

TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)

Form T-3
Revised 12/2021

Project:	<u>1401280</u>
Code:	<u>N/A</u>
Parcel:	<u>10B</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That Connie Phung, the Grantor(s) of Manhattan County, State of New York Grant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of Eight hundred ninety and 00/100 Dollars (\$890.00) (of which said sum \$0.00 represents land improvements acquired and \$890.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of grading, which said work is incidental to the construction of the highway facility known as Morehouse Road and as Project 1401280, which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).

Interests in land acquired by The Board of
Commissioners of Tippecanoe County, IN
Grantee mailing address:
20 N. 3rd Street
1st Floor
Lafayette, IN 47901

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Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of The Board of Commissioners of Tippecanoe County in the State of Indiana except: **NONE**

The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing The Board of Commissioners of Tippecanoe County in the State of Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s) is the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 12 day of April, 2022.

[Signature] (Seal)
Signature
Connie Phung
Printed Name

Signature (Seal)

Printed Name

Signature (Seal)

Printed Name

Signature (Seal)

Printed Name

STATE OF NEW YORK:

SS:

COUNTY OF MANHATTAN:

Before me, a Notary Public in and for said State and County, personally appeared Connie Phung, 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 12 day of April, 2022.

[Signature]
Signature
Edison Aracena
Printed Name

Edison Aracena Lorenzo
Notary Public, State of New York
Reg. No. 01AR6426345
Qualified in Bronx County
Commission Expires 12/06/2025

My Commission expires 12/06/2025

I am a resident of Bronx County.

This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Masson Attorneys at Law, 200 Ferry Street, Ste. C, Lafayette, IN 47901

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Douglas J. Masson

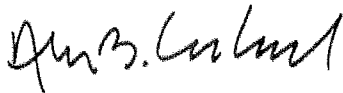
EXHIBIT "A"

Project: 1401280
Parcel 10B Temporary Right of Way For Grading

Sheet 1 of 1

A part of Lots 30A and 30B as shown on the Plat of Colony Pines Section 1, the plat of which is recorded in Instrument 02025962 and Plat Book 11, Page 211 in the Office of the Recorder of Tippecanoe County, described as follows: Commencing at the southeast corner of said Lot 30B, thence South 89 degrees 06 minutes 45 seconds West 16.75 feet along the south line of said Lot 30A to the Point of Beginning of this description; thence continuing South 89 degrees 06 minutes 45 seconds West 6.71 feet along said south line; thence North 01 degree 13 minutes 56 seconds West 85.06 feet to the north line of said Lot 30A; thence North 89 degrees 06 minutes 45 seconds East 8.10 feet along said north line; thence South 01 degree 31 minutes 41 seconds West 57.02 feet; thence South 04 degrees 01 minute 02 seconds East 28.13 feet to the Point of Beginning, and containing 552 square feet, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.




Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007



“This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required”

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.



Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404

The attached Temporary Highway Easement Grant – Parcel 10B (Morehouse Rd. Project) is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 2 day of May, 2022.

Davis S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor