deposits that may have been contained in the project area had been destroyed by previous construction activity. SHPO concurred with this assessment in a letter dated August 19, 2004. From 2005 aerial imagery it appears that most of the parcels contained shotgun houses with outbuildings (sheds and garages) in the backyard. All houses and structures had been demolished by 2016. The parcels currently consist of maintained yards, and they will likely be acquired by adjoining owners to increase their yard space. According to SHAARD GIS, there are no archaeological sites record within or adjacent to any of the excess parcels. Based on these considerations, it is recommended that the sale of Excess Parcels 4512-49 and 50 be allowed to proceed without additional archaeological study.

Recommendations from the RFI:

Although a recommendation is included in the Red Flag Investigation, dated January 17, 2023, the recommendation to notify potential buyers is associated with Parcels 23 and 44 and should not impact the subject parcels 49 and 50.

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)

This project is to receive no federal funding or approval that would lead to NEPA requirements.

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

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.

- Red Flag Investigation
- Historical/Archaeological Survey
- Other

Concurrence:

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. Pursuant to 327 IAC 11-3-4, this exemption does not qualify as a “Major state action” and does not significantly affect the quality of the human environment. Therefore, the Responsible Official for INDOT, as defined in 327 IAC 11-3-5, does not need to approve this exemption.

Nicole Fohey Breting
 Digitally signed by Nicole Fohey-Breting
 Date: 2023.03.14 12:18:03 -04'00'

March 14, 2023

INDOT District Environmental or INDOT ESD

Date

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Appendix A:
Cultural Resources (Section 106)



December 7, 2020

Mary Kennedy
Cultural Resources Office
Indiana Department of Transportation
100 N. Senate Avenue, Room N642
Indianapolis, Indiana 46204

Stage Agency: Indiana Department of Administration (“IDOA”),
and Indiana Department of Transportation (“INDOT”)

Re: INDOT disposal of excess parcels #15, 16, 23, 35, 44, 45, 49, and 50 associated with US 41
interchange modification at SR 62/66 (Lloyd Expressway) (LA Code 4512; DHPA 26729)

Dear Ms. Kennedy:

Pursuant to Indiana Code 14-21-1-14, the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology (“DNR-DHPA”) has reviewed your review request submittal form, with enclosures, dated November 16, 2020 and received November 17, 2020 for the above indicated project in Knight and Pigeon townships, Vanderburgh County, Indiana.

Based on the information you provided, it does not appear that Excess Parcels #15, 16, and 23, located at the northeast quadrant of the US 41 and SR 62/66 interchange in Pigeon Township, and Excess Parcels #35, 44, 45, 49, and 50, located on the south side of SR 62/66 east of the US 41 interchange in Knight Township, contains 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”).

Additionally, based on the documentation available to DNR-DHPA, we have not identified any currently known archaeological resources listed or eligible for inclusion in the NRHP or IRHSS within Excess Parcels #15, 16, 23, 35, 44, 45, 49, and 50. It appears that the subject parcels have been assessed during a records check for the US 41 Interchange Modification (Stillwell 2004). No archaeological reconnaissance was recommended at that time, and our office agreed with the recommendation in an August 19, 2004 response letter for the project. Therefore, no additional archaeological reconnaissance will be necessary for Excess Parcels #15, 16, 23, 35, 44, 45, 49, and 50.

Accordingly, we do not believe that Excess Parcels #15, 16, 23, 35, 44, 45, 49, and 50, LA Code 4512, in Knight and Pigeon townships, Vanderburgh County, contain a historic site or historic structure.

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

If you have further questions regarding this determination, please contact our office. Questions about archaeological issues should be directed to Rachel Sharkey at (317) 232-5254 or rsharkey@dnr.IN.gov. Questions about historic buildings or structures pertaining to this project should be directed to Danielle Kauffmann at (317) 232-0582 or dkauffmann@dnr.IN.gov. Additionally, in all future correspondence regarding the above indicated project, please refer to DHPA No. 26729.

Very truly yours,

Beth K. McCord
Deputy State Historic Preservation Officer

BKM:DMK:RAS:ras

emc: Anuradha Kumar, INDOT
Shaun Miller, INDOT
Mary Kennedy, INDOT
Susan Branigin, INDOT
Steve Harless, IDOA
Danielle Kauffmann, DNR-DHPA
Rachel Sharkey, DNR-DHPA

Appendix B:
Red Flag Investigation



INDIANA DEPARTMENT OF TRANSPORTATION

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

PHONE: (855) 463-6848
(855) INDOT4U

Eric Holcomb, Governor
Michael Smith, Commissioner

Date: January 17, 2023

To: Tim Altom
Right-of-Way Services
Real Estate Division
Indiana Department of Transportation (INDOT)
100 N Senate Avenue, Room N758-RE
Indianapolis, IN 46204
taltom@indot.in.gov

From: Site Assessment & Management (SAM)
Environmental Policy Office - Environmental Services Division (ESD)
INDOT
100 N Senate Avenue, Room N758-ES
Indianapolis, IN 46204

Re: RED FLAG INVESTIGATION
US 41 and SR 66
LA 4512-15, 16, 23, 44, 45, 49, 50, Excess Parcels
Vanderburgh County, Indiana

PROJECT DESCRIPTION

This RFI is being performed for the sale of seven (7) excess parcels west of the interchange of US 41 and SR 66 that are depicted on the attached maps. Approximate acreage is as follows: Parcel 15 is 0.07 acre; Parcel 16 is 0.01 acre; Parcel 23 is 0.10 acre; Parcel 44 is 0.10 acre; Parcel 45 is 0.07 acre; and Parcels 49 and 50 combined total 0.17 acre. The INDOT has decided that this surplus land will not be needed for right-of-way or other transportation purposes in the foreseeable future. Legal descriptions for the excess parcels are available in separate documents.

INFRASTRUCTURE TABLE AND SUMMARY

Infrastructure			
Indicate the number of items of concern found within the 0.5 mile search radius. If there are no items, please indicate N/A:			
Religious Facilities	8*	Recreational Facilities	4
Airports ¹	N/A	Pipelines	N/A
Cemeteries	1	Railroads	3
Hospitals	N/A	Trails	4
Schools	3	Managed Lands	N/A

Explanation:

Religious Facilities*: Eight (8) religious facilities, four (4) mapped and four (4) unmapped, are located within the 0.5 mile search radius. The nearest mapped facility, Trinity Church, is mapped 0.04 mile northwest of the project area but is actually located outside the 0.5 mile search radius. The nearest facility, Garvinwood General Baptist Church, is located approximately 0.09 mile northeast of LA 4512 Parcels 49,50. No impact is expected.

Recreational Facilities: Four (4) recreational facilities are located within the 0.5 mile search radius. The nearest facility, Howard Roosa Elementary School, which is now the Joshua Academy, is located 0.03 mile north of LA 4512 Parcel 15. No impact is expected.

Cemeteries: One (1) cemetery is located within the 0.5 mile search radius. Oak Hill Cemetery and Arboretum is located 0.20 mile north of LA 4512 Parcel 15. No impact is expected.

Railroads: Three (3) railroad segments are located within the 0.5 mile search radius. The nearest railroad segment, Norfolk Southern RR, is located 0.08 mile northwest of LA 4512 Parcel 15. No impact is expected,

Trails: Four (4) trail segments are located within the 0.5 mile search radius. One (1) open trail segment, Phase 3D – Hi-Rail Corridor, is located adjacent to LA 4512 Parcel 15, 16, and 23. No impact is expected; however, potential buyers will be informed.

Schools: Three (3) schools are located within the 0.5 mile search radius. The nearest school, Howard Roosa Elementary School, which is now the Joshua Academy, is located 0.03 mile north of LA 4512 Parcel 15. No impact is expected.

Managed Lands: There are no managed land features located within the 0.5 mile search radius.

WATER RESOURCES TABLE AND SUMMARY

Water Resources			
Indicate the number of items of concern found within the 0.5 mile search radius. If there are no items, please indicate N/A:			
NWI – Points	N/A	Canal Routes – Historic	1
Karst Springs	N/A	NWI – Wetlands	3
Canal Structures – Historic	N/A	Lakes	1
NPS NRI Listed	N/A	Floodplain - DFIRM	N/A
NWI-Lines	N/A	Cave Entrance Density	N/A
IDEM 303d Listed Streams and Lakes (Impaired)	N/A	Sinkhole Areas	N/A
Rivers and Streams	N/A	Sinking-Stream Basins	N/A

Explanation:

NWI - Wetlands: Three (3) wetland polygons are located within the 0.5 mile search radius. The nearest wetland polygon is located 0.27 mile northeast of LA 4512 Parcel 15. No impact is expected.

Lakes: One (1) lake polygon is located within the 0.5 mile search radius. The lake polygon is located 0.26 mile northeast of LA 4512 Parcel 15. No impact is expected.

Canal Routes - Historic: One (1) historic canal is located within the 0.5 mile search radius. The Wabash – Erie Canal is located 0.07 mile northwest of LA 4512 Parcel 15. No impact is expected.

No impact to karst features is expected.

MINING AND MINERAL EXPLORATION TABLE AND SUMMARY

Mining/Mineral Exploration			
Indicate the number of items of concern found within the 0.5 mile search radius. If there are no items, please indicate N/A:			
Petroleum Wells	N/A	Mineral Resources	N/A
Mines – Surface	N/A	Mines – Underground	N/A

Explanation:

There are no Mining and Mineral Exploration features located within the 0.5 mile search radius.

HAZARDOUS MATERIAL CONCERNS TABLE AND SUMMARY

Hazardous Material Concerns			
Indicate the number of items of concern found within the 0.5 mile search radius. If there are no items, please indicate N/A:			
Superfund	N/A	Manufactured Gas Plant Sites	N/A
RCRA Generator/ TSD	4	Open Dump Waste Sites	N/A
RCRA Corrective Action Sites	N/A	Restricted Waste Sites	N/A
State Cleanup Sites	4	Waste Transfer Stations	N/A
Septage Waste Sites	N/A	Tire Waste Sites	N/A
Underground Storage Tank (UST) Sites	4	Confined Feeding Operations (CFO)	N/A
Voluntary Remediation Program	N/A	Brownfields	1
Construction Demolition Waste	N/A	Institutional Controls	1
Solid Waste Landfill	N/A	NPDES Facilities	9
Infectious/Medical Waste Sites	N/A	NPDES Pipe Locations	N/A
Leaking Underground Storage (LUST) Sites	12	Notice of Contamination Sites	1

Unless otherwise noted, site specific details presented in this section were obtained from documents reviewed on the Indiana Department of Environmental Management (IDEM) Virtual File Cabinet (VFC).

Explanation:

RCRA Generator/TSD: Four (4) RCRA Generator sites are located within the 0.5 mile search radius. The nearest RCRA Generator, Meisler Trailer Rentals Inc., 1100 E Franklin St, AI ID #41237, is located 0.12 mile northwest of LA 4512 Parcel 15. An inspection from June 30, 2003, states that no violations were observed. No impact is expected.

State Cleanup Sites: Four (4) State Cleanup Sites are located within the 0.5 mile search radius. The nearest site, Alexander Cleaners Inc., 1316 E Division St., AI ID #46997, is located approximately 0.09 mile southeast of LA 4512 Parcel 23 and 0.12 mile northwest of LA 4512 Parcel 44. The site was historically A-1 Laundry and Cleaners and operated as a dry-cleaning facility which used tetrachloroethylene (PCE) as a cleaning solvent between the mid 1950s and 1990. The most recent groundwater monitoring was conducted in July and August of 2021. Groundwater sample results from Monitoring Well (MW)-24 indicate that the tetrachloroethylene plume extends to the northwest of the site, and the western extent of the plume at MW-24 is 0.03 mile southeast of LA 4512 Parcel 23. Groundwater depth is approximately eighteen (18) feet below ground surface at this monitoring well. General groundwater direction for the site is to the south-southwest. IDEM evaluated the October 24, 2022, Vapor Intrusion Assessment Report in a letter dated November 2, 2022. In that letter, additional vapor intrusion sampling was recommended for residences in the southwest quadrant of the intersection of Indiana Street and North Harland Avenue and in the sewer line running along the alley to the south of the residences. This area is approximately 0.04 mile southwest of LA 4512 Parcel 23. Groundwater contamination and vapor intrusion concerns do not appear to be directly impacting LA 4512 Parcel 15, 16, and 23; however, potential buyers should be made aware of the proximity of these issues and that the site is in active remediation and investigation. The current IDEM Project Manager is Anne Weinkauf (aweinkau@idem.in.gov).

Underground Storage Tanks (USTs): Four (4) UST sites are located within the 0.5 mile search radius. The nearest is Warehousing, Inc, 301 North Kentucky Avenue, AI ID #40387, located 0.18 mile northwest of the LA 4512 Parcel 15. An October 15, 1990, Notification for USTs documented two (2) 10,000 gallon #2 heating oil USTs that were filled with an

inert material on October 11, 1990. An IDEM UST Compliance inspection dated June 20, 2014, stated that evidence of existing USTs could not be found. No impact is expected.

Leaking Underground Storage Tanks (LUSTs): Twelve (12) LUST sites are located within the 0.5 mile search radius. The nearest LUST site, Former BGM Equipment, 1324 John St., AI ID #43498, is located approximately 0.11 mile west of LA 4512 Parcel 44. IDEM requested a further site investigation on July 16, 2010, due to the presence of petroleum contamination in the soil and groundwater identified in a March 26, 2010, Further Site Investigation. No additional investigations appear to have been conducted at the site. Groundwater in the area is assumed to be to the south-southwest toward the Ohio River and away from the subject parcels. No impact is expected.

Brownfields: One (1) Brownfield site is located within the 0.5 mile search radius. Franklin Industrial Center, 911 and 901 E Virginia St., AI ID #45264, is located 0.45 mile northwest of LA 4512 Parcel 15. No impact is expected.

Institutional Controls: One (1) Institutional Controls site is located within the 0.5 mile radius. Former Sunoco Site, 325 S. Kentucky Ave., AI ID #43508, is located approximately 0.43 mile southwest of LA 4512 Parcel 23. No impact is expected.

Notice of Contamination Sites: One (1) Notice of Contamination Site, Former Sunoco Site #0016-6017, 325 South Kentucky Avenue, AI ID #43508, is located approximately 0.43 mile southwest of LA 4512 Parcel 23. No impact is expected.

NPDES Facilities: Nine (9) NPDES facilities are located within the 0.5 mile search radius. The nearest facility, Vectren, SR 62 and US Highway 41, Evansville, Permit #INR10K597, is located 0.13 mile southwest of LA 4512 Parcel 23. The permit was terminated on August 6, 2020. No impact is expected.

ECOLOGICAL INFORMATION SUMMARY

The Vanderburgh County listing of the Indiana Natural Heritage Data Center information on endangered, threatened, or rare (ETR) species and high quality natural communities is provided at https://www.in.gov/dnr/nature-preserves/files/np_vanderburgh.pdf. A preliminary review of the Indiana Natural Heritage Database by INDOT ESD did not indicate the presence of ETR species within the 0.5 mile search radius. 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 SECTION

Include recommendations from each section. If there are no recommendations, please indicate N/A:

INFRASTRUCTURE:

Trails: One (1) open trail segment, Phase 3D – Hi-Rail Corridor, is located adjacent to LA 4512 Parcel 15, 16, and 23. No impact is expected; however, potential buyers will be informed.

WATER RESOURCES: N/A

MINING/MINERAL EXPLORATION: N/A

HAZARDOUS MATERIAL CONCERNS:

State Cleanup Sites: Four (4) State Cleanup Sites are located within the 0.5 mile search radius. The nearest site, Alexander Cleaners Inc., 1316 E Division St., AI ID #46997, is located approximately 0.09 mile southeast of LA 4512 Parcel 23 and 0.12 mile northwest of LA 4512 Parcel 44. The site was historically A-1 Laundry and Cleaners and operated as a dry-cleaning facility which used tetrachloroethylene (PCE) as a cleaning solvent between the mid 1950s and 1990. The most recent groundwater monitoring was conducted in July and August of 2021. Groundwater sample results from Monitoring Well (MW)-24 indicate that the tetrachloroethylene plume extends to the northwest of the site, and the western extent of the plume at MW-24 is 0.03 mile southeast of LA 4512 Parcel 23. Groundwater depth is approximately eighteen (18) feet below ground surface at this monitoring well. General groundwater direction for the site is to the south-southwest. IDEM evaluated the October 24, 2022, Vapor Intrusion Assessment Report in a letter dated November 2, 2022. In that letter, additional vapor intrusion sampling was recommended for residences in the southwest quadrant of the intersection of Indiana Street and North Harland Avenue and in the sewer line running along the alley to the south of the residences. This area is approximately 0.04 mile southwest of LA 4512 Parcel 23. Groundwater contamination and vapor intrusion concerns do not appear to be directly impacting LA 4512 Parcel 15, 16, and 23; however, potential buyers should be made aware of the proximity of these issues and that the site is in active remediation and investigation. The current IDEM Project Manager is Anne Weinkauf (aweinkau@idem.in.gov).

ECOLOGICAL INFORMATION: N/A

Evaluation Completed by: Nicole Fohey-Breting
Team Lead
Site Assessment & Management
INDOT Environmental Policy Office, ESD

Nicole Fohey-Breting

Digitally signed by
Nicole Fohey-Breting
Date: 2023.01.17
23:08:37 -05'00'

Graphics:

A map for each report section with a 0.5 mile search radius buffer around all project area(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

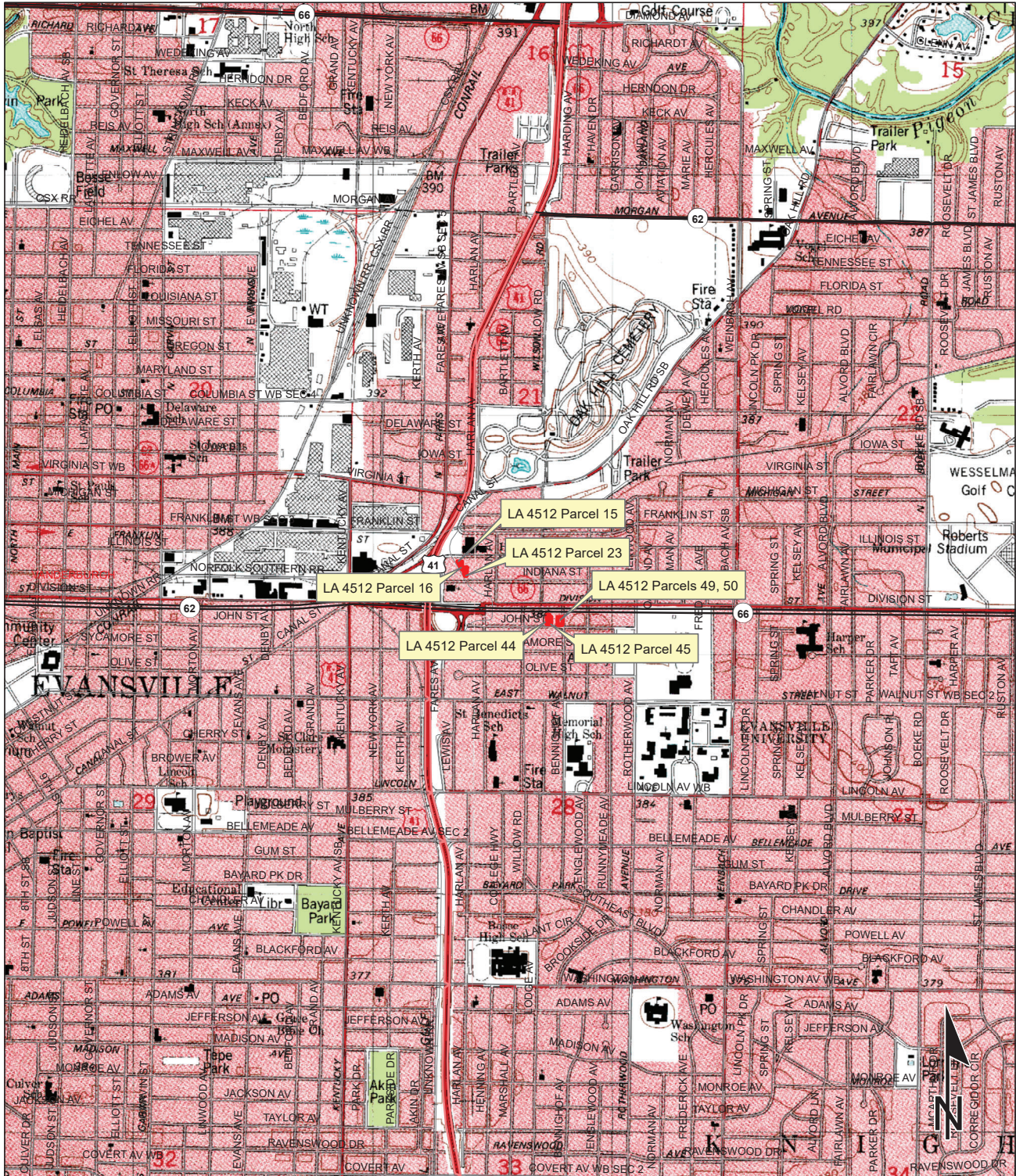
INFRASTRUCTURE: YES

WATER RESOURCES: YES

MINING/MINERAL EXPLORATION: N/A

HAZARDOUS MATERIAL CONCERNS: YES

Red Flag Investigation - Site Location
 US 41 and SR 66
 LA 4512 Parcels 15, 16, 23, 44, 45, 49, 50, Excess Parcels
 Vanderburgh County, Indiana



Sources: 0.3 0.15 0 0.3 Miles
 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.

EVANSVILLE SOUTH QUADRANGLE
 INDIANA
 7.5 MINUTE SERIES
 (TOPOGRAPHIC)

Red Flag Investigation - Infrastructure

US 41 and SR 66

LA 4512 Parcels 15, 16, 23, 44, 45, 49, 50, Excess Parcels

Vanderburgh County, Indiana



Sources: 0.15 0.075 0 0.15 Miles
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.

	Religious Facility		Recreation Facility		Project Area
	Airport		Pipeline		Half Mile Radius
	Cemeteries		Railroad		Toll
	Hospital		Trails		Interstate
	School		Managed Lands		State Route
			County Boundary		US Route
					Local Road

Red Flag Investigation - Water Resources

US 41 and SR 66

LA 4512 Parcels 15, 16, 23, 44, 45, 49, 50, Excess Parcels

Vanderburgh 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.

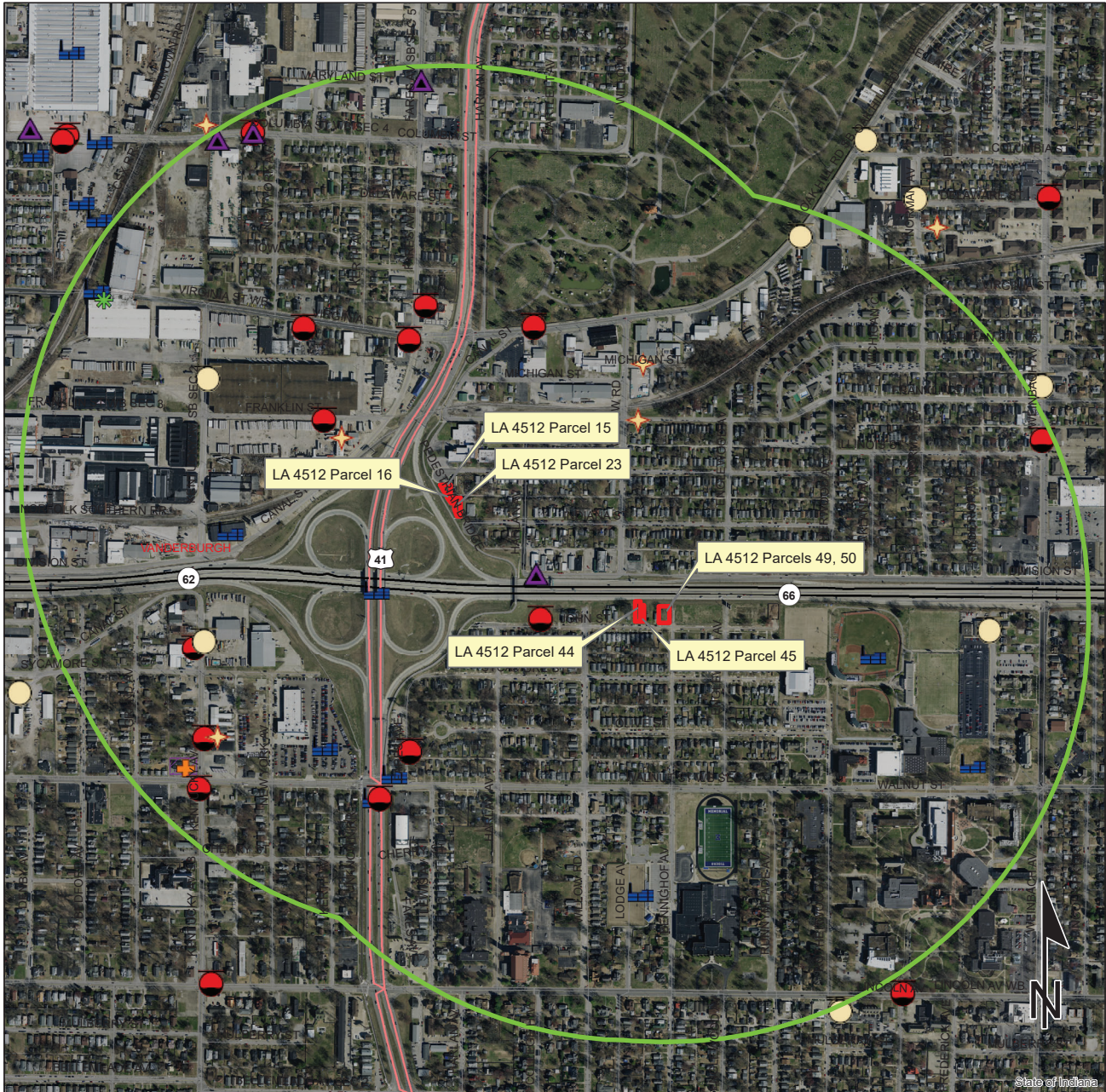


Red Flag Investigation - Hazardous Material Concerns

US 41 and SR 66

LA 4512 Parcels 15, 16, 23, 44, 45, 49, 50, Excess Parcels

Vanderburgh 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				

Appendix C:
Parcel Documentation



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758
Indianapolis, Indiana 46204

Eric Holcomb, Governor
Joe McGuinness, Commissioner

4512-49 & 50, US 41, Vanderburgh Co, Vincennes
82-06-28-014-025.016-027
82-06-28-014-025.017-027



This aerial is not a precise representation of the parcel in question. For an exact depiction, please refer to the legal description.



10R00029215 7*

RECORDER

VANDERBURGH 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



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

6283

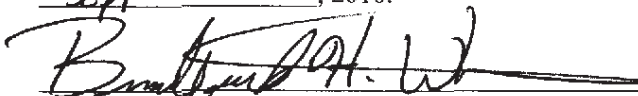
Bill Hutz
AUDITOR

✓

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.

 (Seal)
Bradford H. Whitecotton

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 1st 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.

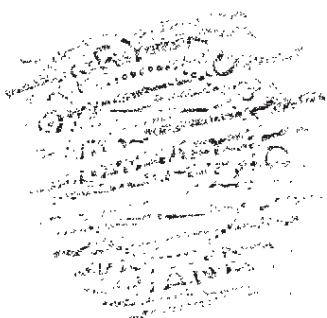


EXHIBIT "A"

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.

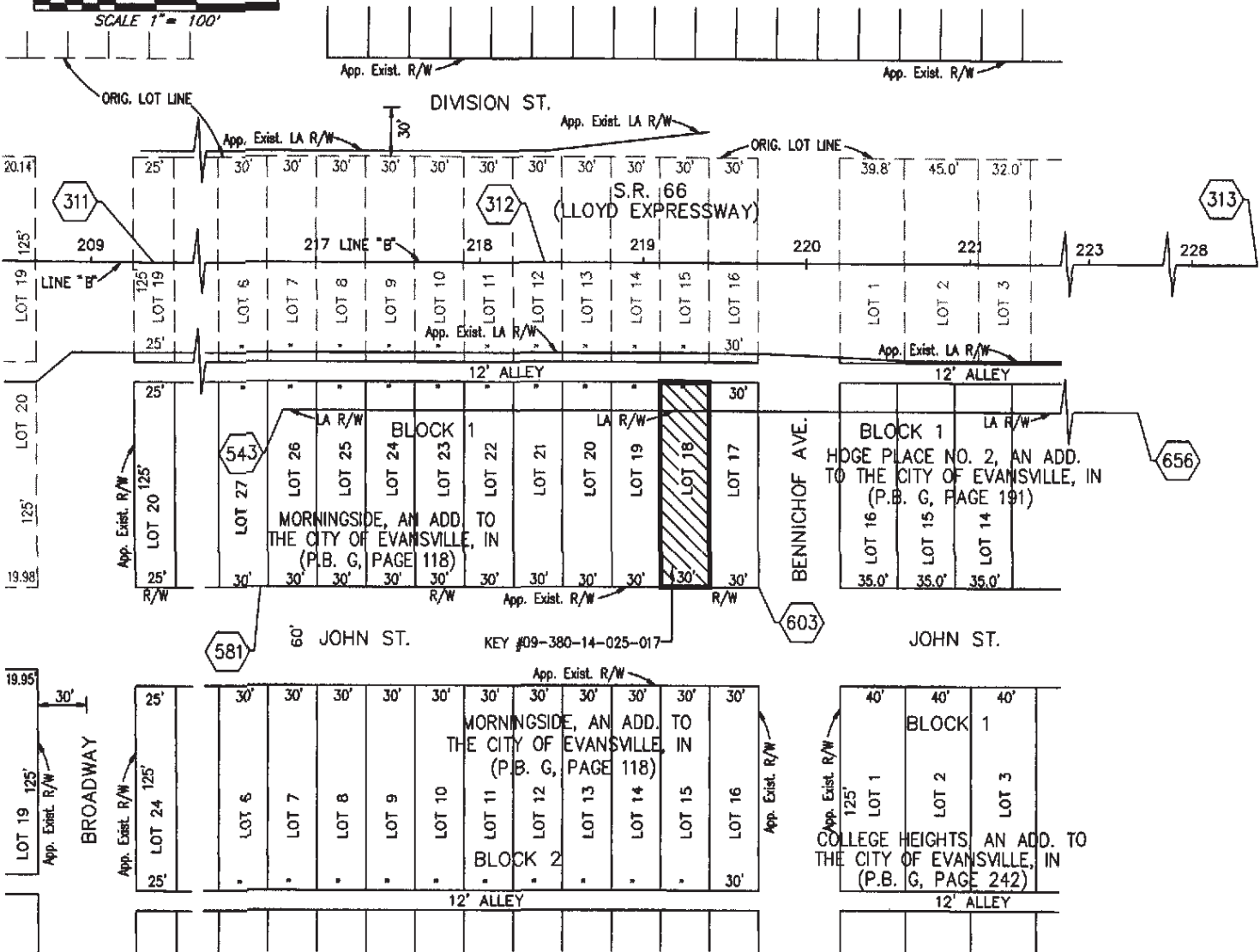
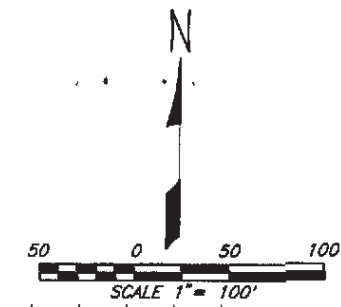
This description was prepared for the Indiana Department of Transportation by Beam, Longest and Neff, L.L.C.

Denise K. Anderson 12/23/09
Denise K. Anderson Date
Indiana Registered Land Surveyor
License Number LS29500022




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: 28	
TOWNSHIP: 6 S.	
RANGE: 10 W.	Dimensions shown are from the above listed Record Documents.

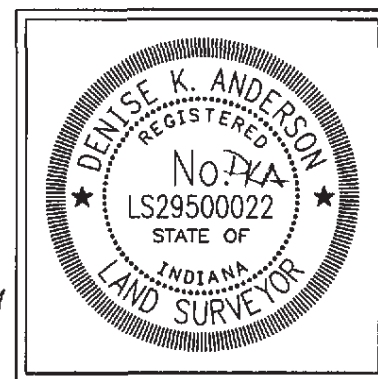
PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
311,312, 313	SEE ROUTE SURVEY, INST. #2004R00037092					
543	B	216+80.00	90.00	Rt.	1006992.6656	2816965.2698
581	B	216+66.38	197.53	Rt.	1006885.1629	2816951.4631
603	B	219+71.08	198.20	Rt.	1006883.9541	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)	<p>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</p>
ROAD: U.S.R. 41 & S.R. 62/66	
COUNTY: VANDERBURGH	
SECTION: 28	
TOWNSHIP: 6 S.	
RANGE: 10 W.	



* 2 0 1 1 R 0 0 0 0 0 3 2 4 7 *
 RECORDER
 VANDERBURGH COUNTY
 Z TULEY
 2011R00000324
 01/05/2011 10:59AM
 RECORDING FEES: \$0.00
 PAGES: 7



* 2 0 1 1 R 0 0 0 0 0 3 2 4 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**

8206-28014-025.016-
 027

THIS INDENTURE WITNESSETH, That, Maureen Greenwalt the Grantor(s),
 of VANDERBURGH County, State of INDIANA Convey(s) and Warrant(s) to the



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

Joe Con
 AUDITOR

5/1

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

Maureen Greenwalt
Signature

(Seal)

Signature

(Seal)

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.

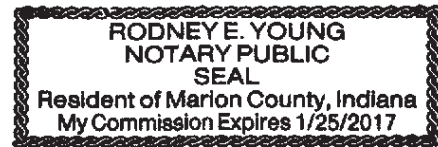
Witness my hand and Notarial Seal this 5th day of November, 2010.

Signature

Rodney E. Young
RODNEY E. YOUNG

Printed Name

My Commission expires



I am a resident of _____ County.

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



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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

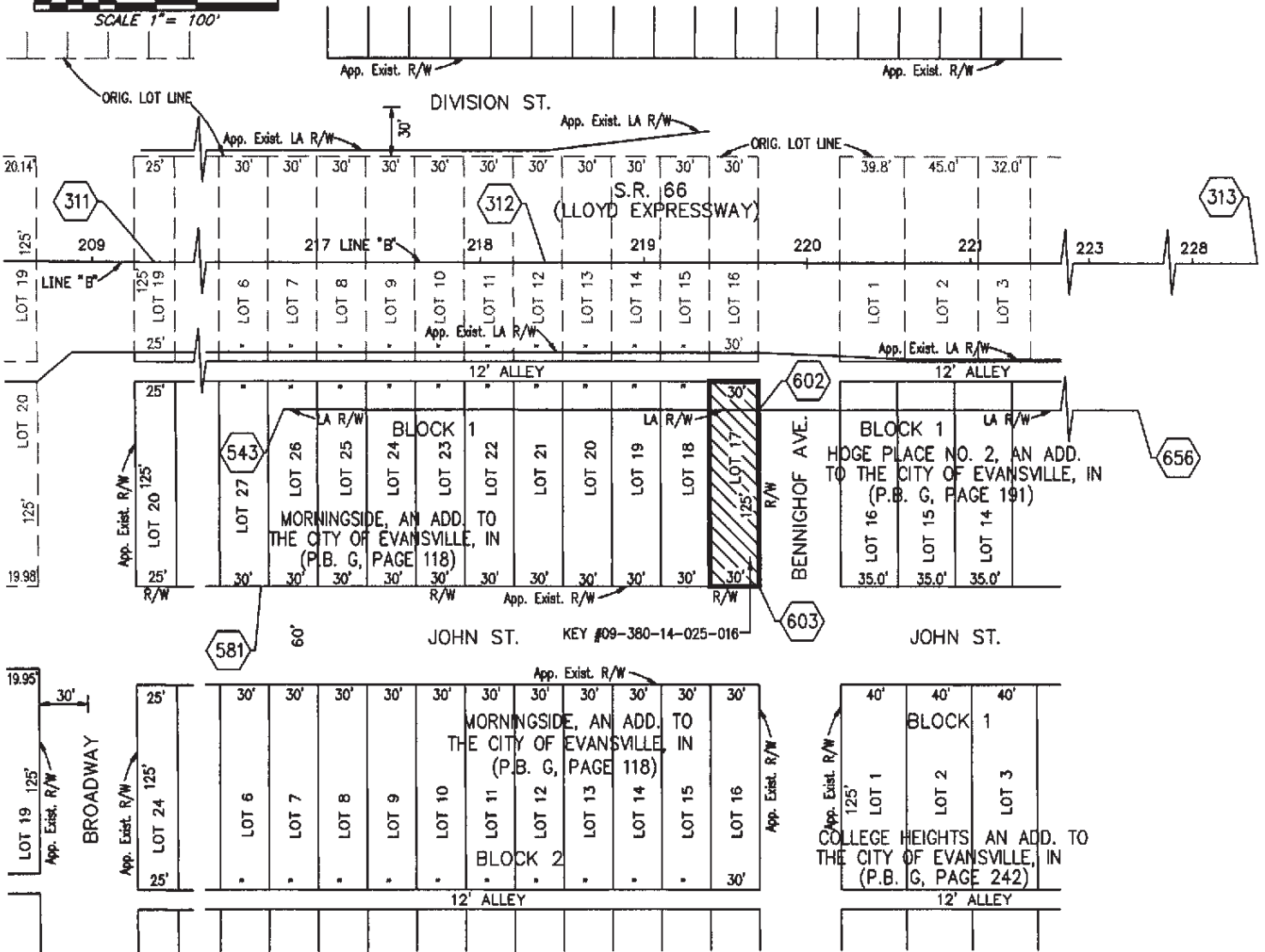
Denise K. Anderson
Indiana Registered Land Surveyor
License Number LS29500022

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

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)	DEED DRAWER 13, CARD 4287 (INSTR. #2000R00008965), DATED 3-30-00
ROAD: U.S.R. 41 & S.R. 62/66	
COUNTY: VANDERBURGH	
SECTION: 28	
TOWNSHIP: 6 S.	Dimensions shown are from the above listed Record Documents.
RANGE: 10 W.	

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
311,312, 313	SEE ROUTE SURVEY, INST. #2004R00037092					
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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

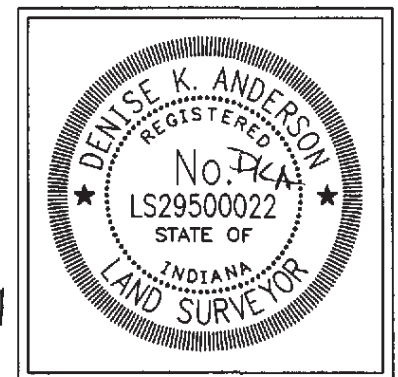
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Denise K. Anderson 12/23/09
 Denise K. Anderson Date
 Registered Land Surveyor No. LS29500022
 State of Indiana



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	
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