

**BOARD OF PUBLIC WORKS AND SAFETY
CITY OF NOBLESVILLE**

DATE: SEPTEMBER 26, 2017

PREVIOUSLY DISCUSSED ITEMS

NEW ITEMS FOR DISCUSSION XXX

MISCELLANEOUS

ITEM# #7

SOURCE:

DOCUMENTS PREPARED BY: JOHN BEERY

VERBAL:

INFORMATION ATTACHED: XXX

NO PAPERWORK AT TIME OF PACKETS:

BRING PAPERWORK FROM PREVIOUS COUNCIL MEETING:

MEMORANDUM

TO: NOBLESVILLE CITY COUNCIL

FROM: JOHN BEERY, CITY ENGINEER

DATE: SEPTEMBER 21, 2017

**RE: PARCEL 91 – MIDLAND TRACE TRAIL
JANUS**

Attached is copy of an executed deed from Janus for the purchase of right-of-way for the Midland Trace Trail.

The BOW previously approved settlement of the parcel for \$9,900 and representatives of Janus accepted.

I request that the Board of Public Works accept the parcel and settlement and authorize the Engineering Department to record the parcel.

Form WD-1
Revised 07/2014

WARRANTY DEED

Project: Midland Trace
Code: EN-180
Parcel: 91
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Janus Developmental Services Inc., the Grantor(s) of Hamilton County, State of Indiana Convey(s) and Warrant(s) to **the City of Noblesville, Indiana**, the Grantee, for and in consideration of the sum of One Dollar (\$1.00) represents land and improvements acquired and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Hamilton, State of Indiana, and being more particularly described in the legal description(s) attached hereto and depicted upon the Right of Way Parcel Plat and Legal Description attached hereto as Exhibit "A" and Exhibit "B", which is incorporated herein by reference.

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.

*I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security number from this document, unless it is required by law.

Interests in land acquired by
The City of Noblesville, Indiana
Grantee mailing address:
16 S. 10th Street
c/o Clerk's Office
Noblesville, IN 46060

This Instrument Prepared By: Michael Howard
Attorney at Law
694 Logan Street
Noblesville, IN 46060

Project: Midland Trace

Code: EN-180

Parcel 91

Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 7TH day
of SEPTEMBER, 2017.

For Janus Developmental Services Inc

Christina Sorensen

Signature

Christina Sorensen Pres/CEO

By: Printed Name, Title

Signature

By: Printed Name, Title

ATTEST: Signature

Printed Name

STATE OF INDIANA :

COUNTY OF HAMILTON :

SS:

Before me, a Notary Public in and for said State and County, personally appeared:

CHRISTINA SORENSEN

Print Title and Name

the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be
its voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 7TH day of SEPTEMBER, 2017

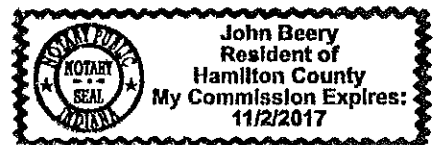
Notary Signature

Printed Name

My Commission expires 11/2/2017

I am a resident of HAMILTON County.

AFFIX NOTARY SEAL BELOW



Project: Midland Trace

Code: EN-180

Parcel 91

Page: 2 of 3

The undersigned represents and warrants the he is/ she is/ they are a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor, he/she/they has/have full authority to execute and deliver the instrument on its behalf and that said authority has not been revoked; that he is/she is/they are therefore, fully authorized and empowered to convey to the City of Noblesville real estate of the Grantor, and that on the date of execution of said conveyance instruments he/she/they had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

EXHIBIT "A"

PART OF THE N.W. QUARTER, SECTION 2, TOWNSHIP 18 NORTH, RANGE 4 EAST
NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA

LAND DESCRIPTION

PARCEL (91)

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH,
RANGE 4 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY,
INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF
SECTION 2, TOWNSHIP 18 NORTH, RANGE 4 EAST THENCE SOUTH 00
DEGREES 17 MINUTES 27 SECONDS WEST (ASSUMED BEARING) 1054.80 FEET;
THENCE NORTH 89 DEGREES 11 MINUTES 59 SECONDS EAST 1421.38 FEET;
THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST 23.66 FEET TO
THE EAST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT
No. 9300563 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST 346.13 FEET TO
THE WEST LINE OF SAID TRACT; THENCE SOUTH 00 DEGREES 30 MINUTES
14 SECONDS WEST 23.01 FEET TO THE SOUTH LINE OF SAID TRACT OF
REAL ESTATE; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 17
MINUTES 59 SECONDS WEST 345.60 FEET TO THE WEST LINE OF SAID
TRACT OF REAL ESTATE; THENCE ON SAID WEST LINE NORTH 00 DEGREES
49 MINUTES 17 SECONDS WEST 23.34 FEET TO THE POINT OF BEGINNING,
CONTAINING 0.18 ACRES, MORE OR LESS.

"THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR
ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT"

"THE WITHIN LAND DESCRIPTION AND/OR
EXHIBIT DRAWING WAS PREPARED BASED
UPON RECORD INFORMATION AND/OR
PRIOR SURVEYS OF THE PARENT TRACT.
NO FIELD SURVEY WAS PERFORMED AND
NO MONUMENTS WERE SET WITH THIS
WORK. THIS LAND DESCRIPTION IS
SUBJECT TO CHANGE BASED UPON A
REVIEW OF A CURRENT BOUNDARY
SURVEY OF THE PREMISES.





K. Nathan Althouse
R.L.S. LS20400007

7-17-17
DATE:

THIS SURVEY IS NOT COMPLETE AND/OR
VALID WITHOUT BOTH PAGES.

PAGE 1 OF 2
PARCEL #91 OF THE MIDLAND TRACE

		MILLER SURVEYING INC. 948 CONNER STREET NOBLESVILLE INDIANA 46060 PH. # (317) 773-2644 FAX 773-2694		
LOCATION: PART OF THE N.W. QUARTER, SECTION 2, T18N, R4E NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA		DRAWN BY: KNA	PREPARED BY: KNA	
FIELD WORK COMPLETED: N/A		SCALE: 1" = 120'	DESIGNATION	
CLIENT: CITY OF NOBLESVILLE ENGINEERING-DEP.		DATE: 7-17-17	EN-180	
DESCRIPTION: EXHIBIT "A"		JOB NUMBER: B37369(91)	PROJECT: 1383168	

STATE ROAD No. 32
NORTH LINE OF THE
NORTHWEST QUARTER OF
SECTION 2-18-4

EXHIBIT "B"

PART OF THE N.W. QUARTER, SECTION 2, TOWNSHIP 18 NORTH, RANGE 4 EAST
NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA

N.W. CORNER
N.W. QUARTER
SEC 2-18N-4E

WILLOWVIEW ROAD
WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2-18-4

S00°17'27"W 1054.80'

SEC 2-18N-4E
NOBLESVILLE TWP.
HAMILTON COUNTY

DAVID S. DAVIS
INSTR #9227235
5.00 ACRES GROSS

90a

DAVID S. DAVIS
INSTR #9609601955
3.13 ACRES GROSS

P.O.B.
N89°21'16"E
23.66'

90b

8.72 ACRES GROSS

JANUS DEVELOPMENTAL SERVICES, INC
INSTR #9300565

JOHN H. CHAPMAN
INSTR #9430393

215+00 216+00 217+00 218+00 219+00 220+00 221+00 222+00 223+00 224+00 225+00 226+00 227+00

WILLOW LAKE COMMUNITY ASSOCIATION
INC
INSTR #2005-57042
COMMON AREA #7

SEC 2-18N-4E
NOBLESVILLE TWP.
HAMILTON COUNTY

WILLOW LAKE
PLEASE SEE SECTION 1
INSTR #20050003494
PLAT CABINET 3 SLIDE 640

WILLOW LAKE
PLEASE SEE SECTION 2
INSTR #20050003494
PLAT CABINET 3 SLIDE 641

LOT 92

LOT 93

LOT 94

LOT 95

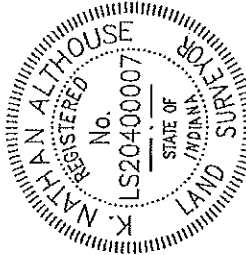
LOT 96

LOT 97

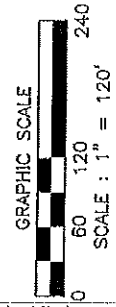
LOT 98

LOT 99

LOT 100



THIS SURVEY IS NOT COMPLETE AND/OR
VALID WITHOUT BOTH PAGES.
PAGE 2 OF 2
PARCEL #91 OF THE MIDLAND TRACE



K. Nathan Althouse

7-17-17
DATE:

LS20400007

MILLER SURVEYING INC.
918 CONNER STREET
NOBLESVILLE, INDIANA 46060
PH. # (317) 773-2844 FAX 773-2894

LOCATION: PART OF THE N.W. QUARTER, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA	DRAWN BY: KNA	PREPARED BY: KNA
FIELD WORK COMPLETED: N/A	SCALE: 1" = 120'	DESIGNATION: EX-180
CLIENT: CITY OF NOBLESVILLE ENGINEERING DEPT.	DATE: 7-17-17	PROJECT: PROJECT
DESCRIPTION: EXHIBIT "A"	B37369(91)	1.363168