

# Board of Public Works and Safety

## Agenda Item

## Cover Sheet

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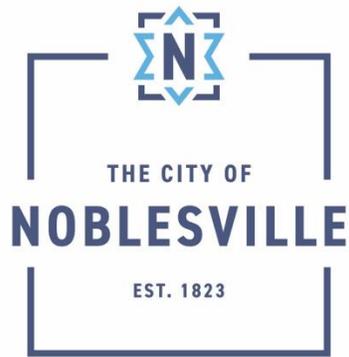
**MEETING DATE:** March 25, 2025

- Consent Agenda Item
- New Item for Discussion
- Previously Discussed Item
- Miscellaneous

**ITEM #: 9**

**INITIATED BY:** Sacha Lingerfeldt

- Information Attached
- Verbal
- No Paperwork at Time of Packets



**TO: BOARD OF PUBLIC WORKS AND SAFETY**  
**FROM: SACHA LINGERFELDT, ADMINISTRATIVE MANAGER**  
**SUBJECT: INDIANA AMERICAN WATER MAIN EXTENSION PHASE II**  
**WARRANTY DEED ACCEPTANCE**  
**DATE: MARCH 25, 2025**

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### **Information**

Attached is the Warranty Deed for the parcel below:

Parcel 1 Noblesville Community Development Corporation

**I recommend the Board of Public Works and Safety accept the Warranty Deed and have it recorded by the Clerk's Office.**

Your consideration in this matter is appreciated.



## WARRANTY DEED

Form WD-1

Revised 07/2024

Project:	INAW Water Main Extension Phase II
Code:	NA
Parcel:	1

**THIS INDENTURE WITNESSETH**, That NOBLESVILLE COMMUNITY DEVELOPMENT CORPORATION, the Grantor of Hamilton County, State of Indiana Conveys and Warrants to the CITY OF NOBLESVILLE, INDIANA, the Grantee, for and in consideration of the sum of Zero Dollars (\$0.00) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Hamilton, 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 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 Grantors, or any successors in title to the abutting lands of the Grantors, 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 Grantors and all successors and assigns.

The grantor assumes and agrees to pay the 2024 payable 2025 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 City in the event of any non-payment.

Interests in land acquired by the City of  
Noblesville, Indiana  
Grantee mailing address:  
16 S. 10th Street, Noblesville, IN 46060  
I.C. 8-23-7-31

Form WD-1  
Revised 07/2024

Project: INAW Water Main Extension Phase II  
Code: NA  
Parcel: 1

IN WITNESS WHEREOF, the said Grantors has executed this instrument  
this 6 day of March, 2025.

**NOBLESVILLE COMMUNITY DEVELOPMENT CORPORATION**

[Signature]  
Signature  
Michele Leach  
Printed Name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

STATE OF: \_\_\_\_\_ :  
COUNTY OF \_\_\_\_\_ :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Michele Leach, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his/her/their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 6 day of March, 2025.

[Signature]  
Signature  
Natalie Gossett  
Printed Name  
NP01038874  
My Commission Number  
10/03/28  
My Commission expires  
I am a resident of Hamilton County.



This instrument prepared by and 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. Jonathan Hughes

Project: INAW Water Main Ext. at 166<sup>th</sup> Street and Boden Road  
 Parcel: 1 Fee Simple  
 Code: N/A  
 Tax ID: 29-11-10-009-001.000-022

A part of Lot 1 of the Finch Creek Park Subdivision being recorded as Instrument Number 2017048653 of the Hamilton County Recorder's Office and being a part of the Northeast Quarter of Section 10, Township 18 North, Range 5 East, Hamilton County, Indiana, and being that part 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 Northeast Corner of the Northeast Quarter of said Section 10; thence South 88 degrees 49 minutes 12 seconds West (bearings are derived from coordinates based on the Indiana Geospatial Coordinate System for Hamilton County, NAD 83 (2011), epoch 2010.0) 1,322.96 feet along the North Line of the Northeast Quarter of said Section 10 to a northeastern corner of the grantor's land; thence South 0 degrees 24 minutes 38 seconds East 70.00 feet along an east line of the grantor's land to the southern right-of-way line of 166<sup>th</sup> Street, the following four (4) courses are along the southern right-of-way line of 166<sup>th</sup> Street; 1) thence North 88 degrees 49 minutes 11 seconds East 127.46 feet; 2) thence South 78 degrees 03 minutes 07 seconds East 7.29 feet to the point of beginning of this description; 3) thence South 78 degrees 03 minutes 07 seconds East 146.80 feet; 4) thence North 88 degrees 49 minutes 11 seconds East 49.84 feet to the northeast corner of the grantor's land; thence South 41 degrees 59 minutes 30 seconds West 41.15 feet along the east line of grantor's land; thence South 88 degrees 49 minutes 11 seconds West 122.66 feet; thence North 34 degrees 42 minutes 53 seconds West 76.01 feet to the point of beginning, and containing 6,417 square feet (0.147 acres), more or less.

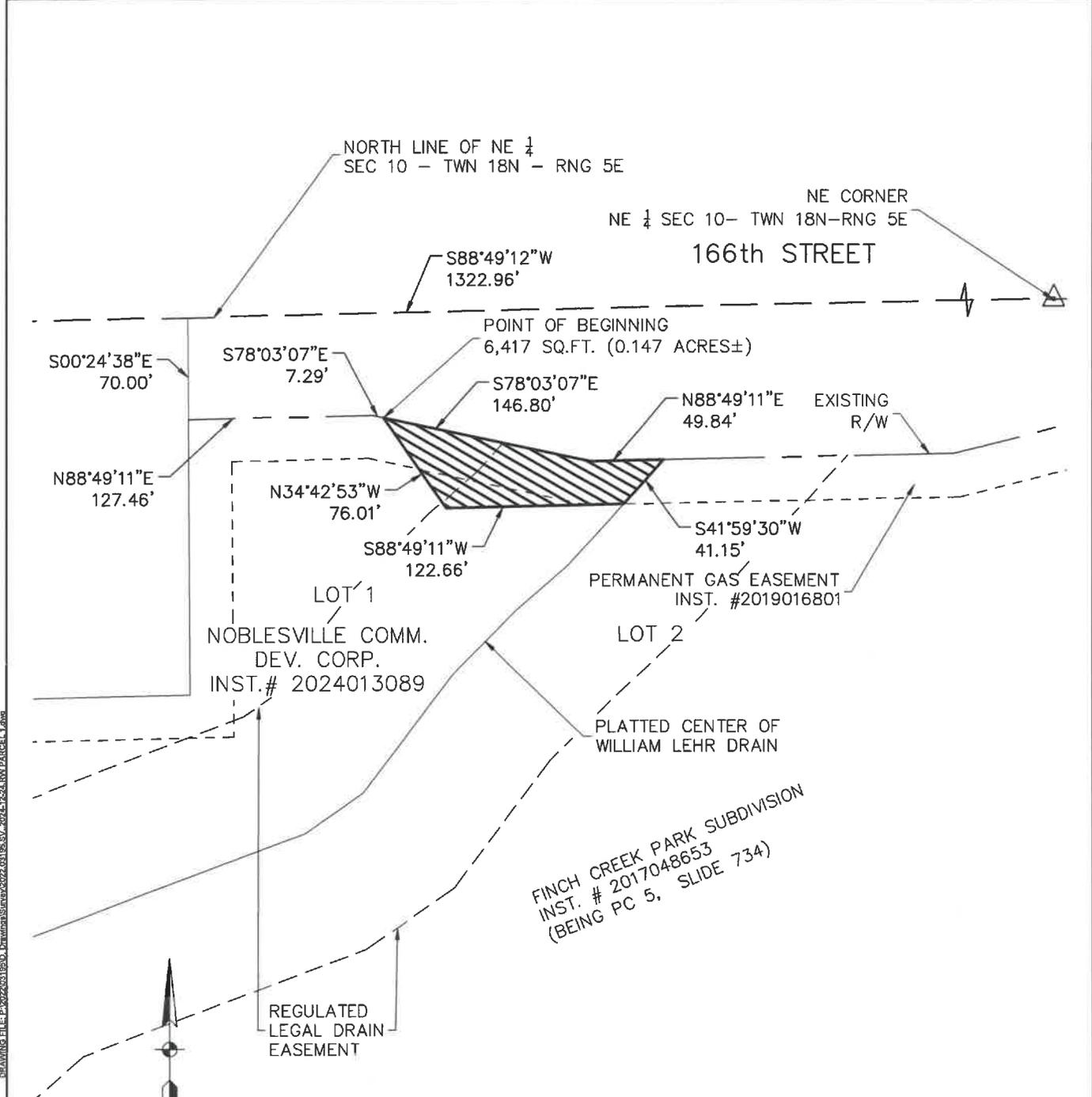
This description was prepared for the City of Noblesville by Edward J. Sweetland, Indiana Professional Surveyor, License Number LS29900000, on the 6<sup>th</sup> day of January, 2025.




EXHIBIT "A"

DRAWING FILE: P:\2022\03195D...\_Drawings\Survey\2022.03195.BV\_2024-12-24.RW.PARCEL.1.dwg  
 PLOT DATE: 1/26/25 4:17 PM  
 PLOT SCALE: 1:1  
 ENTERED BY: ED SWEETLAND  
 DATE: 1/26/25

<b>Indiana American Water Company</b>	 <small>8025 River Road, Suite 200   Indianapolis, Indiana 46240          TEL 317.547.5580   FAX 317.543.0270          www.structurepoint.com</small>	<b>Olio Road Water Main Extension</b> <b>166th Street R/W Dedication</b> <b>Parcel 1</b>	166th Street & Boden Road City of Noblesville, Indiana	Scale: 1" = 100'	<b>SHEET TITLE</b>  <b>1 OF 2</b>
				Drawn By: EJS	
				Checked By: EJS	
				Date: 12/26/24	
				Job No.: 2022.03195	



SCALE: 1" = 100'

Subject to:  
 \* Sanitary Sewer Easement Instrument # 2015054918  
 \* Lease Instrument # 2024013471  
 \* Lease Addendum Instrument # 2024013472

EXHIBIT "B"

PLOT DATE: 1/26/2025 4:17 PM | PLOT SCALE: 1/2" = 66.67' | EDIT DATE: 1/26/2025 | DRAWING FILE: P:\2024\03\1850\_Drainage\Survey\2022\_03\185\_SV\_2024\166A.RW PARCEL.dwg | EDITED BY: EDWIELAND

**Indiana American Water Company**

AMERICAN STRUCTUREPOINT INC.  
 9025 River Road, Suite 200 | Indianapolis, Indiana 46240  
 TEL 317.547.5580 | FAX 317.543.0270  
 www.structurepoint.com

**Olio Road Water Main Extension 166th Street R/W Dedication Parcel 1**

166th Street & Boden Road  
 City of Noblesville, Indiana

Scale:	1" = 100'
Drawn By:	EJS
Checked By:	EJS
Date:	12/26/24
Job No.:	2022.03195

**SHEET TITLE**  
**2 OF 2**

STATE OF Indiana:

COUNTY OF HAMILTON:

Revised 8/2022

Project: INAW Water Main  
Extension PH II

Code: NA

Parcel: 1

### DONATION AGREEMENT (WITHOUT OFFER)

We, the undersigned property owner hereby convey to the City of Noblesville, Indiana, the real estate interest as described on the attached Exhibit A as a donation without any undue coercive action of any nature, fully aware that we are entitled to just compensation based upon an appraisal pursuant to applicable state and federal laws. We waive the right to an appraisal and do hereby convey the real estate interest this 13 day of March, 2025

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 13 day of March, 2025.

Noblesville Community Development Corporation

[Handwritten Signature]  
Signature

Michele Leach  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Project: INAW Water Main Extension PH II  
Code: NA  
Parcel: 1  
Page: 2 of 2

STATE OF Indiana  
COUNTY OF Hamilton

SS:

Before me, a Notary Public in and for said State and County, personally appeared Michele Leach, who acknowledged the truth of the statements in the foregoing agreement on this 13 day of March, 2025

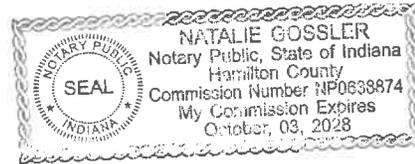
Signature Natalie Gossler

Printed Name Natalie Gossler

Commission Number NP063874

My Commission expires 10/03/28

I am a resident of Hamilton County.



This instrument prepared by and 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. Jonathan Hughes

Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204  
License#: 28610-29