

INDIANA STATE HIGHWAY COMMISSION
STATE OFFICE BUILDING
INDIANAPOLIS 9, INDIANA
RIGHT OF WAY GRANT

FUND 1
PROJECT No. 65-3
SECTION (17)120

PARCEL No. 18

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 1960
SEC. 12, T. 16 N, R. 2 E PERM., R/W 0.225 SQ. FT. 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)	"A"	LEFT	RIGHT
75 + 21±NPL	TO 78 + 00	125	
78 + 00	TO 76 + 70±PL	125 TO 130±	

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,312.86 FEET; THENCE SOUTHWARDLY ALONG CENTERLINE OF MOLLER ROAD 1,162.40 FEET; THENCE EAST 51.1 FEET TO A POINT; THENCE NORTH 115.9 FEET TO THE POINT OF BEGINNING OF PARCEL NO. 18 LIMITED ACCESS RIGHT OF WAY:

THENCE SOUTHEASTERLY 98.2 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 2,166.8 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 58 DEGREES 05 MINUTES EAST AND A LENGTH OF 98.2 FEET; THENCE SOUTH 63 DEGREES 39 MINUTES EAST, 80.1 FEET TO THE SOUTH PROPERTY LINE OF GRANTOR'S LANDS; THENCE SOUTH 89 DEGREES 03 MINUTES WEST, 189.5 FEET ALONG SAID PROPERTY LINE TO EAST BOUNDARY OF MOLLER ROAD; THENCE NORTH 00 DEGREES 45 MINUTES WEST, 90.0 FEET ALONG SAID BOUNDARY TO THE NORTH PROPERTY LINE OF GRANTOR'S LAND; THENCE NORTH 89 DEGREES 03 MINUTES EAST, 35.6 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.225 ACRES, MORE OR LESS.


FEB 2 1962

PARCEL NO. 18 PROJECT NO. 1065-3(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 Dollars (\$), which sum shall be paid or held in escrow as specified to the order of

(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.

GRANTORS

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.

Mortgagee: ARSENAL BUILDING AND LOAN ASSOCIATION

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

Land and improvements ; Damages ; Total consideration

(Grantor) (Grantor)

Dated, 19

This instrument prepared and checked with project plans for Division of Right of Way. BY FEB 2 1962

AMOUNT APPROVED BY

THE ABOVE GRANT IS HEREBY ACCEPTED. STATE OF INDIANA

DESCRIPTION & FORM OK'D BY

PAID BY WARRANT NO. DATED, 19

BY Title 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.....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.

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

..... day of....., 19.....

(Seal)

(Seal)

(Seal)

(Seal)

State of.....
County of..... } ss:

APPROVED BY

Checked with project plans for Division of Right of Way BY FEB 2 1968

Personally appeared before me.....

..... above named and duly acknowledged the execution of the above

release the..... day of....., 19.....

Witness my hand and official seal.

My Commission expires.....

Notary Public.

STATE OF INDIANA
COUNTY OF MARION

SS:

IN THE SUPERIOR COURT OF
MARION COUNTY ROOM NO. 1

parcel 18

FILED

SI

MAR 30 1964

CAUSE NO. 362-8111

Edwin MS Chue

STATE OF INDIANA,

Plaintiff,

-vs-

HOY J. TAYLOR and
ELIZABETH TAYLOR (H&W),
ARSENAL SAVINGS & LOAN ASS'N.,

Defendants.

FINDING AND JUDGMENT

Comes now the plaintiff, State of Indiana by Edwin K. Steers, Attorney General, and Stanley B. Miller, his Deputy, and come now the defendants, Hoy J. Taylor and Elizabeth Taylor (H&W), by their attorney of record herein, Sidney A. Horn, and the defendant Arsenal Savings & Loan Association by its attorney of record herein, Merrill Moores, and the plaintiff, State of Indiana and the defendants Hoy J. Taylor and Elizabeth Taylor (H&W), withdraw their request for trial by jury and this cause is now submitted to the Court upon the issues formed by the exceptions heretofore filed by the plaintiff, State of Indiana, and the defendants, Hoy J. Taylor and Elizabeth Taylor (H&W).

And the Court being duly advised finds as follows:

1. That on the 10th day of December, 1962, the plaintiff filed its complaint for the appropriation of real estate owned by the defendants.

2. That on the 15th day of January, 1963, being the day set for the hearing of the cause, and order was entered upon the record of the Superior Court of Marion County Room No. 1 signed by Charles C. Daugherty, Judge, that the real estate of the defendants as described in the plaintiff's complaint be condemned for the uses and purposes described in said complaint.

3. That by said order the Court also appointed three disinterested freeholders of Marion County, Indiana, to assess the damages to said real estate.

4. That on or about the 25th day of January, 1963, said Court-appointed appraisers submitted their report to the Court showing total damages in the sum of Twelve Thousand Three Hundred Dollars (\$12,300.00), and the Court ordered the appraisers' fees set at Two Hundred Dollars (\$200.00) each.

5. That the plaintiff, State of Indiana, paid said award of the appraisers together with the fees for the services of said appraisers to the Clerk of the Superior Court of Marion County Room No. 1 on the 6th day of February, 1963.

6. That the plaintiff, State of Indiana and the defendants, Hoy J. Taylor and Elizabeth Taylor (H&W), each filed their exceptions to the Court appraisers report within 10 days after said report was filed with this Court.

7. That for the land taken and for the damage to the remaining land of the defendants and for any and all other damages, the defendants, Hoy J. Taylor and Elizabeth Taylor (H&W), Arsenal Savings & Loan Association, should recover from the plaintiff the sum of Eleven Thousand Eight Hundred Dollars (\$11,800.00).

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the order of appropriation entered on the 15th day of January, 1963, be, and the same is hereby confirmed, and the real estate described in plaintiff's complaint be, and the same is appropriated said real estate being more particularly described as follows:

PROJECT (-65-3(17) 120 PARCEL NO. 18 L.A. R/W)

Commencing at the northeast corner of the southeast quarter of Section 12, Township 16 North, Range 2 East, Pike Township, Marion County, Indiana; Thence west along the North line of said quarter section 1312.86 feet; Thence southwardly along centerline at Moller Road 1,162.40 feet; Thence East 51.1 feet to a point; Thence North 115.9 feet to the point of beginning of PARCEL 18 LIMITED ACCESS RIGHT OF WAY:

Thence southeasterly 98.2 feet along an arc to the left and having a radius of 2,166.8 feet and subtended by a long chord having a bearing of South 58 degrees 05 minutes East and a length of 98.2 feet; Thence South 63 degrees 39 minutes East, 80.1 feet to the South property line of the grantor's lands; Thence South 89 degrees 03 minutes West, 189.5 feet along said property line to East boundary of Miller Road; Thence North 00 degrees 45 minutes West, 90.0 feet along said boundary to the North property line of the grantor's land; Thence North 89 degrees 03 minutes East, 35.6 feet along said property line to the point of beginning and containing 0.225 acres, more or less.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that the defendants, Hoy J. Taylor and Elizabeth Taylor (H&W), Arsenal Savings & Loan Association, have and recover from the State of Indiana as final and total damages the sum of Eleven Thousand Eight Hundred Dollars (\$11,800.00) and the Clerk of this Court is ordered to pay said amount to these defendants from the amount heretofore deposited by the State of Indiana.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that the Clerk of the Superior Court of Marion County Room No. 1 shall pay to the State of Indiana the sum of Five Hundred Dollars (\$500.00), which amount when added to the amount of Eleven Thousand Eight Hundred Dollars (\$11,800.00) will equal the sum of Twelve Thousand Three Hundred Dollars (\$12,300.00) paid into the Clerk's office as the Court-appointed appraisers award in this cause.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that the land condemned by the State of Indiana on property adjoining the property of the defendants for the purpose of constructing a public road to the remainder of the property of the defendants and which property is described in the Plans

adapted by the State Highway Commission as Parcel 19, of
Project I 65 (3) 17 120 shall have constructed thereon a
hard surface all weather public road.

Charles O. Daugherty

Judge of the Superior Court of
Marion County Room No. 1

Dated: 3-30-64

APPROVED:

Stanley B. Miller

Stanley B. Miller
Attorney for Plaintiff

Sidney A. Horn

Sidney A. Horn
Attorney for Defendants,
Hoy J. Taylor and Elizabeth Taylor,
(H&W)

Merrill Moores

Merrill Moores
Attorney for Defendant,
Arsenal Savings & Loan Association

R E C E I P T

Received of the Attorney General's Office
Check No. 683 from the Clerk of the Marion Circuit
Court in the sum of \$500.00. Said amount represents
a refund to the State of the difference between the
court-appointed appraisers' award and the judgment
in the condemnation action State v. Hoy J. Taylor,
Marion Superior Court, Room No. 1, Cause No. S62-8111,
Project I-65-3(17)120, Parcel 18, S.R. I-65.

Martha Liebrandt
Division of Land Acquisition

Dated: *April 8, 1964*

INDIANA STATE HIGHWAY
 COMMISSION

Warrant No. _____

CLAIM — VOUCHER

STATE AGENCY FILL IN. This form may be used only for charges
 able to Services Other Than Personal.

- 400-800 (Maintenance)
- 400-801 (Construction)
- 400-802 (Supervisory)
- 400-803 (Miscellaneous)
- 400-808 (Traffic Engr.)

AMOUNT TO BE PAID (Total)

No.

Claimant's Name
 and
 Address

CLERK MARION SUPERIOR #1 CRT
 COURT HOUSE
 INDIANAPOLIS, INDIANA

FURNISHED
 TO

COST AND BUDGET DISTRIBUTION

Code	Cost Acct. No.	Road and Section No.	Project or Structure No.	Serv. Acct. No.	ENTER APPROPRIATE BUDGET CLASSIFICATION				TOTAL CLAIMED
TOTALS									

STATE AGENCY

FILL IN

Date

Item

Amount

✓

For the amount of the appraisers' award in the condemnation case of State of Indiana vs. HOY J. TAYLOR, et al., in the Marion Superior Court #1, Cause 362-8111 . . .

12,300 -

STATE FUNDS	1230.00
FEDERAL FUNDS	1070.00
TOTAL	12,300.00

STATE FUNDS	60.00
FEDERAL FUNDS	540.00
TOTAL	600.00

STATE FUNDS	1290.00
FEDERAL FUNDS	11610.00
TOTAL	12,900.00

600 -

For the amount of the appraisers' fees, three (3) at \$ 200 ea. . .

(Project I 65-3(17)120 S.R.#1-65 Marion County, Ind.)
 Parcel 18

Total 12,900 -

RECOMMENDED FOR APPROVAL

DATE

Jerry W. Newman 1-29-63
 Official Initiating the Charge
 Deputy Attorney General

Division of Auditing (Highway Commission)

I certify that this claim is correct and valid, and is a proper charge against the State Agency and Account Number indicated.

Indiana State Highway Commission

Total

Pursuant to the provisions and penalties of Chapter 155 Acts of 1953:

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Jan 29, 63 X *Ethin M. Clune*
 Date (If a firm or corporation, give name) CLERK

XX By *my* Personal Signature

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-65-3-17-120 PARCEL # 18

OWNER Hoy and Elizabeth Taylor PHONE # AP 1-5617

(Other interested parties and relationship)

ADDRESS OF OWNER 5301 Moller Rd Indianapolis Ind

DATE ASSIGNED May 17-62

DATE OF CONTACT July 16-62

TIME OF CONTACT 9:00 a.m.

DATE OF PREVIOUS CONTACT 5-24-62

OFFER \$ 9,300⁰⁰

DETAIL CONTACT* Second negotiations above price refused

ACTION TAKEN** Recommended for Condemnation

SIGNED J. Thompson

* 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 T-65-3-17-120 PARCEL # 18

OWNER Hoy J Taylor PHONE # AX 15-617

Owner
(Other interested parties and relationship)

Arsenal Savings Loan Association
Dudphis Ind.

ADDRESS OF OWNER Moler Road Dudphis Ind.

DATE ASSIGNED 5/17/1962

DATE OF CONTACT 5/23/1962

TIME OF CONTACT 11:00

DATE OF PREVIOUS CONTACT _____

OFFER \$ 6100⁰⁰

DETAIL CONTACT* Mrs Taylor Called Owner at Work.

Showed plans. Owner was concerned about
Septic System. Would not Counter offer.

Owner has been offered 30,000⁰⁰ for all
of property, main house and two rental houses

ACTION TAKEN** Made appointment for 8:00 above date
5/23/1962. Owner stated there was no use

for me to come back again without 20,000⁰⁰
Said residue would be valued at 10,000⁰⁰

(Condemned)

SIGNED J Thompson

* 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-65-3-17-120 PARCEL # 18
OWNER Hay and Elizabeth Taylor PHONE # Ap. 15617

(Other interested parties and relationship)
Husband & wife

ADDRESS OF OWNER 5301 Moller Rd. Indianapolis, Ind.
DATE ASSIGNED May 17-1962
DATE OF CONTACT July 16-1962
TIME OF CONTACT 9:30 A.M.
DATE OF PREVIOUS CONTACT 5-24-1962

OFFER \$ 9,300⁰⁰ wants 15000⁰⁰

DETAIL CONTACT* Reviewed negotiations Mr. Taylor says his property is rental and would be dependent of two years rent, and does not want a private drive. This is second negotiation and it is ^{my opinion} the best interest of State

ACTION TAKEN** of Ind and Federal Bureau of roads that this case be settled through court I have made every effort to settle this case.

SIGNED Edmage Thompson

* 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 # 18
OWNER Ray Taylor PHONE # AX 1-5-617
(Other interested parties and relationship)

ADDRESS OF OWNER 5301 Moller Road, Indianapolis, Ind
DATE ASSIGNED 8-21-62
DATE OF CONTACT 11-30-62
TIME OF CONTACT 11:30 A.M.
DATE OF PREVIOUS CONTACT 11-26-62

OFFER \$ 9,300⁰⁰

DETAIL CONTACT* Contact by phone made today. Mr Taylor
after discussing our offer with his attorney
decided not to sign grant. Mr Taylor feels
that his property, being the end of Moller
road, would cause many people to drive into

ACTION TAKEN** his property to turn around. Also such
services as school bus - mail - dairy etc. might
not continue to serve that part of moller
road from 52nd St south to his property which
would make his rentals valueless.

I recommend condemnation be passed at once SIGNED J. J. Edwards

* 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 # 18

OWNER Hoy Taylor PHONE # AX 1-5-617

(Other interested parties and relationship)

ADDRESS OF OWNER 5301 Moller Road, Indianapolis, Ind

DATE ASSIGNED 8-21-62

DATE OF CONTACT 11-30-62

TIME OF CONTACT 11:30 A.M.

DATE OF PREVIOUS CONTACT 11-26-62

OFFER \$ 9300⁰⁰

DETAIL CONTACT* Contact by phone made today. Mr Taylor after discussing our offer with his attorney decided not to sign grant. Mr Taylor feels that his property being the end of Moller road would cause many people to drive into

ACTION TAKEN** his property to turn around. Also such services as school bus - mail - dairy etc might not continue to serve that part of moller road from 52nd St south to his property which would make his rentals valueless.

I recommend condemnation be pressed at once SIGNED Jordan Edwards

* 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 I65-3-17 PARCEL # 18
OWNER Woy Taylor PHONE # AX 1-5-617
(Other interested parties and relationship)

ADDRESS OF OWNER 5301 Moller Road, Indianapolis, Indiana
DATE ASSIGNED 8-21-62
DATE OF CONTACT 11-26-62
TIME OF CONTACT 2:00 P.M.
DATE OF PREVIOUS CONTACT 8-21-62

OFFER \$ 9300⁰⁰

DETAIL CONTACT* This parcel has been held since 8-21-62 pending settlement in court on parcel 19 Florence Denny for entrance. Court granted entrance across parcel 19 to subject property. Mr Taylor on this contact wanted to contact his lawyer before
ACTION TAKEN** final answer on offer. Mr Taylor will contact me Friday Nov 30 with his decision on offer.

Mr Taylor was offered \$200⁰⁰ additional for drive change by approval of Mr. Grace

SIGNED Yoman Edwards

* 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 # 18

OWNER Hoy Taylor PHONE # AX 1-5-617

(Other interested parties and relationship)

ADDRESS OF OWNER 5301 Mollen Road, Indianapolis Ind

DATE ASSIGNED 8-21-62

DATE OF CONTACT 8-21-62

TIME OF CONTACT 7:00 P.M.

DATE OF PREVIOUS CONTACT First

OFFER \$ None

DETAIL CONTACT* Mr Taylor called office and asked that I come but and go over his parcel with he and Mrs Taylor. Visited with them and they are to contact their lawyer but think they will sign on offer.

ACTION TAKEN** Will know for sure next week

SIGNED Norman Edwards

* 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 # 18
OWNER Hoy Taylor PHONE # _____
Attorney Sidney Horn
(Other interested parties and relationship) ME 7-3011

ADDRESS OF OWNER 5310 Muller Road, Indianapolis Ind
DATE ASSIGNED _____
DATE OF CONTACT 12-3-62
TIME OF CONTACT 10:00 AM
DATE OF PREVIOUS CONTACT 11-29-62 Condemned

OFFER \$ _____

DETAIL CONTACT* Called Mr. Taylor and asked for right of entry. Mr. Taylor asked me to call his attorney, Sidney Horn, for above answer. Contacted Mr. Horn who refused request for right of entry.

ACTION TAKEN** Mr. Horn stated the only way to get action in court was to refuse to sign

SIGNED James Edwards

* 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.

Parcel

December 10, 1963

APPRAISAL REVIEW

Re: Project I-65-3
Marion County
Parcel: #18
Grantor: Taylor

After a review of the parcel and a review of the appraisal prepared for the property owner by Mr. Sexton and submitted by their attorney, Mr. Horn, the following is recommended.

The state stand on the original \$9,300 offer based on sound appraisals prepared for the state by two very competent appraisers, Mr. Meek and Mr. White.

Referring to the appraisal of Mr. Sexton the following appraisal irregularities are pointed out.

One. The gross rent loss was used by Mr. Sexton as a basis of value whereas it should have been net.

The appraiser used the \$85 per month gross rent which included all services such as heat, gas, electricity and water. ~~THESE~~ cost an estimated \$25 per month, which is supported by the owner's statement that sixty dollars was the net rental if the lessee paid his utilities.

Two. In capitalizing into value the appraiser used a straight line 12 % rate. This is proper, however, he multiplied the estimated rent loss instead of dividing the rent loss, the proper procedure when using straight line capitalization.

A recapitulation of proper acceptable procedures is as follows:

Estimated Rent Loss:

\$17.65 per month x 12 month = \$212.00 per acre.

Basis of the above. Mr. Sexton uses \$25 per month rent loss however, .294% of that figure included operating expenses (\$25 ÷ \$85) = .294%.

.294% of \$25 = \$7.35 attributed to expenses. \$25 - \$7.35 =

\$17.65 net rent loss per month.

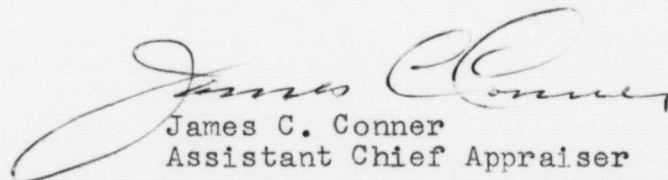
\$17.65 x 12 month = \$ 212 per annum.

Estimated Net Rent Loss	
\$212 \times 12% int.=	\$1,766.00
Value of Land Acquired, Mr. Sexton	\$1,250.00
Proximity Damage	\$4,492.00
Replacement Cost of Driveway	\$1,500.00
Replacement of portion of septic system	100.00
Total Value of Property Acquired	<u>\$9,038.00</u>

Therefore, based on the above proper appraisal documentation of procedures of rent loss, and using the other estimated values used in Mr. Sexton's appraisal it is revealed that the \$9,300 offer is realistic and justifiable.

This is to certify that I have no present or contemplated future interest in this property, nor have I entered into collusion with the property owner or an agent of the property owner.

To the best of my knowledge, non-compensable items are not included in this appraisal.


James C. Conner
Assistant Chief Appraiser

JCC:or



REPORT OF APPRAISERS

STATE OF INDIANA,
COUNTY OF MARION } SS:

IN THE MARION SUPERIOR #1 CIRCUIT COURT

STATE OF INDIANA,
vs.
HOY J. TAYLOR, et al., } No. 362-3111

The undersigned appraisers in the above entitled proceedings, appointed by CHARLES BAUGHNEY, Judge of the MARION SUPERIOR #1 Circuit Court on the _____ day of _____, 19____, after being duly sworn by the clerk of the MARION SUPERIOR #1 Circuit Court to honestly and impartially assess the damages and the benefits, if any, that may be sustained by or result to said defendants by reason of the appropriation of the real estate described in the complaint in said proceeding, met at the office of the clerk of the MARION SUPERIOR #1 Circuit Court, at _____ o'clock, M., on the _____ day of _____, 19____, and after being duly sworn and instructed by the court as to their duties as appraisers proceeded in a body to view said real estate that will be affected by said appropriation and to assess and appraise the damages and the benefits sustained and resulting to each of said defendants by reason of the appropriation thereof, and said appraisers now report the damages and benefits to said defendants to be as follows:

The value of the land sought to be appropriated as described in the court's order and warrant hereto attached, the appraisers find to be the sum of Two Thousand Dollars (\$ 2000.00).

The value of improvements, if any, on the portion of said realty sought to be appropriated, we find to be the sum of Fourteen Hundred Dollars (\$ 1400.00).



The damages, if any, to the residue of the real estate of such defendant owners caused by taking out the part sought to be appropriated as above described, we find to be the sum of \$ 6800.00.....

Such other damages, if any, as will result to the defendants from the construction of the improvement described in the complaint, in the manner proposed by plaintiff, we find to be \$ 2100.00.....

The benefits, if any, to the residue of the real estate of said defendants, resulting by taking out the part sought to be appropriated as above described, we find to be the sum of \$.....

The total damages we find to be the sum of \$ 12,300.00.....

Date 1/25/63.....

John F. Musselman
Robert G. Willey
A. Marshall Springer
Appraisers

R E S O L U T I O N

WHEREAS, the carrying out of the construction and improvement by the Indiana State Highway Commission of Indiana of Project No. I 65-3 Sec. (17)120, in Marion County, Indiana requires the construction, reconstruction, relocation or maintenance and repair (strike out inappropriate) or a public highway in said County, locally known as the Interstate 65 Road, which highway forms a part of a State Highway designated in the records and files of the Indiana State Highway Commission of Indiana as Road No. I-65 which extends from the city of West Harrison in Dearborn County, in a generally north-westerly direction through Brookville, Rushville, Indianapolis, Lebanon, Lafayette and joins U.S. Road 24 at City of Kentland, in Newton County, the general width of the right of way for said project is 225 feet, which proposed construction project necessitate acquisition of right of way as provided in the plans of said project on file in the offices of the Indiana State Highway Commission of Indiana at Indianapolis, Indiana, and which highway is to be constructed and improved as a "limited access facility", subject to regulations as proved in Chapter 245 of the Acts of the General Assembly of 1945, the general route, location and termini thereof being as follows:

Beginning at a point approximately 240 feet east of the west line of Section 1, Township 16 North, Range 2 East, and extending in a South-easterly direction for a distance of 16,643.45 feet to a point approximately 954 feet East of the West line of Sec. 17, T-16 N, R-3-E.

AND WHEREAS, it is necessary in making said improvement to acquire a right of way as hereinafter described over the land of HOY J. TAYLOR and ELIZABETH TAYLOR, 5103 Moller Road, Indianapolis;
ARSENAL SAVINGS & LOAN ASSN., 44 East Washington Street, Indianapolis,
(serve on highest officer present), and ,

WHEREAS, that the fee to the said land hereinafter described, is to be taken for the reason that the public interest will be best served and economy effected, and,

WHEREAS, the Indiana State Highway Commission of Indiana has made an offer to said owner(s) for the purchase of said land, but has been unable to agree with said owner(s) upon purchase price, thereof, or upon the amount of damages sustained by said owner(s), by reason of the taking thereof for the purpose aforesaid, and,

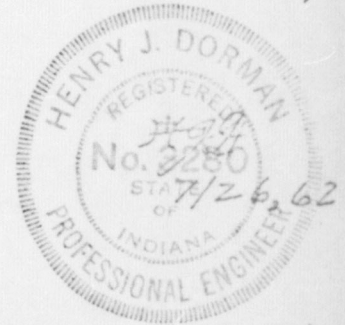
WHEREAS, the failure to obtain said land for said purpose is delaying the work of said highway improvement.

BE IT RESOLVED, that condemnation proceedings be instituted by the Attorney General in the name of the State of Indiana in a court of appropriate jurisdiction for the land hereinafter described in fee, the same being in Marion County, Indiana, and to be used as right of way for said highway improvement as a limited access facility, and being necessary for such purposes, which land is specifically described as follows to-wit:

(PROJECT (-65-3(17) 120 PARCEL No. 18 L. A. R/W)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1312.66 FEET; THENCE SOUTHWARDLY ALONG CENTERLINE AT MOLLER ROAD 1,162.40 FEET; THENCE EAST 51.1 FEET TO A POINT; THENCE NORTH 115.9 FEET TO THE POINT OF BEGINNING OF PARCEL 18 LIMITED ACCESS RIGHT OF WAY:

THENCE SOUTHEASTERLY 98.2 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 2,166.8 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 58 DEGREES 05 MINUTES EAST AND A LENGTH OF 98.2 FEET; THENCE SOUTH 63 DEGREES 39 MINUTES EAST, 80.1 FEET TO THE SOUTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE SOUTH 89 DEGREES 03 MINUTES WEST, 189.5 FEET ALONG SAID PROPERTY LINE TO EAST BOUNDARY OF MOLLER ROAD; THENCE NORTH 00 DEGREES 45 MINUTES WEST, 90.0 FEET ALONG SAID BOUNDARY TO THE NORTH PROPERTY LINE OF THE GRANTOR'S LAND; THENCE NORTH 89 DEGREES 03 MINUTES EAST, 35.6 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.225 ACRES, MORE OR LESS.



Form CR-2
Rev. 5-61

Resolution (cont).

and a Right of Way Plat as shown in attached exhibit and marked "Exhibit A".

WHEREAS this matter was considered and adopted by voice vote by a quorum of the members of the Indiana State Highway Commission present at a regular meeting held in the office of the Indiana State Highway Commission in Indianapolis, Indiana, on the 17th day of August 19 62.

BE IT FURTHER RESOLVED, that a copy of this resolution be referred to the Attorney General of Indiana.

INDIANA STATE HIGHWAY COMMISSION

Form CR-3
Rev. 5-61

Offices of the Indiana State Highway Commission of
Indiana, Indianapolis, Indiana.

This is to certify that the attached and foregoing is
a full, true and complete copy of a Resolution with Right of
Way map attached affecting the lands of HOY J. TAYLOR and
ELIZABETH TAYLOR (H&W), 5103 Moller Road, Indianapolis, Indiana;
ARSENAL SAVINGS & LOAN ASSN., 44 East Washington Street, Indianapolis,
Indiana; (Serve on highest officer present)

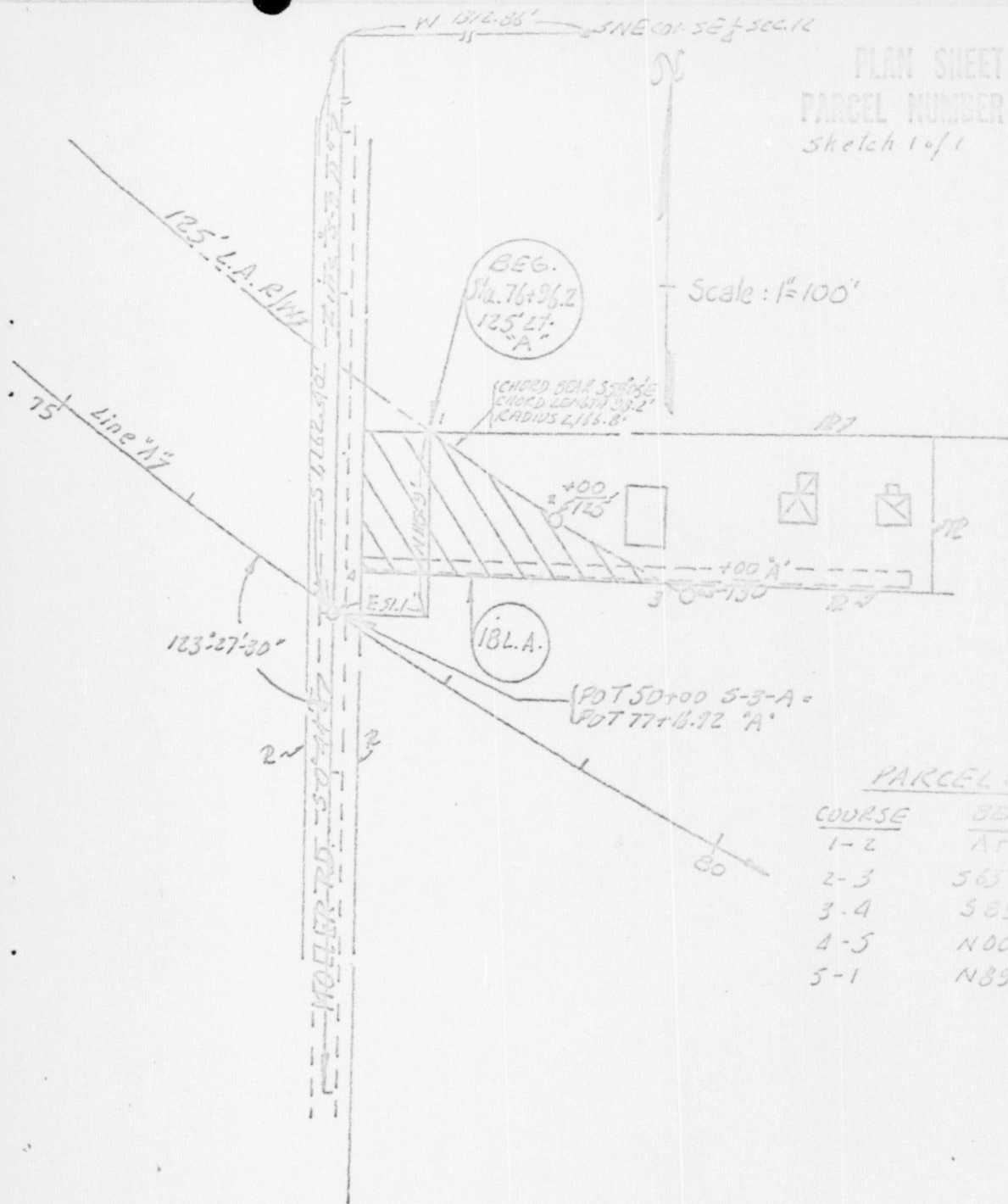
in Marion County, Indiana, as the same appears in
the minutes of the Commission in the State Office Building in
the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, Roy Whitton, Secretary of the
Indiana State Highway Commission of Indiana, hereto place my
hand and seal of said Commission on this 17th day of August,
19 62.

Roy J. Whitton
Secretary

SEAL:

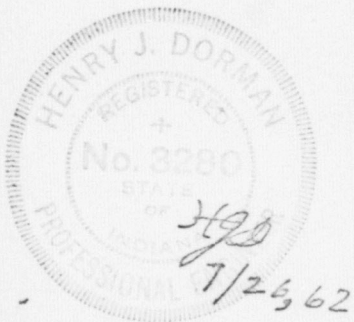
PLAN SHEET 26
 PARCEL NUMBER 18 L.A.
 Sketch 1 of 1



Scale: 1"=100'

PARCEL # 18 L.A.

COURSE	BEARING	DIST.
1-2	Arc	98.2'
2-3	S65°39'E	80.1'
3-4	S89°03'W	189.5'
4-5	N00°45'N	90.0'
5-1	N89°03'E	35.6'



STATE HIGHWAY DEPARTMENT OF INDIANA
 PROJECT I 65-3 (17)120 MARION COUNTY
 ROAD I-65 PIKE TOWNSHIP
 RIGHT OF WAY PLAT SHOWING LAND REQUIRED FROM
 HOY & ELIZABETH TAYLOR
 SEC. 12 , T. 16N , R. 2E
 CONTAINING 0.225 Acres MORE OR LESS
 DRAWN BY A.H. CHECKED BY J. B. [Signature] DATE 7-26-62

cross hatched Area is Approx. TAKE

PARCEL No 18 L.A.
PROJECT No. I-65-3(17)120
ROAD. I-65-

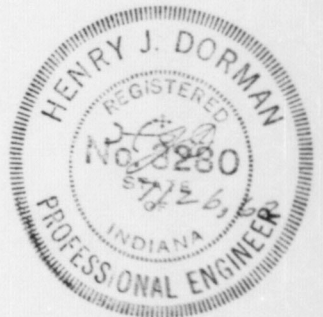
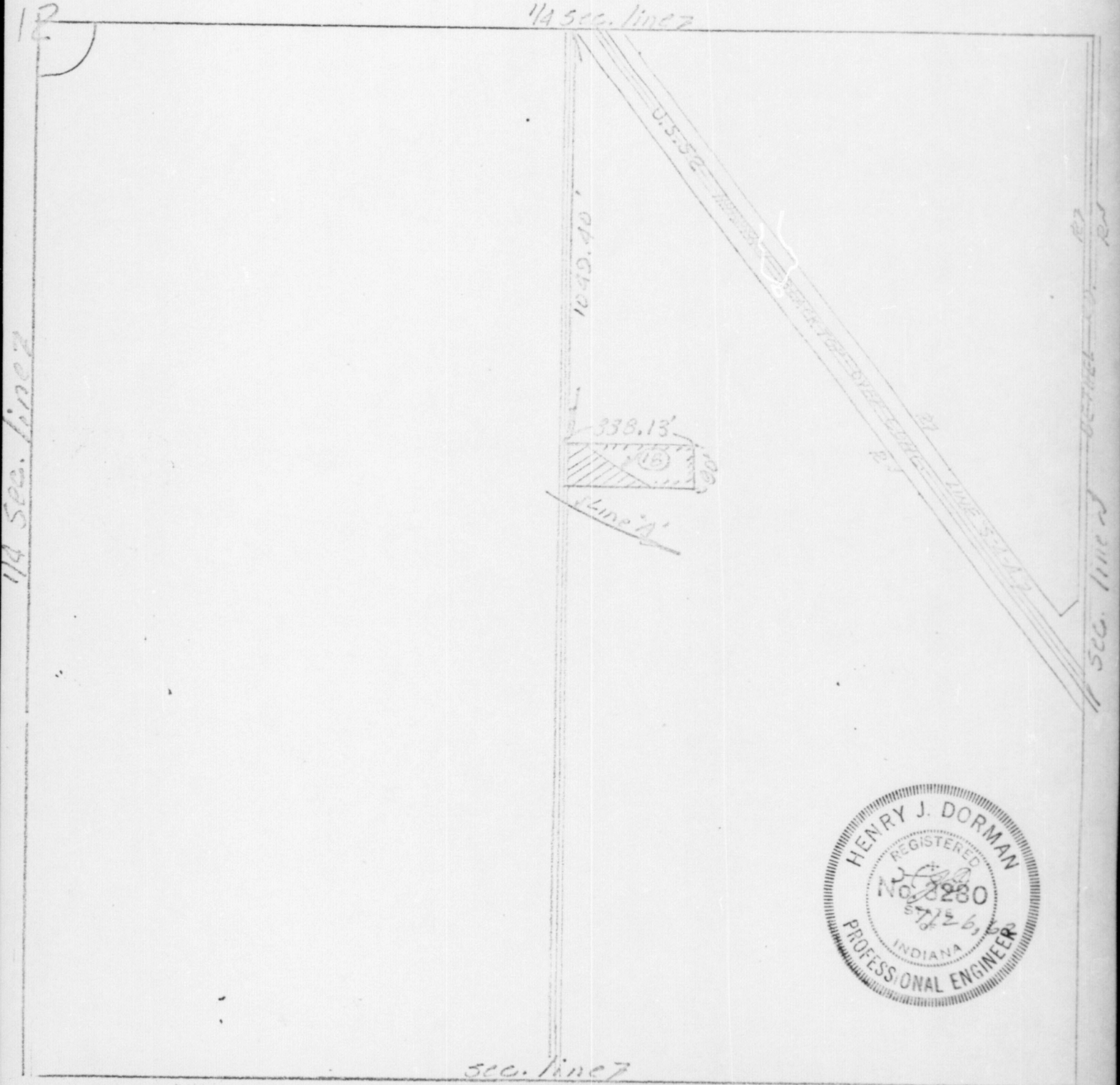
OWNER: Hoy & Elizabeth Taylor
DRAWN BY A.H. CHECKED BY J.D. [Signature]
DEED RECORD 1610 PAGE 568 DTD. 3/10/66

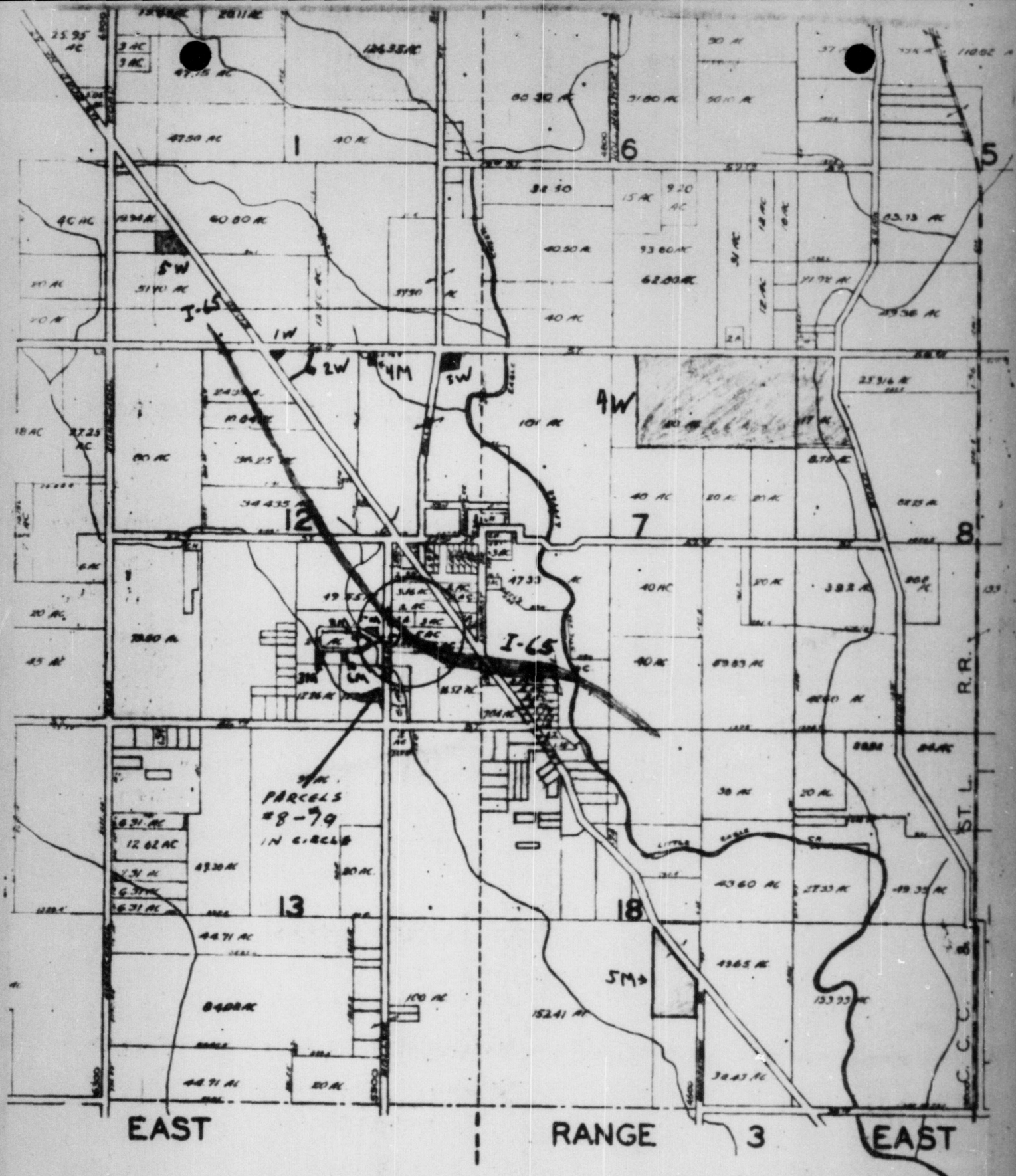


CROSSHATCHED
AREA IS
APPROX. TAKE

COUNTY : MARION
TOWNSHIP : PIKE
SECTION : 12
T : 16N
R : 2E

SCALE 1" = 20 yds
= 330 ft.





Project I-65 3(17)120
 Marion County, Indiana
 Comparable Sales --- 1M - 6M & 1W - 5W all spotted in.
 4 April 1962
 Parcels 8-19 located in circled area.
 Scale - 3" equal 1 mile

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 H. & E. TaylorNames in Trans Book Hoy J. & Elizabeth Taylor

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 SE 1/4	12	16	2	0.80 Ac.	Land \$250.00
					Imp. \$2240.00
					Total \$2490.00

U. S. R. \$6.60

LAST OWNER OF RECORD

Deed Record 1610 p. 568 Recorded 3/20/56 Dated 3/19/56 ^{Warranty} DeedGrantor Roy J. Taylor & Aline Taylor, husband & wifeGrantee Hoy J. Taylor & Elizabeth Taylor, husband & wifeAddress of Grantee R. R. 17 Box 446 Indpls. 23 Ind.

MORTGAGE RECORD

Mortgage Record 1998 p. 107 Amount \$9,600.00 Dated 7/23/59Mortgagor Hoy J. Taylor & Elizabeth Taylor, husband & wifeMortgagee Arsenal Savings and Loan AssociationJUDGMENT 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.

Dated this 20 day of Sept. 1964 8 AM UNION TITLE CO.
 Abstractor Wesley E. Sandridge
PRESIDENT

Prel. Approval of Title _____ By _____
 Date _____ Deputy Attorney General

Final approval of Abstract of Title _____ BY _____
 Date _____ Deputy Attorney General

666487

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:

Beginning at a point in the West line thereof
distant south 1049.4 feet of the Northwest corner
thereof; thence East 388.13 feet; thence South
parallel to the said West line 90 feet; thence
West 388.13 feet to a point in said West line;
thence North thereon 90 feet to the place of
beginning, containing in all 0.80 acres, more or
less.

Subject to any legal highways or rights of way.

Prepared For: State Highway Department of Indiana

Town Lot Record
944 page 345
Inst. #4831
Feb. -- 1936
Acknowledged
Feb. 21, 1936
Recorded
Feb. 24, 1936

Frank E. ----- (Signed
Frank E. Pruitt), and
Clara M. Pruitt,
husband and wife

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

to
Alfred H. ---- and
Bessie E. Bauernfeind,
husband and wife

Part of the East half of the South East Quarter
of Section 12, Township 16 North, Range 2 East, in
Marion County, Indiana, more particularly described
as follows:

Beginning at a point in the west line of said
half quarter section 1049.4 feet south of the north-
west corner thereof, running thence east parallel to

-2-

-1- mrs -over-

666486

the north line thereof 388.13 feet; running thence south parallel to the aforesaid west line 224.46 feet, running thence west parallel to the aforesaid north line 388.13 feet to a point in the west line of said half quarter section, running thence north in and along said west line 224.46 feet to the place of beginning, containing in all 2 acres, be the same more or less.

Subject, however, to all legal highways or right of ways.

Subject to mortgage dated February 15, 1935, for \$1250.00, to the New Augusta State Bank, in Mortgage Record 1133 page 361, March 13, 1935, recorded March 19, 1935, with 6% interest per annum from date to maturity and 8% thereafter and attorney's fees.

Interest payable semi-annually, and due three years after date, payable at the office of said bank at New Augusta, Indiana.

Also subject to 1935 taxes payable in 1936.

Mortgage above referred to recorded March 19, 1935 in Mortgage Record 1133 page 361, released of record June 21, 1944.

Town Lot Record
1146 page 267
Inst. #22685
April 1, 1944
Recorded
June 21, 1944

Alfred H. Bauernfeind, and
Bessie E. Bauernfeind,
husband and wife

Warranty Deed
(U. S. R. \$4.95)

to
Joseph K. Boughton

Part of the East Half of the South East Quarter of Section 12, Township 16 North, Range 2 East, more particularly described as follows:

Beginning at a point in the West line of said Half Quarter Section 1049.4 feet south of the north west corner thereof, running thence east parallel to the north line thereof 388.13 feet; thence south parallel to the aforesaid west line 224.46 feet; thence west parallel to the aforesaid north line 388.13 feet to a point in the west line of the said half quarter section; thence north in and along the said west line 224.46 feet to the place of beginning, containing in all 2 acres to be the same, more or less.

Subject however to all legal highways or rights of way.

Proper Citizenship Clause is attached.

666486

WARRANTY DEED

Town Lot Record
1467 page 408
Instr. #66561
Sept. 13, 1952
Recorded
Oct. 6, 1952

THIS INDENTURE WITNESSETH, That Joseph K. Boughton and Mildred L. Boughton, his wife, of Daviess County, in the State of Kentucky, Convey and Warranty to Jacob Ganz and Florence Ganz, husband and wife, of Marion County, in the State of Indiana, for the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Marion County, in the State of Indiana, to-wit:

Part of the east half of the south east quarter of Section 12, Township 16 North, Range 2 East, in Marion County, Indiana, more particularly described as follows:

Beginning at a point in the west line of said half quarter section 1049.4 feet south of the northwest corner thereof, running thence east parallel to the north line thereof 388.13 feet; thence south parallel to the aforesaid west line 224.46 feet; thence west parallel to the aforesaid north line 388.13 feet to a point in the west line of the said half quarter section; thence north in and along the said west line, 224.46 feet to the place of beginning, containing in all 2 acres, more or less.

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

Subject to the November installment of taxes for 1951, due and payable in November 1952.

Subject also to the balance due on a certain mortgage to Arsenal Building & Loan Association in the principle sum of \$3,250.00 dated March 22, 1950. (M.R. 1545, page 190)

Proper citizenship clause is attached.

IN WITNESS WHEREOF, the said Joseph K. Boughton and Mildred L. Boughton, his wife, have hereunto set their hands and seals, this 13th day of September, 1952.

Joseph K. Boughton
Mildred L. Boughton

Fisher Tichenor (L.S.)
Notary Public

My commission expires Aug. 15, 1953.
(U.S.R. \$8.80)

Mortgage above referred to released of record
October 9, 1952.

666487

Town Lot Record
1603 Page 377
Instr. #4119
Jan. 13, 1956
Recorded
Jan. 17, 1956

Jacob Ganz and
Florence Ganz,
husband and wife
to
Roy J. Taylor and
Aline Taylor,
husband and wife

Warranty Deed
(U.S.R. \$16.50)

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Part of the East Half of the South East Quarter of Section 12, Township 16 North, Range 2 East, in Marion County, Indiana, more particularly described as follows:

Beginning at a point in the West line of said Half Quarter Section 1049.4 feet South of the North West corner thereof; running thence East parallel to the North line thereof, 388.13 feet; thence South parallel to the aforesaid West line 224.46 feet; thence West parallel to the aforesaid North line 388.13 feet to a point in the West line of the said Half Quarter Section; thence North in and along the said West line 224.46 feet to the place of beginning, containing in all 2 acres, more or less.

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

Subject to the taxes for 1955, due and payable in May and November, 1956, and thereafter.

Subject, also, to the balance due on a certain mortgage to Arsenal Building and Loan Association, in the principal sum of \$6,300.00 dated July 8, 1954, (M.R. 1738, page 712, which mortgage grantees assume and agree to pay.

Proper citizenship clause is attached.

Mortgage above referred to released of record January 24, 1956.

Town Lot Record
1610 page 568
Inst. #19221
Mar. 19, 1956
Recorded
Mar. 20, 1956

Roy J. Taylor and
Aline Taylor,
husband and wife
to
Hoy J. Taylor and
Elizabeth Taylor,
husband and wife

Warranty Deed
(U.S.R. \$6.60)

-6-

Part of the East One Half of the Southeast One Quarter of Section 12, Township 16 North, Range 2 East, Marion County, Indiana, more particularly described as follows:

Beginning at a point in the West line thereof distant south 1049.4 feet of the Northwest corner thereof; thence East 388.13 feet; thence South parallel to the said West line 90 feet; thence West 388.13 feet

666487

to a point in said West line; thence North thereon 90 feet to the place of beginning, containing in all 0.80 acres, more or less, subject to all legal highways and rights of way.

Subject to the taxes for 1955, due and payable in May and November, 1956, and thereafter.

Proper citizenship clause is attached.

Mortgage Record
1998 Page 107
Instr. #53131
July 23, 1959
Recorded
July 24, 1959

Hoy J. Taylor and
Elizabeth Taylor,
husband and wife

Mortgage

to
Arsenal Savings and Loan
Association of Indianapolis

Part of the East one half of the Southeast one quarter of Section 12, Township 16 North, Range 2 East, Marion County, Indiana, more particularly described as follows:

Beginning at a point in the West line thereof, distant South 1049.4 feet to the Northwest corner thereof, thence East 388.13 feet; thence South parallel to the said West line 90 feet; thence West 388.13 feet to a point in said West line; thence North 90 feet to the place of beginning, containing in all 0.80 acres, more or less.

Subject to all legal highways and rights of way.

To secure the performance of the provisions hereof and the payment of a certain obligation evidenced by a promissory note of even date herewith for the principal sum of \$9,600.00 executed by the Mortgagors and payable to the order of the Mortgagee on or before 12 years after date, with interest thereon as provided in said note, all of which indebtedness the Mortgagors severally promise and agree to pay to the order of the Mortgagee, all without relief from valuation and appraisal laws and with attorney's fees.

This mortgage also secured the payment of any additional loans up to but not exceeding \$1,000.00 made by the Mortgagee at its option to the Mortgagor from this date, and all instruments evidencing the same. Provided however, that such limit of \$1,000.00 shall not be considered as limiting any amounts secured hereby when advanced to protect the security hereof.

Instrument shows name of person preparing same.

666487

Old Age Assistance
Search

-8-

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

-9-

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.

Judgment Search

-10-

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:

Joseph K. Boughton from September 18, 1951
to and including
October 6, 1952

Jacob Ganz
and
Florence Ganz,
jointly and
not individually from September 18, 1951
to and including
January 17, 1956

Roy J. Taylor
and
Aline Taylor,
jointly and
not individually from September 18, 1951
to and including
March 20, 1956

and vs

Hoy J. Taylor
and
Elizabeth Taylor,
jointly and
not individually for the 10 years
last past and
against none other

666487

-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 Hoy J. and Elizabeth Taylor and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 109187, Pike Township, Parcel No. 4204.

May Installment \$44.57 Paid.

November Installment \$44.57 Unpaid.

Assessed Valuation:

Land \$250.00 Improvements \$2,240.00 Exemption \$1,000.00

-13- Taxes for the year 1961 now a lien.

APPRAISAL PARTIAL TAKING

PROJECT I-65-3 ROAD I-65-3 COUNTY Marion PARCEL NO. 18

PROPERTY OWNER Hoy o Elizabeth Taylor 5103 Moller Road Indianapolis, Indiana
Address

Present Use	<u>Residence</u>	Best Present Use	<u>Residence</u>	Best Future Use	<u>Residence</u>
Acres	<u>.80</u>	Value Per Acre (Average) Schedule "A"			<u>5,000</u>
Tillable Acres		Value Per Tillable Acre Schedule "A"			
Square Feet		Value Per Square Foot Schedule "A"			\$
Front Feet		Value Per Front Foot Schedule "A"			\$

VALUE — LAND Schedule "A" \$ 4,000 Total

VALUE — IMPROVEMENTS Schedule "B" \$ 19,044 Value \$ 23,044

ZONED:

VALUE OF PART TAKEN

Land — Temporary R/W		@		\$
Permanent R/W	<u>0.225</u>	@	<u>5,000</u>	
		@		
		@		\$ <u>1,250.00</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) \$ None

LIMITED ACCESS DAMAGE (See Memo Attached) \$

PROXIMITY DAMAGE Main Residence is now 60 feet from R/W. Will be 7 feet from R/W.

DAMAGES considered at 40 % \$ 4,422

OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) \$ 6,600

Replacement Cost and Damage to Driveway \$1,500.

Loss of Rental Income 5,000.

Damage to Septic System 100.

Value of Part Taken — including temporary R/W \$ 12,272

Value After Taking — including temporary R/W \$ 10,772

Plus Amount Shown as Temporary R/W \$

Adjusted Residual Value \$ 10,772

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 22nd day of November 1963

Joseph F. Sexton
Appraiser

B-13343
Number

Joseph F. Sexton

IMPROVEMENT VALUES

SCHEDULE "B"

NAME H c E Taylor PROJECT NO. I-65-3 PARCEL NO. 18

Principal Building _____ DIMENSIONS 26' x 40'

Grade Key: (1) Expensive (2) Good (3) Average (4) Cheap

	Key	Living	Dining	Kitchen	Bed Rooms	Baths	Closets	Other
1st Floor	3	1		1	3	1	3	
2nd Floor								
3rd Floor								

BUILDING ANALYSIS

Exterior Walls Concrete Block

Interior Finish Drywall, Taped o Spakle-- Painted

Floors Hardwood-- Good grade

Roof Asphalt Shingle--good condition

Basement & Foundation Concrete block--crawl space w/ concrete floor

Porches None--front and rear stoop

Service Improvements Forced air oil fried furnace, electric water heater ceramic tile around tub.

Sq. Ft. <u>1040</u>	<u>10.50</u> per sq. ft.	Replacement	
Total Cu. Ft. _____ @ _____ cu. ft.		Cost New	<u>\$ 10,920</u>
Co-efficient _____		Less Depreciation 10 yrs--10% .	<u>1,092</u>
Reference <u>Boeckh</u>			
Depreciated Replacement Cost Bench Mark Building			<u>\$ 9,828</u>
Plus Service Improvements . Included			<u>\$</u>
Value Main Building			<u>\$ 9,828</u>

VALUATION OF OTHER BUILDINGS

Building	Construction	Key	Dimensions	Repl. Cost New	Depr. %	Depr. Rpl. Cost
Rental Unit	Concrete Block	3	20 x 24	5,760	20	4,608
Rental Unit	Concrete Block	3	20 x 24	5,760	20	4,608

TOTAL VALUE OTHER BUILDINGS \$ 9,216

Buildings in R/W None

Buildings affected by proximity or cut or fill Principal Building or Main residence