

TEMPORARY HIGHWAY EASEMENT GRANT
(General)

Form T-3
Revised 07/2014

Project:	<u>1401281; Yeager Road</u>
Parcel:	<u>3C & 3D</u>
Page:	<u>1 of 3</u>

Reference: Instrument Nos. 201515014192, 201515014193, 201616000299, and 201717014947

THIS INDENTURE WITNESSETH, That Catherine Borkowski, Successor Trustee/Special Trustee of a certain revocable living trust established by William L. Parkinson on September 9, 2014, and identified as The William L. Parkinson Trust, the Grantor, of Marion County, State of Indiana Grants to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of Six Thousand Eight Hundred and No/00 Dollars (\$6,800.00) (of which said sum \$0.00 represents land improvements acquired and \$6,800.00 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 for the purpose of grading and/or other road related improvements servicing to the Grantor's property to and from that highway facility known as 1401281; Yeager Road, 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 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.

Interests in land acquired by
The Board of Commissioners of Tippecanoe County
Grantee mailing address:
20 N. 3rd Street, 1st Floor
Lafayette, Indiana 47901
I.C. 8-23-7-31

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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, Indiana, except:

The said Grantor acknowledges 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, for the purpose of inducing the Board of Commissioners of Tippecanoe County, Indiana, to accept this grant and to pay the hereinbefore referenced consideration, represent that the Grantor is the owner 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.

The undersigned represents and warrants that she is the Successor Trustee / Special Trustee of a certain revocable living trust established by William L. Parkinson on September 9, 2014, and identified as The William L. Parkinson Trust, that pursuant to the Trust Agreement she has full authority to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that she is therefore, fully authorized and empowered to convey to the Board of Commissioners of Tippecanoe County, Indiana, real estate of this Trust, and that on the date of execution of said conveyance instruments she had full authority to so act.

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 16th day of MAY, 2022

The William L. Parkinson Trust

By: Catherine Borkowski, Trustee
Signature

Catherine Borkowski, Successor Trustee/Special Trustee
Printed Name & Title

STATE OF: INDIANA :
COUNTY OF MARION :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Catherine Borkowski, Successor Trustee/Special Trustee of a certain revocable living trust established by William L. Parkinson on September 9, 2014, and identified as The William L. Parkinson Trust, the Grantor 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 16th day of MAY, 2022.

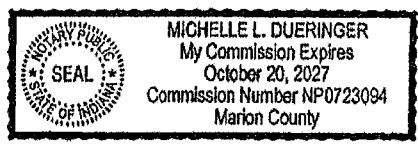
Signature Michelle L. Dueringer

Printed Name Michelle L. Dueringer

My Commission Number NP0723094

My Commission expires 10/20/27

I am a resident of MARION County.



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. Douglas J. Masson, Attorney at Law

This instrument was prepared by Douglas J. Masson, Attorney at Law, Attorney #19474-53, HOFFMAN, LUHMAN & MASSON, PC, 200 Ferry Street, Suite C, Lafayette, IN 47902

Exhibit "A"

Sheet 1 of 1

Project: 1401281

Parcel: 3C Temporary Right of Way for Grading

Tax Id. No. 79-02-36-400-002.000-023

Cross Reference: Inst 201717014947

Part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 24 North, Range 5 West, Tippecanoe County, Indiana described as follows: Commencing at the Northeast Corner of said Southeast Quarter; thence along the East Line of said Quarter, South 00 degrees 25 minutes 31 seconds East a distance of 1,304.53 feet; thence North 89 degrees 43 minutes 00 seconds West a distance of 35.00 feet, to the point of beginning of this description; thence North 89 degrees 43 minutes 00 seconds West a distance of 40.00 feet; thence North 00 degrees 25 minutes 31 seconds West a distance of 608.15 feet; thence North 09 degrees 11 minutes 58 seconds East a distance of 104.61 feet; thence Northwesterly 545.43 feet along an arc to the left having a radius of 712.00 feet and subtended by a long chord having a bearing of North 30 degrees 42 minutes 01 second West and a length of 532.20 feet; thence North 62 degrees 15 minutes 37 seconds West a distance of 295.86 feet; thence South 89 degrees 44 minutes 46 seconds East a distance of 54.17 feet; thence South 62 degrees 15 minutes 37 seconds East a distance of 128.90 feet; thence Southeasterly 784.60 feet along an arc to the right having a radius of 727.00 feet and subtended by a long chord having a bearing of South 31 degrees 20 minutes 34 seconds East and a length of 747.07 feet; thence South 00 degrees 25 minutes 31 seconds East a distance of 608.65 feet; to the point of beginning and containing 0.965 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 2nd day of May, 2022.



A handwritten signature in black ink, appearing to read "Trent E. Newport", written over a horizontal line.

Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

Exhibit "A"

Sheet 1 of 1

Project: 1401281

Parcel: 3D Temporary Right of Way for Grading

Tax Id. No. 79-02-36-400-002.000-023

Cross Reference: Inst 201717014947

Part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 24 North, Range 5 West, Tippecanoe County, Indiana described as follows: Commencing at the Northeast Corner of said Southeast Quarter; thence along the East Line of said Quarter, South 00 degrees 25 minutes 31 seconds East a distance of 400.75 feet to the point of beginning of this description; thence continuing along said East Line South 00 degrees 25 minutes 31 seconds East a distance of 61.10 feet; thence Northwesterly 617.46 feet along an arc to the left having a radius of 797.00 feet and subtended by a long chord having a bearing of North 39 degrees 39 minutes 45 seconds West and a length of 602.13 feet; thence South 89 degrees 44 minutes 46 seconds East a distance of 41.03 feet; thence Southeasterly 538.20 feet along an arc to the right having a radius of 817.00 feet and subtended by a long chord having a bearing of South 40 degrees 26 minutes 26 seconds East and a length of 528.52 feet to the point of beginning and containing 0.265 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 25th day of August, 2021.



A handwritten signature in black ink, appearing to read "Trent E. Newport", written over a horizontal line.

Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

The above Temporary Highway Easement Grant – (Yeager Road – Parcels 3C & 3D – Catherine Borkowski, Successor Trustee/Special Trustee of a certain revocable living trust established by William L. Parkinson on September 9, 2014, and identified as The William L. Parkinson Trust) approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 21 day of June, 2022.

David 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