

## PERPETUAL HIGHWAY EASEMENT

Form PHE-1

Revised 07/2024

Project: C.R. 600 W. & Windsor Drive  
Signal

Code: N/A

Parcel: 30-01-25-300-023.002-018

**THIS INDENTURE WITNESSETH**, That Mt. Vernon Community School Corporation, the Grantor(s) of Hancock County, State of Indiana Convey(s) and Warrant(s) to the **Town of McCordsville, IN**, the Grantee, for and in consideration of the sum of ten Dollars (\$10.00) (of which said sum \$10.00 represents land encumbered and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, a perpetual easement and right of way in, under and upon certain Real Estate situated in the County of Hancock, 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, for the purpose of the construction, reconstruction, maintenance, operation and repair thereupon of a highway facility and appurtenances thereto, which said appurtenances may include but are not limited to, ditches and drainage facilities, slopes, rip rap, culverts, and like features necessary for the said highway facility.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The undersigned represents and warrants that he is a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the Town of McCordsville, Indiana, real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

Interests in land acquired by the Town of  
McCordsville, Indiana  
Grantee mailing address:  
6280 Vail Rd.  
McCordsville, IN 46055  
I.C. 8-23-7-31

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Grantee, its employees, agents, contractors, subcontractors and assigns shall have the right to enter in, under, over, along and upon the area of the said right of way conveyed herein at will to construct, reconstruct, maintain, and continue to operate the highway facility and appurtenances thereon and to remove from the said area any encroaching trees or other vegetation, buildings or other obstructions to the free and unobstructed use of the said right of way, and to make such alteration and improvements to the highway facility and appurtenances as the Grantee may deem necessary or useful. The Grantee may also, without further permission of the Grantor(s) or the Grantor(s) successors in title, bargain, convey or otherwise permit the use and/or occupancy of the area of the said right of way to place, replace, repair or maintain utility facilities.

Grantor(s) and their successors in title, covenant(s) and agree(s) not to erect, maintain or allow to continue within the area of the said right of way any building, structure, fence, plantings or other obstruction to the Grantee's free and unobstructed use of the said right of way, highway facilities or appurtenances thereto without the prior express written permission of the Grantee. Such permission shall not be effective unless and until recorded.

Grantor(s) warrant(s) that it is the owner(s) in fee simple of said Real Estate, lawfully seized thereof and has a legal right to grant and convey the foregoing easement; warrant(s) the quiet use and enjoyment thereof; warrant(s) that said Real Estate is free from all encumbrances inconsistent with the use contained herein; and warrant(s) that it will defend Grantee's title in said easement and right of way against all claims. This easement and right of way granted herein, and its associated benefits and obligations, shall run with said Real Estate and shall bind all successors in interest of Grantor. This indenture shall bind and inure to the benefit of the successors and assigns of the Grantee.

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**IN WITNESS WHEREOF**, the said Grantor(s) have executed this instrument  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mt. Vernon Community School Corporation

_____ Signature	(Seal)	_____ Signature	(Seal)
Greg Elkins, CFO Printed Name		_____ Printed Name	

**STATE OF:** \_\_\_\_\_:  
**COUNTY OF** \_\_\_\_\_: **SS:**

Before me, a Notary Public in and for said State and County, personally appeared  
Mt. Vernon Community School Corporation by its CFO, Greg Elkins, 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signature  
Printed Name  
My Commission Number  
My Commission expires  
I am a resident of \_\_\_\_\_ County.

This Instrument Prepared by Beth Copeland – Copeland Law LLC, Attorney at Law, from the information provided by USI  
Consultants, Inc. 11650 Olio Rd. 1000-184, Fishers, IN 46037 (317) 391-6461

I affirm, under the penalty of perjury, that I have taken reasonable care to redact each social security number in this document  
unless required by law. Steve Middleton

# EXHIBIT "A"

SHEET PG. 1 OF 1

PARCEL: 01 PERMANENT EASEMENT  
PROJECT: CR 600 W AT  
WINDSOR DR  
ROAD: CR 600 W.  
COUNTY: HANCOCK

A part of the Southwest Quarter of Section 25, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana, being that part of the Grantor's land lying within the permanent easement lines depicted on the attached EXHIBIT "B", said part being more particularly described as follows:

BEGINNING at the southwest corner of said Quarter; thence North 00 degrees 03 minutes 18 seconds West (basis of bearing = Indiana Geospatial Coordinate System (InGCS) "Hancock" Zone per NAD 83 (2011) epoch 2010.00) along the west line of said Quarter a distance of 552.48 feet to a westerly extension of the south line of the Grantor's land; thence North 88 degrees 53 minutes 23 seconds East along said westerly extension a distance of 39.94 feet to the southwest corner of the Grantor's land on the east right-of-way line of County Road 600 W as recorded in Instrument Number 95-9525 in the Office of Recorder of Hancock County, said point being the POINT OF BEGINNING, designated as Point 2000 on said Exhibit "B", the Point numbers hereafter referenced are shown thereon, the following four (4) courses being along said east right-of-way; (1) thence North 00 degrees 03 minutes 10 seconds West a distance of 384.77 feet to Point 2001; (2) thence North 02 degrees 05 minutes 41 seconds East a distance of 400.28 feet to Point 2002; (3) thence North 00 degrees 03 minutes 49 seconds West a distance of 400.00 feet to Point 2003; (4) thence North 02 degrees 54 minutes 55 seconds West a distance of 67.57 feet to Point 2004 at the northwest corner of the Grantor's land; thence North 88 degrees 43 minutes 19 seconds East along the north line of the Grantor's land a distance of 26.48 feet to Point 2005; thence South 00 degrees 03 minutes 18 seconds East a distance of 396.60 feet to Point 2006; thence South 03 degrees 02 minutes 37 seconds West a distance of 92.50 feet to Point 2007; thence North 89 degrees 53 minutes 19 seconds East a distance of 23.00 feet to Point 2008; thence North 44 degrees 59 minutes 20 seconds East a distance of 21.20 feet to Point 2009; thence South 00 degrees 03 minutes 18 seconds East a distance of 52.00 feet to Point 2010; thence North 45 degrees 22 minutes 03 seconds West a distance of 21.10 feet to Point 2011; thence South 89 degrees 53 minutes 19 seconds West a distance of 21.00 feet to Point 2012; thence South 00 degrees 03 minutes 18 seconds East a distance of 125.00 feet to Point 2013; thence South 89 degrees 56 minutes 42 seconds West a distance of 5.00 feet to Point 2014; thence South 00 degrees 03 minutes 18 seconds East a distance of 510.50 feet to Point 2015; thence South 04 degrees 16 minutes 24 seconds West a distance of 106.00 feet to Point 2016 on the south line of the Grantor's land; thence South 88 degrees 53 minutes 23 seconds West along said south line a distance of 22.07 feet to the POINT OF BEGINNING, containing 0.752 acres, more or less.



This description was prepared for the  
Town of McCordsville, on the 20th of  
April 2026.

By: Austin K Yake  
Austin K. Yake  
Indiana Professional Surveyor  
No. 20900153

## SHEET PG. 1 OF 2

PARCEL: 01 PERMANENT EASEMENT  
PROJECT: CR 600 W AT  
WINDSOR DR  
ROAD: CR 600 W.  
COUNTY: HANCOCK

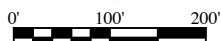
OWNER: MT. VERNON COMMUNITY SCHOOL CORPORATION  
WARRANTY DEED: INST. #010017190  
RECORDED DATE: NOVEMBER 29, 2001  
PARCEL NO.: 30-01-25-300-023.002-018

DRAWN BY: A. YAKE  
DATE: 04/20/2026  
CHECKED BY: J. UMBACH

## LEGEND

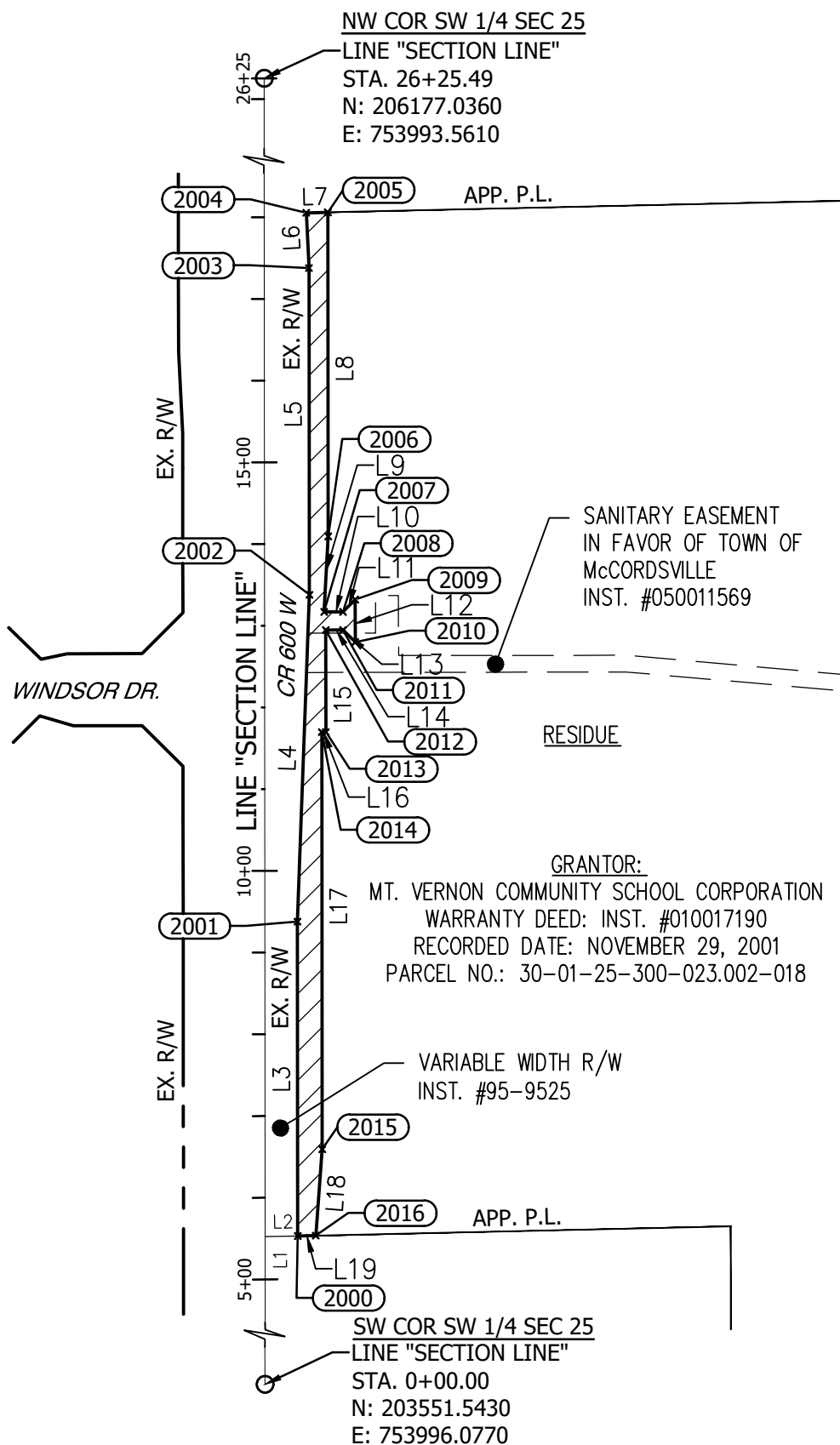
AREA OF PERMANENT  
EASEMENT

GRID NORTH



SCALE: 1" = 200'

PARCEL LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00° 03' 18"W	552.48'
L2	N88° 53' 23"E	39.94'
L3	N00° 03' 10"W	384.77'
L4	N02° 05' 41"E	400.28'
L5	N00° 03' 49"W	400.00'
L6	N02° 54' 55"W	67.57'
L7	N88° 43' 19"E	26.48'
L8	S00° 03' 18"E	396.60'
L9	S03° 02' 37"W	92.50'
L10	N89° 53' 19"E	23.00'
L11	N44° 59' 20"E	21.20'
L12	S00° 03' 18"E	52.00'
L13	N45° 22' 03"W	21.10'
L14	S89° 53' 19"W	21.00'
L15	S00° 03' 18"E	125.00'
L16	S89° 56' 42"W	5.00'
L17	S00° 03' 18"E	510.50'
L18	S04° 16' 24"W	106.00'
L19	S88° 53' 23"W	22.07'



# EXHIBIT "B"

## COORDINATE SHEET

SHEET PG. 2 OF 2

PARCEL: 01 PERMANENT EASEMENT OWNER: MT. VERNON COMMUNITY SCHOOL CORPORATION  
PROJECT: CR 600 W AT WARRANTY DEED: INST. #010017190  
WINDSOR DR RECORDED DATE: NOVEMBER 29, 2001  
ROAD: CR 600 W. PARCEL NO.: 30-01-25-300-023.002-018  
COUNTY: HANCOCK

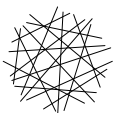
DRAWN BY: A. YAKE  
DATE: 04/20/2026  
CHECKED BY: J. UMBACH

POINT REFERENCE TABLE				
POINT No.	STATION	OFFSET	NORTHING	EASTING
2000	(+PL)5+53.15	(PL)39.93R	204,104.7304	754,035.4757
2001	9+37.91	(PL)39.94R	204,489.4955	754,035.1204
2002	13+37.91	(PL)54.96R	204,889.5081	754,049.7504
2003	17+37.91	(PL)54.89R	205,289.5078	754,049.3054
2004	(+PL)18+05.40	(PL)51.52R	205,356.9947	754,045.8685
2005	(+PL)18+05.97	(PL)78.00R	205,357.5854	754,072.3463
2006	14+09.36	78.00R	204,960.9821	754,072.7264
2007	13+17.00	73.00R	204,868.6126	754,067.8149
2008	13+17.02	96.00R	204,868.6573	754,090.8148
2009	13+32.00	111.00R	204,883.6488	754,105.8005
2010	12+80.00	111.00R	204,831.6488	754,105.8503
2011	12+94.84	96.00R	204,846.4717	754,090.8360
2012	12+94.82	75.00R	204,846.4309	754,069.8360
2013	11+69.82	75.00R	204,721.4309	754,069.9563
2014	11+69.82	70.00R	204,721.4261	754,064.9563
2015	6+59.32	70.00R	204,210.9264	754,065.4451
2016	(+PL)5+53.62	62.00R	204,105.2211	754,057.5464

- UNITS IN U.S. SURVEY FEET
- STATIONS AND OFFSETS CONTROL OVER COORDINATES AND BEARINGS AND DISTANCES



*Austin K Yake*  
Austin K. Yake  
Professional Land Surveyor No. 20900153  
ayake@hwcengineering.com  
April 20, 2026



**HWC**  
**ENGINEERING**

135 N. PENNSYLVANIA ST, SUITE 2800  
INDIANAPOLIS, IN 46204  
317-347-3663

Plot Date: Apr 22, 2026 Plot Time: 2:23pm By: ayake

File Name: W:\McCordville\2502-203-A McCordville- Traf Sig 600W & Elementary\Design\Right of Way Engineering\Mt Vernon School\_Rev1.dwg, Layout: 03\_B Perm-Coordinates (2)