

Form I.C.-120-BP  
Purchase Grant—  
**LIMITED ACCESS**  
Revised 5-61

**INDIANA STATE HIGHWAY COMMISSION**

FUND 1

STATE OFFICE BUILDING  
INDIANAPOLIS 9, INDIANA

PROJECT No. 65-3

**RIGHT OF WAY GRANT**

SECTION (17) 120

PARCEL No. 35

Sheet 1 of 2 Sheets

This indenture witnesseth that the undersigned, as grantors and sole owners of land in MARION County, Indiana, more definitely described below, through, over and upon which will pass a public highway which it is proposed by the State of Indiana to improve, hereby grant, bargain, warrant and convey to the State of Indiana, for Right of Way, lands as described below and located by surveys and shown on plans on file in the office of the Indiana State Highway Commission. The description from said plans of said right of way hereby granted is as follows:

PLANS ON SR. NO. 1-65 SEC. 1 PROJ. No. 65-3 SEC. (17) 120 DATED 1961

SEC. 12, T. 16 N., R. 2 E. PERM., R/W 1,716 <sup>SO. FT.</sup> ~~ACRES~~, MORE OR LESS, ACQUIRED

Descriptions are of parcels of land lying between the plan centerline and the plan right of way line on the above designated project.

Measured distances along plan centerline are indicated by Station Number and plus.

Widths of parcels are indicated in feet, measured at a right angle from plan centerline at designated Station Number and plus; however, when Station Number and plus is followed by the letters P.L.; F.L.; F.D.; L.L. or C/LS. (indicating property line, Fence Line, Field Division, Lot Line and Centerline of Stream respectively) or other identifying notations, it shall mean that the boundary line follows said identified line from plan centerline to plan right of way line.

*Above explanation is applicable only if centerline description is used.*

STATION TO STATION ON (C/L) "S-4-A"	LEFT	RIGHT
42 + 60 TO 42 + 17±SPL	80 TO 81±	
THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS LIMITED ACCESS RIGHT OF WAY.		
41 + 10±NPL TO 42 + 60	65± TO 80	

MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE NORTH 987 FEET ALONG THE EAST SECTION LINE; THENCE WEST 445.2 FEET TO A POINT; THENCE NORTH 638.8 FEET TO THE POINT OF BEGINNING OF PARCEL No. 35 LIMITED ACCESS RIGHT OF WAY.

THENCE SOUTH 89 DEGREES 03 MINUTES WEST, 31.4 FEET ALONG SOUTH PROPERTY LINE OF GRANTOR'S LAND; THENCE NORTH 75 DEGREES 28 MINUTES EAST, 27.1 FEET; THENCE SOUTH 39 DEGREES 17 MINUTES EAST, 8.1 FEET TO THE POINT OF BEGINNING AND CONTAINING 100 SQUARE FEET, MORE OR LESS.

ALSO: - - -

THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS LIMITED ACCESS RIGHT OF WAY.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE NORTH 987 FEET ALONG THE EAST SECTION LINE; THENCE WEST 523.0 FEET TO A POINT; THENCE NORTH 714.7 FEET TO THE POINT OF BEGINNING OF PARCEL No. 35 PERMANENT RIGHT OF WAY.

THENCE SOUTH 46 DEGREES 12 MINUTES EAST, 100.8 FEET; THENCE SOUTH 75 DEGREES 28 MINUTES WEST, 27.1 FEET TO THE EASTERLY BOUNDARY OF U. S. #52; THENCE NORTH 37 DEGREES 19 MINUTES WEST, 96.0 FEET ALONG SAID BOUNDARY TO THE NORTHERLY PROPERTY LINE OF GRANTOR'S LANDS; THENCE NORTH 89 DEGREES 03 MINUTES EAST 11.7 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING AND CONTAINING 1,616 SQUARE FEET, MORE OR LESS.

**DULY ENTERED  
FOR TAXATION**

OCT 23 1962

*Clem Smith*  
COUNTY AUDITOR

*OK*

FEB 8 1962

8-7-62

PARCEL NO. 35 PROJECT NO. 1-65-3(17)120 SHEET 2 of 2 SHEETS.

It is hereby agreed as part of the total consideration as shown below that possession of the buildings and the land constituting the homesite on the real estate above described will be surrendered within days from the date first payment is received, and \$ will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of Three Thousand Two Hundred and Fifty Eight Dollars (\$3,258.00), which sum shall be paid or held in escrow as specified to the order of Carroll A. Krise And Marie Krise R.R. 17, Box 309 Indianapolis, Ind. The Indiana National Bank Of Indianapolis (Give address of Payee)

The right of way hereby conveyed may be used, subject to the discretion of the grantee, for the establishment, construction, control and maintenance of a limited access facility as defined in the act of 1945 (Acts 1945, ch. 245, page 1113) and is subject to such regulations as therein provided and to such subsequent regulations or use as may be made, adopted or provided under or by law governing such facilities or highways in general.

It is further understood and agreed that this conveyance transfers only the right to make, construct and maintain such highway on said lands and to use any material lying within the above described limits suitable for use in constructing and maintaining said highway and does not convey any rights to any minerals or other substances underneath the surface, except as it may be used for the construction or maintenance of such improved highways.

Any and all timber, shrubbery, fences, buildings and all other physical improvements on the above granted right of way, not specifically reserved by special provision stated above, shall become the property of the State of Indiana.

When, by special provisions as stated above, any trees and/or shrubs are to be left standing on said right of way, it is mutually agreed and understood by grantor and grantee, that such special provision is only for such period as the excepted trees and/or shrubs shall not constitute an obstruction to future construction or hazard to power lines or traffic as shall be determined from time to time by the Indiana State Highway Commission through its authorized representatives.

It is understood and agreed that all provisions of this grant are stated above and that no verbal agreements or promises are binding.

It is also mutually agreed by grantor and grantee that this is a permanent easement unless otherwise specified for Highway purposes and shall be binding until specifically vacated by resolution by the Indiana State Highway Commission.

The undersigned GRANTOR being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantors further represent that there are no encumbrances, leases, liens or options of any kind or character on said lands as conveyed, except as shown below, and that they make this representation for the purpose of inducing the Indiana State Highway Commission to pay them the amount herein stipulated.

Grantor further agrees to assume for the property described above all taxes payable for current and prior years and any taxes now a lien on said property.

Mortgagee: THE INDIANA NATIONAL BANK OF INDIANAPOLIS This grant is to be and become effective and binding from and after its approval by the Indiana State Highway Commission.

Land and improvements: \$103.00; Damages: \$3,155.00; Total consideration: \$3,258.00

Carroll A. Krise Jr. (Husband) Adult (Grantor)
Marie Krise (Wife) Adult (Grantor)
Carroll A. Krise Jr. (Grantor)
Marie Krise (Grantor)
Carroll A. Krise Jr. (Grantor)
Marie Krise (Grantor)
Carroll A. Krise Jr. (Grantor)
Marie Krise (Grantor)
Carroll A. Krise Jr. (Grantor)
Marie Krise (Grantor)
Carroll A. Krise Jr. (Grantor)
Marie Krise (Grantor)
Carroll A. Krise Jr. (Grantor)
Marie Krise (Grantor)
Carroll A. Krise Jr. (Grantor)
Marie Krise (Grantor)
Carroll A. Krise Jr. (Grantor)
Marie Krise (Grantor)
Carroll A. Krise Jr. (Grantor)
Marie Krise (Grantor)



Dated June 29th, 1962

This instrument prepared and checked with project plans for Division of Right of Way. BY FEB 8 1962

AMOUNT APPROVED AUG 15 1962 BY James W. Ferguson, Jr. Chief Div. 1-A

THE ABOVE GRANT IS HEREBY ACCEPTED. STATE OF INDIANA BY David Cohee Title

DESCRIPTION & FORM OK'D 8-7-62 BY B. R. Hirsch

PAID BY WARRANT NO. A096313 DATED 8/27, 1962

Indiana State Highway Commission DATE, 19



State of Indiana, County of \_\_\_\_\_ ss:  
Personally appeared before me \_\_\_\_\_  
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the  
facts therein are true, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

Witness my hand and official seal.

My Commission expires \_\_\_\_\_ Notary Public.

State of Indiana, County of \_\_\_\_\_ ss:  
Personally appeared before me \_\_\_\_\_  
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the  
facts therein are true, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

Witness my hand and official seal.

My Commission expires \_\_\_\_\_ Notary Public.

State of Indiana, County of \_\_\_\_\_ ss:  
Personally appeared before me \_\_\_\_\_  
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the  
facts therein are true, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

Witness my hand and official seal.

My Commission expires \_\_\_\_\_ Notary Public.

State of Indiana, County of \_\_\_\_\_ ss:  
Personally appeared before me \_\_\_\_\_  
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the  
facts therein are true, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

Witness my hand and official seal.

My Commission expires \_\_\_\_\_ Notary Public.

State of Indiana, County of \_\_\_\_\_ ss:  
Personally appeared before me \_\_\_\_\_  
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the  
facts therein are true, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

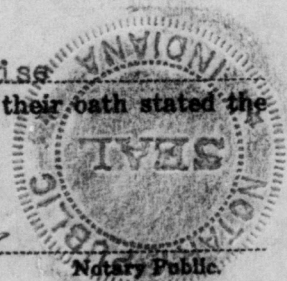
Witness my hand and official seal.

My Commission expires \_\_\_\_\_ Notary Public.

State of Indiana, County of Marion ss:  
Personally appeared before me Carroll A. Krise Jr. And Marie Krise  
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the  
facts therein are true, this 29th. day of June, 1962.

Witness my hand and official seal.

My Commission expires Oct. 1st. 1963 E.R. Souder  
E.R. Souder Notary Public.



The undersigned owner of a mortgage and/or lien on the land of which the right of way described  
in the attached grant, is conveyed, hereby releases from said mortgage and/or lien said granted right of  
way, and do hereby consent to the payment of the consideration therefor as directed in said grant, this

23rd day of July, 1962

THE INDIANA NATIONAL BANK OF INDIANAPOLIS

(Seal)

(Seal)

C.W. Robertson  
C. W. Robertson, Vice President

INDIANA NATIONAL BANK OF INDIANAPOLIS  
DAILY ENTERED FOR TAXATION  
OCT 23 1962  
COUNTY AUDITOR  
MARION COUNTY, INDIANA  
OCT 23 1962

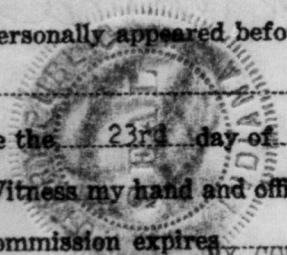
State of Indiana }  
County of Marion } ss:

Personally appeared before me C. W. Robertson,

above named and duly acknowledged the execution of the above  
release the 23rd day of July, 1962.

Witness my hand and official seal.

My Commission expires \_\_\_\_\_ David S. Fowler  
David S. Fowler Notary Public.



MY COMMISSION EXPIRES JUNE 23, 1964  
NOTARY PUBLIC

It is hereby agreed as per the total consideration as shown below that possession of the buildings and the land constituting the site on the real estate above described will be surrendered within \_\_\_\_\_ days from the date first payment is received, and \$ \_\_\_\_\_ will be held in Escrow until said possession is indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of Three Thousand Two Hundred and Fifty Eight Dollars (\$3,258.00), which sum shall be paid or held in escrow as specified to the order of Carroll A. Krise and Maria Krise  
P.O. 17, Box 309  
Indianapolis, Ind.

The Indiana National Bank Of Indianapolis  
 (Give address of Payee)

The right of way hereby conveyed may be used, subject to the discretion of the grantee, for the establishment, construction, control and maintenance of a limited access facility as defined in the act of 1945 (Acts 1945, ch. 245, page 1113) and is subject to such regulations as therein provided and to such subsequent regulations or use as may be made, adopted or provided under or by law governing such facilities or highways in general.

It is further understood and agreed that this conveyance transfers only the right to make, construct and maintain such highway on said lands and to use any material lying within the above described limits suitable for use in constructing and maintaining said highway and does not convey any rights to any minerals or other substances underneath the surface, except as it may be used for the construction or maintenance of such improved highways.

Any and all timber, shrubbery, fences, buildings and all other physical improvements on the above granted right of way, not specifically reserved by special provision stated above, shall become the property of the State of Indiana.

When, by special provisions as stated above, any trees and/or shrubs are to be left standing on said right of way, it is mutually agreed and understood by grantor and grantee, that such special provision is only for such period as the excepted trees and/or shrubs shall not constitute an obstruction to future construction or hazard to power lines or traffic as shall be determined from time to time by the Indiana State Highway Commission through its authorized representatives.

It is understood and agreed that all provisions of this grant are stated above and that no verbal agreements or promises are binding.

It is also mutually agreed by grantor and grantee that this is a permanent easement unless otherwise specified for Highway purposes and shall be binding until specifically vacated by resolution by the Indiana State Highway Commission.

GRANTOR

The undersigned being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantors further represent that there are no encumbrances, leases, liens or options of any kind or character on said lands as conveyed, except as shown below, and that they make this representation for the purpose of inducing the Indiana State Highway Commission to pay them the amount herein stipulated.

Grantor further agrees to assume for the property described above all taxes payable for current and prior years and any taxes now a lien on said property.

THE INDIANA NATIONAL BANK OF INDIANAPOLIS

This grant is to be and become effective and binding from and after its approval by the Indiana State Highway Commission.

Land and improvements \$103.00 ; Damages \$3,155.00 ; Total consideration \$3,258.00

- Carroll A. Krise Jr. (Husband) Adult (Grantor)
- Maria Krise (Grantor)
- Maria Krise (Wife) Adult (Grantor)
- \_\_\_\_\_ (Grantor)
- \_\_\_\_\_ (Grantor)
- \_\_\_\_\_ (Grantor)
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- \_\_\_\_\_ (Grantor)
- \_\_\_\_\_ (Grantor)
- \_\_\_\_\_ (Grantor)



Dated June 29th 1962

This instrument prepared and checked with project plans for Division of Right of Way.  
 BY [Signature] FEB 3 1962

AMOUNT AUG 15 1962  
 APPROVED  
 BY [Signature]  
 Asst. Chief

THE ABOVE GRANT IS HEREBY ACCEPTED.  
 STATE OF INDIANA

DESCRIPTION & FORM OK'D 8-7-62  
 BY [Signature]

PAID BY WARRANT NO. 1086313  
 DATED 8/27 1962

BY [Signature]  
 Title  
 Indiana State Highway Commission

DATE \_\_\_\_\_ 19\_\_



98582

*no fee*

ENVELOPE

*State Highway*

⑤

RECEIVED FOR RECORD

OCT 23 1962

and recorded in Page *388*  
Record *1888*  
RECORDER MARION COUNTY

# INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

August 30

19 62

To Marie & Carroll A. Krise, Jr.  
The Indiana National Bank  
R.R. # 17 Box 309  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 096313 8/2719.62

in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  For the purchase of Right of Way on State Road No. I-65 in Marion County I Project 65-3 Section (17) as per Grant dated June 29, 1962  Parcel 35	\$3,258.00

PLEASE RECEIPT AND RETURN

Received Payment: *Carroll A. Krise Jr.*

Date: *9/4/62* *Marie Krise*  
*Indiana National Bank,*  
*by F. C. Grayman*



### APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY MARION PARCEL NO. 35

PROPERTY OWNER CARROLL & MARIE KRISE, Jr. ; 5115 Lafayette Rd., Indpls., Ind.  
Address

Present Use	<u>Residence</u>	Best Present Use	<u>Same</u>	Best Future Use	<u>Same</u>
Acres	<u>.5</u>	Value Per Acre (Average) Schedule "A"			
Tillable Acres		Value Per Tillable Acre Schedule "A"			
Square Feet	<u>21,780 sq. ft.</u>	Value Per Square Foot Schedule "A"	<u>\$.06</u>		
Front Feet	<u>107'</u>	Value Per Front Foot Schedule "A"			

VALUE — LAND Schedule "A" . . . . . \$ 1,300 (rounded) Total

VALUE — IMPROVEMENTS Schedule "B" . . . . . \$ 11,500. Value \$ 12,800.

ZONED: Residential

#### VALUE OF PART TAKEN

Land — Temporary R/W		@		\$ <u>None</u>
Permanent R/W	<u>1,716 sq.ft.</u>	@	<u>6¢</u>	
		@		
		@		\$ <u>103.</u>

IMPROVEMENTS — See Schedule "B"

VALUE OF IMPROVEMENTS IN R/W TAKING . . . . . \$ None

Check here  if Schedule "C" has been completed to show a valuation by the income approach.

SEVERANCE DAMAGE (See Memo Attached) . . . . . \$ 960.

LIMITED ACCESS DAMAGE (See Memo Attached) . . . . . \$ None

PROXIMITY DAMAGE House is now 40 normal <sup>set back</sup> feet from R/W. Will be 23 feet from R/W.

DAMAGES considered at 21.25 % . . . . . \$ 2040.

OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) . . . . . \$ 155.

2 box elder trees 4" & 5" \$100.

11 spirea bushes (not reg. kind) 55.

Approved	Date	Signed
Rev. Appr.		
Asst. or Chief Appr.	<u>6/29/62</u>	<u>John Cross</u>

**SEE ATTACHMENT**

Value of Part Taken — including temporary R/W . . . . . \$ 3,258.

Value After Taking — including temporary R/W . . . . . \$ 9,542.

Plus Amount Shown as Temporary R/W . . . . . \$ \_\_\_\_\_

Adjusted Residual Value . . . . . \$ 9,542.

In my opinion the new facility will create a Special Benefit to this property, thereby, increasing its value in the amount of \$ None (See Memo Attached). If no increase in value, write word "none" in the above blank space.

I, hereby, certify that I have no present or contemplated future interest in the above property. I, further, certify that I have personally inspected the improvements on this property.  
(have — have not)

Dated this 23rd day of June 19 62.

Appraiser Jack P. Meek Number B11398  
Jack P. Meek

*Control*

May 16, 1962

APPRAISAL REVIEW

Project I-65-3 (17)  
Marion County  
Parcel # 35  
Carrol A. Jr., & Marie Krise

Appraiser uses 14¢ per square foot for land taken, on a 4-3-2-1 basis. Entire lot is valued at 9¢ per square foot. However, on Parcels 20,21,22,23,33 and 34 he estimates land value to be 8¢ per square foot for the entire lots. I am changing the value of the entire lot and also the value of land taken to 8¢ per square foot to maintain uniform land values in this area. I am not using the appraiser's 4-3-2-1 basis for valuing the part taken because this property will continue to have access to US 52 after the taking and also because the appraiser has allowed proximity damage to the house. I am not allowing diminution damage as shown on the appraisal under severance damage because only about 10% of the lot area is taken and payment for this has been made under land taken. Appraisers estimate of proximity damage is accepted. Value of R/W taken is as follows:

Land (1,716 @ 8¢ per square foot)	\$ 137.00
Proximity Damage	<u>\$2893.00</u>
	\$3030.00
Approved Compensation	<u>\$3000.00</u>

*Glenn Grosse*  
\_\_\_\_\_  
Glenn Grosse  
Assistant Chief Appraiser

GG:js  
cc: Renner  
Parcel  
File



APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I - 65 COUNTY Marion PARCEL NO. 35

PROPERTY OWNER Carrol A.Jr. and Marie Krise.  
Address

Present Use Residential Best Present Use same Best Future Use same  
Acres 0.5 Value Per Acre (Average) Schedule "A" . . . . .  
Tillable Acres Value Per Tillable Acre Schedule "A" . . . . .  
Square Feet Actual 16,720 Value Per Square Foot Schedule "A" . . . . . \$ 9¢  
Front Feet 75 Value Per Front Foot Schedule "A" . . . . . \$

VALUE — LAND Schedule "A" . . . . . \$ 1,500.00 Total  
VALUE — IMPROVEMENTS Schedule "B" . . . . . \$ 12,714.00 Value \$ 14,214.00

ZONED: Res. Viewed Mar.28 - 29 1962.

VALUE OF PART TAKEN

Land — Temporary R/W 1,716 sq.ft. @ 14¢ sq.ft. on \$  
Permanent R/W @ 4 - 3 - 2 - 1 bases. \$ 240.00

IMPROVEMENTS — See Schedule "B"  
VALUE OF IMPROVEMENTS IN R/W TAKING . . . . . \$ 0

Check here  if Schedule "C" has been completed to show a valuation by the income approach.

SEVERANCE DAMAGE (See Memo Attached) Demination 15% of \$1,500.00 . . . . . \$ 225.00

LIMITED ACCESS DAMAGE (See Memo Attached) . . . . . \$

PROXIMITY DAMAGE House is now 55 feet from R/W. Will be 23 feet from R/W.  
DAMAGES considered at 27 % of \$10,714.00 house . . . . . \$ 2,893.00  
OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) . . . . . \$ 0

Reviewed Date Signed  
Rev. Appr. 5/16/62 Marie Krise  
See Attachment

Value of Part Taken — including temporary R/W . . . . . \$ 3,358.00  
Value After Taking — including temporary R/W . . . . . \$ 10,856.00  
Plus Amount Shown as Temporary R/W . . . . . \$  
Adjusted Residual Value . . . . . \$ 10,856.00

In my opinion the new facility will create a Special Benefit to this property, thereby, increasing its value in the amount of \$ None (See Memo Attached). If no increase in value, write word "none" in the above blank space.

I, hereby, certify that I have no present or contemplated future interest in the above property. I, further, certify that I have personally inspected the improvements on this property.  
(have — have not)

Dated this 2nd. day of April 1962.  
A. R. Cato AR Cato B - 6986.  
Appraiser Number

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3(17) PARCEL # 35

OWNER Arnold A. Trice Jr. PHONE # AX-1-2541  
mail Trice

(Other interested parties and relationship)  
Ind. National Bank

ADDRESS OF OWNER P.R. 17, Box 309 - Indpls.

DATE ASSIGNED 6-29-62

DATE OF CONTACT 6-29-62

TIME OF CONTACT 2:30 P.m.

DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ 3229.00

DETAIL CONTACT\* Parcel secured

ACTION TAKEN\*\* \_\_\_\_\_

SIGNED E. R. Souder

\* Showed plans, walked over property, etc.

\*\* Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc. If area set out does not have space enough, please use back of sheet.



This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3(17) PARCEL # 35

OWNER Carroll A. Krise Jr PHONE # \_\_\_\_\_  
Marie Krise

(Other interested parties and relationship)  
The Indiana National Bank

ADDRESS OF OWNER RR. 17, Box 309, Indianapolis, Ind

DATE ASSIGNED 5-16-62

DATE OF CONTACT \_\_\_\_\_

TIME OF CONTACT \_\_\_\_\_

DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ 3000.00

DETAIL CONTACT\* Parcel turned in 6-5-62  
for 2nd. Appraisal - condemnation  
report enclosed.

ACTION TAKEN\*\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED E. R. Souder

\* Showed plans, walked over property, etc.  
\*\* Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.  
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3(17) PARCEL # 36  
OWNER Carroll A. Krise Jr. PHONE # AX. 1-2541  
Marie Krise  
(Other interested parties and relationship)

ADDRESS OF OWNER Rt #17, Box 309, Indianapolis 23, Ind  
DATE ASSIGNED 5-16-62  
DATE OF CONTACT 6-4-62  
TIME OF CONTACT 7:00 Pm  
DATE OF PREVIOUS CONTACT 1st. call

OFFER \$ 3000.00

DETAIL CONTACT\* Explained the plans to Mr. & Mrs. Krise and gave them the approved appraisal. They want to think it over and will let me have their answer by 6-11-62.

ACTION TAKEN\*\* Mr. Krise refused to accept my approved appraisal but would not tell me what he would take till he talks to his banker. I am turning parcel in for second appraisal with a condemnation report.

SIGNED L. B. Souder

\* Showed plans, walked over property, etc.

\*\* Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc. If area set out does not have space enough, please use back of sheet.



TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65

PROJ. I 65-3 (17) 120

COUNTY Marlon

Names on Plans \_\_\_\_\_

Names in Trans Book \_\_\_\_\_

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 SE 1/4	12	16	2	0.5	

LAST OWNER OF RECORD

Deed Record \_\_\_\_\_ p. \_\_\_\_\_ Recorded \_\_\_\_\_ Dated \_\_\_\_\_ Deed \_\_\_\_\_

Grantor **None**

Grantee \_\_\_\_\_

Address of Grantee \_\_\_\_\_

MORTGAGE RECORD

Mortgage Record \_\_\_\_\_ p. \_\_\_\_\_ Amount \_\_\_\_\_ Dated \_\_\_\_\_

Mortgagor **None**

Mortgagee \_\_\_\_\_

JUDGMENT RECORD Yes ( ) None (  ) LIS PENDENS RECORD Yes ( ) None (  )

MISCELLANEOUS RECORD Yes ( ) None (  ) EASEMENTS Yes ( ) None (  )

If answer to any of above is yes, clarify on back of sheet or on attached sheet

TAXES Current Paid (  ) Delinquent ( )

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

UNION TITLE CO.

Dated this 26 day of July 1962 (Am. or Veram E. Stonecipher)  
Abstractor PRESIDENT

Prel. Approval of Title \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_ Deputy Attorney General

Final approval of Abstract of Title \_\_\_\_\_ Date \_\_\_\_\_ BY \_\_\_\_\_ Deputy Attorney General



692035

The following is an Extension of the original search by Union Title Company under No. 666811.

CAPTION

Continuation of Abstract of Title to Part of the East Half of the Southeast Quarter of Section 12, Township 16 North, Range 2 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows, to wit:

To establish the beginning point for this parcel, start in the east line of said half quarter Section at a point distant 859.5 feet South of the North East corner thereof, and run West, parallel with the north line of said quarter 251 feet 8 inches to the point sought to be established; and then run West, parallel with the north line of the Quarter Section, 315.48 feet, to a point in the middle line of the highway commonly known as the Lafayette Road; thence southeastwardly, along and with the middle line of said Road, to a point distant 935.25 feet South of the north line of said quarter Section; thence East parallel with the said north line of said quarter, 259.63 feet to a point distant 251 feet 8 inches West of the east line of said quarter Section; thence North 75.75 feet to the place of beginning, containing one half acres, be the same, more or less.

Subject to any legal highways or rights of way. Since September 20, 1961, 8 A.M.

Prepared For: Indiana State Highway Commission  
Division of Land Acquisition

Old Age Assistance Search

Examination has been made as to the persons in title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

Juvenile Court Search

Examination has been made as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

692035

Judgment Search

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Carroll A. Krise, Jr.  
and  
Marie Krise  
jointly and  
not individually

from September 20, 1961,  
8 A.M. to date and  
against none other

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Taxes for the year 1960 and prior years paid in full.

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Taxes for the year 1961 on the real estate for which this Abstract is prepared are assessed in the name of Carroll A., Jr., & Marie Krise, and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 107536, Pike Township,  
Parcel No. 3092.

May Installment none payable.

November Installment none payable.

Assessed Valuation

Land \$130.00	Improvements \$690.00	Mortgage Exemption \$820.00
---------------	-----------------------	-----------------------------

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Additional taxes for the year 1961 for omitted assessment on the real estate for which this Abstract is prepared, are assessed in the name of Carroll A., Jr., & Marie Krise, in the total amount of \$54.08, payable on or before the first Monday in November, 1962, Unpaid.

Entered June 18, 1962, on Special Tax Duplicate  
No. 977691, Pike Township.  
Parcel No. 3092.

Omitted Assessed Valuation \$820.00.

Note: Above omitted assessment not as yet posted.

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Taxes for the year 1962 now a lien.



## TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65 PROJ. I 65-3 (17) 120 COUNTY MarionNames on Plans C. A. Jr. & M. KriseNames in Trans Book Carroll A. Jr., & Marie Krise

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 SE 1/4	12	16	2	.5 Ac.	Land \$130.00
					Imp. \$690.00
					Total \$820.00

LAST OWNER OF RECORD U. S. R. \$0.55Deed Record 1211 p. 307 Recorded 4/11/46 Dated 3/15/46 Warranty DeedGrantor Carroll A. Krise & Emma M. Krise, husband & wifeGrantee Carroll A. Krise, Jr. & Marie Krise, husband & wifeAddress of Grantee R. R. 17 Box 309 Indpls. 23, Ind.

## MORTGAGE RECORD

Mortgage Record 2057 p. 75 Amount \$4,500.00 Dated 9/15/60Mortgagor Carroll A. Krise, Jr. and Marie Krise, husband & wifeMortgagee The Indiana National Bank of IndianapolisJUDGMENT RECORD Yes () None () LIS PENDENS RECORD Yes () None ()MISCELLANEOUS RECORD Yes () None () EASEMENTS Yes () None ()

If answer to any of above is yes, clarify on back of sheet or on attached sheet

TAXES Current Paid () Delinquent ()

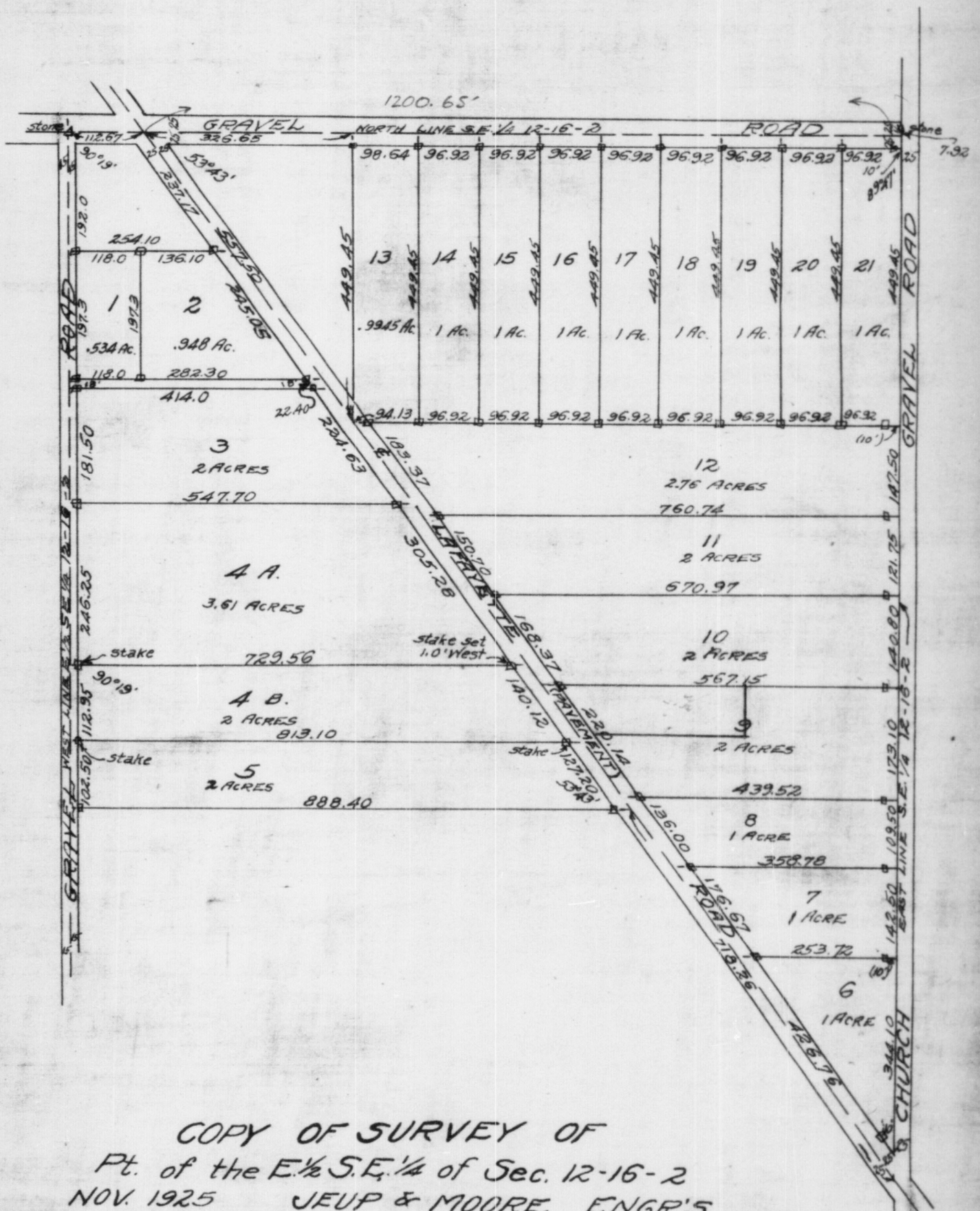
## CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

UNION TITLE CO.

Dated this 20 day of Sept 1961, 8 AM BY Wesley E. Lundridge  
Abstractor RESIDENTPrel. Approval of Title \_\_\_\_\_ By \_\_\_\_\_  
Date Deputy Attorney GeneralFinal approval of Abstract of Title \_\_\_\_\_ BY \_\_\_\_\_  
Date Deputy Attorney General





COPY OF SURVEY OF  
 Pt. of the E. 1/2 S.E. 1/4 of Sec. 12-16-2  
 NOV. 1925 JEUP & MOORE ENGR'S.

Note: Tract #4 subdivided into Tract #4 A containing 3.61 acres  
 and Tract #4 B containing 2.00 acres, Nov. 2, 1932.

JENNINGS HOME PLACE ADD.  
 UNRECORDED PLAT.

666811

CAPTION

-1-

Continuation of Abstract of Title to Part of the East Half of the Southeast Quarter of Section 12, Township 16 North, Range 2 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows, towit:

To establish the beginning point for this parcel, start in the east line of said half quarter Section at a point distant 859.5 feet South of the North East corner thereof, and run West, parallel with the north line of said quarter 251 feet 8 inches to the point sought to be established; and then run West, parallel with the north line of the quarter Section, 315.48 feet, to a point in the middle line of the highway commonly known as the Lafayette Road; thence southeastwardly, along and with the middle line of said Road, to a point distant 935.25 feet South of the north line of said quarter Section; thence East, parallel with the said north line of said quarter, 259.63 feet to a point distant 251 feet 8 inches West of the east line of said quarter Section; thence North 75.75 feet to the place of beginning, containing one half acres, be the same, more or less.

Subject to any legal highways or rights of way.

Prepared For: State Highway Department of Indiana

Town Lot Record  
1041 page 173  
Inst. #32717  
July 31, 1940  
Recorded  
Aug. 3, 1940

Conard Jennings, unmarried and  
Mary S. Jennings, unmarried,  
(and sole and only heir- at  
law of Augustus Jennings,  
deceased  
to  
Carroll A. Krise and  
Emma M. Krise,  
husband and wife

Warranty Deed  
(U.S.R. \$1.00)

Part of the East half of the Southeast quarter of Section 12, Township 16 North, Range 2 East, Marion County, described as follows, to-wit:

Beginning on the East line of said half quarter section at a point 859.50 feet south of the Northeast



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corner thereof; thence south along said east line 173.10 feet; thence west parallel to the north line of said half quarter section 439.52 feet; to the center of the Lafayette Road; thence Northwest along the center of said road 220.14 feet; thence East parallel to the North line of said half quarter section 567.15 feet to the place of beginning, containing two acres, more or less.  
Subject to all legal highways.

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Emma M. Krise died intestate January 3, 1950, as appears at a subsequent entry herein.

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NOTE: No letters of administration issued in the Clerk's Office of Marion County, Indiana, upon an estate of Emma M. Krise; deceased.

Marriage Record  
209 page 82  
June 22, 1957

Carroll A. Krise, Sr.  
to  
Frances E. Kuhn

Marriage

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Town Lot Record  
1211 page 307  
Inst. #22176  
Mar. 15, 1946  
Recorded  
Apr. 11, 1946

Carroll A. Krise and  
Emma M. Krise,  
husband and wife  
to  
Carroll A. Krise, Jr. and  
Marie Krise,  
husband and wife

Warranty Deed  
(U.S.R. \$0.55)

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A portion of the East 1/2 of the South East 1/4 of Section 12, Township 16 North, Range 2 East, more particularly described as follows:

To establish the beginning point for this parcel, start in the east line of said half quarter Section at a point distant 859.5 feet South of the North East corner thereof, and run West, parallel with the north line of said quarter, 251 feet 8 inches to the point

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sought to be established; and then run West, parallel with the north line of the quarter Section, 315.48 feet, to a point in the middle line of the highway commonly known as the Lafayette Road; thence Southeastwardly, along and with the middle line of said Road, to a point distant 935.25 feet South of the north line of said quarter Section; thence East, parallel with the said north line of said quarter, 259.63 feet to a point distant 251 feet 8 inches West of the east line of said quarter Section; thence North 75.75 feet to the place of beginning, containing one half acres, be the same, more or less.

Subject, however, to all legal highways or rights of way.

Subject to taxes for the year 1946, payable in 1947, and all subsequent taxes.

Proper citizenship clause is attached.

Mortgage Record  
2057 page 75  
Instr. #68912  
Sept. 15, 1960  
Recorded  
Sept. 19, 1960

Carroll A. Krise, Jr. and  
Marie Krise,  
husband and wife

Mortgage

to  
The Indiana National Bank of  
Indianapolis

A portion of the East 1/2 of the southeast 1/4 of Section 12 in Township 16 North of Range 2 East in Marion County, Indiana, same being more particularly described as follows:

To establish the beginning point for this parcel, start in the east line of said 1/2 1/4 section at a point distant 859.5 feet south of the northeast corner thereof, and run west parallel with the north line of said 1/4, 251 feet 8 inches to the point sought to be established, and then run west parallel with the north line of the 1/4 section, 315.48 feet to a point in the middle line of the highway commonly known as the Lafayette Road, thence southeastwardly, along and with the middle line of said road to a point distant 935.25 feet south of the north line of said 1/4 section, thence east parallel with the said north line of said 1/4, 259.63 feet to a point distant 251 feet 8 inches west of the east line of said 1/4 section, thence north 75.75 feet to the place of beginning, containing one half acre, be the same more or less.



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To secure the performance of the provisions hereof and the payment of the indebtedness of the Mortgagors to the Mortgagee as evidenced by a promissory note of even date herewith in the principal sum of \$4500.00, with interest from September 15, 1960, on the balance of principal remaining unpaid from time to time at the rate As Prescribed In The Aforementioned Note per annum until maturity or so long as there is no uncured default in the payment of any installment of principal or interest thereunder, and with interest at the rate of eight per cent (8%) per annum after maturity and while there exists any uncured default thereunder until paid, all without relief from valuation or appraisement laws, and with attorney's fees, said principal and interest being payable in consecutive equal installments As Prescribed In The Aforementioned Note commencing on the 15th day of October, 1960, and continuing thereafter on the 15th day of each month until said principal and interest is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 15th day of September 1970. All such payments shall be applied first to interest accrued and unpaid to date of payment, and the balance, if any, of each such payment shall be applied to the reduction of the principal amount due thereunder.

Instrument shows name of person preparing same.

Old Age Assistance  
Search

Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

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Juvenile Court  
Search

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

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Judgment Search

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Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Carroll A. Krise, Jr.  
and  
Marie Krise,  
jointly and  
not individually

for the 10 years  
last past and  
against none other

-11-

Taxes for the year 1959 and prior years paid in full.

-12-

Taxes for the year 1960 on the real estate for which this Abstract is prepared are assessed in the name of Carroll A. Jr. & Marie Krise and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 107412, Pike Township,  
Parcel No. 3092.

May Installment \$12.27 Paid.

November Installment \$12.27 Unpaid.

Assessed Valuation:

Land \$130.00      Improvements \$690.00      Exemption \$410.00

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Taxes for the year 1961 now a lien.



PARCEL NO. 35 PERM  
PROJECT NO. I-65-3(17)120  
ROAD. I-65

OWNER: CARROLL & MARIE KRISE  
DRAWN BY D.L.M. CHECKED BY  
DEED RECORD 1211 PAGE 307 DTD. 3-15-46

CROSSHATCHED  
AREA IS  
APPROX. TAKE

COUNTY : MARION  
TOWNSHIP : PIKE  
SECTION : 12  
T : 16N  
R : R2E

SCALE 1" = 100'

