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CATEGORICAL EXCLUSION LEVEL 1 FORM	Date: November 22, 2013

[X] Initial Version

[ ] Additional Information to CE Level 1 Dated: _____

Purpose of this document:

[ ] CE Level 1 documentation for exempted projects

[X] State-funded categorical exemption documentation

Approval CE Level 1 or State-Funded CE: _____ Environmental Scoping Manager or Environmental Policy Manager — 11/27/13 Date

PROJECT INFORMATION			
County, Route	Tippecanoe County, US 231 and Yeoman Lane	**Des Number**	LA Code 4732
Purpose and Need:	INDOT and IDOA recognize that state-owned excess right-of-way exists at various locations throughout the state. This land provides no function to the state highway system in terms of serviceability or maintenance, and prohibits development of the property for productive use for residential, commercial, agricultural, or other private or public use. Additionally, state-ownership of land may reduce the availability of real estate that is subject to property taxation; revenue which could benefit the community as a whole. Selling such excess parcels of land would benefit the above causes, as well as providing the potential for additional revenue to the state from the proceeds of the sale.		
Project Description:	This State CE is being prepared because the parcels was purchased at least in part with federal funding, thus selling the property would constitute federal involvement and require NEPA documentation. This action has been approved by the INDOT Office of Environmental Services as a State CE-1, as permitted by 23 CFR 771.117(d).		
Other Alternatives Considered:	N/A		
Project Termini:	N/A		
Funding Source(s):	[-] Federal [-] State [-] Local [-] Other	**Estimated Cost**	N/A
Project Sponsor:	INDOT/IDOA	**Project Length**	N/A

Name and organization of CE Level 1 Preparer: Toni Lynn Giffin, INDOT Environmental Services

INDOT ES/District Env. Reviewer Signature: _____ Date: 11/25/13

Form Version: June 2013
Attachment 1 of the CE Manual

SCOPE OF THE PROPOSED ACTION				
Public Involvement*		No: **X**	Yes:	Possible:
Comments:	No public hearing is required for a project of this type under INDOT's FHWA-approved public involvement guidelines. This does not preclude one or more public hearings or public information meetings in the future.			
Right-of-way (permanent and temporary, in acres)		No: **X**	Yes:	Possible:
Comments:	This action does not involve the acquisition of any new permanent or temporary right-of-way.			
Disruption to public facilities/services (such as schools, emergency service)		No: **X**	Yes:	Possible:
Comments:	This action will not produce a disruption to public facilities/services.			
Involvement with existing bridge(s) (Include structure number(s)		No: **X**	Yes:	Possible:
Comments:	This action has no involvement with an existing bridge(s).			

** Limited public involvement, CE-1 level projects will typically have no public hearing opportunity offered.*

INVOLVEMENT WITH RESOURCES				
Surface Waters (streams, rivers, lakes, etc.)		No: **X**	Yes:	Possible:
Comments:	There are no streams, rivers, or watercourses, jurisdictional or otherwise, located in or near the parcels area.			
Wetlands (acres)		No: **X**	Yes:	Possible:
Comments:	One wetland was identified near the project area on the National Wetlands Inventory map (see Attachment D). The presence of this wetland will not impact that sale of this parcels			
Disturbance of Terrestrial Habitat (acres)		No: **X**	Yes:	Possible:
Comments:	Land use in and near the project is residential. Selling this parcels will not have any direct effect on this land as a residential community. Disposal of the property would not involve construction, excavation, or demolition activities of any kind, thus there would be no impacts to this terrestrial habitat. (see Attachment A)			
Karst Features		No: **X**	Yes:	Possible:
Comments:	The project is located outside of the designated karst area of the state as identified in the October 13, 1993 MOU. No karst features were observed or are known to exist within or adjacent to the proposed parcels area.			
Threatened and Endangered Species		No: **X**	Yes:	Possible:
Comments:	Research into the Indiana Heritage database revealed no ETR species within a ½ mile radius of the subject parcels. The sale of the subject parcels is not expected to impact ETR species or natural communities.			
Drinking Water Resources		No: **X**	Yes:	Possible:
Comments:	The project is not located within the St. Joseph Aquifer System, the only sole source aquifer in Indiana.			

INVOLVEMENT WITH RESOURCES				
	The Indiana Department of Environmental Management's Wellhead Proximity Determinator website (http://idemmaps.idem.in.gov/whpa/) was accessed on October 25, 2013 by INDOT ES. The required project location data was provided and it was determined that this project is not located within a Wellhead Protection Area. (see Attachment D) The IDNR Water Well Record Database (http://www.in.gov/dnr/water/3595.htm) was accessed on October 25, 2013 by INDOT ES. The required project location data was provided and it was determined that this project area does not contain any Water Wells. (see Attachment D)			
Flood Plains (note transverse or longitudinal impact)		No: **X**	Yes:	Possible:
Comments:	The parcels sale does not encroach upon the HUD Special Flood Hazard Area. (see Attachment D)			
Farmland (acres)		No: **X**	Yes:	Possible:
Comments:	None of the land within the project limits meets the definition of farmland under the Farmland Protection Policy Act (FPPA). The requirements of the FPPA do not apply to this project.			
Cultural Resources		No: **X**	Yes:	Possible:
Comments:	Coordination was conducted with the INDOT Cultural Resources Office (CRO) to determine if historical or archaeological resources are present within the excess parcels. (see Attachment B) INDOT CRO With regard to above-ground resources, no buildings are located on LA #4732, #14 e, f, h. Nonetheless, the State and National Register of Historic Places (National Register) lists for Tippecanoe County were checked by an INDOT- Cultural Resources Office (CRO) historian who meets the Secretary of the Interior's Professional Qualification Standards per 36 CFR Part 61. No listed resources were located in or near the subject parcel(s). The Tippecanoe County Interim Report (1989) of the Indiana Historic Sites and Structures Inventory (IHSSI) was consulted (Wabash Township). No surveyed resources are recorded on or adjacent to the subject parcels. The parcels is immediately surrounded by residential subdivisions to the south/southwest, and abuts US 231 road construction to the east, northeast and southeast. This parcels appears to have been included in the APE for Des. #0300341 (final 800.11 document_NHPA_0300431.pdf; APE map attached); Des. #0300431 resulted in a determination of "No Historic Properties Affected." In consideration of the above facts, INDOT does not think that the sale of LA #4732 e, f, h is an activity that has the potential to cause effects on any above-ground resources eligible for or listed in the National Register of Historic Places (NRHP). Therefore, no further investigations or review are warranted, and the provisions of IC 14-21-1-18 with respect to above-ground resources have been satisfied. Archaeology: Transects were walked in the previously unsurveyed areas, and potential shovel probe locations were visually inspected. Areas with standing water or water table near the surface were not shovel probed. Shovel probes were excavated in areas dry enough that the probe hole did not fill with water. The previously surveyed portion of the parcels was visually inspected and found to have been extensively disturbed, and apparently built up with fill in preparation for residential housing construction. The parcels have no potential for the presence of significant archaeological deposits, and no archaeological materials were discovered during the investigation. The parcels do not contain significant historic properties, and no additional investigation is recommended. IDNR SHPO:			

INVOLVEMENT WITH RESOURCES				
	Based on the information provided in your letter and in the archaeological short report, it does not appear likely that any structures that are listed in or eligible for inclusion in the NRHP or the IHSSI exist within Excess Parcels 14 e, f, h. Additionally, based on the submitted information and the documentation available to the staff of the Indiana SHPO, we have not identified any currently known archaeological resources listed in or eligible for inclusion either in the NRHP or in the IHSSI within Excess Parcels 14 e, f, h.			
Section 4(f) and Section 6(f) Resources		No: **X**	Yes:	Possible:
Comments:	This parcels sale is not associated with new temporary or permanent right-of-way or ground disturbing activity. Therefore, this action will have no impacts to properties protected under Section 4(f) and 6(f) regulations.			
Air Quality Impacts		No: **X**	Yes:	Possible:
Comments:	This project is located in Tippecanoe County, which is currently in attainment for all criteria pollutants. Therefore, the conformity procedures of 40 CFR Part 93 do not apply.			
Community/Economic Impacts		No: **X**	Yes:	Possible:
Comments:	This project will not require relocations of residences or businesses and will not require additional right of way, and will not change access to properties or access within the community. It will therefore not have a negative impact on low-income populations or minority populations that are of concern for environmental justice consideration.			
Hazardous Materials		No: **X**	Yes:	Possible:
Comments:	A red flag investigation was completed on October 24, 2013 by INDOT ES. There are two (2) pipelines (Indiana Gas Co.) located within the ½ mile buffer. Buyer should be informed that one of the gas pipelines runs through or adjacent to parcel 14e. (see Attachment C)			
Permits		No: **X**	Yes:	Possible:
Comments:	The process of selling these parcels does not lead directly to any action that will disturb aquatic or terrestrial resources, and no environmental permits are needed to advance the sale of this property.			

ENVIRONMENTAL COMMITMENTS:

- This environmental document has been prepared for the sole purpose of disposal of the excess parcels.
- Buyer should be informed that one of the gas pipelines runs through or adjacent to parcel 14 e.

THE CATEGORICAL EXCLUSION CANNOT BE PROCESSED AS A LEVEL ONE IF YES IS SELECTED FOR ANY OF THE FOLLOWING ITEMS*:		
Formal noise analysis required?	No: **X**	Yes:
Environmental Justice analysis required?	No: **X**	Yes:
Right-of-Way acquisition greater than 0.5 acre?	No: **X**	Yes:
Relocation of residences/businesses/etc.?	No: **X**	Yes:
Added through-traffic lanes?	No: **X**	Yes:
Facility on new location or realignment?	No: **X**	Yes:
Permanent alteration of local traffic pattern?	No: **X**	Yes:
Section 4(f) and Section 6(f) resource impacts?	No: **X**	Yes:
Sole Source Aquifer Groundwater Assessment required?	No: **X**	Yes:
Is the project "Likely to Adversely Affect" Threatened and Endangered Species?	No: **X**	Yes:
Stream impacts greater than 300 linear feet, or work beyond 75 feet from pavement?	No: **X**	Yes:
Wetland impacts greater than 0.1 acre?	No: **X**	Yes:
Does the project have historic bridge involvement, or a Section 106 finding of No Adverse Effect / Adverse Effect?	No: **X**	Yes:

** Please note, this table is not applicable for state funded CE's.*

Attachment A

Maps

McCormick Rd
Greenbeak Dr

Attachment B

Cultural Resources (Section 106)

INDIANA DEPARTMENT OF TRANSPORTATION
Driving Indiana's Economic Growth

100 North Senate Avenue
Room N642
Indianapolis, Indiana 46204

PHONE: (317) 232-5348
FAX: (317) 233-4929

Michael R. Pence, Governor
Brandye Hendrickson, Interim Commissioner

July 1, 2013

Mr. Chad Slider
Division of Historic Preservation and Archaeology
Indiana Department of Natural Resources
402 West Washington Street, Room W274
Indianapolis, IN 46204

Re: *Disposal of US 231 Parcel 14 (LA Code 4732) Excess Land in West Lafayette, Tippecanoe County*

Dear Mr. Slider,

Please find enclosed the above-referenced archaeological short report, which was completed and reviewed by INDOT Cultural Resources personnel who meet the Secretary of the Interior's Professional Qualification Standards as per 36 CFR Part 61. Please note that the proposed sale of this excess land is not a Federal undertaking, and so Section 106 of the National Historic Preservation Act does not apply. Therefore, this review is being requested under state statute. Please also note that the disposal of a portion of Parcel 15 has been eliminated, and currently only the portions of Parcel 14 described in the archaeological report are proposed for disposal; however, the archaeological reconnaissance covered Parcel 15 in case it is considered for disposal in the future.

With regard to above-ground resources, no buildings are located on LA #4732, #14 e, f, h. Nonetheless, the State and National Register of Historic Places (National Register) lists for Tippecanoe County were checked by an INDOT- Cultural Resources Office (CRO) historian who meets the Secretary of the Interior's Professional Qualification Standards per 36 CFR Part 61. No listed resources were located in or near the subject parcel(s).

The Tippecanoe County Interim Report (1989) of the Indiana Historic Sites and Structures Inventory (IHSSI) was consulted (Wabash Township). No surveyed resources are recorded on or adjacent the subject parcel. The parcel is immediately surrounded by residential subdivisions to the south/southwest, and abuts US 231 road construction to the east, northeast and southeast. This parcel appears to have been included in the APE for Des. #0300341 (final 800.11 document_NHPA_0300431.pdf; APE map attached); Des. #0300431 resulted in a determination of "No Historic Properties Affected." In consideration of the above facts, INDOT does not think that the sale of LA #4732 e, f, h is an activity that has the potential to cause effects on any above-ground resources eligible for or listed in the National Register. Therefore, no further investigations or review are warranted, and the provisions of IC 14-21-1-18 with respect to above-ground resources have been satisfied.

Please review the enclosed archaeological short report and advise us of your recommendations concerning its acceptability. If there are any questions or concerns regarding this matter, please contact Dr. Matt Coon of this section by phone at 317-233-2083 or by email at mcoon@indot.in.gov for archaeological concerns, or Susan Branigin by phone at 317-234-0142 or by email at sbranigin@indot.in.gov for above-ground concerns. Thank you.

Sincerely,

Patrick Carpenter

Patrick Carpenter, Cultural Resources Manager
Cultural Resources Office
INDOT Environmental Services

PAC/MSC/SB

Enclosure

emc: Michael Eubank, INDOT Crawfordsville District
cc: INDOT Environmental Services, Cultural Resources Office project file

INDIANA ARCHAEOLOGICAL SHORT REPORT

State Form 54566 (1-11)

INDIANA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF HISTORIC PRESERVATION
AND ARCHAEOLOGY
402 West Washington Street, Room W274
Indianapolis, Indiana 46204-2739
Telephone Number: (317) 232-1646
Fax Number: (317) 232-0693
E-mail: dhpa@dnr.IN.gov

Where applicable, the use of this form is recommended but not required by the Division of Historic Preservation and Archaeology.

Author: Matt Coon

Date *(month, day, year)*: July 1, 2013

Project Title: Disposal of US 231 Parcels 14 and 15 (LA Code 4732) Excess Land in West Lafayette, Tippecanoe County, Indiana.

PROJECT OVERVIEW

Project Description: This project entails the proposed disposal of excess portions of US 231 Parcels 14 and 15 in Tippecanoe County, Indiana. The proposed sale of this excess land is not a Federal undertaking, and therefore Section 106 of the National Historic Preservation Act does not apply. However, archaeological investigation is required under IC 14-21-1-14, which outlines duties upon proposed transfers of property by the State. Under this statute, properties must be inspected for the presence of significant historic sites or structures before they are transferred out of State ownership.

INDOT Designation Number/ Contract Number: Project Number:

DHPA Number: Approved DHPA Plan Number:

Prepared For: INDOT, Crawfordsville District

Contact Person: Michael Eubank

Address: 41 W 300 N

City: Crawfordsville State: IN ZIP Code: 47933

Telephone Number: 765-361-5525 Email Address: meubank@indot.in.gov

Principal Investigator: Matt Coon

Signature:

Company/Institution: INDOT-CRO

Address: 100 N Senate Ave, Room N642

City: Indianapolis State: IN ZIP Code: 46204

Telephone Number: 317-233-2083 Email Address: mcoon@indot.in.gov

Michael R. Pence, Governor
Cameron F. Clark, Director

DNR Indiana Department of Natural Resources

Division of Historic Preservation & Archaeology·402 W. Washington Street, W274·Indianapolis, IN 46204-2739
Phone 317-232-1646·Fax 317-232-0693·dhpa@dnr.IN.gov

August 1, 2013

Patrick A. Carpenter
Manager, Cultural Resources Office
Environmental Services
Indiana Department of Transportation
100 North Senate Avenue, Room N642
Indianapolis, Indiana 46204

State Agency: Indiana Department of Transportation ("INDOT")

Re: Indiana archaeological short report of an a records check and Phase Ia reconnaissance (Coon, 7/1/2013) for the disposal of Excess Parcel 14 e, f, h, along US 231 in West Lafayette (LA CODE 4732; DHPA No. 15103)

Dear Mr. Carpenter:

Pursuant to Indiana Code 14-21-1-14, the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology has reviewed your cover letter dated July 1, 2013, with enclosed report, which were received on July 3, for the aforementioned excess land disposal in Tippecanoe County, Indiana.

Based on the information provided in your letter and in the archaeological short report, it does not appear likely that any structures that are listed in or eligible for inclusion in the National Register of Historic Places or the Indiana Register of Historic Sites and Structures exist within Excess Parcel 14 e, f, h.

Additionally, based on the submitted information and the documentation available to the staff of the Indiana SHPO, we have not identified any currently known archaeological resources listed in or eligible for inclusion either in the NRHP or in the IHSSI within Excess Parcel 14 e, f, h; or within Parcel 15.

If any archaeological artifacts or human remains are uncovered during any future construction, demolition, or earthmoving activities, state law (Indiana Code 14-21-1-27 and -29) requires that the discovery be reported to the Department of Natural Resources within two (2) business days.

If you have questions about archaeological issues, please contact Wade T. Tharp at (317) 232-1650 or wtharp1@dnr.IN.gov. Questions about historic buildings or structures pertaining to disposal should be directed to John Carr at (317) 233-1949 or jcarr@dnr.IN.gov. If there should be any future correspondence regarding the sale of Excess Parcel 14 e, f, h, along US 231 in Tippecanoe County, please refer to DHPA No. 15103.

Very truly yours,

Chad W. Slider

Chris Smith
Deputy Director
Indiana Department of Natural Resources

CS:JLC:WTT:wt

emc: Patrick A. Carpenter, Indiana Department of Transportation
Mary Kennedy, Indiana Department of Transportation
Shaun Miller, Indiana Department of Transportation
Matt Coon, Ph.D., Indiana Department of Transportation
Susan Branigin, Indiana Department of Transportation
Melany Prather, Indiana Department of Transportation
Steve Harless, Indiana Department of Administration

Attachment C

Red Flag Investigation

INDIANA DEPARTMENT OF TRANSPORTATION
Driving Indiana's Economic Growth

100 North Senate Avenue
Room N642
Indianapolis, Indiana 46204-2216 (317) 232-5348 FAX: (317) 233-4929

Michael R. Pence, Governor
Karl B. Browning, Commissioner

Date: October 24, 2013

To: Marlene Mathas
Hazardous Materials Unit
Environmental Services
Indiana Department of Transportation
100 N Senate Avenue, Room N642
Indianapolis, IN 46204

From: Toni Lynn Giffin
Environmental Services - NEPA
Indiana Department of Transportation
100 North Senate Avenue Room N642
Indianapolis, IN 46204

Re: RED FLAG INVESTIGATION
LA Code 4732 – Excess Parcels
US 231, Parcels 14E, 14F and 14H
Tippecanoe County, Indiana

NARRATIVE

The subject parcels were acquired by INDOT (Indiana Department of Transportation) for right-of-way purposes. These parcels are located on the east side of Yeoman Lane. INDOT has decided that this surplus land will not be needed for right-of-way or other transportation purposes within the foreseeable future. A legal description of parcels 14E, 14F and 14H are as follows:

Parcel 14 E

A part of Lot 83 in Wakerobin Estates II Subdivision, Phase 3, a subdivision in the West Half of the Southeast Quarter and in the East Half of the Southwest Quarter of Section 11, Township 23 North, Range 5 West, the plat of which subdivision is recorded in Plat Book 7, page 161, in the Office of the Recorder of Tippecanoe County, Indiana, containing 2,525 square feet, more or less.

Parcel 14 F

A part of Lot 84 in Wakerobin Estates II Subdivision, Phase 3, a subdivision in the West Half of the Southeast Quarter and in the East Half of the Southwest Quarter of Section 11, Township 23 North, Range 5 West, the plat of which subdivision is recorded in Plat Book 7, page 161, in the Office of the Recorder of Tippecanoe County, Indiana, containing 5,037 square feet, more or less.

Parcel 14 H

A part of Lot 86 in Wakerobin Estates II Subdivision, Phase 3, a subdivision in the West Half of the Southeast Quarter and in the East Half of the Southwest Quarter of Section 11,Township 23 North, Range 5 West, the plat of which subdivision is recorded in Plat Book 7, page 161, in the Office of the Recorder of Tippecanoe County, Indiana, containing 10,092 square feet, more or less.

SUMMARY

Infrastructure Indicate the number of items of concern found within ½ mile, including an explanation why each item within the ½ mile radius will/will not impact the project. If there are no items, please indicate N/A:			
Religious Facilities	**N/A**	Recreational Facilities	**1**
Airports	**N/A**	Pipelines	**2**
Cemeteries	**N/A**	Railroads	**N/A**
Hospitals	**N/A**	Trails	**5**
Schools	**N/A**	Managed Lands	**1**

Explanation:
Recreational Facilities: There is one (1) Recreational Facility located within the ½ mile buffer. The presence of this Recreational Facility will not impact the sale of the parcels.

Pipelines: are two (2) Pipelines (Indiana Gas Co.) located within the ½ mile buffer. Buyer should be informed that one of the gas pipelines runs through or adjacent to parcel 14E.

Trails: There are five (5) Trails located within the ½ mile buffer. One of the trails is adjacent, north, to parcel 14E. The presence of these Trails will not impact the sale of the parcels.

Managed Lands: There is one (1) Managed Land (Celery Bog Conservation easement) located within the ½ mile buffer. The presence of this Managed Land will not impact the sale of the parcels.

Water Resources Indicate the number of items of concern found within ½ mile, including an explanation why each item within the ½ mile radius will/will not impact the project. If there are no items, please indicate N/A:			
NWI - Points	**N/A**	NWI – Wetlands	**12**
Karst Springs	**N/A**	IDEM 303d Listed Lakes	**N/A**
Canal Structures – Historic	**N/A**	Lakes	**2**
NWI - Lines	**N/A**	Floodplain – DFIRM	**N/A**
IDEM 303d Listed Rivers and Streams (Impaired)	**N/A**	Cave Entrance Density	**N/A**
Rivers and Streams	**1**	Sinkhole Areas	**N/A**
Canal Routes - Historic	**N/A**	Sinking-Stream Basins	**N/A**

Explanation:
NWI – Wetlands: There are twelve (12) NWI – Wetlands located within the ½ mile buffer. The presence of these Wetlands will not impact the sale of the parcels.

Lakes: There are two (2) Lakes located within the ½ mile buffer. The presence of these Lakes will not impact the sale of the parcels.

Rivers and Streams: There is one (1) Rivers and Streams (Jordan Creek) located within the ½ mile buffer. The presence of these Rivers and Streams will not impact the sale of the parcels.

Mining/Mineral Exploration Indicate the number of items of concern found within ½ mile, including an explanation why each item within the ½ mile radius will/will not impact the project. If there are no items, please indicate N/A:			
Petroleum Wells	**N/A**	Petroleum Fields	**N/A**
Mines – Surface	**N/A**	Mines – Underground	**N/A**

Explanation:
There are no Mining/Mineral Exploration located within the ½ mile buffer.

Hazmat Concerns Indicate the number of items of concern found within ½ mile, including an explanation why each item within the ½ mile radius will/will not impact the project. If there are no items, please indicate N/A:			
Brownfield Sites	**N/A**	Restricted Waste Sites	**N/A**
Corrective Action Sites (RCRA)	**N/A**	Septage Waste Sites	**N/A**
Confined Feeding Operations	**N/A**	Solid Waste Landfills	**N/A**
Construction Demolition Waste	**N/A**	State Cleanup Sites	**N/A**
Industrial Waste Sites (RCRA Generators)	**N/A**	Tire Waste Sites	**N/A**
Infectious/Medical Waste Sites	**N/A**	Waste Transfer Stations	**N/A**
Lagoon/Surface Impoundments	**N/A**	RCRA Waste Treatment, Storage, and Disposal Sites (TSDs)	**N/A**
Leaking Underground Storage Tanks (LUSTs)	**N/A**	Underground Storage Tanks	**N/A**
Manufactured Gas Plant Sites	**N/A**	Voluntary Remediation Program	**N/A**
NPDES Facilities	**N/A**	Superfund	**N/A**
NPDES Pipe Locations	**N/A**	Institutional Control Sites	**N/A**
Open Dump Sites	**N/A**		

Explanation:
There are no Hazmat Concerns located within the ½ mile buffer.

Ecological Information
The Tippecanoe County listing of the Indiana Natural Heritage Data Center information on endangered, threatened, or rare (ETR) species and high quality natural communities is attached with ETR species highlighted.

Research into the Indiana Heritage database revealed no ETR species within a ½ mile radius of the subject parcels. The sale of the subject parcels is not expected to impact ETR species or high quality natural communities

Cultural Resources

A request for review was made to INDOT Environmental Services, Cultural Resources, and will be submitted under separate documentation.

RECOMMENDATIONS

Include recommendations from each section. If there are no recommendations, please indicate N/A:

INFRASTRUCTURE:
* Buyer should be informed that one of the gas pipelines runs through or adjacent to parcel 14E.

WATER RESOURCES: N/A

MINING/MINERAL EXPLORATION: N/A

HAZMAT CONCERNS: N/A

ECOLOGICAL INFORMATION: N/A

CULTURAL RESOURCES: A request for review was made to INDOT Environmental Services, Cultural Resources, and will be submitted under separate documentation.

INDOT Environmental Services concurrence: _____(Signature)

Prepared by:
Toni Lynn Giffin
Environmental Manager II
INDOT Environmental Services

Graphics:

A map for each report section with a ½ mile radius buffer around all project area(s) showing all items identified as possible items of concern is attached.

GENERAL SITE MAP SHOWING PROJECT AREA: YES

INFRASTRUCTURE: YES

WATER RESOURCES: YES

MINING/MINERAL EXPLORATION: N/A

HAZMAT CONCERNS: N/A

Robin Hood Ln

McCormick Rd
Grassbank Dr
Lindberg Rd

Indiana County Endangered, Threatened and Rare Species List

County: Tippecanoe

Species Name	Common Name	FED	STATE	GRANK	SRANK
Mollusk: Bivalvia (Mussels)					
Cyprogenia stegaria	Eastern Fanshell Pearlymussel	LE	SE	G1Q	S1
Epioblasma torulosa rangiana	Northern Riffleshell	LE	SE	G2T2	SX
Epioblasma torulosa torulosa	Tubercled Blossom	LE	SE	G2TX	SX
Epioblasma triquetra	Snuffbox	LE	SE	G3	S1
Fusconaia subrotunda	Longsolid		SE	G3	SX
Lampsilis fasciola	Wavyrayed Lampmussel		SSC	G5	S3
Lampsilis ovata	Pocketbook			G5	S2
Leptodea leptodon	Scaleshell	LE	SX	G1G2	SX
Ligumia recta	Black Sandshell			G5	S2
Obovaria retusa	Ring Pink	LE	SX	G1	SX
Obovaria subrotunda	Round Hickorynut		SSC	G4	S1
Plethobasus cicatricosus	White Warty-back	LE	SE	G1	SX
Plethobasus cyphyus	Sheepnose	LE	SE	G3	S1
Pleurobema clava	Clubshell	LE	SE	G2	S1
Pleurobema cordatum	Ohio Pigtoe		SSC	G4	S2
Pleurobema plenum	Rough Pigtoe	LE	SE	G1	S1
Pleurobema rubrum	Pyramid Pigtoe		SE	G2G3	SX
Potamilus capax	Fat Pocketbook	LE	SE	G1G2	S1
Ptychobranchus fasciolaris	Kidneyshell		SSC	G4G5	S2
Quadrula cylindrica cylindrica	Rabbitsfoot	C	SE	G3G4T3	S1
Simpsonaias ambigua	Salamander Mussel		SSC	G3	S2
Toxolasma lividus	Purple Lilliput		SSC	G3	S2
Villosa fabalis	Rayed Bean	LE	SSC	G2	S1
Insect: Coleoptera (Beetles)					
Lissobiops serpentinus	A Rove Beetle		SE	GNR	S1
Insect: Ephemeroptera (Mayflies)					
Paracloeodes minutus	A Small Minnow Mayfly		SR	G5	S2
Insect: Lepidoptera (Butterflies & Moths)					
Speyeria idalia	Regal Fritillary		SE	G3	S1
Insect: Mecoptera					
Merope tuber	Earwig Scorpionfly		SE	G3G5	S1
Insect: Odonata (Dragonflies & Damselflies)					
Erpetogomphus designatus	Eastern Ringtail		ST	G5	S2
Somatochlora tenebrosa	Clamp-tipped Emerald		SR	G5	S2S3
Fish					
Etheostoma tippecanoe	Tippecanoe Darter		SSC	G3G4	S3
Amphibian					
Hemidactylium scutatum	Four-toed Salamander		SSC	G5	S2

Indiana Natural Heritage Data Center
Division of Nature Preserves
Indiana Department of Natural Resources
This data is not the result of comprehensive county surveys.

Fed: LE = Endangered; LT = Threatened; C = candidate; PDL = proposed for delisting
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Indiana County Endangered, Threatened and Rare Species List

County: Tippecanoe

Species Name	Common Name	FED	STATE	GRANK	SRANK
Reptile					
Clemmys guttata	Spotted Turtle		SC	G5	S2
Emydoidea blandingii	Blanding's Turtle		SE	G4	S2
Liochlorophis vernalis	Smooth Green Snake		SC	G5	S2
Terrapene carolina carolina	Eastern Box Turtle		SSC	G5T5	S3
Terrapene ornata ornata	Ornate Box Turtle		SE	G5T5	S1
Bird					
Aimophila aestivalis	Bachman's Sparrow			G3	SXB
Ammodramus henslowii	Henslow's Sparrow		SE	G4	S3B
Ardea herodias	Great Blue Heron			G5	S4B
Asio flammeus	Short-eared Owl		SE	G5	S2
Asio otus	Long-eared Owl			G5	S2
Aythya collaris	Ring-necked Duck			G5	SHB
Bartramia longicauda	Upland Sandpiper		SE	G5	S3B
Botaurus lentiginosus	American Bittern		SE	G4	S2B
Buteo platypterus	Broad-winged Hawk	No Status	SSC	G5	S3B
Carduelis pinus	Pine Siskin			G5	S3N
Cistothorus platensis	Sedge Wren		SE	G5	S3B
Dendroica cerulea	Cerulean Warbler		SE	G4	S3B
Falco peregrinus	Peregrine Falcon	No Status	SE	G4	S2B
Grus canadensis	Sandhill Crane	No Status	SSC	G5	S2B,S1N
Haliaeetus leucocephalus	Bald Eagle	LT,PDL	SSC	G5	S2
Ixobrychus exilis	Least Bittern		SE	G5	S3B
Lanius ludovicianus	Loggerhead Shrike	No Status	SE	G4	S3B
Nycticorax nycticorax	Black-crowned Night-heron		SE	G5	S1B
Rallus elegans	King Rail		SE	G4	S1B
Sturnella neglecta	Western Meadowlark		SSC	G5	S2B
Tyto alba	Barn Owl		SE	G5	S2
Mammal					
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat		SSC	G3G4	SH
Geomys bursarius	Plains Pocket Gopher		SSC	G5	S2
Lasiurus borealis	Eastern Red Bat		SSC	G5	S4
Mustela nivalis	Least Weasel		SSC	G5	S2?
Myotis septentrionalis	Northern Myotis		SSC	G4	S3
Myotis sodalis	Indiana Bat or Social Myotis	LE	SE	G2	S1
Nycticeius humeralis	Evening Bat		SE	G5	S1
Reithrodontomys megalotis	Western Harvest Mouse			G5	S2
Spermophilus franklinii	Franklin's Ground Squirrel		SE	G5	S2
Taxidea taxus	American Badger		SSC	G5	S2
Vascular Plant					

Indiana Natural Heritage Data Center
Division of Nature Preserves
Indiana Department of Natural Resources
This data is not the result of comprehensive county surveys.

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Indiana County Endangered, Threatened and Rare Species List

County: Tippecanoe

Species Name	Common Name	FED	STATE	GRANK	SRANK
Androsace occidentalis	Western Rockjasmine		ST	G5	S2
Arenaria patula	Pitcher's Stitchwort		SE	G4	S1
Aster oblongifolius	Aromatic Aster		SR	G5	S2
Astragalus tennesseensis	Tennessee Milk-vetch		SRE	G3	SX
Bacopa rotundifolia	Roundleaf Water-hyssop		ST	G5	S1
Besseya bullii	Kitten Tails		SE	G3	S1
Botrychium matricarifolium	Chamomile Grape-fern		SR	G5	S2
Botrychium simplex	Least Grape-fern		SE	G5	S1
Camassia angusta	Wild Hyacinth		SE	G3?Q	S1
Carex flava	Yellow Sedge		ST	G5	S2
Carex gravida	Heavy Sedge		SE	G5	S1
Chelone obliqua var. speciosa	Rose Turtlehead		WL	G4T3	S3
Chrysopsis villosa	Hairy Golden-aster		ST	G5	S2
Circaea alpina	Small Enchanter's Nightshade		SX	G5	SX
Cirsium hillii	Hill's Thistle		SE	G3	S1
Coeloglossum viride var. virescens	Long-bract Green Orchis		ST	G5T5	S2
Crataegus pedicellata	Scarlet Hawthorn		ST	G5	S2
Cypripedium candidum	Small White Lady's-slipper		WL	G4	S2
Eriophorum angustifolium	Narrow-leaved Cotton-grass		SR	G5	S2
Erysimum capitatum	Prairie-rocket Wallflower		ST	G5	S2
Euphorbia obtusata	Blunteaf Spurge		SE	G5	S1
Gentiana alba	Yellow Gentian		SR	G4	S2
Houstonia nigricans	Narrowleaf Summer Bluets		SR	G5	S2
Linum sulcatum	Grooved Yellow Flax		SR	G5	S2
Lithospermum incisum	Narrow-leaved Puccoon		SE	G5	S1
Melampyrum lineare	American Cow-wheat		SR	G5	S2
Muhlenbergia cuspidata	Plains Muhlenbergia		SE	G4	S1
Napaea dioica	Glade Mallow		SR	G4	S2
Onosmodium hispidissimum	Shaggy False-gromwell		SE	G4	S1
Orobanche riparia	Bottomland Broomrape		SE	G5	S2
Oryzopsis racemosa	Black-fruit Mountain-ricegrass		SR	G5	S2
Panicum rigidulum var. pubescens	Long-leaved Panic-grass		SX	G5T5?	SX
Plantago cordata	Heart-leaved Plantain		SE	G4	S1
Poa paludigena	Bog Bluegrass		WL	G3	S3
Psoralea tenuiflora	Few-flowered Scurf-pea		SX	G5	SX
Sanguisorba canadensis	Canada Burnet		SE	G5	S1
Selaginella apoda	Meadow Spike-moss		WL	G5	S1
Silene regia	Royal Catchfly		ST	G3	S2
Trichostema dichotomum	Forked Bluecurl		SR	G5	S2
Viola pedatifida	Prairie Violet		ST	G5	S2

Indiana Natural Heritage Data Center
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Indiana County Endangered, Threatened and Rare Species List

County: Tippecanoe

Species Name	Common Name	FED	STATE	GRANK	SRANK
High Quality Natural Community					
Barrens - gravel	Gravel Slope Barrens		SG	G3	S1
Barrens - sand	Sand Barrens		SG	G3	S2
Forest - upland dry-mesic	Dry-mesic Upland Forest		SG	G4	S4
Forest - upland mesic	Mesic Upland Forest		SG	G3?	S3
Lake - lake	Lake		SG	GNR	S2
Prairie - dry-mesic	Dry-mesic Prairie		SG	G3	S2
Wetland - fen	Fen		SG	G3	S3
Wetland - marsh	Marsh		SG	GU	S4
Wetland - seep circumneutral	Circumneutral Seep		SG	GU	S1
Other Significant Feature					
Geomorphic - Nonglacial Erosional Feature - Water Fall and Cascade	Water Fall and Cascade			GNR	SNR

Indiana Natural Heritage Data Center
Division of Nature Preserves
Indiana Department of Natural Resources
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Fed: LE = Endangered; LT = Threatened; C = candidate; PDL = proposed for delisting

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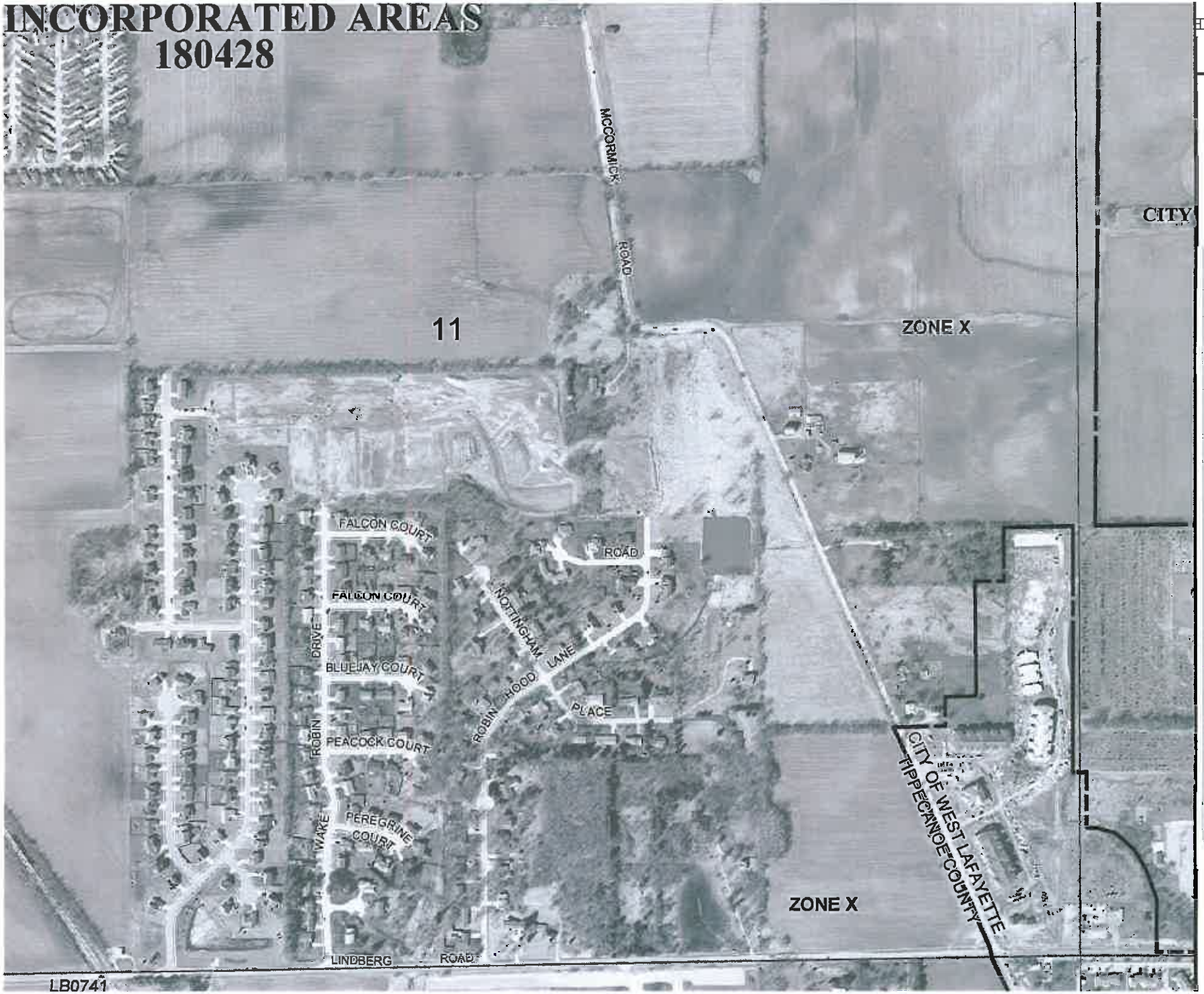
Attachment D

Water Resources

McCormick Rd
Grassbeak Dr

INCORPORATED AREAS
180428



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

U.S. Fish and Wildlife Service

National Wetlands Inventory

LA Code 4732

Oct 25, 2013

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

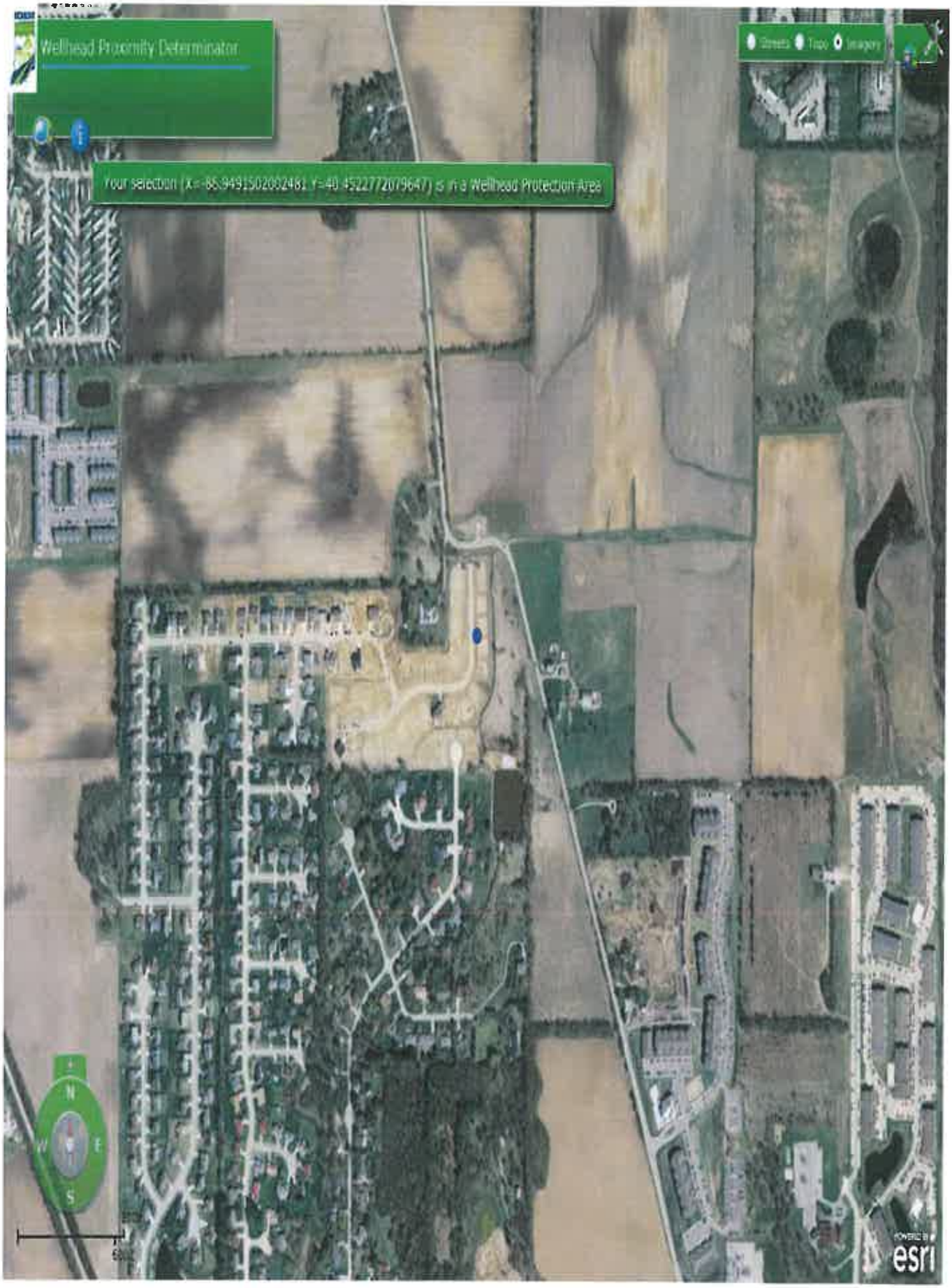
User Remarks:

Parcels 14E, 14F and 14H

Water Wells Records Map

Indiana Dept. of Natural Resources

Copyright 2012 Indiana Dept. of Natural Resources. Fri Oct 25 2013 02:35:26 PM


Wellhead Proximity Determinator
Streets
Topo
Imagery
Your selection (X=-86.9491502002481 Y=40.4522772079647) is in a Wellhead Protection Area
N
W
E
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esri

Attachment E

Additional Parcel Information

EXHIBIT "A"

Project: 0819029
Code: 4732
Parcels: 14E, 14F, & 14H Excess Land

Lots 83, 84 and 86 in Wakerobin Estates II Subdivision, Phase 3, the plat of which is recorded in Plat Book 7, page 161, in the Office of the Recorder of Tippecanoe County, Indiana.

EXCEPTING therefrom the real estate described in a Warranty Deed with Partial Limitation of Access conveyed to the State of Indiana, by Instrument No. 201010001178, in the Office of the Recorder of Tippecanoe County, Indiana.

Containing, exclusive of said exception, 0.405 acres, more or less.

The real estate described above was previously acquired by the State of Indiana under Instrument No. 201010001179 as recorded in the Office of the Recorder, Tippecanoe County, Indiana. The description has been modified as shown hereon to maintain the integrity of the record documents describing said real estate at the time of the acquisition by the State of Indiana.

WILLARD E. JOHNSON
REGISTERED
No.
LS29600017
STATE OF
INDIANA
LAND SURVEYOR

This description was prepared for the Indiana Department of Transportation by Willard E. Johnson, Indiana Registered Land Surveyor, License No. LS29600017 on the 8th day of February, 2013.

Willard E. Johnson

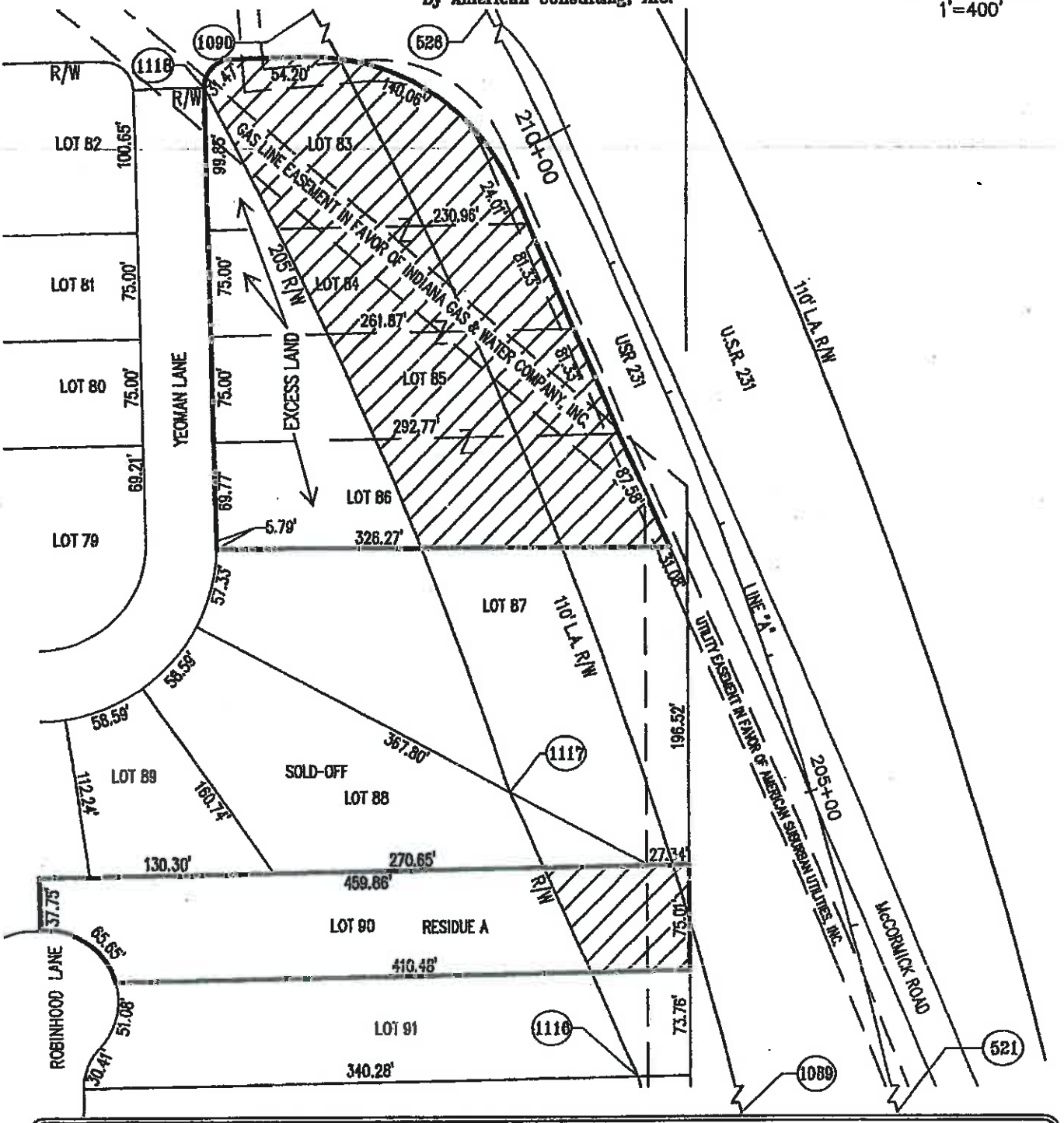
Willard E. Johnson, L.S.

This description was written from information obtained from the Recorder's office and was not checked by a field survey. It is not intended or represented to be part of an Original or Retracement Boundary Survey, a Route Survey, or a Surveyor Location Report.

EXHIBIT "B"

R HT-OF-W/ PARCEL E T

Prepared For Indiana Department Of Transportation
By American Consulting, Inc.



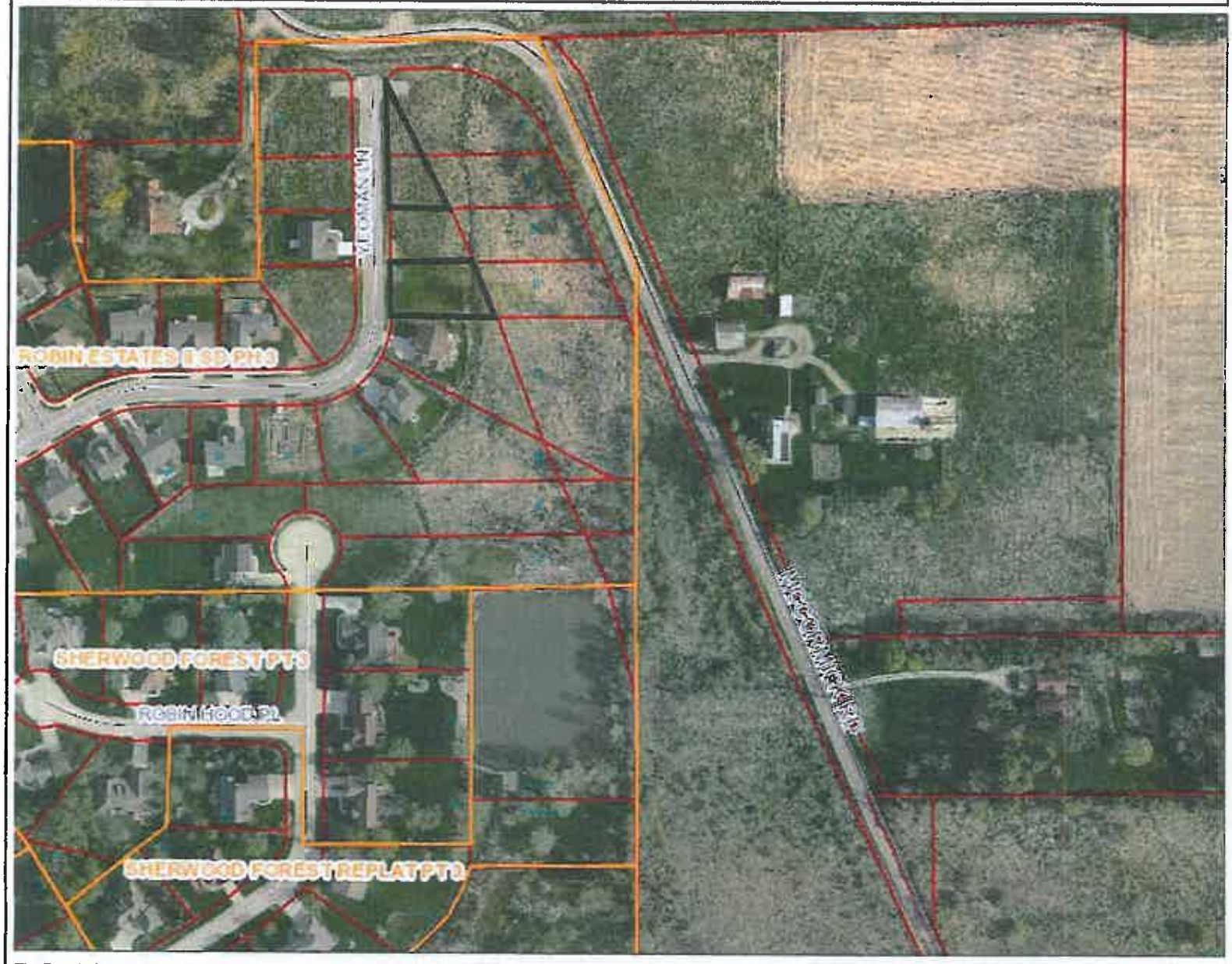
HATCHED AREA IS THE APPROXIMATE TAKING

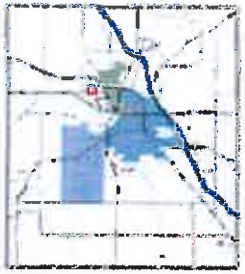
OWNER:	CITATION HOMES, INC.	DRAWN BY: TBB	REVISED BY:
PARCEL:	14	CHECKED BY: JLS	JEM (03/26/2008)
CODE:	4732	DES. NO.: 0300431	DJE (06/15/2009)
PROJECT:	0819029		
ROAD:	USR 231		
COUNTY:	TIPPECANOE		
SECTION:	11		
TOWNSHIP:	23 NORTH		
RANGE:	5 WEST		

PLAT CABINET 7, SLIDE 161, DATED APRIL 29, 2004
INSTRUMENT NUMBER 200909011642, DATED MAY 28, 2009
INSTRUMENT NUMBER 200909011645, DATED MAY 28, 2009
REVISED 01/15/2009 PER DESIGN CHANGES
REVISED 06/15/2009 PER T&E UPDATE

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

Tippecanoe County GIS Map





Legend

- Subdivisions
- Interstates, Highways, and Maj
  - Interstate Highway
  - US Highway
  - State Highway
- Major Roads
- Local Roads
- Parcels
- Municipalities
  - Battle Ground
  - Clarks Hill
  - Dayton
  - Lafayette
  - Otterbein
  - Shadeland
  - West Lafayette
- Municipalities
  - Battle Ground
  - Clarks Hill
  - Dayton
  - Lafayette
  - Otterbein
  - Shadeland
  - West Lafayette

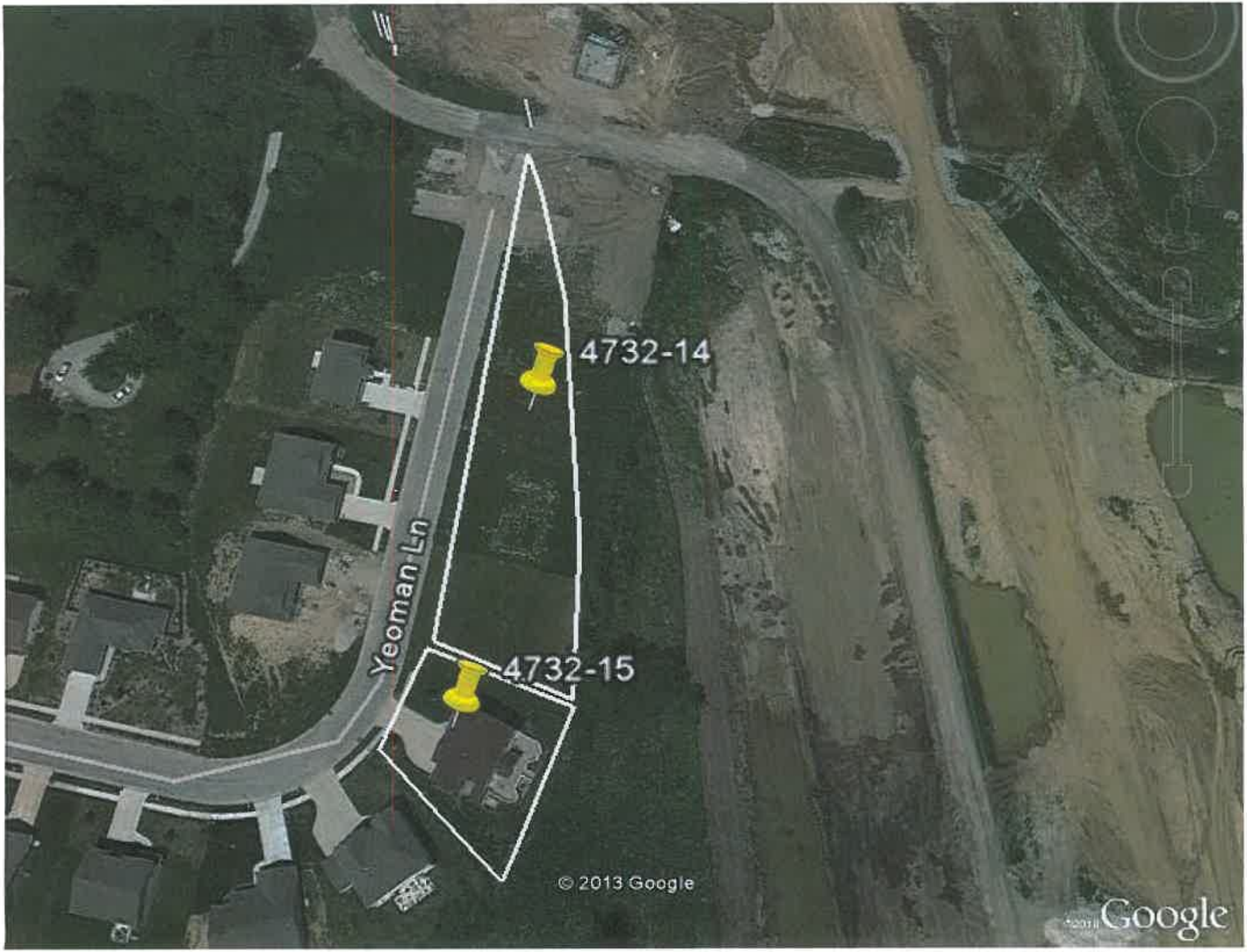
1:2,400

02/08/2013 10:07:51

Notes

Enter Map Description

The Board of commissioners of Tippecanoe County, State of Indiana, disclaim any responsibility for the accuracy or correctness of the data, even though the data has been tested for accuracy and is being used for various Geographic Information System (GIS) activities. THE FOREGOING WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES OR MERCHANABILITY, FITNESS FOR PARTICULAR PURPOSE AND/OR ANY OTHER TYPE WHETHER EXPRESSED OR IMPLIED. In no event shall the Tippecanoe County Commissioners or Tippecanoe County become liable to users of the data, or any other party, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use, operation or modification of the data. In using the data, users further agree to indemnify, defend, and hold harmless the Tippecanoe County Commissioners and Tippecanoe County for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data. THIS MAP IS NOT TO BE USED FOR NAVIGATION


4732-14
4732-15
Yeoman Ln
© 2013 Google
Google

201010001179 8 *

201010001179
FILED FOR RECORD IN
TIPPECANOE COUNTY, IN
ONETA TOLLE, RECORDER
01/21/2010 03:01:50PM
DEED 0.00

Form WD-1
8/98

WARRANTY DEED

79-06-11-400-016.019-023
76-06-11-400-017.019-023
79-06-11-400-018.019-023
79-06-11-400-019.019-023
79-06-11-400-023.019-023

Project: 0812029
Code: 4732
Parcel: 14E 14F & 14H
Page: 1 of 2

THIS INDENTURE WITNESSETH, That **CITATION HOMES, INC.**, the Grantor(s), of TIPPECANOE County, State of INDIANA Convey(s) and Warrant(s) to the **STATE OF INDIANA,** the Grantee, for and in consideration of the sum of TWENTY THOUSAND FOUR HUNDRED AND SEVENTY FOUR Dollars ($20,474.00) (of which said sum $ 20,474.00 represents land and improvements acquired and $ 0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of TIPPECANOE , State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

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

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue
Indianapolis, IN 46204-2219
I.C. 8-23-7-31 8-23-7-31

This Instrument Prepared By

Attorney at Law

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Sercurity number in this document, unless required by law.

Name (Printed) Tracy Peterson

Signature Tracy Peterson

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue
Indianapolis, IN 46204-2219I.C.

This Instrument Prepared By see pg 3
Attorney at Law

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

JAN 21 2010

Jennifer Wilson PA
AUDITOR OF TIPPECANOE Co.

The undersigned persons executing this deed represent and certify on behalf of the Grantor, **CITATION HOMES, INC.,** BY (PRINTED NAME AND TITLE): STEVEN SCHRECKENVOST PRES. the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be a voluntary that he/she is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

"As an inducement for the State to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2008 payable 2009 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment."

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 26TH day of AUGUST, 2009.

~~BY:~~ _____(Seal)
SIGNATURE

STEVEN SCHRECKENVOST PRESIDENT
PRINTED NAME AND TITLE

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared, **CITATION HOMES, INC.,** BY (PRINTED NAME AND TITLE): STEVEN SCHRECKENVOST, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be a voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 26TH day of AUGUST, 2009.

PATRICK J. MOORE_____

PATRICK J. MOORE
NOTARY PUBLIC
SEAL
STATE OF INDIANA
My Commission Expires April 19, 2015

My Commission expires 4/19/2015.

I am a resident of HAMILTON County.

This instrument was prepared and approved as to form by the undersigned Deputy Attorney General who, under penalties of perjury, affirms that he has redacted, to the extent permitted by law, each Social Security number in this document.

RICHARD C. MELFI
DEPUTY ATTORNEY GENERAL

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

Signature: Tracy Peterson
Printed Name: Tracy Peterson

Richard C. Melfi, Attorney No. 23425-29
Deputy Attorney General
State of Indiana
Indiana Government Center South, 5th Floor
302 West Washington Street
Indianapolis, IN 46204

EXHIBIT "A"

Project: 0819029
Code: 4732
Parcel: 14H Excess Land
Form: WD-1
Tax ID: 134-06819-0190

A part of Lot 86 in Wakerobin Estates II Subdivision, Phase 3, a subdivision in the West Half of the Southeast Quarter and in the East Half of the Southwest Quarter of Section 11, Township 23 North, Range 5 West, the plat of which subdivision is recorded in Plat Book 7, page 161, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying outside the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of said lot; thence along the west line of said lot Northerly 5.78 feet (5.79 feet per said subdivision plat) along an arc to the left and having a radius of 125.00 feet and subtended by a long chord having a bearing of North 0 degrees 10 minutes 46 seconds West and a length of 5.78 feet; thence North 1 degree 30 minutes 16 seconds West 69.79 feet (69.77 feet per said subdivision plat) along said west line to the northwest corner of said lot; thence North 88 degrees 55 minutes 00 seconds East 116.14 feet along the north line of said lot; thence Southeasterly 83.98 feet along an arc to the right and having a radius of 3,075.00 feet and subtended by a long chord having a bearing of South 22 degrees 59 minutes 34 seconds East and a length of 83.98 feet to the south line of said lot; thence South 89 degrees 49 minutes 50 seconds West 147.07 feet along said south line to the point of beginning and containing 10,092 square feet, more or less.

This description was prepared for the Indiana Department of Transportation by Tracy L. McGill, Indiana Registered Land Surveyor, License Number LS20500009, on the 28th day of March, 2008.

TRACY L. McGILL
REGISTERED
No.
20500009
STATE OF
INDIANA
LAND SURVEYOR

Revised 1/30/2009 Per Design Changes
Revised 6/15/2009 Per T&E Update

EXHIBIT "A"

Project: 0819029
Code: 4732
Parcel: 14F Excess Land
Form: WD-1
Tax ID: 134-06819-0179

A part of Lot 84 in Wakerobin Estates II Subdivision, Phase 3, a subdivision in the West Half of the Southeast Quarter and in the East Half of the Southwest Quarter of Section 11, Township 23 North, Range 5 West, the plat of which subdivision is recorded in Plat Book 7, page 161, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying outside the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of said lot; thence North 1 degree 30 minutes 16 seconds West 75.00 feet along the west line of said lot to the northwest corner of said lot; thence North 88 degrees 55 minutes 00 seconds East 49.75 feet along the north line of said lot; thence Southeasterly 82.75 feet along an arc to the right and having a radius of 3,075.00 feet and subtended by a long chord having a bearing of South 26 degrees 04 minutes 10 seconds East and a length of 82.74 feet to the south line of said lot; thence South 88 degrees 55 minutes 00 seconds West 84.15 feet along said south line to the point of beginning and containing 5,037 square feet, more or less.

This description was prepared for the Indiana Department of Transportation by Tracy L. McGill, Indiana Registered Land Surveyor, License Number LS20500009, on the 30th day of January, 2009.

TRACY L. McGILL
REGISTERED
No.
20500009
STATE OF
INDIANA
LAND SURVEYOR

Revised 1/30/2009 Per Design Changes
Revised 6/15/2009 Per T&E Update

EXHIBIT "A"

Sheet 3 of 3

Project: 0819029
Code: 4732
Parcel: 14E Excess Land
Form: WD-1
Tax ID: 134-06819-0168

A part of Lot 83 in Wakerobin Estates II Subdivision, Phase 3, a subdivision in the West Half of the Southeast Quarter and in the East Half of the Southwest Quarter of Section 11, Township 23 North, Range 5 West, the plat of which subdivision is recorded in Plat Book 7, page 161, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying outside the right-of-way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of said lot; thence North 1 degree 30 minutes 16 seconds West 99.83 feet (99.85 feet per said subdivision plat) along the west line of said lot; thence along said west line Northerly 0.12 feet along an arc to the right and having a radius of 20.00 feet and subtended by a long chord having a bearing of North 1 degree 19 minutes 41 seconds West and a length of 0.12 feet; thence Southeasterly 111.98 feet along an arc to the right and having a radius of 3,075.00 feet and subtended by a long chord having a bearing of South 27 degrees 53 minutes 01 seconds East and a length of 111.98 feet to the south line of said lot; thence South 88 degrees 55 minutes 00 seconds West 49.75 feet along said south line to the point of beginning and containing 2,525 square feet, more or less.

This description was prepared for the Indiana Department of Transportation by Tracy L. McGill, Indiana Registered Land Surveyor, License Number LS20500009, on the 30th day of January, 2009.

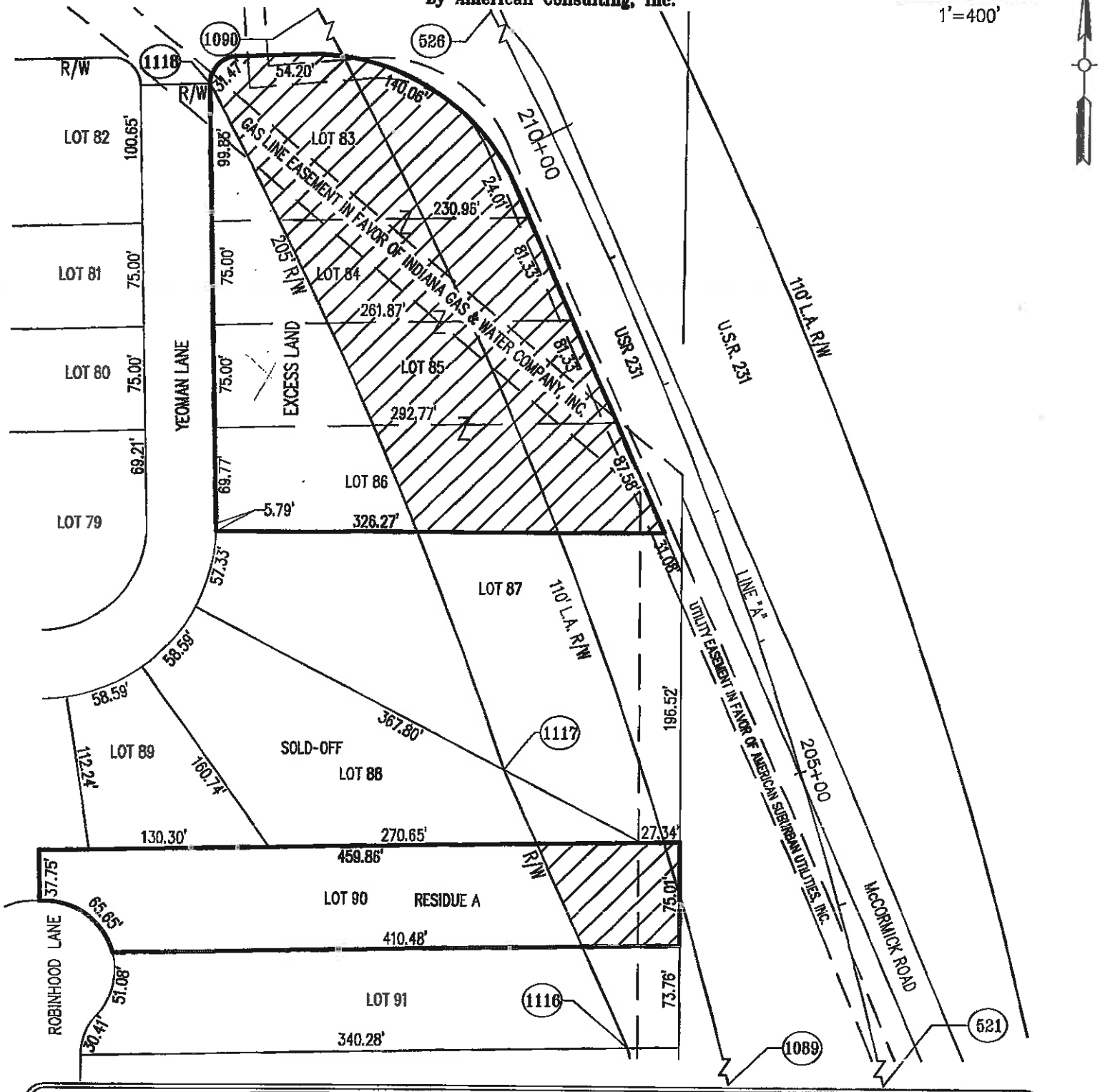
TRACY L. McGILL
REGISTERED
No.
20500009
STATE OF
INDIANA
LAND SURVEYOR

Revised 1/30/2009 Per Design Changes
Revised 6/15/2009 Per T&E Update

EXHIBIT "B"

R HT-OF-W PARCEL PLAT

Prepared For Indiana Department Of Transportation
By American Consulting, Inc.



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: CITATION HOMES, INC.
PARCEL: 14
CODE: 4732
PROJECT: 0819029
ROAD: USR 231
COUNTY: TIPPECANOE
SECTION: 11
TOWNSHIP: 23 NORTH
RANGE: 5 WEST

DRAWN BY: TBB
CHECKED BY: JLS
DES. NO.: 0300431

REVISED BY:
JEM (03/26/2008)
DJE (06/15/2009)

PLAT CABINET 7, SLIDE 161, DATED APRIL 29, 2004
INSTRUMENT NUMBER 200909011642, DATED MAY 28, 2009
INSTRUMENT NUMBER 200909011645, DATED MAY 28, 2009
REVISED 01/15/2009 PER DESIGN CHANGES
REVISED 06/15/2009 PER T&E UPDATE

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

EXHIBIT "B"

RIGHT-OF-WAY PARCEL PLAT

Prepared For Indiana Department Of Transportation
By American Consulting, Inc.

POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	℄
521	See Location Control Route Survey Plat				
526					
1089	253850.5197	37602.3406	195+16.92	L.A. R/W(110') Lt.	A
1090	255479.1529	37339.1292	+PT(212+90.42)	L.A. R/W(110') Lt.	A
1116	254617.6260	37635.6267	+PL(203+36.94)	175' Lt.	A
1117	254816.9197	37543.7587	+PL(205+69.70)	205' Lt.	A
1118	255316.4805	37323.7701	+PL(211+50.75)	205' Lt.	A

Stations And Offsets Are To Control Over Both North And East Coordinates And Bearings And Distances.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 05011084 in the Office of the Recorder of Tippecanoe County, Indiana, incorporated and made a part hereof by reference, comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

06/17/2009

Tracy L. McGill — Date
Reg. Land Surveyor No. LS20500009
State of Indiana

TRACY L. McGILL
REGISTERED
No.
20500009
STATE OF
INDIANA
LAND SURVEYOR

OWNER: CITATION HOMES, INC.
PARCEL: 14
CODE: 4732
PROJECT: 0819029
ROAD: USR 231
COUNTY: TIPPECANOE
SECTION: 11
TOWNSHIP: 23 NORTH
RANGE: 5 WEST

DRAWN BY: TBB
CHECKED BY: JLS
DES. NO.: 0300431

REVISED BY:
JEM (03/26/2008)
DJE (06/15/2009)

REVISED 01/15/2009 PER DESIGN CHANGES
REVISED 06/15/2009 PER T&E UPDATE

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

REV-29
03/08

STATEMENT OF THE BASIS FOR JUST COMPENSATION

Code 4732

1. This is a written statement of, and summary of the basis for, the establishment of the amount believed to be, through a valuation process, just compensation for the purchase of this right-of-way for highway purposes. The amount set forth in Item 5 below is not less than the approved estimate of value. In accordance with Public Law 91-646 as amended, the "Uniform Act", and as codified in Indiana at IC 8-23-17-1 through 8-23-17-35, this value disregards any decrease or increase in fair market value of the property prior to the date of valuation caused by the public improvement for which the property is acquired other than physical deterioration within reasonable control of the owner.

2. The legal description of this acquisition is set forth in the instrument of conveyance in the following identified parcel and this acquisition is identified in the Acquiring Agency's records as:

Des. # 0300431 Parcel 14 Road US 231 County Tippecanoe

Owner(s) Citation Homes, Inc. c/o Mr. Steve Schreckengast

3. The area and type of interest being acquired: 85,105 sq ft fee simple right-of -way
The amount in Item 5 below includes payment for the purchase of all interests in the real property and no separately held interest is being acquired separately in whole or part, except as may be explained in Item 8 below.

4. This acquisition is (Check one):
a. ☐ A total acquisition of the real property.
b. ☒ A partial acquisition of the real property.

5. The Agency's Offer: Just compensation has been determined to be and the Acquiring Agency's offer for the purchase of this real property is as follows:

a. Total Land, Land Improvements and Buildings		$120,774.00
b. Severance Damages (i.e.: Setback, Loss in Value to the Residues, etc)	$47,200.00	20,174
c. Other Damages (Itemize) Cost-To-Cure estimates:		100,300 L+I
	$0	
	$0	
	$0	
	$0	
Temporary R/W	$0	
Total Damages		$47,200.00

Total amount believed to be Just Compensation offered for this Acquisition is: $167,974.00

6. The amount in Item 5 above may include payment for the purchase of certain buildings and improvements and their ownership shall pass to the Acquiring Agency. These buildings and improvements are identified as follows:
None

7. The amount in Item 5 above may include payment for the purchase of certain Land Improvements, Fixtures, Equipment, Machinery, Signs, Etc., and their ownership shall pass to the Acquiring Agency. These items are identified as follows:
None

8. Items owned by others (i.e.: lessee, tenants, etc.) included in Item 5 above are identified as follows:
None

9. Remarks: None

Acquiring Agency Approval:		Consultant Reviewer:	
Signature:		Signature:	Mike Ernstberger
Name Printed:		Name Printed:	Mike Ernstberger
Title:		Company:	INDOT
Date:		Date:	July 14, 2009

STP-081-9 ( ) CON

FROM RP 205+93TO RP 209+06

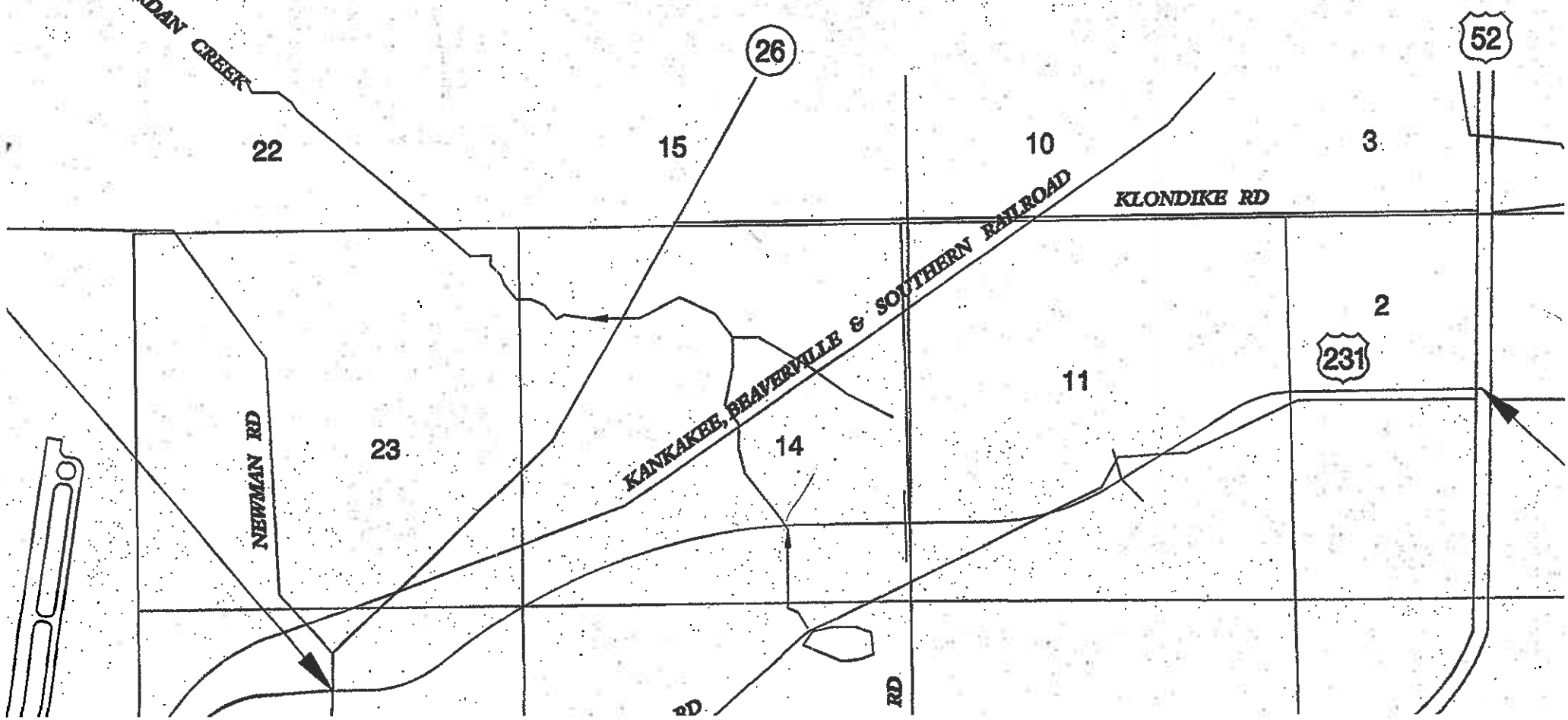
NEW ROAD CONSTRUCTION FROM S.R. 26 TO U.S. 52
LOCATED IN SECTIONS 2, 11, 13, 14, 23, 24, T23N, R5W,
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

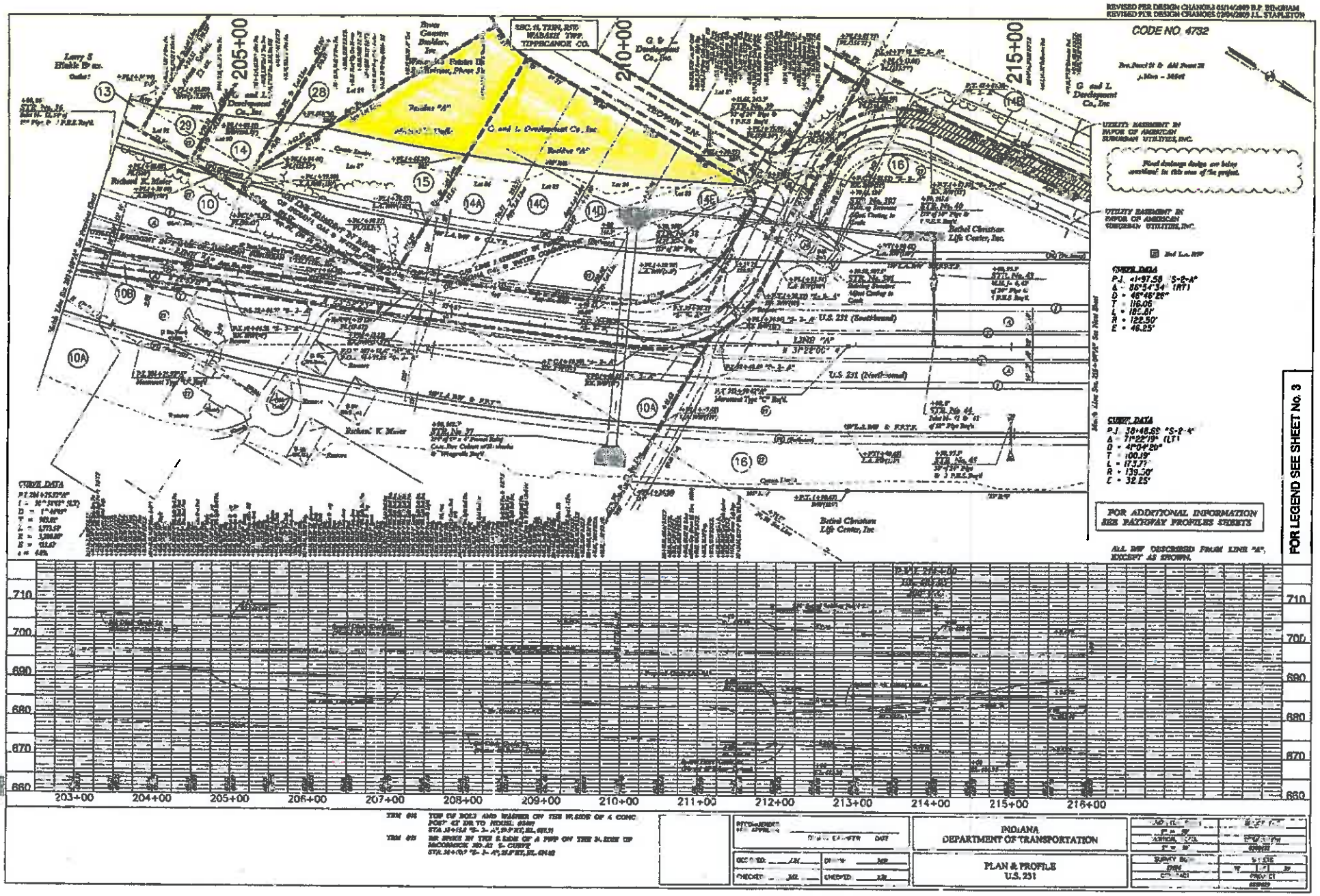
GROSS LENGTH: 3.134 mi.
NET LENGTH: 3.134 mi.

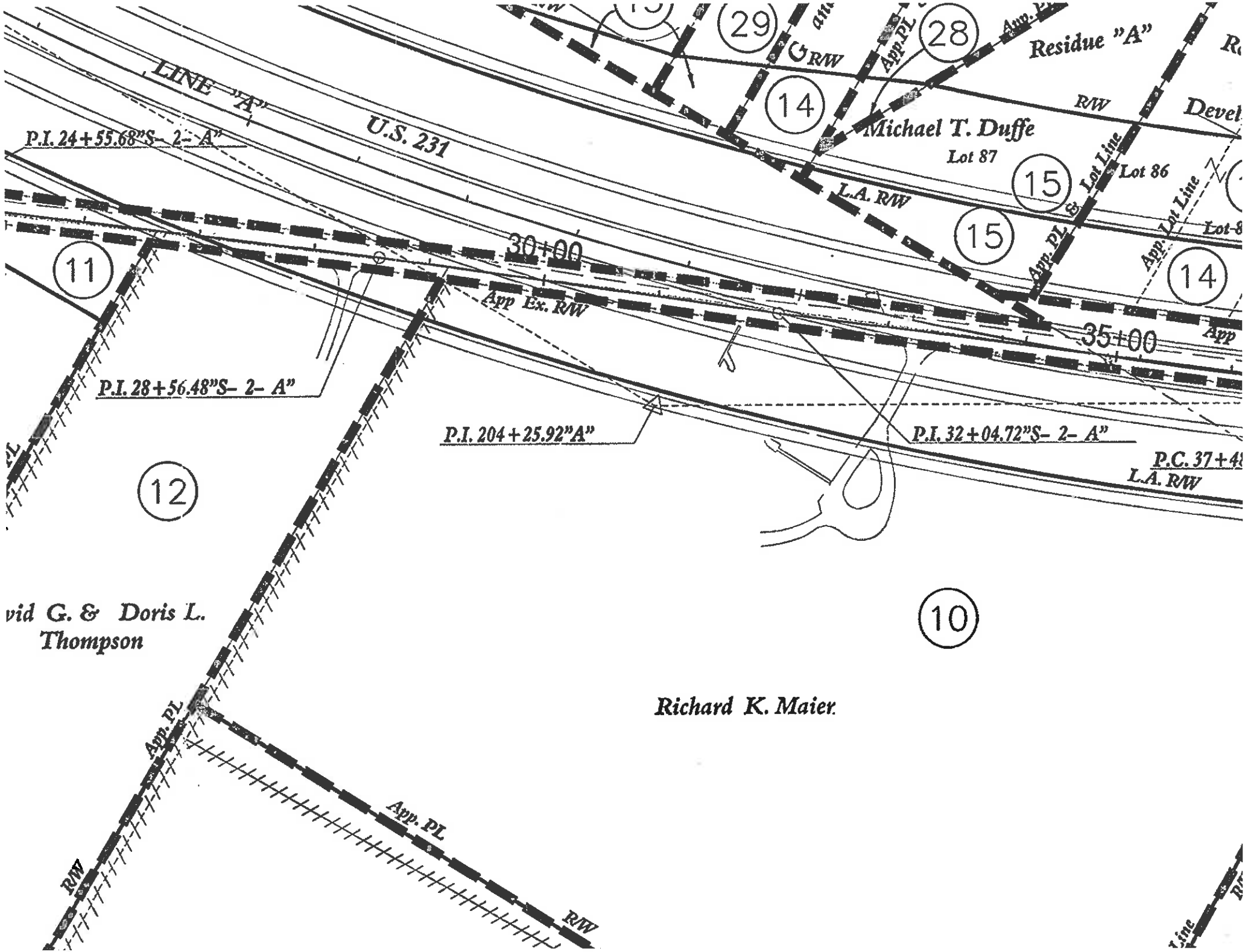
PLAN: LONG.: 1" = 50'
TRANS: 1" = 50'

PROFILE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

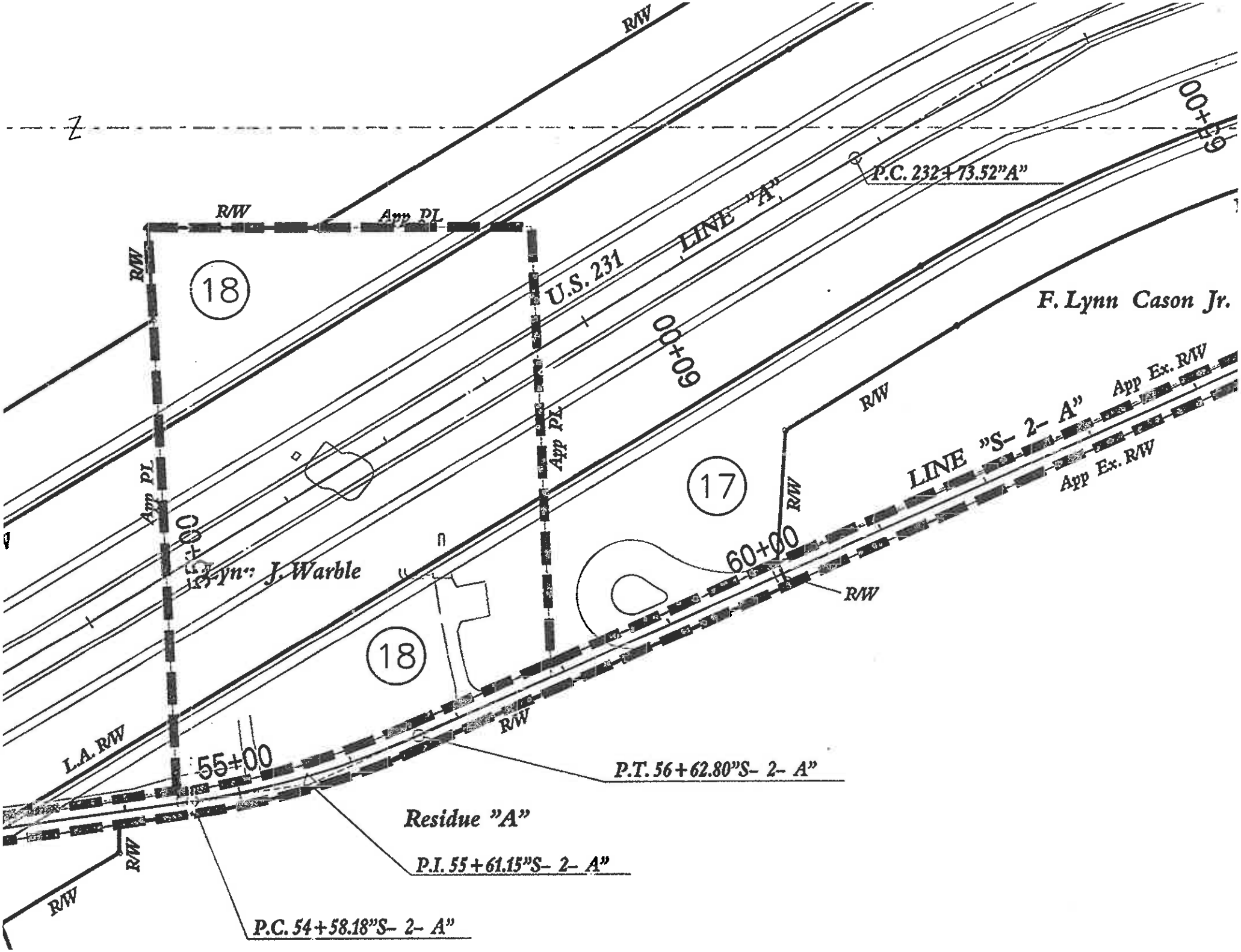
MAX. GRADE:



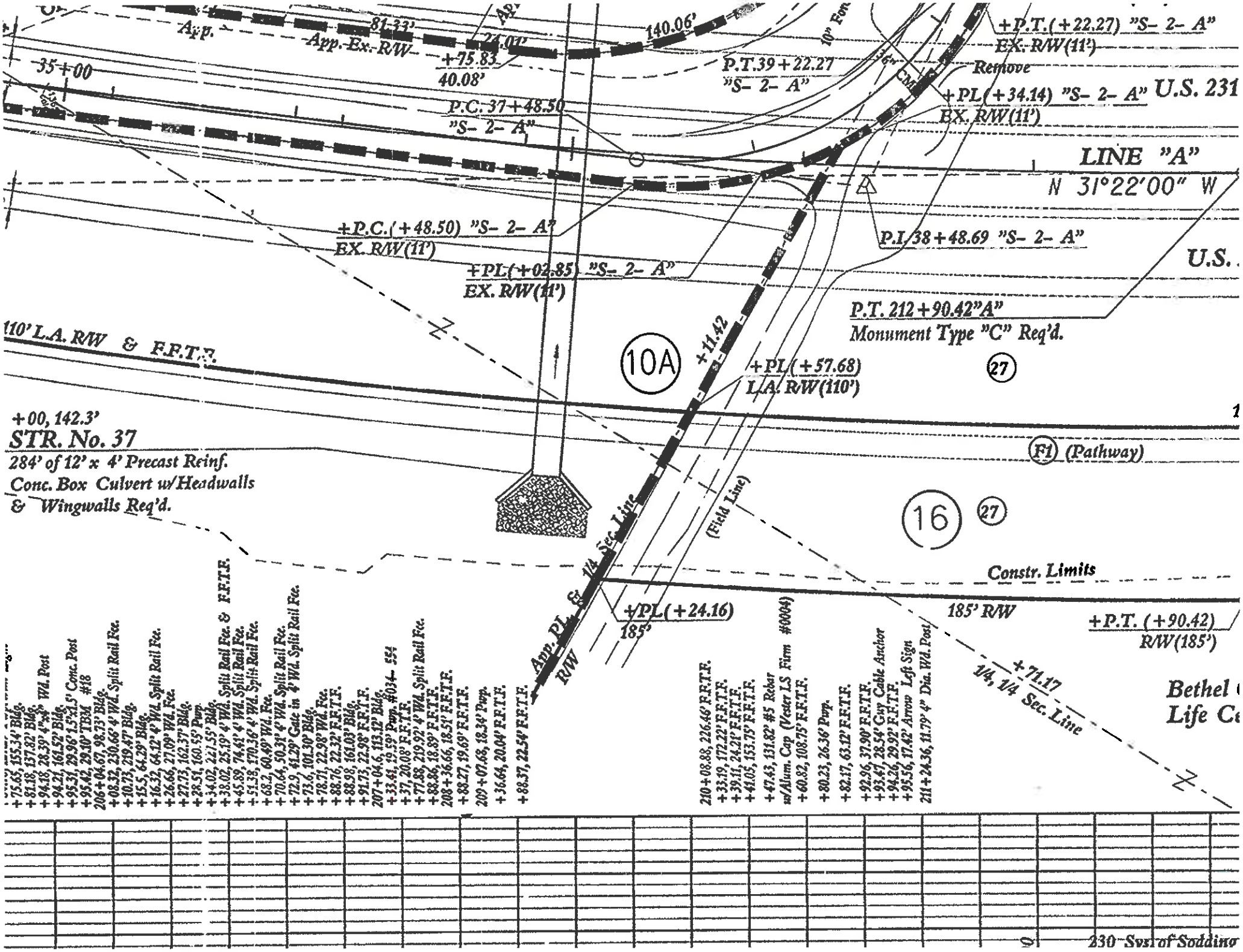

CODE NO. 4732
205+00
210+00
215+00
FOR ADDITIONAL INFORMATION SEE PATHWAY PROFILES SHEETS
ALL BW DESCRIBED FROM LINE "A", EXCEPT AS SHOWN.
FOR LEGEND SEE SHEET No. 3
203+00
204+00
205+00
206+00
207+00
208+00
209+00
210+00
211+00
212+00
213+00
214+00
215+00
216+00
INDIANA
DEPARTMENT OF TRANSPORTATION
PLAN & PROFILE
U.S. 231

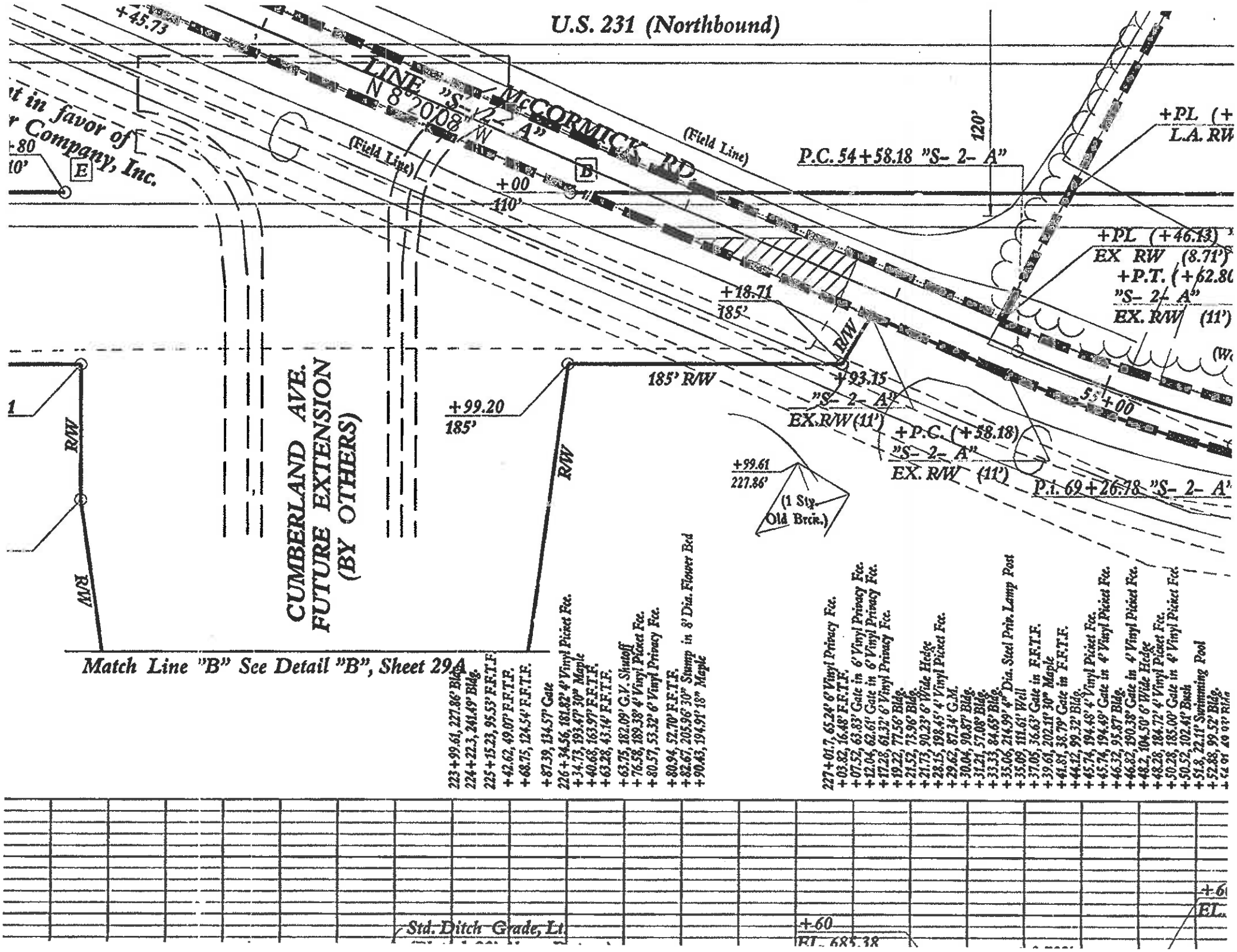


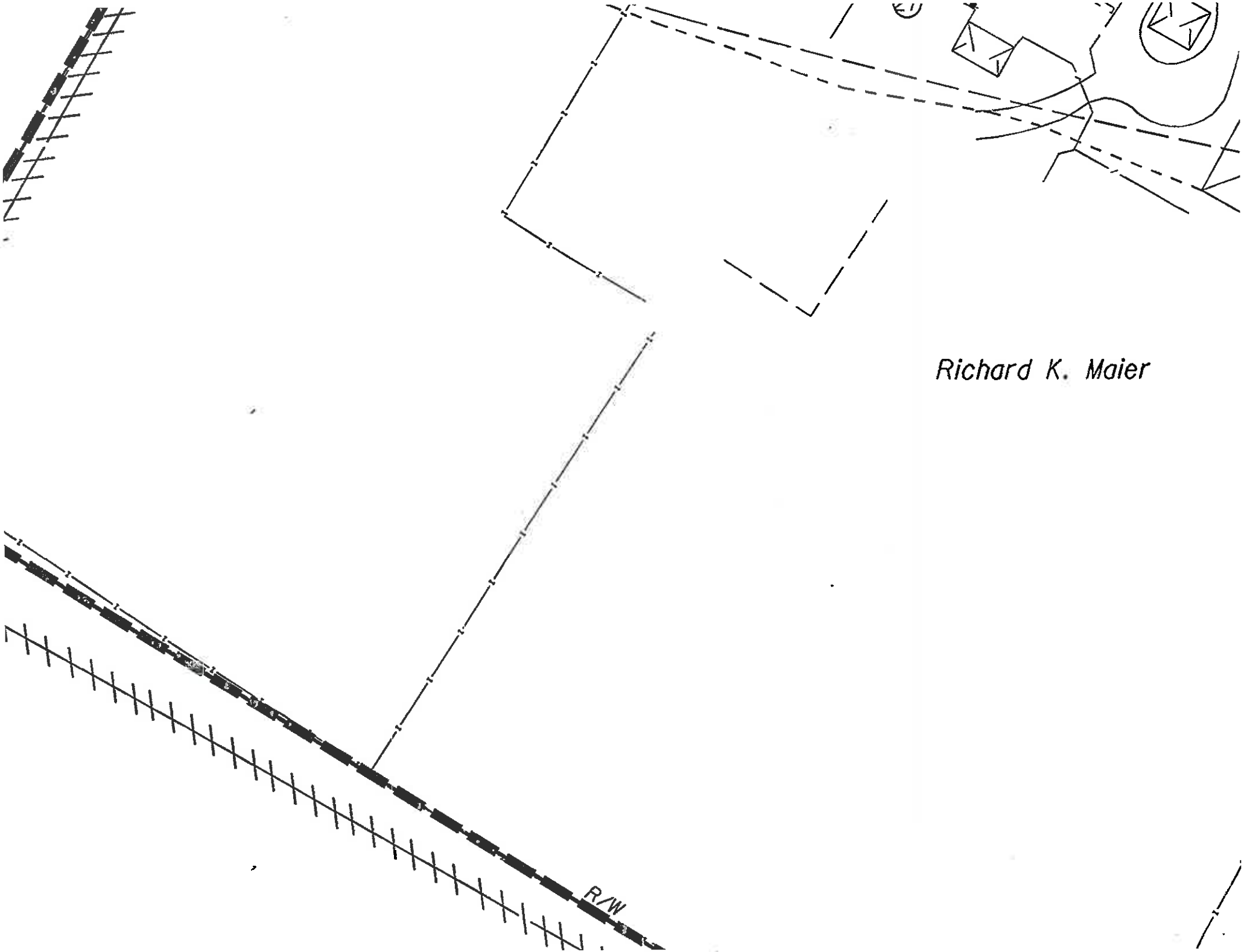
LINE "A"
U.S. 231
P.I. 24+55.68"S- 2- A"
29
28
14
15
15
14
11
12
10
Residue "A"
R/W
Michael T. Duffe
Lot 87
Lot 86
L.A. R/W
App. PL & Lot Line
App. Lot Line
30+00
35+00
App Ex. R/W
P.I. 28+56.48"S- 2- A"
P.I. 204+25.92"A"
P.I. 32+04.72"S- 2- A"
P.C. 37+4
L.A. R/W
vid G. & Doris L.
Thompson
Richard K. Maier
App. PL
R/W



R/W
Z
P.C. 232+73.52"A"
R/W
App PL
LINE "A"
U.S. 231
18
F. Lynn Cason Jr.
60+00
App Ex. R/W
R/W
LINE "S- 2- A"
App Ex. R/W
App PL
App PL
17
R/W
55+00
Lynn J. Warble
60+00
R/W
18
R/W
L.A. R/W
55+00
P.T. 56+62.80"S- 2- A"
Residue "A"
R/W
P.I. 55+61.15"S- 2- A"
R/W
P.C. 54+58.18"S- 2- A"


App.
App. Ex. R/W
81.33'
24.07'
140.06'
+75.83
40.08'
35+00
P.T.39+22.27
"S- 2- A"
+P.T.(+22.27) "S- 2- A"
EX. R/W(11')
Remove
+PL(+34.14) "S- 2- A"
EX. R/W(11')
U.S. 231
P.C. 37+48.50
"S- 2- A"
LINE "A"
N 31°22'00" W
+P.C.(+48.50) "S- 2- A"
EX. R/W(11')
P.I. 38+48.69 "S- 2- A"
U.S.
+PL(+02.85) "S- 2- A"
EX. R/W(11')
P.T. 212+90.42"A"
Monument Type "C" Req'd.
110' L.A. R/W & F.F.T.F.
10A
+11.42
+PL(+57.68)
L.A. R/W(110')
27
+00, 142.3'
STR. No. 37
284' of 12' x 4' Precast Reinf.
Conc. Box Culvert w/Headwalls
& Wingwalls Req'd.
F1 (Pathway)
16
27
(Field Line)
App. PL & 1/4 Sec. Line
R/W
Constr. Limits
+PL(+24.16)
185'
185' R/W
+P.T. (+90.42)
R/W(185')
+71.17
1/4, 1/4 Sec. Line
Bethel
Life Ce
+75.65, 155.34' Bldg.
+81.18, 137.82' Bldg.
+94.18, 28.39' 4"x4" Wd. Post
+94.21, 161.52' Bldg.
+95.31, 29.96' 1.5"x1.5" Conc. Post
+95.42, 29.10' TBM #18
206+04.67, 98.73' Bldg.
+08.32, 230.66' 4' Wd. Split Rail Fce.
+10.73, 219.47' Bldg.
+15.5, 64.29' Bldg.
+16.32, 64.12' 4' Wd. Split Rail Fce.
+26.66, 27.09' Wd. Fce.
+27.73, 162.37' Bldg.
+28.51, 160.55' Pump.
+34.02, 227.55' Bldg.
+38.02, 25.19' 4' Wd. Split Rail Fce. & F.F.T.F.
+45.89, 74.41' 4' Wd. Split Rail Fce.
+51.38, 170.36' 4' Wd. Split Rail Fce.
+68.2, 60.49' Wd. Fce.
+70.64, 50.31' 4' Wd. Split Rail Fce.
+72.9, 41.29' Gate in 4' Wd. Split Rail Fce.
+73.6, 101.30' Bldg.
+78.71, 22.98' Wd. Fce.
+88.76, 22.32' F.F.T.F.
+88.98, 161.03' Bldg.
+91.73, 22.98' F.F.T.F.
207+04.6, 113.12' Bldg.
+33.41, 19.59' Pump. #034- 554
+37, 20.08' F.F.T.F.
+77.88, 219.92' 4' Wd. Split Rail Fce.
+88.86, 18.89' F.F.T.F.
208+36.66, 18.51' F.F.T.F.
+88.27, 19.69' F.F.T.F.
209+07.68, 18.34' Pump.
+36.64, 20.04' F.F.T.F.
+88.37, 22.54' F.F.T.F.
210+08.88, 226.46' F.F.T.F.
+33.19, 172.22' F.F.T.F.
+39.11, 24.21' F.F.T.F.
+41.05, 153.75' F.F.T.F.
+47.43, 131.82' #5 Rebar w/Alum. Cap (Vester LS Firm #0004)
+60.82, 108.75' F.F.T.F.
+80.23, 26.36' Pump.
+82.17, 63.12' F.F.T.F.
+92.96, 37.90' F.F.T.F.
+93.47, 28.54' Guy Cable Anchor
+94.26, 29.92' F.F.T.F.
+95.56, 17.42' Arrow Left Sign
211+24.36, 11.79' 4" Dia. Wd. Post
230 Syd of Sodding


U.S. 231 (Northbound)
+45.73
LINE "S- 2- A"
N 8°20'08" W
McCORMICK RD.
(Field Line)
(Field Line)
120'
P.C. 54+58.18 "S- 2- A"
+PL (+
L.A. RW
+PL (+46.13)
EX RW (8.71')
+P.T. (+62.80
"S- 2- A"
EX. R/W (11')
+00
110'
+18.71
185'
R/W
185' R/W
+93.15
"S- 2- A"
EX.R/W (11')
+P.C. (+58.18)
"S- 2- A"
EX. R/W (11')
P.I. 69+26.78 "S- 2- A"
+99.20
185'
+99.61
227.86'
(1 Sty. Old Brck.)
CUMBERLAND AVE.
FUTURE EXTENSION
(BY OTHERS)
R/W
R/W
R/W
Match Line "B" See Detail "B", Sheet 29A
223+99.61, 227.86' Bldg.
224+22.3, 241.49' Bldg.
225+15.23, 95.53' F.F.T.F.
+42.62, 49.07' F.F.T.F.
+68.75, 124.54' F.F.T.F.
+87.39, 134.57' Gate
226+34.56, 181.82' 4' Vinyl Picket Fce.
+34.73, 193.47' 30" Maple
+40.68, 163.97' F.F.T.F.
+63.28, 43.14' F.F.T.F.
+63.75, 182.09' G.V. Shutoff
+76.58, 189.38' 4' Vinyl Picket Fce.
+80.57, 53.32' 6' Vinyl Privacy Fce.
+80.94, 52.70' F.F.T.F.
+82.67, 205.96' 30" Stump in 8' Dia. Flower Bed
+90.43, 194.91' 18" Maple
227+01.7, 65.24' 6' Vinyl Privacy Fce.
+03.82, 16.48' F.F.T.F.
+07.52, 63.83' Gate in 6' Vinyl Privacy Fce.
+12.04, 62.61' Gate in 6' Vinyl Privacy Fce.
+17.28, 61.32' 6' Vinyl Privacy Fce.
+19.22, 77.56' Bldg.
+21.52, 73.96' Bldg.
+21.73, 90.23' 6' Wide Hedge
+28.15, 198.45' 4' Vinyl Picket Fce.
+29.62, 87.34' G.M.
+30.04, 90.87' Bldg.
+31.21, 57.08' Bldg.
+33.33, 84.65' Bldg.
+35.06, 214.99' 4" Dia. Steel Priv. Lamp Post
+35.09, 111.61' Well
+37.05, 36.63' Gate in F.F.T.F.
+39.61, 202.11' 30" Maple
+41.81, 38.79' Gate in F.F.T.F.
+44.12, 99.32' Bldg.
+45.74, 194.48' 4' Vinyl Picket Fce.
+45.74, 194.49' Gate in 4' Vinyl Picket Fce.
+46.32, 95.87' Bldg.
+46.82, 190.38' Gate in 4' Vinyl Picket Fce.
+48.2, 104.50' 6' Wide Hedge
+48.28, 184.72' 4' Vinyl Picket Fce.
+50.28, 185.00' Gate in 4' Vinyl Picket Fce.
+50.52, 102.41' Bush
+51.8, 22.11' Swimming Pool
+52.88, 99.52' Bldg.
Std. Ditch Grade, Lt.
+60
EL. 685.38


Richard K. Maier
R/W