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201414005172

FILED FOR RECORD IN  
TIPPECANOE COUNTY, IN  
ONETA TOLLE, RECORDER  
04/02/2014 03:45:08PM  
DEED 29.00

### CORPORATE WARRANTY DEED

Project: Cumberland Ave  
Parcel: 9  
State ID Nos. 79-07-06-476-001.000-026  
79-07-06-476-003.000-026  
79-07-06-476-004.000-026

**THIS INDENTURE WITNESSETH**, That **WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION**, the Grantor, **CONVEYS AND WARRANTS** to the **CITY OF WEST LAFAYETTE, INDIANA**, the Grantee, for NO consideration, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal descriptions 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 hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, 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 acknowledgment and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The undersigned persons executing this deed represent and certify on behalf of the Grantor, that they are authorized by the school corporation and have full authority to sign and execute documents on its behalf, and that their authority has not been revoked; that they are, therefore, fully authorized and empowered to convey to the City of West Lafayette, Indiana, the real estate of the Grantor and to execute all necessary instruments in connection therewith.

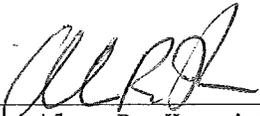
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER.

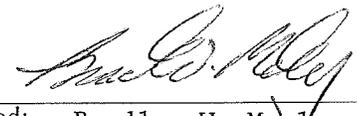
APR 02 2014 *nm*

*Jennifer Weston*  
AUDITOR OF TIPPECANOE CO.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12th day of ~~January~~ <sup>February</sup>, 2014.

WEST LAFAYETTE COMMUNITY  
SCHOOL CORPORATION

By:   
Printed: Alan R. Karpick  
President

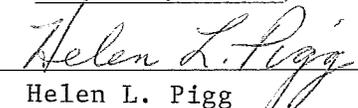
By:   
Printed: Bradley W. Marley  
Secretary

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF TIPPECANOE    )

Before me, a Notary Public in and for said State and County, personally appeared Alan R. Karpick and Bradley W. Marley, authorized officers of the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that that any representations contained therein are true. I am a resident of Tippecanoe County.

Witness my hand and Notarial Seal this 12th day of February, 2014.

My commission expires: June 15, 2018

  
Helen L. Pigg  
NOTARY PUBLIC

This conveyance is for no consideration and sales disclosure form is not required.

I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Thomas L. Brooks, Jr.

This instrument prepared by: Thomas L. Brooks, Jr. of the firm Mayfield and Brooks, LLC, 8 N. Third St., Suite 405, P.O. Box 650, Lafayette, IN 47902, Telephone (765) 423-5454

Grantee's Mailing Address:  
609 W. Navajo Street  
West Lafayette, IN 47906

**EXHIBIT "A"**

**Project: Cumberland Avenue Reconstruction – Phase III**  
**Parcel: 9 Fee Simple**  
**Key No. 79-07-06-476-001.000-026**

**Sheet 1 of 3**

A part of the Southeast Quarter of Section 6, Township 23 North, Range 4 West, in Tippecanoe County, Indiana, 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: Commencing at the southeast corner of said quarter section; thence South 89 degrees 55 minutes 17 seconds West 911.00 feet to the southwest corner of that 29.7 acre parcel described in Deed Book 289, Page 46; thence North 0 degrees 04 minutes 43 seconds West 50.00 feet along the west line of said 29.7 acre parcel to a point on the northerly right-of-way of Cumberland Avenue, said point being designated as "312" on said plat and the point of beginning of this description: thence North 00 degrees 04 minutes 43 seconds West 2.71 feet along said west line to point "313" designated on said plat; thence North 89 degrees 42 minutes 34 seconds East 208.00 feet to a western line of that that 0.688 acre parcel described in Instrument Number 9513117; thence South 00 degrees 04 minutes 43 seconds East 3.47 feet along said western line to the northerly right-of-way of said Cumberland Avenue; thence South 89 degrees 55 minutes 17 seconds West 208.00 feet along said right-of-way to the point of beginning and containing 0.015 acres, more or less.

This description was prepared for the City of West Lafayette, Indiana, by Tracy L. McGill, an Indiana Registered Land Surveyor, License Number LS20500009, on the 4<sup>th</sup> day of November, 2013.

*Tracy L. McGill*

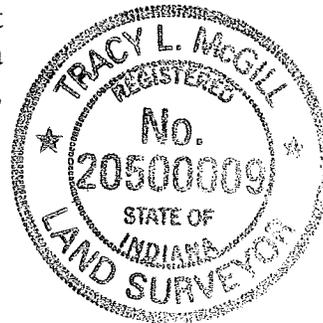


EXHIBIT "A"

**Project: Cumberland Avenue Reconstruction – Phase III**  
**Parcel: 9A Fee Simple**  
**Key No. 79-07-06-476-004.000-026**

Sheet 2 of 3

A part of the Southeast Quarter of Section 6, Township 23 North, Range 4 West, in Tippecanoe County, Indiana, 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: Commencing at the southeast corner of said quarter section; thence South 89 degrees 55 minutes 17 seconds West 911.00 feet to the southwest corner of that 29.7 acre parcel described in Deed Book 289, Page 46; thence North 0 degrees 04 minutes 43 seconds West 50.00 feet along the west line of said 29.7 acre parcel to a point on the northerly right-of-way of Cumberland Avenue, said point being designated as "312" on said plat; thence North 89 degrees 55 minutes 17 seconds East 208.00 feet along said right-of-way to a point on a western line of that that 0.688 acre parcel described in Instrument Number 9513117 and the point of beginning of this description: thence North 00 degrees 04 minutes 43 seconds West 3.47 feet along said western line; thence North 89 degrees 42 minutes 34 seconds East 20.00 feet to and eastern line of said 0.688 acre parcel; thence South 00 degrees 04 minutes 43 seconds East 3.55 feet along said eastern line to the northerly right-of-way of said Cumberland Avenue; thence South 89 degrees 55 minutes 17 seconds West 20.00 feet along said right-of-way to the point of beginning and containing 0.002 acres, more or less.

This description was prepared for the City of West Lafayette, Indiana, by Tracy L. McGill, an Indiana Registered Land Surveyor, License Number LS20500009, on the 4<sup>th</sup> day of November, 2013.





**EXHIBIT "A"**

**Project: Cumberland Avenue Reconstruction – Phase III**  
**Parcel: 9B Fee Simple**  
**Key No. 79-07-06-476-003.000-026**

**Sheet 3 of 3**

A part of the Southeast Quarter of Section 6, Township 23 North, Range 4 West, in Tippecanoe County, Indiana, 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: Commencing at the southeast corner of said quarter section; thence South 89 degrees 55 minutes 17 seconds West 911.00 feet to the southwest corner of that 29.7 acre parcel described in Deed Book 289, Page 46; thence North 0 degrees 04 minutes 43 seconds West 50.00 feet along the west line of said 29.7 acre parcel to a point on the northerly right-of-way of Cumberland Avenue, said point being designated as "312" on said plat; thence North 89 degrees 55 minutes 17 seconds East 228.00 feet along said right-of-way to the southwestern corner of that that 5.37 acre parcel described in Instrument Number 9512420 and the point of beginning of this description: thence North 00 degrees 04 minutes 43 seconds West 3.55 feet along the west line of said 5.37 acre parcel; thence North 89 degrees 42 minutes 34 seconds East 618.41 feet to point "314" designated on said plat; thence easterly 29.87 feet along an arc to the left having a radius of 391.00 feet and subtended by a long chord having a bearing of South 88 degrees 06 minutes 08 seconds East and a length of 29.86 feet to a point on the westerly right-of-way of Benton Street designated as "315" on said plat; thence westerly 14.16 feet along an arc to the right having a radius of 20.00 feet and subtended by a long chord having a bearing of South 69 degrees 38 minutes 15 seconds West and a length of 13.87 feet to the northerly right-of-way of said Cumberland Avenue; thence South 89 degrees 55 minutes 17 seconds West 635.24 feet along said northerly right-of-way to the point of beginning and containing 0.070 acres, more or less.

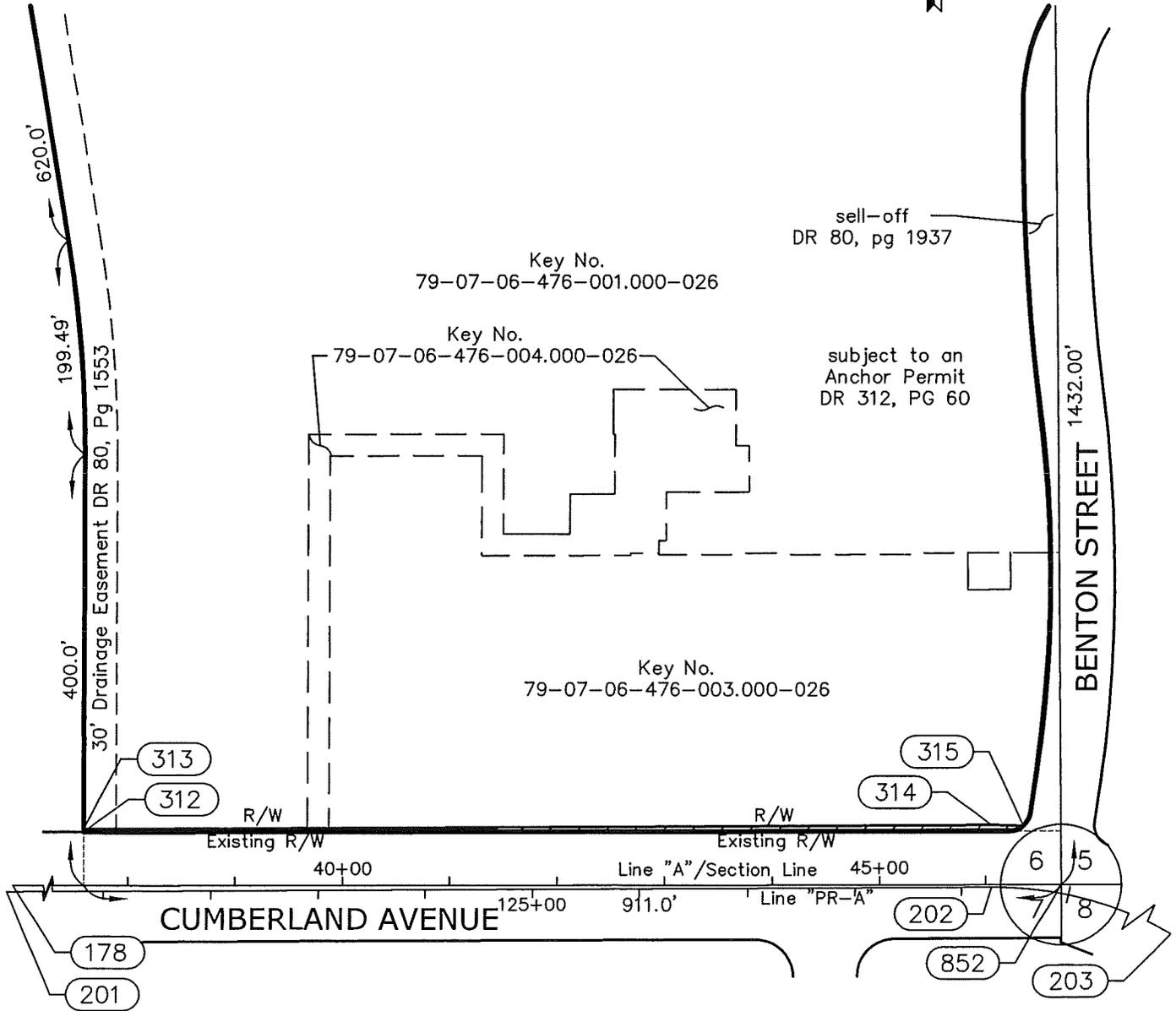
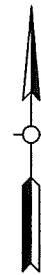
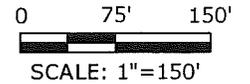
This description was prepared for the City of West Lafayette, Indiana, by Tracy L. McGill, an Indiana Registered Land Surveyor, License Number LS20500009, on the 4<sup>th</sup> day of November, 2013.





EXHIBIT "B"  
**RIGHT-OF-WAY PARCEL PLAT**  
 Prepared For The City of West Lafayette  
 by: AMERICAN  
**STRUCTUREPOINT**  
 INC.

SHEET 1 OF 2



 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER:	WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION	DRAWN BY:	TLM
PARCEL:	9	CHECKED BY:	TLM
PROJECT:	CUMBERLAND AVENUE RECONSTRUCTION PHASE III		
ROAD:	CUMBERLAND AVENUE		
COUNTY:	TIPPECANOE		
SECTION:	6		
TOWNSHIP:	23 NORTH		
RANGE:	4 WEST		

DEED BOOK 289, PAGE 46, DATED JULY 9, 1964  
 INST. NO. 9512420, DATED JANUARY 28, 1986  
 INST. NO. 9513117, DATED AUGUST 10, 1994

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

EXHIBIT "B"  
**RIGHT-OF-WAY PARCEL PLAT**  
 Prepared For The City of West Lafayette

by: AMERICAN

**STRUCTUREPOINT**  
 INC.

**POINT REFERENCE CHART (Feet)**

Point	North	East	Station	Offset	☒
178	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
852					
201	258077.5798	46673.8995	(PI)103+22.64	0.00	PR-A
202	258082.4282	49279.5464	(PC)129+28.30	0.00	PR-A
203	258060.0379	49401.2896	(PT)130+52.81	0.00	PR-A
312	258133.4308	48432.8524	+PL(120+81.88)	EX RW(55.29 L)	PR-A
313	258136.1361	48432.8486	+PL(120+81.89)	58.00 L	PR-A
314	258140.4274	49279.2523	129+28.30	58.00 L	PR-A
315	258139.4386	49309.0950	+EX RW(129+53.74)	58.00 L	PR-A

**SURVEYOR'S STATEMENT**

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 201313024004 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").

 11/4/2012  
 \_\_\_\_\_  
 Tracy L. McGill Date  
 Reg. Land Surveyor No. 20500009  
 State of Indiana



NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.

OWNER: WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION PARCEL: 9 PROJECT: CUMBERLAND AVENUE RECONSTRUCTION PHASE III ROAD: CUMBERLAND AVENUE COUNTY: TIPPECANOE SECTION: 6 TOWNSHIP: 23 NORTH RANGE: 4 WEST	DRAWN BY: TLM CHECKED BY: TLM
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AMERICAN STRUCTUREPOINT, INC PROJECT NO. 201300985

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

West Lafayette Community School Corporation – Happy Hollow ROW Parcel No. 9 – Corporate  
Warranty Deed

ACCEPTED:

DATE: \_\_\_\_\_

CITY OF WEST LAFAYETTE  
REDEVELOPMENT COMMISSION

\_\_\_\_\_  
Lawrence T. Oates, President

\_\_\_\_\_  
Stephen B. Curtis, Secretary