

PETITION TO VACATE
DRAINAGE, SEWER, AND LANDSCAPE EASEMENT

COME NOW Stephen R. Ratcliff and Connie L. Ratcliff (collectively, “**Petitioners**”), who respectfully request that a certain platted drainage, sewer, and landscape easement in Lauren Lakes Subdivision, Section One, Tippecanoe County, Indiana more particularly described herein, be vacated and that the proper authorities schedule a public hearing on this petition, give proper notice of said public hearing at the expense of the Petitioners, and duly adopt an ordinance in the form and substance submitted herewith, and in support thereof states as follows:

1. This petition is filed pursuant to Indiana Code § 36-7-3-12 and Indiana Code § 36-7-3-16.

2. The Petitioners are owners of proposed Lot 1 in Lauren Lakes Subdivision Section One more particularly described in the attached **Exhibit C** (“**Petitioner Real Estate**”), pursuant to Indiana Code § 36-7-3-12(a)(1).

3. The Petitioner Real Estate is subject to a platted drainage, sewer, and landscape easement (“**Proposed Vacated Easement**”), which said Proposed Vacated Easement is more particularly described in the attached **Exhibit A** and shown in the drawing prepared by The Schneider Corporation and attached hereto as **Exhibit B**.

4. The Proposed Vacated Easement is a part of the common area of Lauren Lakes Subdivision Section One commonly known as Outlot 3 more particularly described in the attached **Exhibit D**. The remainder of the platted drainage, sewer and landscape easement on Outlot 3 will not be affected by the vacation of the Proposed Vacated Easement.

5. The fifteen (15) foot drainage utility and sewer easement along the northerly side of the Petitioner Real Estate will not be affected by the vacation of the Proposed Vacated Easement.

6. The Petitioners hereby request that the Proposed Vacated Easement located on the Petitioner Real Estate be vacated.

7. The following is a list of the names and addresses of all owners of land abutting the Proposed Vacated Easement:

Aaron and Barb Quakenbush (Key No. 176-07100-2008)
457 Goose Creek Way
West Lafayette, IN 47906

Lauren Lakes Homeowners' Association, Inc. (Key No. 176-07100-2657)
Leatherwood Way
West Lafayette, IN 47906

Bradley Pace and Mary Katharine Elder (Key No. 176-07100-1986)
456 Goose Creek Way
West Lafayette, IN 47906

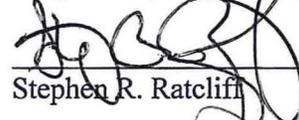
Daniel and Leslie K. Schumacher (Key No. 176-07100-1997)
470 Goose Creek Way
West Lafayette, IN 47906

8. Upon vacation of the Proposed Vacated Easement the vacated drainage, sewer, and landscape easement will become part of the Petitioner Real Estate.

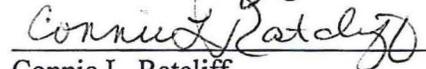
9. Petitioners have provided a copy of this Petition to the City Engineers Office.

WHEREFORE, all of the above is requested for the good and benefit of the City of West Lafayette, Indiana.

Respectfully Submitted,



Stephen R. Ratcliff



Connie L. Ratcliff

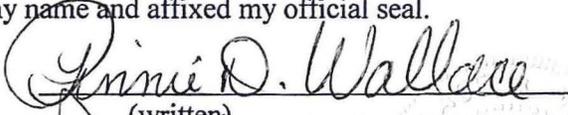
STATE OF INDIANA)
)SS:
COUNTY OF TIPPECANOE)

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of June, 2016, personally appeared Stephen R. Ratcliff and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 8/8/2023

Resident of Tippecanoe County



(written)
Pinnie D. Wallace

(printed) NOTARY PUBLIC



STATE OF INDIANA)
)SS:
COUNTY OF TIPPECANOE)

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of June, 2016, personally appeared Connie L. Ratcliff and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.



JENNIFER L. LANDES
Resident of Tippecanoe County
My Commission Expires
July 29, 2020

Jennifer L. Landes
(written)
Jennifer L. Landes
(printed) NOTARY PUBLIC

My Commission Expires:

July 29, 2020

Resident of Tippecanoe County

This instrument prepared by:
Ryan C. Munden
Reiling Teder & Schrier, LLC
250 Main Street, Suite 601
P.O. Box 280
Lafayette, IN 47902-0280
Telephone: (765) 423-5333
Facsimile: (765) 423-4564
E-mail:rcm@rtslawfirm.com

EXHIBIT A
PROPOSED VACATED EASEMENT DESCRIPTION

See Attached.

Land Description

A part of Outlot 3 in Lauren Lakes Subdivision, Section One as per plat thereof recorded as Document #05023744 in Plat Cabinet 1, Slide 24 in the Recorder's Office of Tippecanoe County, located in the City of West Lafayette, Indiana being more particularly described as follows:

Commencing at the northeast corner of Lot 6 in said Lauren Lakes Subdivision, Section One, thence South 0 degrees 42 minutes 53 seconds West a distance of 15.00 feet to the Point of Beginning; thence South 89 degrees 17 minutes 07 seconds East a distance of 44.82 feet to an east line of said Section One; thence South 00 degrees 39 minutes 19 seconds East along an east line of said Section One a distance of 120.04 feet; thence North 89 degrees 17 minutes 07 seconds West a distance of 47.69 feet to the southeast corner of Lot 6 in said Section One; thence North 00 degrees 42 minutes 53 seconds East along the east line of said Lot 6 a distance of 120.00 feet; to the Point of beginning, containing 0.13 acre more or less.

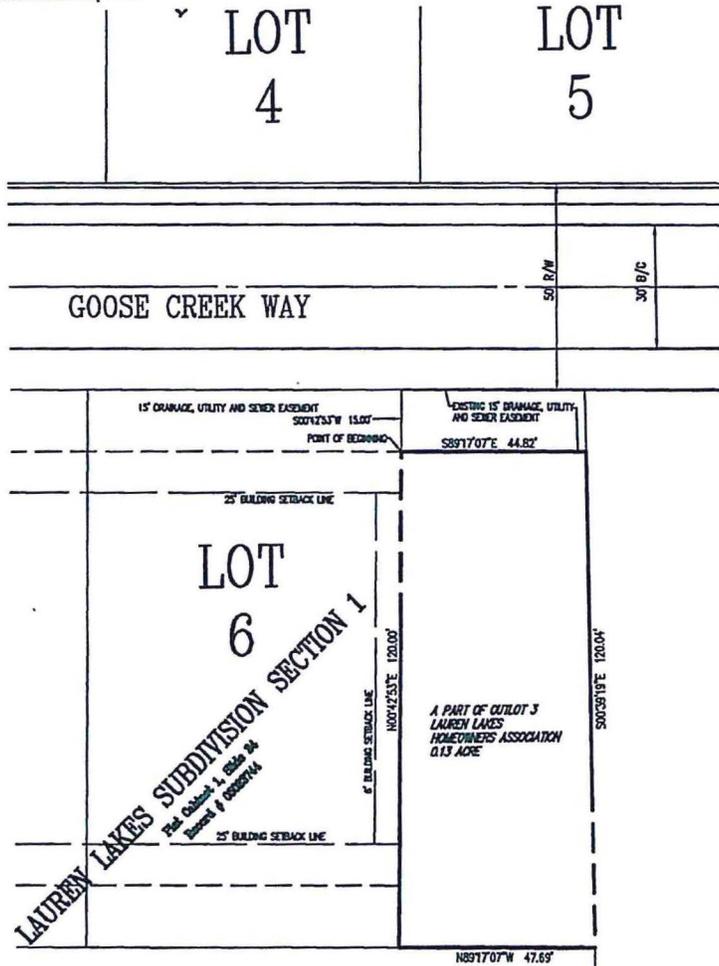
EXHIBIT B
PROPOSED VACATED EASEMENT DRAWING

See Attached.



THE SCHNEIDER CORPORATION
 1330 WIN HENTSCHEL BLVD, SUITE 260
 WEST LAFAYETTE, IN 47906-4156
 TELEPHONE: 765-448-6661
 FAX: 765-448-6665
 www.schneidercorp.com

LAND OWNER: STEPHEN & CONNIE RATCLIFF
 TAX KEY #: 79-03-32-126-004.000-039



Land Description

A part of Outlot 3 in Lauren Lakes Subdivision, Section One as per plat thereof recorded as Document #05023744 in Plat Cabinet 1, Slide 24 in the Recorder's Office of Tippecanoe County, located in the City of West Lafayette, Indiana being more particularly described as follows:

Commencing at the northeast corner of Lot 6 in said Lauren Lakes Subdivision, Section One, thence South 0 degrees 42 minutes 53 seconds West a distance of 15.00 feet to the Point of Beginning; thence South 89 degrees 17 minutes 07 seconds East a distance of 44.82 feet to an east line of said Section One; thence South 00 degrees 39 minutes 19 seconds East along said east line a distance of 120.04 feet; thence North 89 degrees 17 minutes 07 seconds West a distance of 47.69 feet to the southeast corner of said Lot 6; thence North 00 degrees 42 minutes 53 seconds East along the east line of said Lot 6 a distance of 120.00 feet to the Point of beginning, containing 0.13 acre more or less.

EXHIBIT C
PETITIONER REAL ESTATE DESCRIPTION

See Attached.

Land Description

A part of the Northwest Quarter of Section 32, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana being more particularly described as follows:

Commencing at a Berntsen monument marking the northeast corner of said quarter section, thence North 89 degrees 17 minute 07 seconds West (bearings based on a survey prepared by The Schneider Corporation dated January 27, 2004, and recorded at Record #04002330 in the Office of the Recorder of Tippecanoe County) along the north line of said quarter section a distance of 674.97 feet to a northwest corner of the land described in a deed to Stephen R. Ratcliff and Connie L. Ratcliff, recorded as Record # 201010020761; thence South 00 degrees 42 minutes 53 seconds West along a west line of said land a distance of 225.00 feet to a southeast corner of Lauren Lakes Subdivision , Section One, recorded as Record # 05023744; thence North 89 degrees 17 minutes 07 minutes West a distance of 34.96 feet to a northeast corner of Outlot 3 in said subdivision; thence South 00 degrees 39 minutes 19 seconds East along the east line of said Outlot 3 a distance of 15.00 feet to the Point of Beginning; thence continuing South 00 degrees 39 minutes 19 seconds East along the east line of said Outlot 3 a distance of 120.04 feet; thence North 89 degrees 17 minutes 07 seconds West a distance of 47.69 feet to the southeast corner of Lot 6 in said subdivision; thence North 00 degrees 42 minutes 53 seconds East along the east line of said Lot 6 a distance of 120.00 feet; thence South 89 degrees 17 minutes 07 seconds East a distance of 44.82 feet to the Point of beginning, containing 0.13 acre more or less.

EXHIBIT D
OUTLOT 3 DESCRIPTION

See Attached.

Land Description

Outlot 3 in Lauren Lakes Subdivision, Section One as per plat thereof, recorded as Document #05023744 in Plat Cabinet 1, Slide 24 in the Recorder's Office of Tippecanoe County, located in the City of West Lafayette, Indiana.