

GRANT OF PERPETUAL DRAINAGE AND UTILITY EASEMENT

THIS INDENTURE made and entered into this 12th day of July, 2022, WITNESSETH, that the TOWN OF MCCORDSVILLE, Indiana of Hancock County, Indiana, (hereinafter referred to as the “**Grantor**”), grants and conveys a perpetual drainage and utility easement for the purpose of construction, installing, maintaining, inspecting, servicing, operating, and repairing, when necessary, upon and across the real estate described and depicted in Exhibit A, to the TOWN OF MCCORDSVILLE, Indiana, hereinafter referred to as “**Grantee**”.

Said easement being more particularly described as follows:

See Exhibit “A”

It is stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said perpetual drainage and utility easement as specifically described above for purposes of inspecting, maintaining, servicing, operating and repairing said drainage and utility easement, and the Grantor or Grantor’s heirs, successors and assigns shall not use the said real estate in any manner which shall restrict, prohibit or impede the Grantee, its agents, servants, employees, contractors and subcontractors, from inspection, maintaining, servicing, operating and repairing. Furthermore, Grantee shall be responsible for and hold Grantor harmless for any damage, destruction, or injury to any property or person as a result of Grantee's usage of said easement. Grantee shall also return the subject premises after installation of the aforementioned facilities, to its original condition as near as possible.

It is further stipulated and agreed that the Grantee, its agents, servants, employees, contractors and subcontractors shall have the right to enter upon said drainage and utility easement as specifically described above for purposes of construction, installing, inspecting, servicing and repairing during the construction.

It is further stipulated and agreed that the Grantor shall have the right to encroach upon said perpetual drainage and utility easement as specifically described above with landscaping (including plantings such as shrubs, grasses, other ground cover, and the like; mulch, rock, brick,

and other hardscapes), dirt, mounding, gravel, concrete, asphalt, etc. for a driveway, street, or path, as permitted by all governing agencies.

IN WITNESS WHEREOF, _____ of Hancock County, Indiana, has hereto set his/her hand and seal this 12th day of July 2022.

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF HANCOCK)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, an authorized agent/member, and acknowledged the execution of the foregoing Grant of Perpetual Drainage Easement, and who, having duly sworn, stated that the representations therein contained are true and to be his/her voluntary act and deed.

Witness my hand and Notarial Seal, this _____ day of _____, 2022.

Notary Public _____

Commission Expires:
County of Residence:

This instrument was prepared by Rex Ramage, Pulte Homes of Indiana, LLC, 11590 N. Meridian Street, Suite 530, Carmel, IN 46032.

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. Rex Ramage.

LEGEND



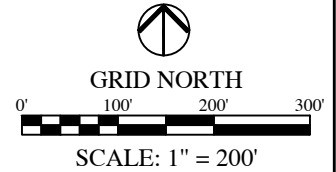
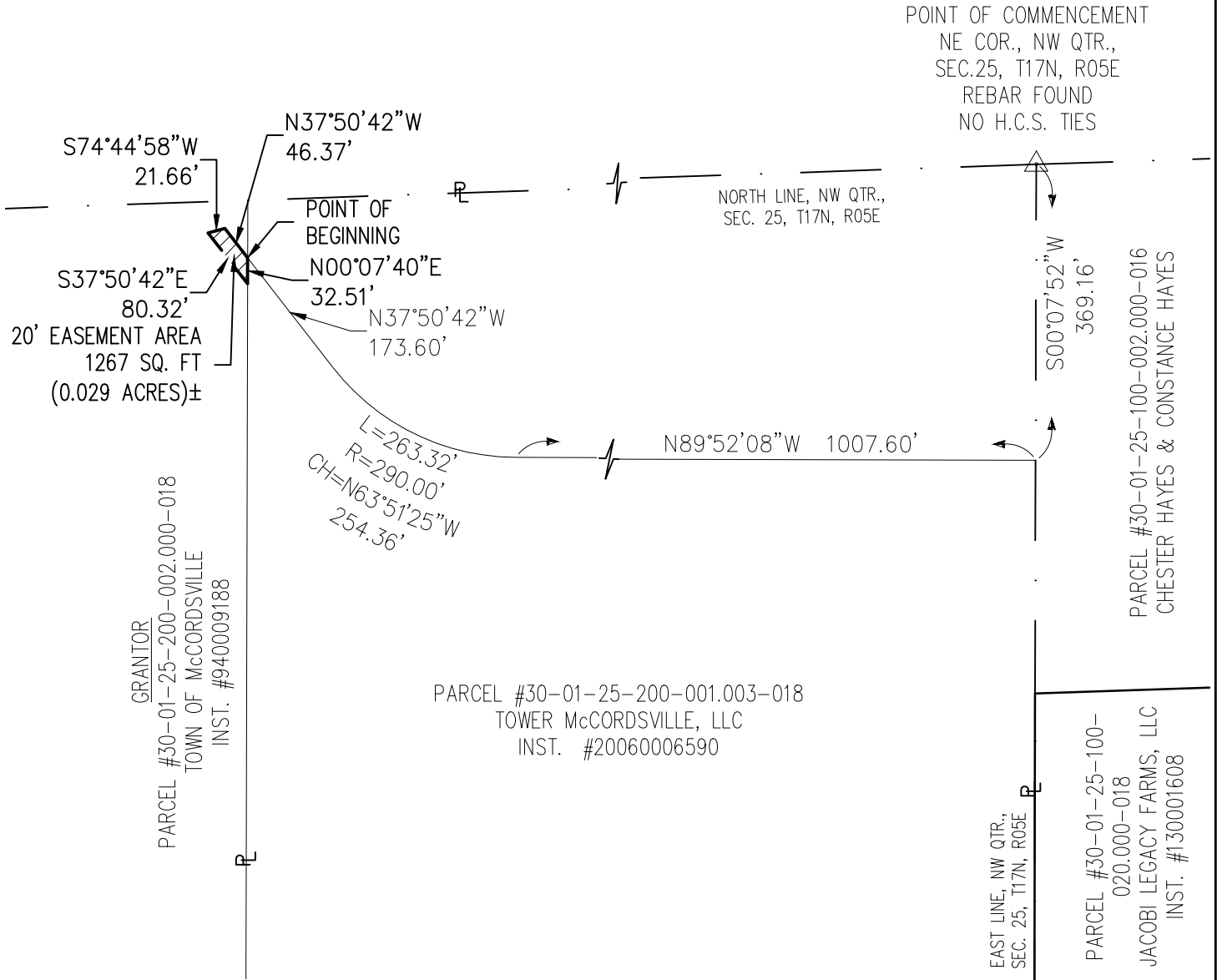
-  EASEMENT
-  PROPERTY LINE

EXHIBIT "A"



File Name: W:\Pulte Homes\2021-064-B Pulte- Jacobi Legacy Farms Sect 1A-1B-1C\Design\Easement Development\21064B.McCordsville_DE.dwg. Layout: ESMT (1) Plot Date: May 20, 2022 Plot Time: 10:02am By: abeery



Note: This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

<p>PREPARED BY</p>  <p>135 N. PENNSYLVANIA ST, SUITE 2800 INDIANAPOLIS, IN 46204 317-347-3663 INDIANAPOLIS - TERRE HAUTE LAFAYETTE - MUNCIE - NEW ALBANY www.hwcengineering.com</p>	<p>JACOBI LEGACY FARMS OFF SITE EASEMENT EXHIBIT McCORDSVILLE TRACT McCORDSVILLE, INDIANA</p>	<p>DRAWN BY AJB</p>	<p>JOB NUMBER 2021-064-B</p>
	<p>McCORDSVILLE TRACT McCORDSVILLE, INDIANA</p>	<p>CHECKED BY MGJ</p>	
	<p>PG 1 OF 2</p>	<p>DATE 5/20/2022</p>	
	<p>SCALE 1" = 200'</p>	<p>SCALE 1" = 200'</p>	

EXHIBIT "A"

GRANTOR

PARCEL #30-01-25-200-002.000-018
TOWN OF McCORDSVILLE
INST. #940009188

EASEMENT DESCRIPTION

A part of the Northwest Quarter of Section 25, Township 17 North, Range 5 East of the 2nd Principal Meridian, Vernon Township, Hancock County, Indiana; based upon a survey by HWC Engineering, job number 2021-064-A, certified by Adam J. Beery PS #20700069, dated May 27, 2021; more particularly described as follows:

COMMENCING at the northeast corner of said Northwest Quarter Section marked by a rebar; thence South 00 degrees 07 minutes 52 seconds West (bearings based upon Indiana State Plane East Zone Coordinate System) along the east line of said Northwest Quarter Section a distance of 369.16 feet; thence North 89 degrees 52 minutes 08 seconds West a distance of 1007.60 feet to a point of curvature of a curve to the right having a radius of 290.00 feet; thence northwesterly along said curve an arc distance of 263.32 feet subtended by a chord bearing North 63 degrees 51 minutes 25 seconds West and distance of 254.36 feet; thence North 37 degrees 50 minutes 42 seconds West a distance of 173.60 feet to the east line of the Grantor's land and the POINT OF BEGINNING; thence continuing North 37 degrees 50 minutes 42 seconds West a distance of 46.37 feet; thence South 74 degrees 44 minutes 58 seconds West a distance of 21.66 feet; thence South 37 degrees 50 minutes 42 seconds East a distance of 80.32 feet to said east line; thence North 00 degrees 07 minutes 40 seconds East a distance of 32.51 feet to the POINT OF BEGINNING, containing 1267 square feet (0.029) acres, more or less.

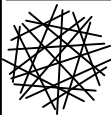
Adam J. Beery

PREPARED BY:
ADAM J. BEERY, PS #20700069
MAY 20, 2022
email: abeery@hwcengineering.com



Note:
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PREPARED BY



HWC
ENGINEERING

135 N. PENNSYLVANIA ST, SUITE 2800
INDIANAPOLIS, IN 46204
317-347-3663

INDIANAPOLIS - TERRE HAUTE

LAFAYETTE - MUNCIE - NEW ALBANY

www.hwcengineering.com

JACOBI LEGACY FARMS
OFF SITE EASEMENT
EXHIBIT

McCORDSVILLE TRACT
McCORDSVILLE, INDIANA

DRAWN BY

AJB

CHECKED BY

MGJ

DATE

5/20/2022

SCALE

N.A.

PG 2 OF 2

JOB NUMBER
2021-064-B

File Name: W:\Pulte Homes\2021-064-B Pulte- Jacobi Legacy Farms Sect 1A-1B-1C\Design\Easement Development\21064B.McCordsville_DE.dwg. Layout: ESMT (2) By: abeery

10:04am

Plot Time: May 20, 2022