

2023003942 EASE \$25.00
12/08/2023 11:43:35A 6 PGS
Mary Dorsett Kilgore
Jennings County Recorder IN
Recorded as Presented



FILED

DEC 08 2023

Lash J. Abel
AUDITOR JENNINGS COUNTY

PERPETUAL TRAIL EASEMENT and RIGHT OF WAY

THIS INDENTURE WITNESSETH, That **BILL GOSMAN, an adult**, the Grantor(s) of JENNINGS County, State of INDIANA Convey(s) and Warrant(s) to the **THE TOWN OF VERNON, INDIANA**, the Grantee, for and in consideration of the sum of EIGHT HUNDRED TWENTY FIVE Dollars (\$825.00) (of which said sum \$825.00 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 JENNINGS, State of Indiana, and being more particularly described in the legal descriptions attached hereto as Page 2 of 4, and Page 4 of 4 of Exhibit "A" and depicted upon the Parcel Plat attached hereto as Page 1 of 4, and Page 3 of 4 of Exhibit "A", both of which exhibits are incorporated herein by reference, for the purpose of the construction, reconstruction, maintenance, operation and repair thereupon of a trail 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 facility.

WHEREAS the easement area herein described was acquired under the State of Indiana's Next Level Trails program. The intent of the Next Level Trails program is to preserve and develop important recreational trail resources throughout the State of Indiana for the use and enjoyment of the citizens of the State and others. Property rights acquired with these funds will be used solely for recreational trail purposes in perpetuity

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

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 easement and right of way conveyed herein at will to construct, reconstruct, maintain, and continue to operate the 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 easement and right of way, and to make such alteration and improvements to the trail facility and appurtenances as the Grantee may deem necessary or useful.

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 easement and right of way any building, structure, fence, plantings or other obstruction to the Grantee's free and unobstructed use of the said 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 he is, the owner(s) in fee simple of said Real Estate, lawfully seized thereof and has a good right to grant and convey the foregoing easement and right of way; warrant(s) the quiet use and enjoyment thereof; warrant(s) that said Real Estate is free from all encumbrances inconsistent with the Grant contained herein; and warrant(s) that he 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. This indenture shall bind and inure to the benefit of the successors and assigns of the Grantee.

NO SALES DISC. FORM
REQUIRED

DEC 08 2023

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 2nd day of December, 2023.

Bill Gossman (Seal) _____ (Seal)
Signature Signature

BILL GOSMAN _____
Printed Name Printed Name

Signature Signature (Seal)

Printed Name Printed Name

STATE OF: Indiana :

SS:

COUNTY OF Jennings :

Before me, a Notary Public in and for said State and County, personally appeared Bill Gossman, 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 2nd day of December, 2023.

Signature Beverly Ann Stout

Printed Name Beverly Ann Stout

My Commission Number NP0722999

My Commission expires October 16, 2027

I am a resident of Morgan County.

**BEVERLY ANN STOUT
NOTARY PUBLIC
SEAL
MORGAN COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES OCTOBER 16, 2027
COMMISSION NUMBER NP0722999**

SEAL

Prepared by Bradley Kage, Attorney, PO Box 328, 624 S State St, North Vernon, IN 47265

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.

Parcel: 6
 Project: Vernon Trail
 Road: n/a
 County: JENNINGS
 Section: 3
 Township: 6N
 Range: 8E

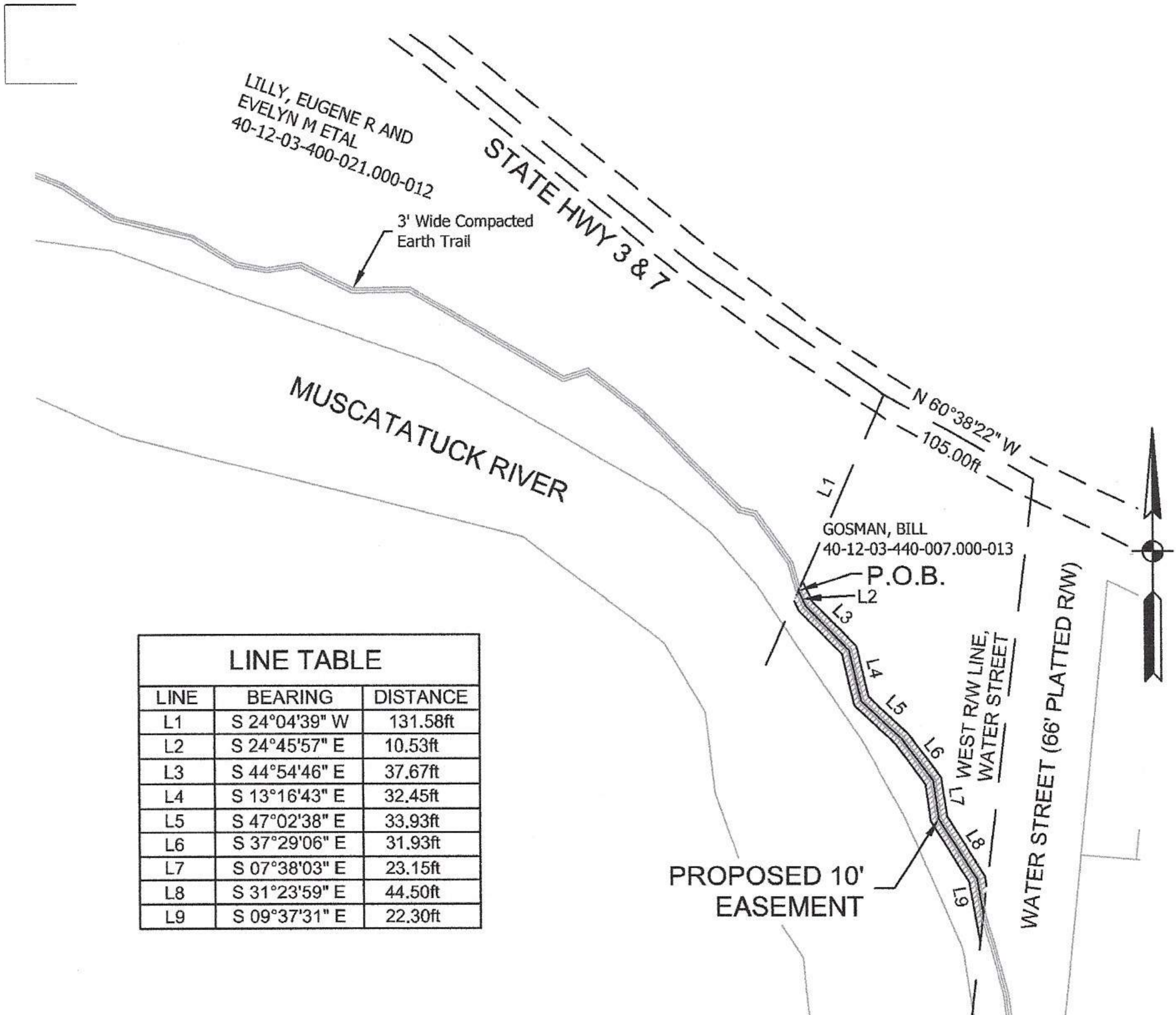
Owner: Gosman, Bill
 Instrument Number: 2019000485
 Tax Bill ID: 40-12-03-440-007.000-013
 Dated: February 8, 2019

Drawn By: CRE
 Checked By: ARC
 Scale: 1" = 100'



Hatched area is the approximate acquisition.

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 24°04'39" W	131.58ft
L2	S 24°45'57" E	10.53ft
L3	S 44°54'46" E	37.67ft
L4	S 13°16'43" E	32.45ft
L5	S 47°02'38" E	33.93ft
L6	S 37°29'06" E	31.93ft
L7	S 07°38'03" E	23.15ft
L8	S 31°23'59" E	44.50ft
L9	S 09°37'31" E	22.30ft

Prepared By:

File Number: 23-12939
 Date: JUNE 9, 2023
 Sheet: 1 of 4



72 Henry Street, PO Box 47, North Vernon, Indiana 47265
 P: (812) 346-2045 F: (812) 346-8045
 Toll Free: 1-866-ENG-FPBH

www.fpbhonline.com



EXHIBIT "A"

PARCEL NO. 6 EASEMENT

Page 2 of 4

TAX ID: 40-12-03-440-007.000-013

OWNER: GOSMAN, BILL - Instrument Number 2019000485

PART of the Southeast Quarter of Section 3, Township 6 North, Range 8 East, Center Township, Jennings County, Indiana, and more particularly described as follows:

COMMENCING at a point where the centerline of State Highways 3 & 7 intersects the West right of way line of Water Street in the Town of Vernon, Indiana; thence North 60 degrees 38 minutes 22 seconds West 105.00 feet along the centerline of State Highways 3 & 7; thence South 24 degrees 04 minutes 39 seconds West 131.58 feet along the West line of the Grantor's land to the center of a trail and the POINT OF BEGINNING of this easement; thence 5.00 feet of even width on each side of the following eight (8) calls along the center of the trail as constructed, improved and maintained: 1) South 24 degrees 45 minutes 57 seconds East 10.53 feet; 2) South 44 degrees 54 minutes 46 seconds East 37.67 feet; 3) South 13 degrees 16 minutes 43 seconds East 32.45 feet; 4) South 47 degrees 02 minutes 38 seconds East 33.93 feet; 5) South 37 degrees 29 minutes 06 seconds East 31.93 feet; 6) South 07 degrees 38 minutes 03 seconds East 23.15 feet; 7) South 31 degrees 23 minutes 59 seconds East 44.50 feet; 8) South 09 degrees 37 minutes 31 seconds East 22.30 feet to the East line of the Grantor's land, the West right of way line of Water Street, and the point of terminus of this easement, the side lines to be shortened or lengthened as needed to form a closed geometric figure.

This description was prepared for the Town of Vernon, Indiana by Charles R. Ebinger, Indiana Registered Land Surveyor, License Number 20400024, on the 9th day of June, 2023.

Charles R. Ebinger

6/9/2023



Parcel: 7
 Project: Vernon Trail
 Road: n/a
 County: JENNINGS
 Section: 3
 Township: 6N
 Range: 8E

Owner: Gosman, Bill
 Instrument Number: 2019000485
 Tax Bill ID: 40-12-03-440-007.000-013
 Dated: February 8, 2019

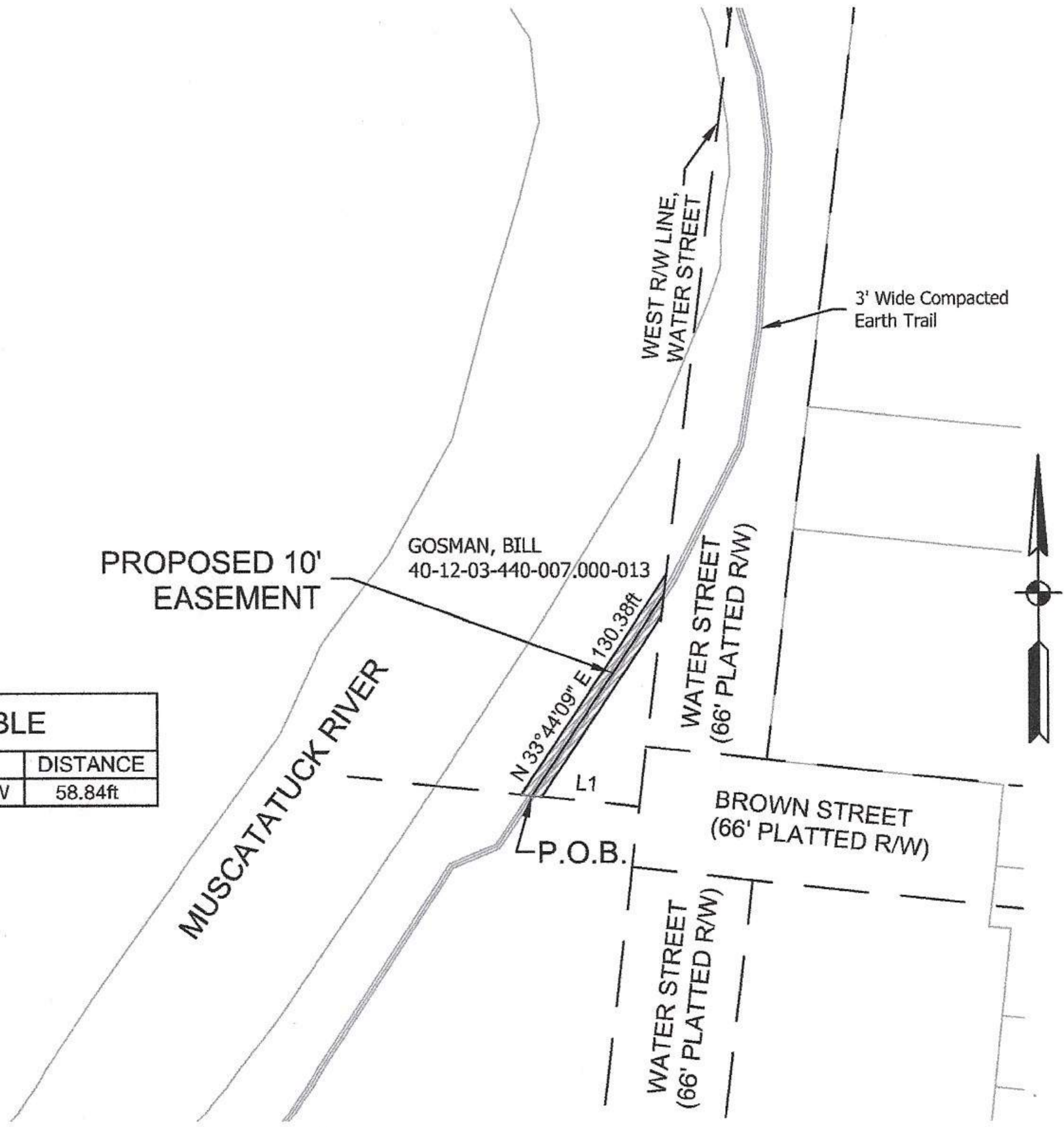
Drawn By: CRE
 Checked By: ARC
 Scale: 1" = 100'



Hatched area is the approximate acquisition.


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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 83°57'48" W	58.84ft



Prepared By:

File Number: 23-12939
 Date: JUNE 9, 2023
 Sheet: 3 of 4

 **FPBH, Inc.**
 Engineers • Surveyors • Planners • Inspectors

72 Henry Street, PO Box 47, North Vernon, Indiana 47265
 P: (812) 346-2045 F: (812) 346-8045
 Toll Free: 1-866-ENG-FPBH

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EXHIBIT "A"

PARCEL NO. 7 EASEMENT

Page 4 of 4

TAX ID: 40-12-03-440-007.000-013

OWNER: GOSMAN, BILL - Instrument Number 2019000485

PART of the Southeast Quarter of Section 3, Township 6 North, Range 8 East, Center Township, Jennings County, Indiana, and more particularly described as follows:

COMMENCING at a point where the center of Jackson Street right of way intersects the West right of way line of Water Street in the Town of Vernon, Indiana; thence North 83 degrees 57 minutes 48 seconds West 58.84 feet along the South line of the Grantor's land to the center of a trail and the POINT OF BEGINNING of this easement; thence 5.00 feet of even width on each side of the following call along the center of the trail as constructed, improved and maintained: 1) North 33 degrees 44 minutes 09 seconds East 130.38 feet to the East line of the Grantor's land, the West right of way line of Water Street, and the point of terminus of this easement, the side lines to be shortened or lengthened as needed to form a closed geometric figure.

This description was prepared for the Town of Vernon, Indiana by Charles R. Ebinger, Indiana Registered Land Surveyor, License Number 20400024, on the 9th day of June, 2023.

6/9/2023

Charles R. Ebinger

