

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	<u>1401280</u>
Code:	<u>N/A</u>
Parcel:	<u>7</u>
Page:	<u>1 of 2</u>

THIS INDENTURE WITNESSETH, That Chun-Li Chang, the Grantor(s) of Tippecanoe County, State of Indiana Convey(s) and Warrant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of Six thousand eight hundred forty and 00/100 Dollars (\$6,800.00) (of which said sum \$6,800.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being 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.

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.

The grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 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 County in the event of any non-payment.

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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IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 17 day of MAY, 2022.

<u><i>Chun-Li Chang</i></u> (Seal)	_____ (Seal)
Signature	Signature
Chun-Li Chang	_____
Printed Name	Printed Name
_____ (Seal)	_____ (Seal)
Signature	Signature
_____	_____
Printed Name	Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Chun-Li Chang, the Grantor(s) 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 17 day of MAY, 2022.

Signature *Clifton Dickerson*

Printed Name _____

My Commission expires _____

I am a resident of _____ County.



CLIFTON DICKERSON, Notary Public
Allen County, State of Indiana
My Commission Expires August 27, 2023
Commission No. 671065

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

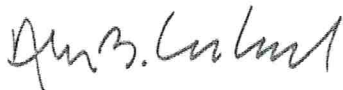
EXHIBIT "A"

Project: 1401280
Parcel 7 Fee Simple
Key # 79-06-01-152-002.000-023

Sheet 1 of 1

A part of Lot 1B 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, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Beginning at the southeast corner of said Lot, thence South 89 degrees 08 minutes 33 seconds West 5.98 feet along the South line of said Lot; thence North 09 degrees 22 minutes 23 seconds West 89.83 feet to the point designated "1150" on said Exhibit "B"; thence North 06 degrees 13 minutes 23 seconds West 25.98 feet to the Northeastern line of said Lot; thence along said Northeastern line, Southeasterly 34.82 feet along an arc to the right having a radius of 35.00 feet and subtended by a long chord having a bearing of South 32 degrees 13 minutes 48 seconds East and a length of 33.40 feet to the east line of said Lot; thence South 03 degrees 43 minutes 37 seconds East 86.30 feet along said eastern line to the Point of Beginning, and containing 1,191 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 26th Day of October, 2021.



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



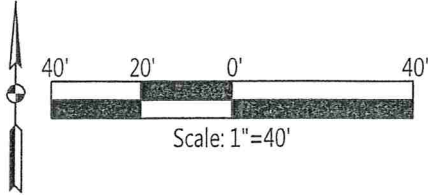
Parcel: 7
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 1
 Township: 23N
 Range: 5W

Right of Way Parcel Plat Exhibit "B"

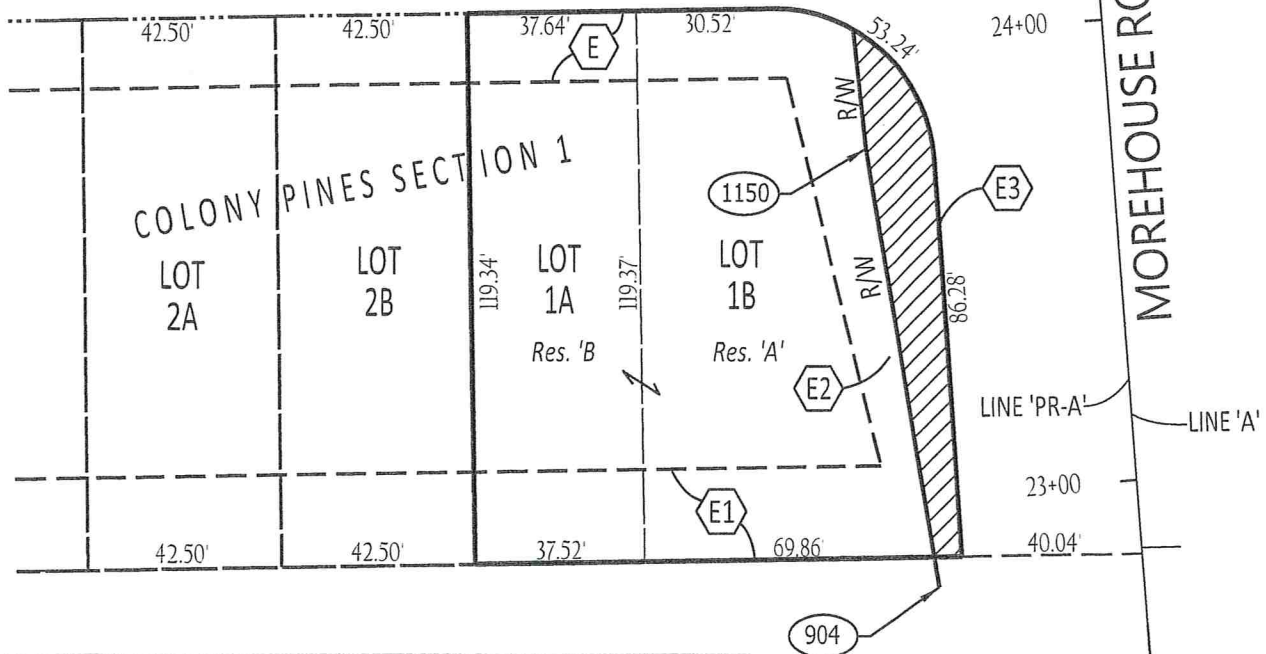
Owner: Chun-Li Chang
 Warranty Deed: Instrument No. 201919018523
 Plat of Colony Pines Section 1: Instrument 02025962
 (Plat Book 11 Page 211)
 Tax Key: 79-06-01-152-002.000-023

Code: N/A
 Page: 1 of 1
 Prepared by: S. Hartman
 Checked by: A. Cleveland

Hatched Area is the
 Approximate taking



ELLISON DRIVE (50')



Line 'PR-A' Data Table

Point		Northing	Easting
112	P.T. 17+32.72 = P.O.C. 17+32.72 Line 'A'	1901513.6089	2992986.3667
113	P.C. 28+29.84 = P.O.T. 28+29.84 Line 'A'	1902608.0332	2992909.5048

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

Parcel Coordinate Chart (Shown in Feet)

Point	Northing	Easting	Station	Offset	Line
904	1902056.3916	2992903.1360	22+80.00	45.00' Lt.	'PR-A'
1150	1902151.5252	2992887.4326	23+76.00	54.00' Lt.	'PR-A'
703	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
705	SEE LOCATION CONTROL ROUTE SURVEY PLAT				

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

- 15' Drainage and Utility Easement Per Subdivision Plat
- 20' Drainage, Utility & Landscaping Easement Per Subdivision Plat
- Drainage, Utility & Landscaping Easement Per Subdivision Plat
- No Vehicle Access Per Subdivision Plat

ALAN BRENT CLEVELAND P.S.
 LS80880007

SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded as Instrument #201717017449 in the Office of the Recorder of Tippecanoe 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").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Alan Brent Cleveland

Date: 6/25/2020 Revised: 10/26/2021



DLZ

DLZ INDIANA, LLC

157 E. MARYLAND STREET
 INDIANAPOLIS, INDIANA 46204-3608
 (317) 633-4120

Project: 1763 1212 90

The attached Warranty Deed – Parcel 7 (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 18 day of July, 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