

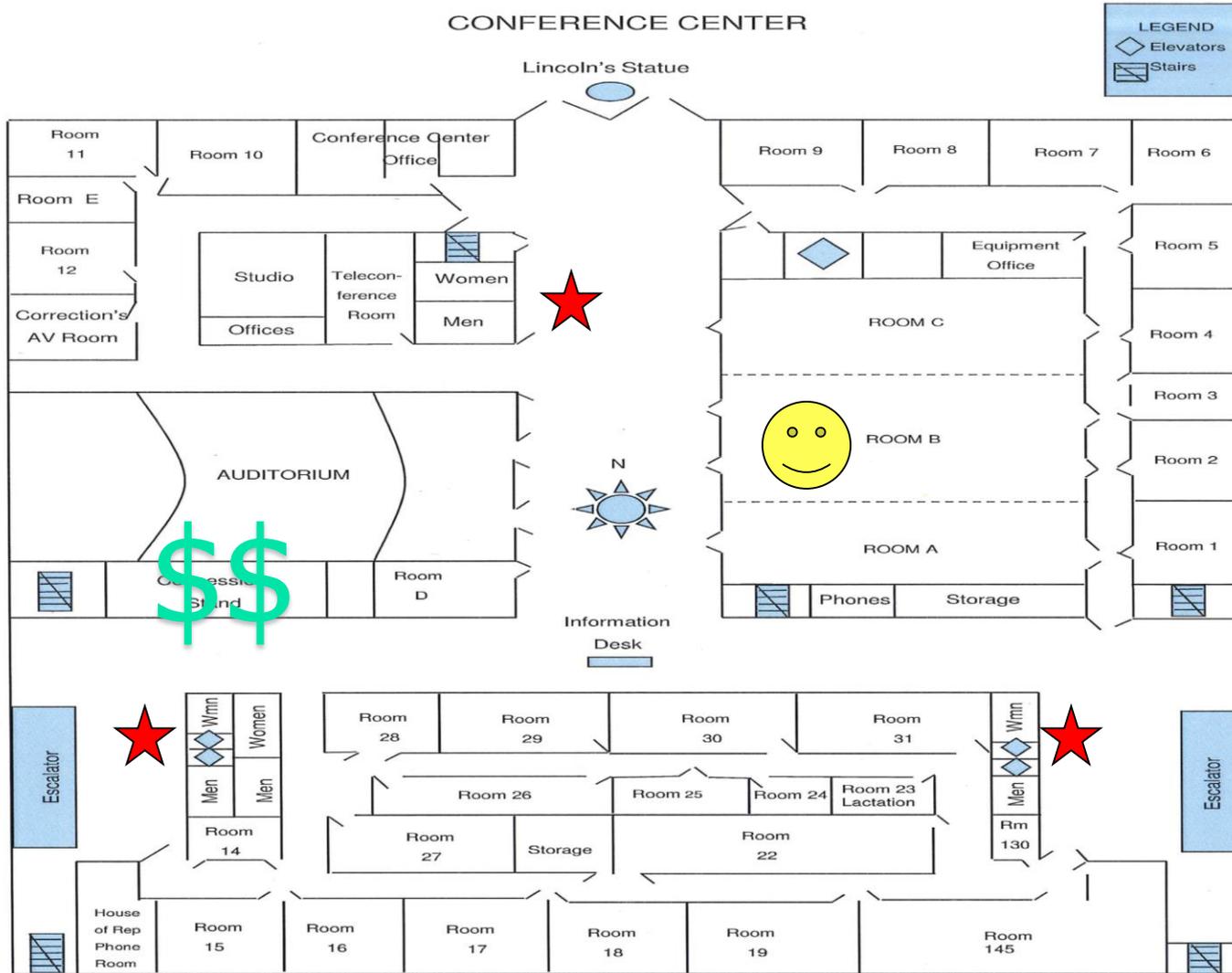
Right of Way Plan Development

Don West, PS
R/W Services Manager

June 14, 2016



Options:



R/W Engineering Highlights

To help facilitate Right of Way Process

- **“Completed” Engineering Packets to be transmitted to Central Office (Jim Crall)**
 - **This provides for earlier APA assignment**

Note: For R/W Engineering to be “Ready” for Appraising ... the following must be complete:

- **The APA screen open in LRS**
- **Plans and pertinent documents uploaded to ERMS**
- **Packets complete and delivered to Central Office**



R/W Plan Development Process

The Review of the R/W Engineering Process (which includes the plans, plats, descriptions, etc.) is still conducted through the District Right of Way Teams.

District	Manager	Phone	E-Mail
Crawfordsville	Bert Herron	(765) 361-5243	bherron@indot.in.gov
Fort Wayne	Matt Witt	(260) 399-7320	mwitt@indot.in.gov
Greenfield	Mickey Rogers	(317) 467-3472	mrogers@indot.in.gov
LaPorte	Jeff Gustke	(219) 325-7572	jgustke@indot.in.gov
Seymour	Nicole Curry	(812) 524-3970	ncurry@indot.in.gov
Vincennes	Kevin Rowland	(812) 895-7384	krowland@indot.in.gov

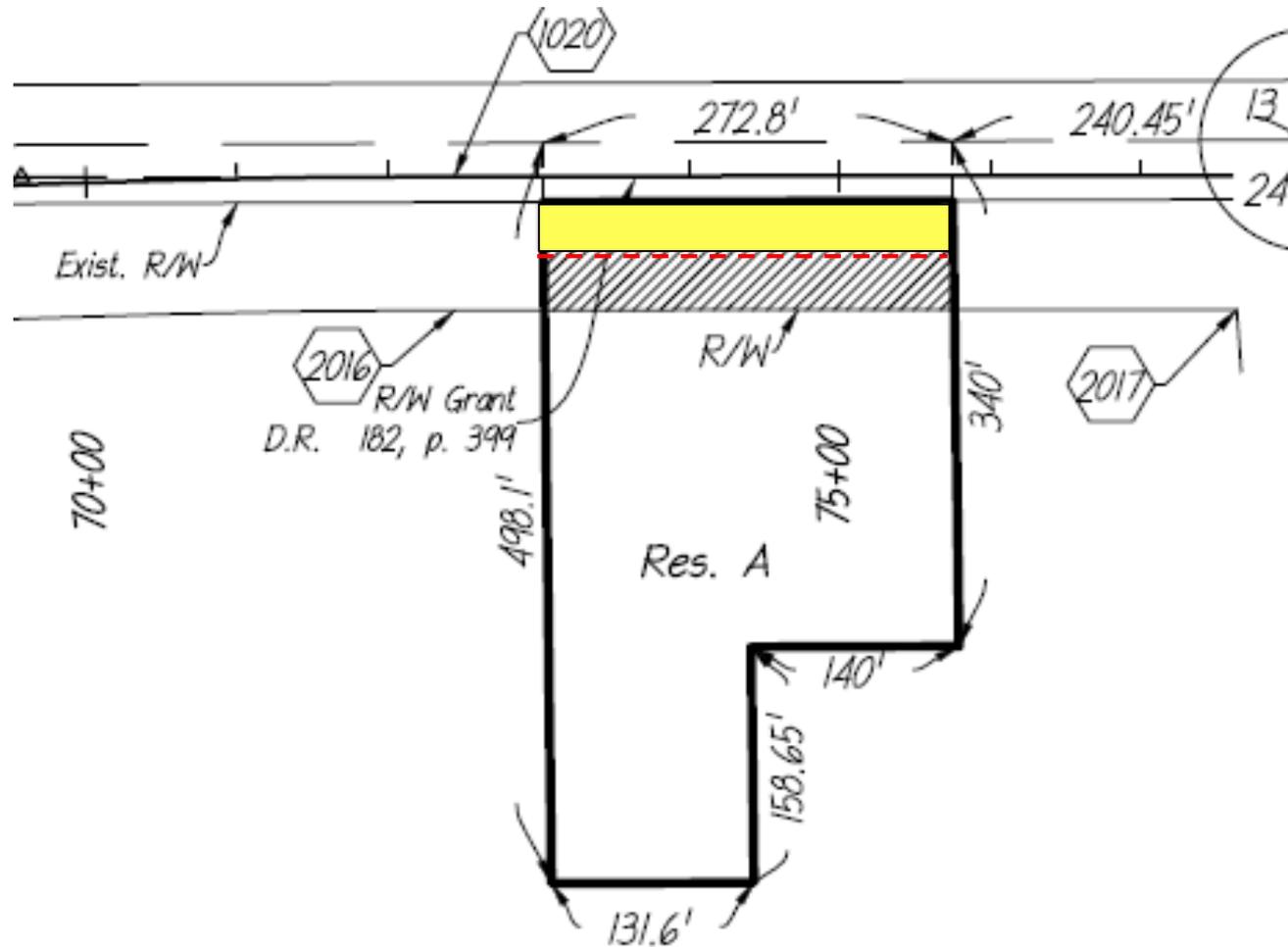


R/W Terms

- Apparent R/W: clearly seen or understood (by current manual – the estimated location of the existing right-of-way line based upon plans or surveys ... may also be determined by Records Unit ...) – *let's go with what appears evident.*
- Existing R/W: Actual right of way of record.
- R/W Easement: a limited right to make use of a property owned by another.
- R/W Dedication: an act of setting area aside for a specific purpose.
- R/W Grant: lawful transfer of property or rights by a legal transaction.
- R/W Fee Simple: absolute ownership.



Evaluating R/W



Apparent R/W



Apparent R/W (Cont.)



Apparent R/W (Cont.)



Indiana Code

Title 25 – Professions and Occupations

Article 21.5 – Land Surveyors

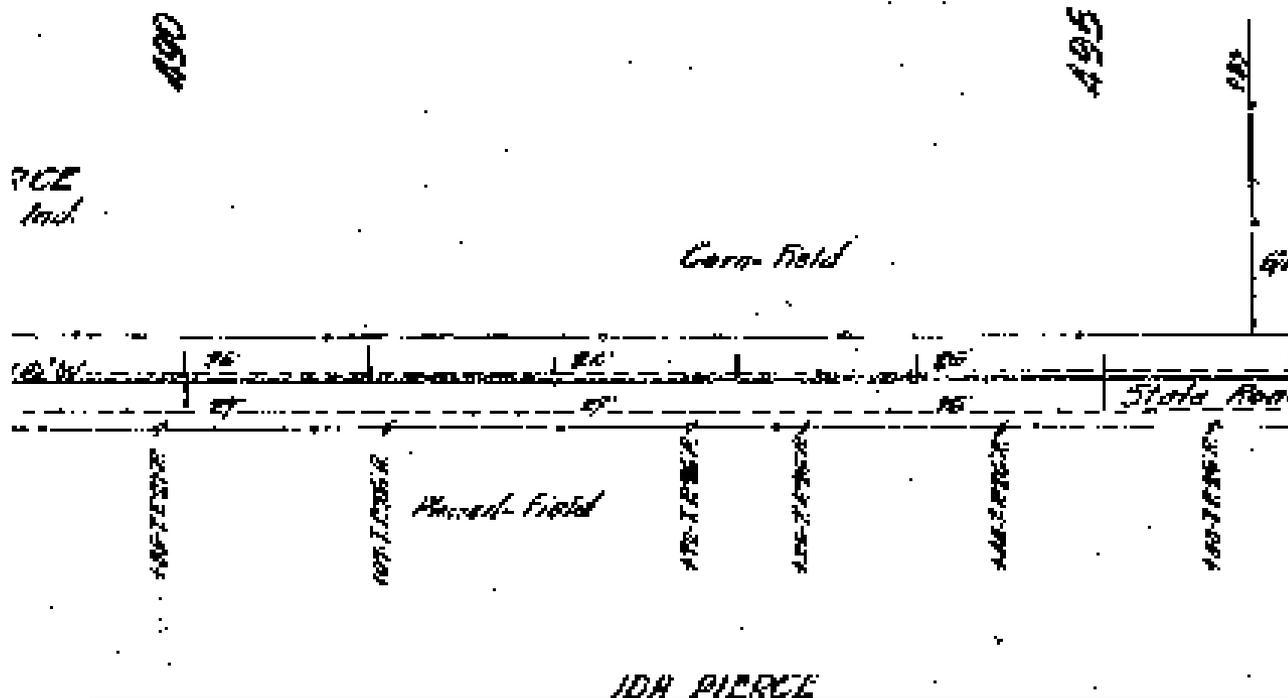
IC 25-21.5-9-7

Land surveyor entry on land, water, or property

IC 25-21.5-9-8

Identification before entry; liability for damage

Apparent R/W (Cont.)



NOTE: All R/W on this sheet 60'-30' on each side of \pm , as located, except as shown.

Apparent R/W (Cont.)

11
 Book 4-85
 Page 110-111-112 (County)
 Township 6 East
 Range 12 West

James Lassiter
 Auditor's Office of Huntington County, Indiana

Huntington County, Indiana
 Section 4
 No. 1540

RIGHT OF WAY GRANT

This instrument witnesses that the undersigned, as grantor and sole owner of land in Huntington County, Indiana, more especially described below, having, owned and upon which it is proposed by the County of Huntington, Indiana, hereby grant, assign, convey and convey to the County of Huntington, Indiana, for Right of Way, lands as described below and located by survey and shown on plans on file in the office of the County of Huntington. The description from said plan of said right of way hereby granted is as follows:

Plans on County Road No. FAS Project No. 40 Sec. A Str. No. 1540
 Plan No. 1540

From Station to Station	Distance in feet is first section line as shown on the above designed plans to the new Right of Way line hereby granted.	Left Side of Center Line	Right Side of Center Line
66 + 95	77 + 75	40	40

The above and foregoing grant is made in consideration of payment of the sum of One Hundred Dollars (\$ 100.00) which amount is paid to the order of James H. and Phoebe Lassiter, Raeanaka, Ind. (Give address of Payee)

It is further understood and agreed that this conveyance transfers only the right to locate, construct and maintain such highway on said lands and to use any materials lying within the above described limits subject to the provisions and conditions hereinafter set forth and does not convey any rights in any structure or other substance underneath the surface, except as it may be used for the construction or maintenance of such improved highway.

No building shall be erected or removed and no special right of way except that which from time to time is designated by the County of Huntington, Indiana, shall be granted or reserved. Wherein the County of Huntington, Indiana, shall designate any timber to be removed from said right of way, the grantor shall promptly remove the same from said right of way and failing to do so for five days after being notified the County of Huntington, Indiana, or its collector may remove such timber from the right of way into the adjoining lands of the grantor, or successor or if on their lands, may sell or dispose of such timber.

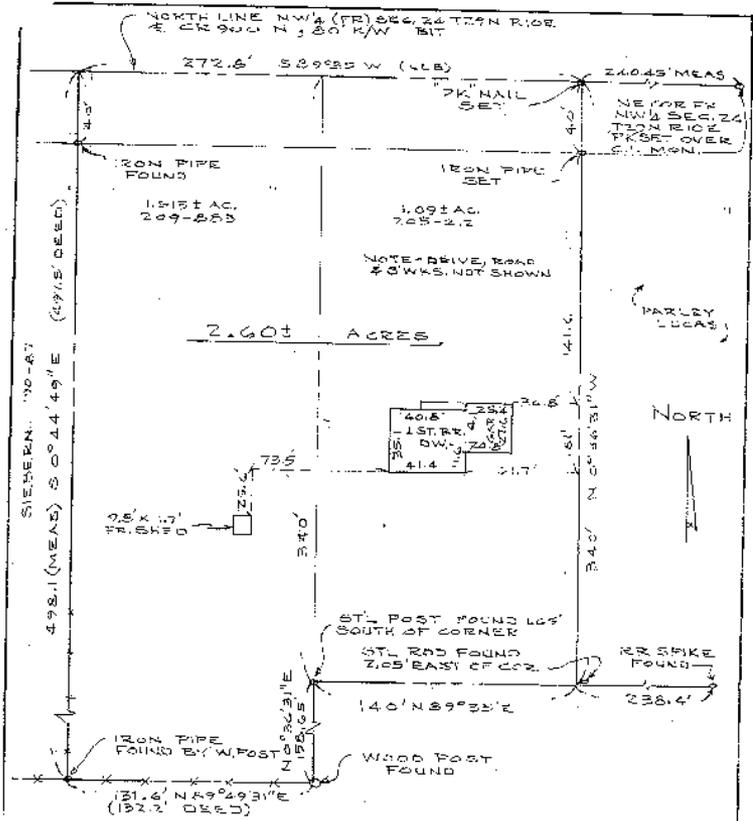
It is further understood and agreed that the grantor herein will not in any manner, build or construct any permanent buildings or structures of a permanent nature within 10 feet of the above described right of way line except the signs of the ordinary farm type.

The undersigned James H. and Phoebe Lassiter, husband and wife being duly sworn, says that he, she (he) or they (any) the sole owner(s) of the above described property, and said grantor (they) represent that there are no encumbrances, claims or actions of any kind in character or condition as conveyed, except as shown below, and that they make this representation for the purpose of inducing the County of Huntington, Indiana, to accept as shown below, and that they make this representation for the purpose of inducing the County of Huntington, Indiana, to accept as shown below.

James H. Lassiter (Grantor)
Phoebe Lassiter (Grantor)
William H. Land (Grantor)

Witness my hand and seal this February 17 day of 1920
William H. Land
 Surveyor
 already entered for location June 123, 1949
Frank Shideler Auditor
 Huntington County

James H. Lassiter
Phoebe Lassiter
William H. Land
 Board of County Commissioners of Huntington County, Indiana.



NOTE: The Flood Boundary and Floodway Map of Huntington County prepared for the National Flood Insurance Program (186438) dated July 18, 1983, does not show this property to be within the boundary of a 100 year flood.

I, William H. Land, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana, and that this plat and description correctly represents a Survey completed on June 10, 1920. All monuments and distances are to the best of my knowledge accurately shown.



Apparent R/W to Exist R/W

Review of Evidence

? Old Plans

? R/W Grants

? Deeds (caption ref. from Abstract – T&E Report)

? Survey(s) of Record

? Monuments (i.e., R/W Markers, pins, etc.)

? Other visibles (i.e., walks, walls, fence)



Before R/W Engineering



Definitions:

865 IAC 1-12-2 Definitions; abbreviations

(j) “Right-of-way” means land taken by either:

- (1) easements; or
- (2) fee simple title;

for the linear routes identified in subsection (k).

(k) “Route survey” refers to surveys executed for the purpose of acquiring an interest in the tracts of land required for the following:

- (1) Highways.
- (2) Railroads.
- (3) Waterways.
- (4) Pipelines.
- (5) Electric lines.
- (6) Any other linear transportation or utility route.



Definitions: (cont.)

(k) "Route survey" refers to ...

The term does not include surveys executed for acquisition parcels that are of even width and immediately adjacent to an existing title, easement, or right-of-way line and do not require a property survey in order to prepare an accurate legal description for the parcel. Route surveys are not considered either original surveys or retracement surveys.

Note: Most INDOT projects will require a Location Control Route Survey if property is being acquired.



Route survey preliminary research

Sec. 20. (a) When conducting a route survey, a registered *professional* surveyor shall do the following:

(1) Obtain or prepare the documents establishing the intended position of the lines to be created by the survey, for example, the following:

(A) The client's approved sketch.

(B) Instructions defining the lines.

(2) Obtain the following:

(A) Copies of the laws that affect route surveys in the area in which the property is located.



865 IAC 1-12-20 (cont.)

(B) From:

- (i) the client, or other sources, the record description of the affected parcel or parcels;
- (ii) the county recorder's office, copies of any recorded subdivision plats and surveys affected by or relating to the survey; and
- (iii) other public offices, copies of any maps, documents, and field notes that relate to the survey.

(b) Client specifications may set forth technical minimums for route surveys more stringent than those stated in this section.



Route survey fieldwork

Sec. 21. When conducting a route survey, a *professional* surveyor shall do the following:

- (1) Establish the location of the control survey points upon which all subsequent work will be based so that they can be retraced and are recoverable by other surveyors without difficulty during and after construction.
- (2) Determine the location of the following:
 - (A) *Any lines or corners, or both, necessary to describe any acquisition parcels.*
 - (B) Any United States Public Land Survey subdivision corners that are available from the county surveyor or reasonably accessible and relevant to the route survey or acquisition parcels, or both.



Route survey fieldwork (cont).



Route survey fieldwork (cont.)

- (3) Set any final monuments required by section 24 of this rule, and those required by the client.
- (4) Take sufficient check measurements to satisfactorily verify the work.
- (5) Keep survey field notes showing all pertinent information, measurements, and observations made in the field during the course of a survey in a manner that is clear to other land surveyors who may use the information so recorded.
- (6) Make necessary computations to substantiate correctness of field measurements.

Note: Section 24 refers to Route Survey Monumentation



865 IAC 1-12-(22-24)

- **Measurements for route surveys (22)**
- **Publication of route survey results (23)**
- **Route survey monumentation (24)**



■ Route survey plats

- The following statements are taken from Rule 12, Sec. 25:

(8) Nothing in this section shall prevent a complete route survey plat from being the composite of the work of one (1) or more surveyors preparing separate plats of their work as long as the following requirements are met:

(A) All of the information required under this section and in sections 21, 22, 24, and 25 of this rule is reflected in the composite of the separate plats, and the data on each of the separate plats is tied to the initial controlling survey line.

(B) The separate plats are all recorded.

(C) Any plats related to the route survey that are subsequently recorded are cross-referenced to any previously recorded plats related to the same route survey.

(D) The work is conducted in accordance with the requirements of section 3 of this rule.



Note

This is obviously NOT an extensive coverage of RULE 12, nor is it intended to be. Please be aware of changes to the rule and how those may affect the subject procedures.

Check for Changes



Abstracting & Ownership

- Each ownership of land within the limits of the project is to be abstracted with a 20 year search of the title for fee takings or the last deed of record for temporaries. This includes properties not identified within new/proposed right of way, but that lie within the project limits.
- Also, abstracting may be needed to verify INDOT ownership of the existing R/W shown on the plans. Abstracting coverage should be from the start of construction to the end of construction.



Preservation of abstracts of title, title insurance policies, and other title papers *(i.e., Title & Encumbrance Reports)*

- **Sec. 32. All abstracts of title, policies of title insurance, and other title papers shall be kept and preserved permanently by the department.**



Purposes for acquiring real property

Sec. 2. The department may acquire real property for any purpose necessary to carry out this article, including the following:

- (1) To locate, relocate, construct, reconstruct, repair, or maintain a state highway, including area for:
 - (A) the placement of a utility facility within the right-of-way of the state highway system; or
 - (B) the relocation of a utility facility within the right-of-way of the state highway system due to interference with a highway improvement project.
- (2) To widen or straighten a highway.
- (3) To clear and remove obstructions to vision at crossings and curves.
- (4) To construct weigh stations and rest areas.
- (5) To provide scenic easements and other areas necessary to cooperate with the federal government or carry out a federal law.
- (6) To facilitate long-range transportation planning.



- **Description of property to be acquired; preparation and filing**

Sec. 4. If:

- (1) the department determines the location of a state highway; and
- (2) the location of the highway requires the department to acquire real property, easements in real property, or rights in real property;

the department may prepare a metes and bounds or other description of the property or rights to be acquired. The description shall be filed in the office of the recorder in the county in which the real property is located.

INDOT Abstracting Requirements

- A complete chain of title back to the date the subject property was transferred by a warranty deed at least 20 years old. (transfer by QCD does not fulfill requirement.)
- Copies of all recorded documents found during the 20 year search must be included in the T&E Report.
- Copies of any referenced deeds called for in the documents found during the 20 year search to be included.
- A search of the mortgage record and copy of any mortgage or release of mortgage must be included.
- A search of the judgment record and copy of any judgment found must be included in the report.



INDOT Abstracting Requirements

- A search of the miscellaneous record and copy of any easements or encumbrances found that affect the subject property must be included.
- Copies of any recorded land surveys of the subject property.
- If the subject property is a lot in a recorded subdivision a copy of the recorded subdivision plat must be included in the T&E report.
- Complete Property Tax information must also be included in the report.
- A complete listing of all county tax ID numbers must be included.



Tax ID

- Most counties in Indiana require that private property be indentified by a Tax ID Number. When an owner acquired their property by means of more than one Tax ID Number and the new/proposed right of way is from both (or multiple) Tax ID Numbers, the area from each Tax ID Number tract must be determined. Separate legal descriptions must be prepared for the new/proposed right of way required from each Tax ID Number (tract).



Abstract Investigation

- Each Title & Encumbrance Report is plotted and an analysis of the owners deed description is performed. Ownership lines are established. In addition, any special interest noted in the report is plotted and a note placed on the plans. Property owner names are checked and corrected if necessary. Additional abstracting may be needed to resolve any property line location conflicts or uncertainty of the property line location.



Existing Right of Way

- All existing R/W information is gathered and separated by parcel ownership, not by project or from station to station. All areas where no evidence of title to existing R/W is found are noted. Additional abstracting research of title will may be necessary. If no record document is found to establish the existing road boundary, the edge of the pavement/traveled way is used as the road boundary. When using edge of pavement/traveled way as the road boundary a decision must be made as to the width of the pavement, 24 foot, 22 foot, 18 foot, etc. No radii or fillet areas are considered.



Plotting Existing R/W Line

- NOTE: Any existing R/W line drawn on the R/W Plans must be documented, such as recorded in the county records. There must be a conveyance to INDOT or other public agency. Power poles, utility lines, fences are never used as existing R/W lines, but are evidence of apparent right of way. R/W grants not timely recorded must be evaluated, and have a determination made as to whether a grant of easement was made to the State before the grant is used as evidence of existing R/W line.



Existing R/W Report

- The existing R/W report is prepared on a parcel by parcel basis. The report states either the State holds fee simple title or a valid highway easement or that re-acquiring the present existing right of way (PER) is required. (PER) is always the area under pavement in the case of an invalid grant.
- All existing R/W must be verified within the limits of the project. This includes areas not identified as new R/W takings on the Design R/W Plans.
- INDOT holds clear title only in those cases where we have a warranty deed recorded, a R/W grant recorded timely, or a dedication of R/W. Clear title may not mean fee simple title.
- If the area of a valid R/W grant is being re-acquired the area is considered PER. The area under pavement should be delineated from the remaining R/W.



Special Note on Existing R/W

- INDOT has several old projects where the R/W grants were signed but the grant was not recorded until several years later. The out of sequence recording creates an uncertainty as to what title INDOT holds to the area of the grant. Parcel documentation regarding existing right of way must contain how INDOT acquired title (by what document) and why the document is evidence of existing R/W.



R/W Plans Today – Title Sheet

PROJECT	DESIGNATION
0100715	0100715
CONTRACT	
R-31220	

INDIANA DEPARTMENT OF TRANSPORTATION

R/W CODE: 5359
DES. NO.: 0100715



RIGHT OF WAY PLANS

ROUTE: SR 26 FROM: RP 140+58 TO: RP 141+22
PROJECT NO. 0100715 P.E.
0100715 R/W
0100715 CONST.

Project Description
Pavement Replacement Project on SR 26
from US 27 to 0.78 mile East of US 27
in Section 21, T-23-N, R-14-E
Wayne Township, Jay County, Indiana



TRAFFIC DATA	
A.A.R.T. (2011)	485 V.P.D.
A.A.R.T. (2001)	585 V.P.D.
DAILY	<50 V.P.M.
DIRECTIONAL DISTRIBUTION	18 %
TRUCKS	8 % A.A.S.T.
	17 % DAILY
DESIGN DATA	
DESIGN SPEED	35 MPH
PROJECT DESIGN CRITERIA	30 INDIANAPOLIS
FUNCTIONAL CLASSIFICATION	MAJOR COLLECTOR
URBAN/URBAN	URBAN (DIST-100)
TERMIN	LEVEL
ACCESS CONTROL	NONE

* Speed Limit is 30 mph west of Jack St. and 40 mph east of Jack St.



LATITUDE: N 40°25'57" LONGITUDE: W 84°58'14"

Gross Length: 0.64 mi.
Net Length: 0.64 mi.
Maximum Grade: 1.05 %



Ronald L. Raney 1-25-13
Ronald L. Raney L.S. 80870012, Dated

GREENFIELD DISTRICT
REAL ESTATE MANAGER
GREENFIELD, IN 46140

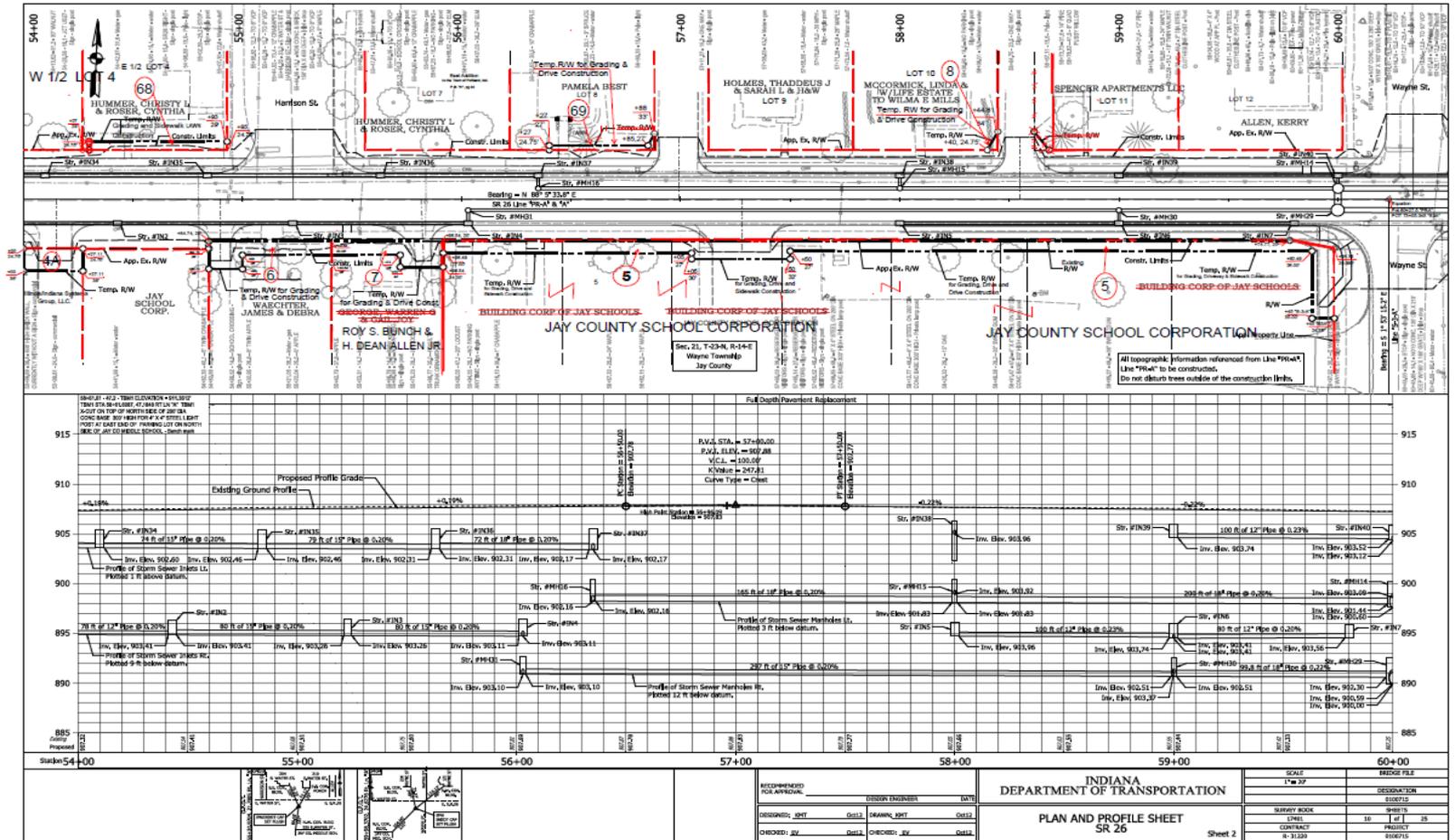
INDIANA DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS DATED 2012
TO BE USED WITH THESE PLANS

DESIGNATION	
0100715	
SURVEY BOOK	SHEET
2740	1 of 25
CONTRACT	PROJECT
R-31220	0100715

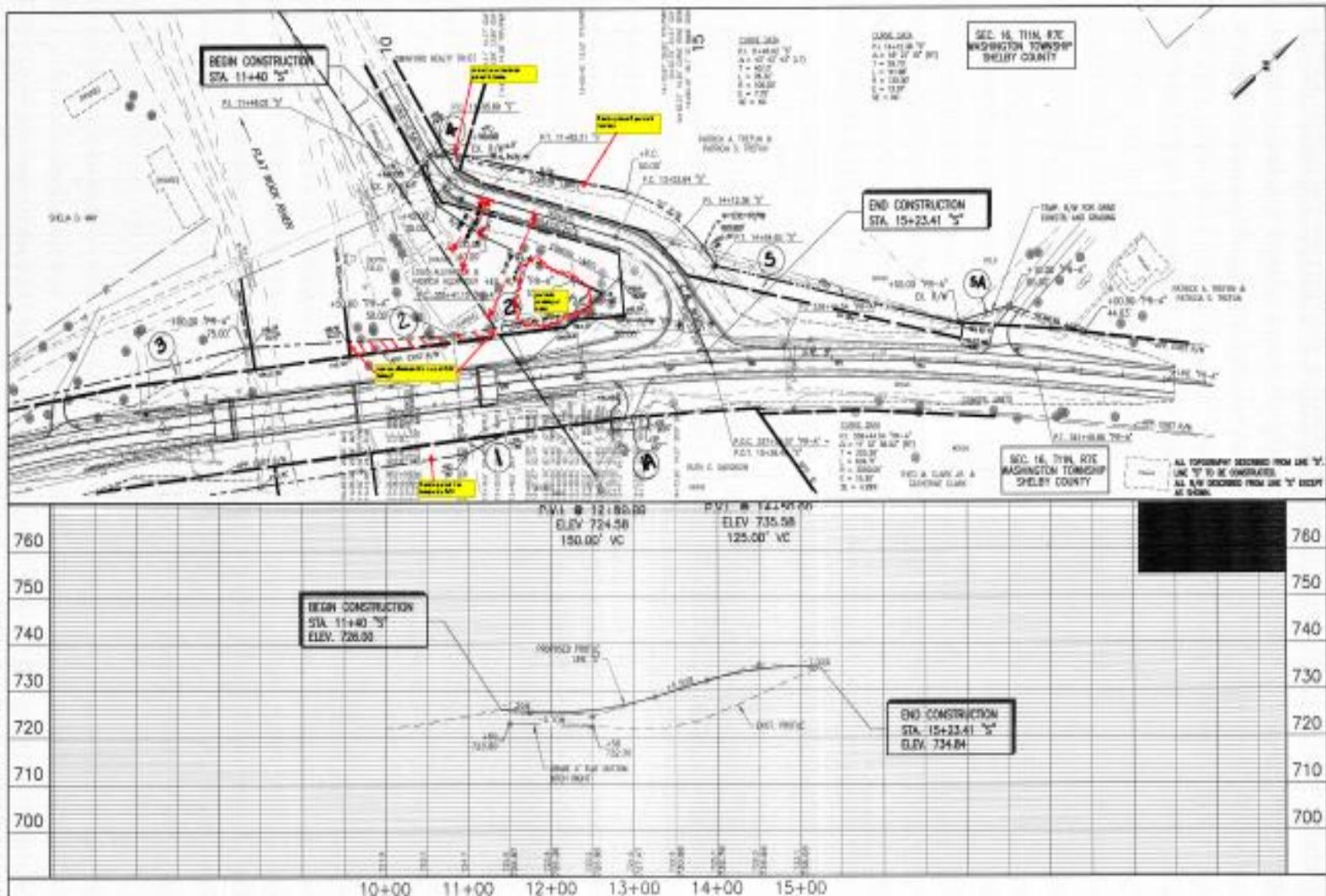


R/W Plan & Profile Sheet

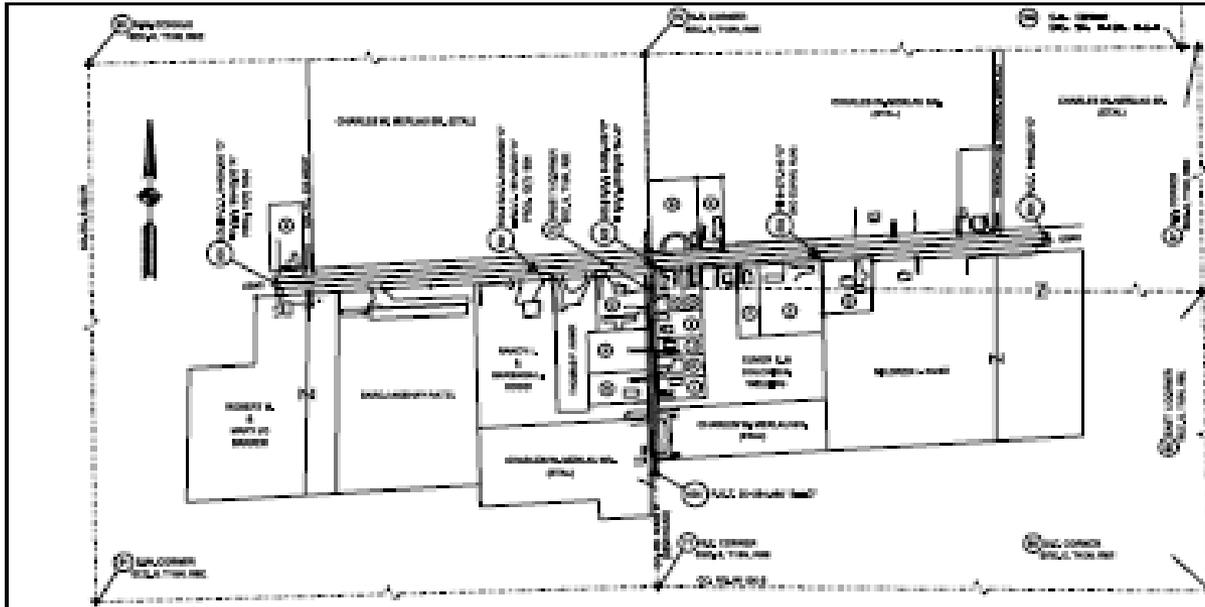
LA Code: 5359



Example of Required Revisions



Location Control Route Survey Sheet



PROPERTY OWNER

1. [Redacted]

2. [Redacted]

3. [Redacted]

4. [Redacted]

5. [Redacted]

6. [Redacted]

7. [Redacted]

8. [Redacted]

9. [Redacted]

10. [Redacted]

11. [Redacted]

12. [Redacted]

13. [Redacted]

14. [Redacted]

15. [Redacted]

16. [Redacted]

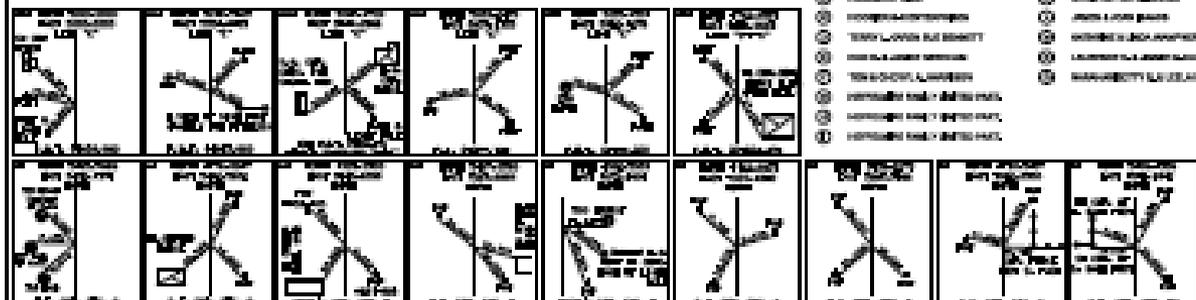
17. [Redacted]

18. [Redacted]

19. [Redacted]

20. [Redacted]

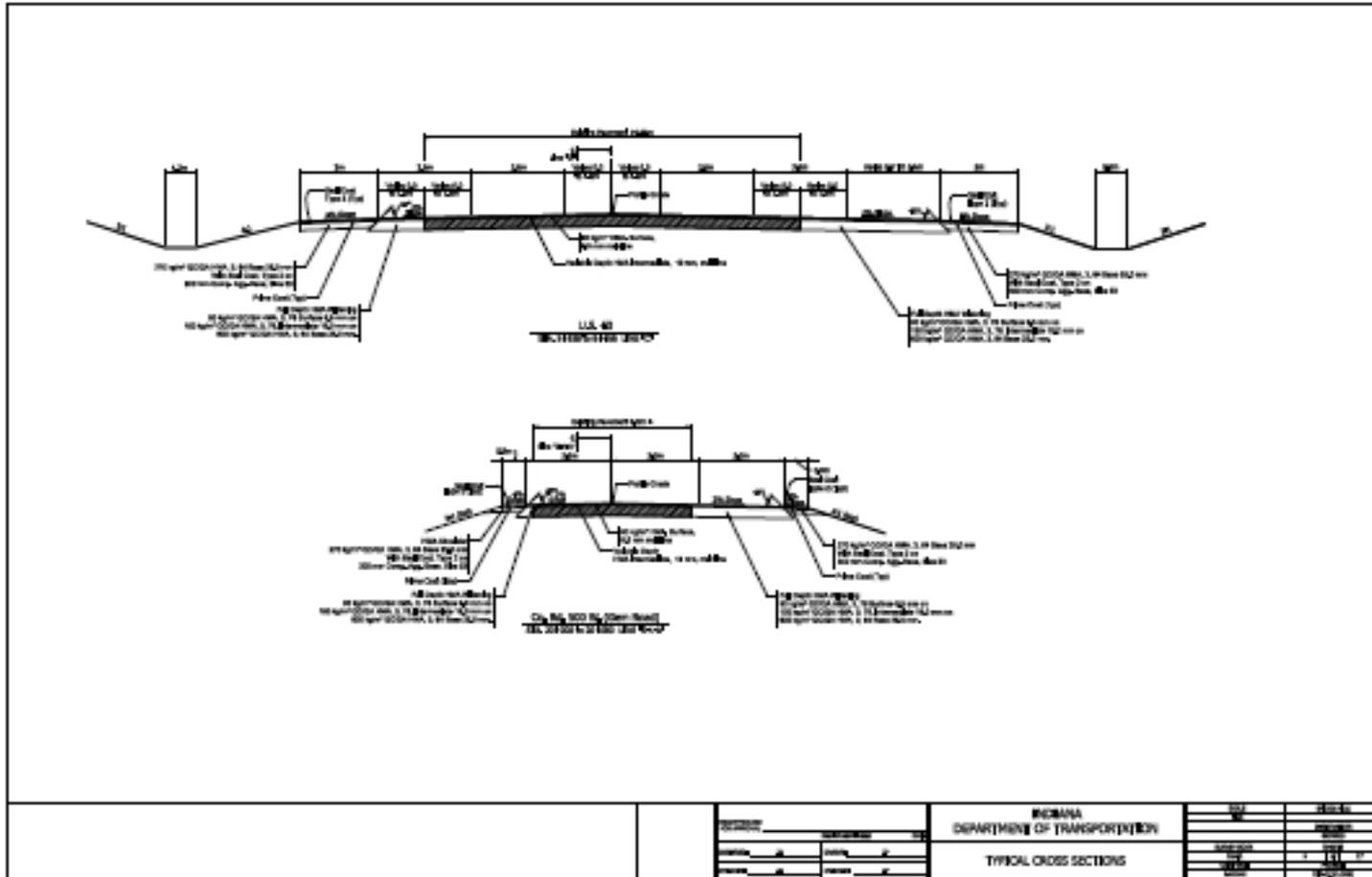
- PROPERTY OWNER**
- ① SIDE & DRIVE IN
 - ② THROUGH DRIVE
 - ③ THROUGH DRIVE
 - ④ TINY LANE OR BRACKET
 - ⑤ SIDE LANE DRIVE
 - ⑥ THROUGH DRIVE
 - ⑦ THROUGH DRIVE
 - ⑧ THROUGH DRIVE
 - ⑨ THROUGH DRIVE
 - ⑩ THROUGH DRIVE
 - ⑪ THROUGH DRIVE
 - ⑫ THROUGH DRIVE
 - ⑬ THROUGH DRIVE
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 - ⑯ THROUGH DRIVE
 - ⑰ THROUGH DRIVE
 - ⑱ THROUGH DRIVE
 - ⑲ THROUGH DRIVE
 - ⑳ THROUGH DRIVE



<p>FIELD SURVEYOR STATEMENT</p> <p>I hereby certify that the information furnished on this form is true and correct to the best of my knowledge and belief, and that I am a duly licensed and qualified surveyor under the laws of the State of Indiana.</p> <p>_____ Surveyor</p>		<p>INDIANA DEPARTMENT OF TRANSPORTATION</p> <p>LOCATION CONTROL ROUTE SURVEY</p>		<p>DATE</p> <p>TIME</p> <p>WEATHER</p> <p>ROAD CONDITION</p> <p>TRAFFIC</p> <p>REMARKS</p>
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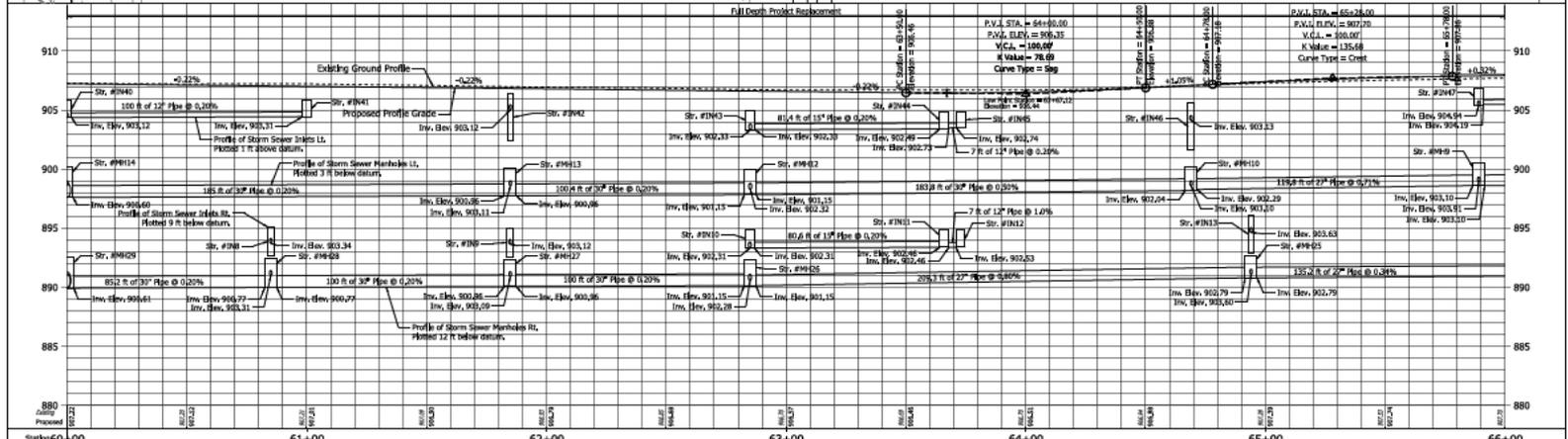
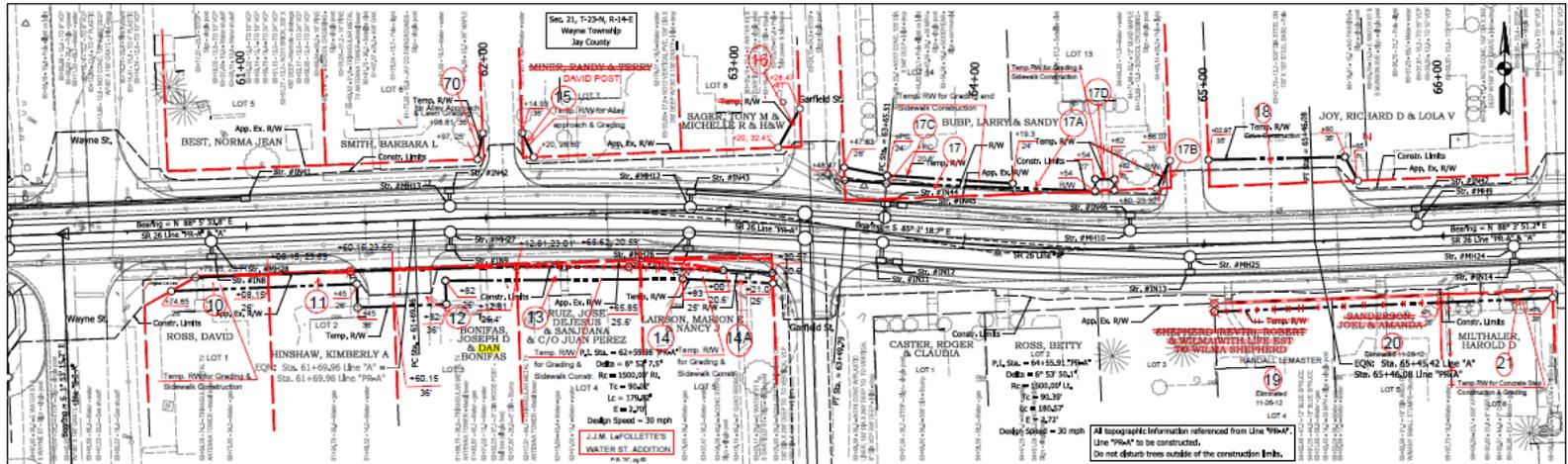


Typical Cross Sections



R/W Plan and Profile

LA Code: 5359



<p>RECOMMENDED FOR APPROVAL</p> <p>DESIGNED: JBT DATE: DRAWN: JBT DATE: CHECKED: JY DATE: </p>				<p>INDIANA DEPARTMENT OF TRANSPORTATION</p> <p>PLAN AND PROFILE SHEET</p> <p>SR 26</p> <p>Sheet 3</p>		<p>SCALE: 1"=30'</p> <p>DESCRIPTION: SR26/26</p> <p>SURVEY BOOK: 111</p> <p>DATE: 11/13/20</p> <p>CONTRACT: R-11220</p> <p>PROJECT: 194715</p>	
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Surveyor's Affidavit



SURVEYOR'S AFFIDAVIT
for Clarification of a Previously Recorded Document

201300393 DEEDA \$14.00
02/13/2013 10:34:27R 2 PGS
Beverly D Myers
Jay County Recorder IN
Recorded as Presented

Sheet 1 of 2

Re: Location of the Northwest Corner of the Southwest Quarter of Section 21, Township 23N, Range 14E,
INDOT Location Control Route Survey Plat, Instr #0902740 Recorded 10-21-2009,
INDOT Project #0100715, State Road 26 (Water Street), Jay County, Indiana, L.A. Code 5359

A Location Control Route Survey Plat (LCRSP) for SR 26 was recorded on 10-21-2009 as Instrument #0902740 in the Jay County Indiana Recorder's Office. Said LCRSP was prepared for the Indiana Department of Transportation by Henry Aldridge, Indiana Land Surveyor #LS2930018, INDOT – Greenfield District, for INDOT Project 0100715.

The location of the Northwest Corner of the Southwest Quarter of Section 21, Township 23N, Range 14E, as recorded in said LCRSP needs clarification for legal descriptions prepared for the transfer of real property needed for the INDOT SR 26 road project and identified as Project #0100715, L.A. Code 5359. Said LCRSP shows said Corner on the centerline of State Road 26 as point #502 P.O.T. 50+00 Line "A". However, subsequent evidence was discovered during the Right of Way Engineering process which places the location of said Corner 20 feet, more or less, South of the position indicated on said LCRSP. Said evidence discovered is as follows:

Subdivision Plats

Wilson's Addition to the City of Portland, Plat Book B Page 100 places the North line of the subdivision 13' South of the South curb line of State Road 26 (Water Street). The North line of said subdivision is also stated as the North line of said Quarter Section.

J.J.M. LaFollette's Water Street Addition to the City of Portland, Plat Book A Page 63 (which is located to the West of Wilson's Addition) states that the North line of the subdivision is also the North line of said Quarter Section.

Recorded Local Surveys

Jay School Corporation Property Survey Instr #0301244 Recorded 3-24-2003 prepared by Richard E. Ward, Indiana Land Surveyor #30432 which states in the legal description that the South Boundary of State Road 26 (Water Street) is also the North line of said Quarter Section. (The Jay School Corporation Property is located to the West of J.J.M. LaFollette's Addition)

Said subdivision plats and said property survey agree with property owner occupation and the physical location of said SR 26 (Water Street).

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.


Linda A. Morris



Final R/W Plan Preparation

- **Differences in Project Design R/W Plans and Final R/W Plans?**
 - Project Design R/W Plans show R/W design requirements for the construction of the project.
 - Project Design R/W Plans are prepared according to Chapter 85 – Part 9 of INDOT Design Manual, Stage 2 plans.
 - Final R/W Plans show what R/W was actually acquired/purchased for the project. Final R/W Plans are prepared for INDOT appraisers, buyers, property owners, and other surveyors. R/W Plans are public record.



Final R/W Plan Revisions

- Revision requests to the design R/W plans are made to the design consultant through the INDOT project manager. This includes additional new R/W design on properties with construction limits outside the existing or new R/W, also any temporary rights of way that were omitted or miss-labeled, or areas where the existing R/W could not be verified. Revisions continue through the appraising and buying phases. Small R/W takings should be eliminated if possible.



Preparing R/W Parcels

- R/W parcels can now be prepared. Descriptions of all fee takings, temporary rights of way and easements are prepared along with R/W parcel plats according to the 1998 R/W Engineering Manual. Transfer documents and INDOT forms are prepared according to the 1998 R/W Manual. In regard to total area and R/W existing R/W take areas, residues areas and all areas of fee and temporary R/W takings.
 - Note: Revised transfer forms are available.



R/W Parcel Plat

RIGHT OF WAY PARCEL PLAT EXHIBIT "B"

Code: 4857

Parcel: 12
Project: 1203016
Road: U.S.R.35
County: Howard
Section: 3A
Township: 24 N.
Range: S E.

Grantor: LADD Management Group, LLC
Instrument # 0234002512, Dated 1-17-2001

Drawn By: J.Pill Sr. 3-16-11
Ck'd By: R.L. Raney



Hatched Area is the
approximate being

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

Scale: 1" = 100'

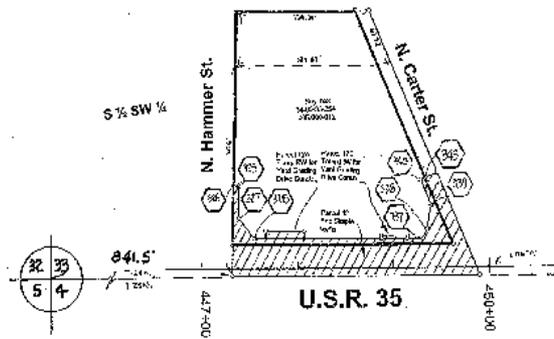


Parcel Coordinate Table

Point #	Nothing	Easting	Station	Offset	CL
325	32670.9031	28389.8720	44+438.71	82.09' LT	A
326	32276.8782	28450.0261	347+882.88	82.09' LT	A
327	32444.8035	28581.0194	447+39.71	50.00' LT	A
328	32624.3788	28777.4071	427+65.00	50.00' LT	A
327	32626.7897	28653.3090	449+31.00	30.00' LT	A
336	32825.9071	28567.3532	440+35.00	42.00' LT	A
330	32858.6463	28561.2485	449+38.00	82.09' LT	A
340	32963.6065	28550.4037	449+28.27	87.82' LT	A
343	32969.0187	28507.9688	449+35.25	08.00' LT	A
340					

See Local Control Route Survey Plat

Station and offset are in station from North and East coordinates and bearing and distance.



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat recorded as Instrument # 0034012056, in the Office of the Recorder of Howard County, Indiana, (incorporated and made a part hereof by reference) comprises a Right of Way surveyed in accordance with Indiana Administrative Code RFR IAC 1-12, ("Rule 12").



Ronald L. Raney
Ronald L. Raney, LS80870312, Dated



Exhibit "A"

EXHIBIT "A"

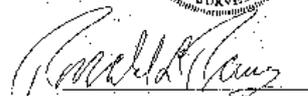
Project: 1203016
Code: 4857
Parcel: 12 Fee Simple
Form: WD-1
Tax ID# 34-05-33-354-005-000-012

Sheet 1 of 1

A part of the South Half of the Southwest Quarter of Section 33, Township 24 North, Range 5 East, Howard County, Indiana, and being all that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked as EXHIBIT "B", described as follows: Commencing at the southwest corner of said section; thence North 89 degrees 35 minutes 41 seconds East 841.50 feet along the south line of said section to the southwest corner of the grantor's land and the point of beginning of this description; thence North 0 degrees 15 minutes 49 seconds East 88.93 feet along the west line of the grantor's land to point #326 on said plat; thence North 89 degrees 44 minutes 10 seconds East 5.85 feet to point #325 on said plat; thence South 0 degrees 15 minutes 50 seconds East 32.00 feet to point #327 on said plat; thence South 39 degrees 25 minutes 37 seconds East 25.80 feet to point #328 on said plat; thence North 89 degrees 44 minutes 10 seconds East 178.00 feet to point #337 on said plat; thence North 21 degrees 32 minutes 15 seconds East 10.77 feet to point #338 on said plat; thence North 9 degrees 40 minutes 41 seconds East 23.17 feet to point #339 on said plat; thence North 23 degrees 29 minutes 35 seconds West 27.21 feet to point #340 on said plat; thence North 86 degrees 30 minutes 48 seconds East 18.08 feet to centerline of N. Carter Street (Kokomo, Greentown and Jerome Gravel Road); thence South 24 degrees 09 minutes 11 seconds East 110.72 feet along the centerline of said N. Carter Street (Kokomo, Greentown and Jerome Gravel Road) to the south line of said section; thence South 89 degrees 35 minutes 41 seconds West 257.66 feet along said south line to the point of beginning and containing 0.257 acres, more or less, inclusive of the presently existing right of way which contains 0.195 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Ronald L. Rancy, Indiana Registered Land Surveyor, License Number LS 80870012 on the 16th day of March, 2011.




Ronald L. Rancy



Area Computation Sheet

AREA COMPUTATIONS

Code: 5618
 Des No. 0902297
 Parcel 1
 Date: 4/11/2012

Sheet 1 of 1
 By: Ronald Rane Date: 4-11-2012

TITLE AREAS				EXCEPTIONS			
DR 201	pg	662	200,000 Ac	DR 205	pg	005	20,000 Ac
SUBTOTALS AREAS			= 200,000	TOTAL EXCEPTIONS			= 20,000 Ac
LESS TOTAL EXCEPTIONS			= 20,000	TOTAL AREA			= 180,000
TOTAL AREA			= 180,000				

Verified Existing R/W Area		PDR Existing R/W Area	
Road	Area	Road	Area
CR 2004	0.526 Ac	DR 25	0.016 AC
CR 2502	0.439 Ac		
Total Area	0.965 AC	Total Area	= 0.016 AC

PARCEL	PDR SIMPLE AREAS
1	2.500 Ac
1A	0.526 Ac
Total Pdr Simple: 3.026 Ac	

PARCEL	TEMP. R/W AREAS
1B	0.455 Ac

TOTAL AREA	= 180,000 Ac
R/W EXISTING	= 0.981 Ac
NET TOTAL AREA	= 179,019 Ac
TOTAL P.D.R. AREA	= 0.532 Ac
TOTAL RESIDUE AREA	= 178,487 Ac
RESIDUE "W"	= 178,489 Ac



Area Computation Sheet

- CAREFUL ATTENTION MUST BE GIVEN IN CALCULATING THE RESIDUE AREA.
- NOTE: THE AREA(S) OF PRESENT EXISTING R/W (PER) IS INCLUDED IN THE AREA ACQUIRED.
- AREAS ARE CALCULATED FOR THE PURPOSE OF ESTABLISHING JUST COMPENSATION TO THE OWNER.



- **Data land acq. code number & parcel number**
 - OWNERS NAME – LAST NAME FIRST (**always**)
 - TOTAL AREA
 - R/W EXISTING AREA VERIFIED
 - LEFT/RIGHT
 - CENTERLINE
 - STATION TO STATION
 - AREA OF FEE TAKING (INCLUDING PER)
 - RESIDUE AREA
 - **RESIDUE AREA + FEE AREA + R/W EXISTING AREA = TOTAL AREA**

Tax ID Numbers

- ALL counties are requiring that any new R/W takings be confined to the appropriate tax ID from which it is taken.
- Legal Descriptions are prepared for each fee taking from each tax ID number.
- An area break down by tax ID number is prepared on the area computation sheet.
- Parcel 1 – Tax ID – Area
- Parcel 1A – Tax ID – Area



Requirements Concerning PER

CHAPTER III

LEGAL DESCRIPTIONS

OCTOBER 2007

R/W ENGINEERING MANUAL REVISION – CHAPTER III – PAGE III-14

F. MISCELLANEOUS REQUIREMENTS FOR WRITING LEGAL DESCRIPTIONS

1. Takings

a. Presently Existing Right-of-Way:

All permanent (fee simple) takings that abut presently existing right of way which is not held in fee simple by the public, shall be consider for re-acquisition of the presently existing right of way with the new fee taking. The decision to include presently existing right of way with the fee taking legal description is made on a parcel by parcel basis. This decision shall be based on the quality of title the State holds to the presently existing right of way. The visible evidence of the presently existing right of way, such as right of way markers, drainage facilities, fences, old utility poles or other objects on the ground do not support the claim of the State's title to the existing right of way. In cases where the State claims title to the existing right of way by an recorded right of way grant, the grant must be recorded timely (within 1 year of the signature date on the grant) and in the county where the existing right of way is located and the description of the existing right of way on the grant must be plotted on highway plans on file in INDOT office of records. In cases where there are no recorded documents of any kind, the re-acquisition of the presently existing right of way must be included in the legal description of the new fee taking.

Inclusion of the presently existing right of way in the legal description shall not apply to:

- Platted territories where the numbered lots reach only to the side lines of the street. This would apply mainly to territories that are recorded on plats of subdivision's of land accepted by the county under the platting laws of the State of Indiana and where there is an acceptance of the road dedication by the county.

Inclusion of the presently existing right of way shall apply to the following:

- Un-platted territories when title information from the owner's deed conclusively demonstrates that the abutting owner's description includes no part of the presently existing right of way; The assumption will be made by INDOT the abutting owner owns to the centerline of the existing traveled way or to the title lines established by the legal descriptions in the adjoining owners deeds. This would include un-recorded subdivisions that were recorded but not under the platting laws of the State of Indiana.



New Requirements Concerning PER

CHAPTER III

LEGAL DESCRIPTIONS

OCTOBER 2007

- Un-platted territories when title information from the owner's deed conclusively demonstrates that the abutting owner's description includes all or a part of the presently existing right of way. The area of that part of the presently existing right of way included in the legal description will be determined by the title lines of the owners abutting the presently existing right of way.
- Temporary takings. No temporary right of way can be acquired where no boundary of the roadway can be established by conveyance of right of way to the state or county, therefore re-acquisition of present existing right of way is necessary, in a temporary only taking shown on the design right of way plans. All the requirements of a fee acquisition must be complied with.

The legal description which involves presently existing right of way shall identify:

- Gross area to be acquired
- Computed area of the presently existing right of way
- The net area, which is used to establish fair market value for the acquisition, is the difference between the gross area to be acquired and the area of the presently existing right of way. The area statement at the end of the legal description will read:
- ".....containing_____hectares (acres), more or less, inclusive of the presently existing right of way , which contains _____hectares (acres), more or less.

Presently Existing Right of Way (PER) shall be defined as follows:

- The area of the roadway that is under pavement (the traveled way). INDOT maintains roadway pavements as traveled lanes of 10 feet, or 11 feet or 12 feet, no area of the shoulder or turning lanes, passing blisters or radii fillet areas are included in the calculation of the present existing right of way area.
- The practice of including PER area outside of pavement (the traveled way) in the area statement in the legal description, became obsolete when the INDOT appraisal manual was revised (Feb, 2006) to pay 100% value for areas outside of pavement (the traveled way).

III - 15

END



Preparing Temporary R/W Descriptions

- Descriptions for temporary right of way require special attention. Temporary right of way for the purpose of building removal requires a separate transfer document and description, other temporary rights of way takings for other purposes can be combined into one transfer document. Be sure you are using the revised temporary right of way transfer forms. The T-3 (general) and T-1 (drive construction). Only the T-2 (building demolition) is a sole purpose document.



Limited Access R/W Legal Descriptions

- **If a fee taking is included use deed Form WL-1**
 - TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from and across the highway facility known as **ROAD** and as Project **DES NO.** to and from the Grantor(s) remaining lands where they abut the Real Estate. This restriction is a covenant running with the land and shall be binding on the Grantor(s) and on all successors in title to the said abutting lands.



Limited Access R/W Legal Descriptions

- **If fee taking with only partial control of access use Form WL-2**
 - TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from and across the highway facility known as **ROAD** and as Project **DES NO. _____** to and from the Grantor(s) remaining lands along the line or lines specifically described in the said exhibits. This restriction is a covenant running with the land and shall be binding on the Grantor(s) and on all successors in title to the said abutting lands.



Limited Access R/W Legal Descriptions

- **Use Form WL-3 if the fee taking is only access rights** **"LIMITATION OF ACCESS CONTROL LINE"**
 - The permanent extinguishment of all rights and easements of ingress and egress to, from and across the highway facility known as (ROAD) and as Project (DES NO) to and from the Grantor(s) remaining lands where they abut a certain limited access control line situated on Real Estate located in the County of NAME OF COUNTY, State of Indiana, the said line being more particularly described in the legal description(s) attached hereto as Exhibit "A" and the Right of Way Parcel Plat attached hereto as Exhibit "B", which said exhibits are incorporated herein by reference. The limitation of access granted herein is a covenant running with the land and shall be binding on the Grantor(s) and on all successors in title to the said abutting lands.



Limited Access R/W Legal Descriptions

- Use Form WL-4 **PARTIAL LIMITATION OF ACCESS CONTROL LINE** permanent extinguishment of all rights and easements of ingress and egress to, from and across the highway facility known a **ROAD** and as Project **(DES NO)** to and from the Grantor(s) remaining lands where they abut a certain limited access control line situated on Real Estate located in the County of **NAME OF COUNTY**, State of Indiana, the said line being more particularly described in the legal description(s) attached hereto as Exhibit "A", which said exhibit is incorporated herein by reference. The limitation of access granted herein is a covenant running with the land and shall be binding on the Grantor(s) and on all successors in title to the said abutting lands.



Limited Access R/W Legal Descriptions

- Legal descriptions that describe line(s) for control of access do not start “ A part of” but start “Commencing at”
- Never contain an area
- The beginning clause should be “For the Purpose of.” For the purposes of establishing a limited access facility, the permanent extinguishment of all rights and easements of ingress and egress to from and across the limited access facility (to be known as USR 52, and as INDOT project_____), to and from the owners land along the line or lines described as follows:
 - Insert description
 - The above access control line restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.



Limited Access R/W

- PRIVATE EASEMENTS – MUST BE CLEARED
- OTHER RIGHTS NOT VESTED WITH THE FEE HOLDER.
- MINERAL RIGHTS – ARE CLEARED SOME/MOST OF THE TIME BY INDOT – BY ONLY ACQUIRING SURFACE RIGHTS.
- ALL INGRESS AND EGRESS EASEMENTS MUST BE CLEARED.
- DEED FORMS: MQCD – 1 to 6 ARE USED FOR CLEARANCE.



Limited Access R/W Issues

- WHEN INDOT IS CLOSING AN OWNER'S ACCESS TO A PUBLIC WAY, BUT INDOT IS PROVIDING ACCESS TO THE OWNER'S PROPERTY BY A LOCAL ACCESS ROAD.
- THE LEGAL DESCRIPTION OF THE ACCESS CONTROL WILL BE FOLLOWED BY A reservation clause – HOWEVER: The owner and their successors in title shall have access rights to a Local Service Road where the owner's remaining land abuts upon the following described line(s) .
- The above access control line restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.



Preparing Final R/W Plans

- Final R/W Plans. The plans must show all property line and road boundaries delineated with a bold dashed line. Each ownership of property is identified with a parcel number in a circle with an arrow to the take area. Special interests notes are added such as, 20 foot gas line easement in favor of....., contract of sale in favor of....., or lease in favor of....., sign easement in favor of....., life estate in favor of....., or mortgage line etc. The owners name is corrected as necessary to match the name of record shown in the Title & Encumbrance Report. Each intersection of a property line and a road boundary is identified with a station and offset and labeled (PL)/(PL).



Preparing Final R/W Plans (cont.)

- Each intersection of existing road boundaries is identified with a station and offset and labeled (PL)/(PL). All intersections of property lines and new R/W must be identified by station and offset and labeled (PL)/(R/W). All special interests must be labeled as to who the interest is in favor of and identified by note and arrow to the area to be cleared. If the interest is not to be cleared only the note is added to the plans. Note each line shown on the R/W Plans must be located by station and offset. All buildings, private signs must be located by station and offset.
- **ALL MITIGATION SITES SHALL BE SHOWN ON THE R/W PLANS**
- **USE DES# AS NOTE ON R/W PLAN TITLE SHEET.**



Final R/W Plan Details

- All subdivisions must be plotted showing lot lines and lot numbers. Subdivision lot lines which fall in existing public ways are shown as dashed lines and labeled original lot lines. The Subdivision name (as shown on the recorded plat), platted utility easements, easements of ingress and egress, cross easements and access control easements are shown on the Final R/W Plans. Lot set back lines are not typically shown on the plans. Also, any existing limited access R/W acquired by the INDOT must be shown on the R/W Plans. Copy of Final R/W Plans are sent to the designer.



Plat No. 1

- The Plat No. 1. Parcel numbers in circles are added and arrows to the correct ownership, identification of residue areas are added only by name, residue "A", residue "B" etc, no areas in acres or square feet are shown on the Plat No. 1. Owner access to all residues should be shown on the Plat No. 1. All property lines are labeled (PL), the same procedure applies to a Plat 3. On limited access projects the Plat 1 is very important. Show any landlocked residues.



Final R/W Plan Details

- Revision notes are added to each Final R/W Plan sheet and to the revision index box as revisions occur during the R/W Engineering phase, Appraising phase, and Buying phase. The revision note contains the parcel number that was revised, what was changed and the date of the revision, LRS is updated as needed.



Additional Survey Data

- If additional surveying is requested and approved by INDOT, all additional survey data collected by the consultant (this includes section corners, quarter section corners, additional property corners, new drives, buildings, private signs, etc.) must be added to the Final R/W Plans and revised copies distributed as necessary. Recording in the county and cross-referenced as necessary to LCRS plat already recorded for the project.
- Why is the additional survey data needed?



Preparing R/W Parcel Packet for Appraising

- Prepare R/W parcel packet for appraising
 - Includes original signed legal descriptions,
 - Original signed R/W Parcel Plats,
 - Original prepared exhibits for transfer documents.
 - Copy of Title & Encumbrance Report
- White tyvek Envelope –(paper) (NEEDED)
- All loaded into ERMS 4 for “Real Estate”
- INSTRUCTIONS for ERMS 4 is online.



ENG File

- L-10
- Area computation sheet
- All cogo output and traverses
- Existing R/W documentation
- Title & Encumbrance Report
- Special Parcel documentation
- Final R/W Plans
- All loaded into ERMS 4 for "RE"— no paper



Construction R/W Staking

- **865 IAC 1-12-5 Property surveys affected**
- **Authority: IC 25-21.5-2-14**
- **Affected: IC 25-21.5**
 - (2) Construction surveys made for the purpose of marking the limits of existing easements or rights-of-way for the construction
 - of improvements within the easement or rights-of-way must be executed by a registered land surveyor but are only subject to
 - The provisions of sections 1 through 4 and 6 of this rule.



R/W Staking

1. All major R/W break points that fall outside of pavement will be set with a 5/8 by 24 inch re-bar with a plastic cap at least 2 3/4 inches in diameter. The cap can be a Berntsen M43F-MORASSE 2 3/4" diameter plastic cap or other of comparable quality may be used.
 - A. All major R/W break points falling in a paved area will be set with a steel nail marker 3 inches in length and 11/32 in diameter with a survey washer 1 9/16 inch diameter and 3/32 inch thickness stamped with the surveyors ID number. The Berntsen SNM1 steel nail marker and the Berntsen AT1 survey washer or other comparable quality may be used
2. All property line and property line intersections (PL,PL) or property line and right of way intersections (PL, R/W), points will be set using a Mag-Nail set under a wooden hub of at least 12 inches in length *and protruding about 4 inches (1 1/2 inches if set in a lawn area) if the location is in dirt. This is in order to facilitate the recovery of the location if the hub is inadvertently destroyed or removed.*



R/W Staking Continued

3. All points set will be marked with a lath with ribbon and the station and offset written on the lath.
4. A R/W Staking report is required. The report will state which original survey control monuments were used, the method and procedure for coordinate stake out, and if GPS is used, the basis of calibration between WGS84 and the grid coordinates. The report will also state the difference between the computed coordinate from the description and the "as staked" coordinate of the monument set.
5. All private signs will be located and shown in the sign inventory. If the sign is not shown on the R/W plans the R/W plans will be revised to show the sign or signs.



R/W Staking Continued

6. All encroachments into existing R/W will be located and added to the R/W Plans as necessary. Report to District Permit section.
7. R/W staking report will be completed and returned to the District Real Estate Office.
8. Staking Report will include control points found/used for staking R/W, also method, total station, GPS.
9. Temporary R/W break points will be set using re-bar as stated in item two above, a mag nail will be set if the temporary R/W break point falls in a paved area, all points set are to be marked with station and offset.

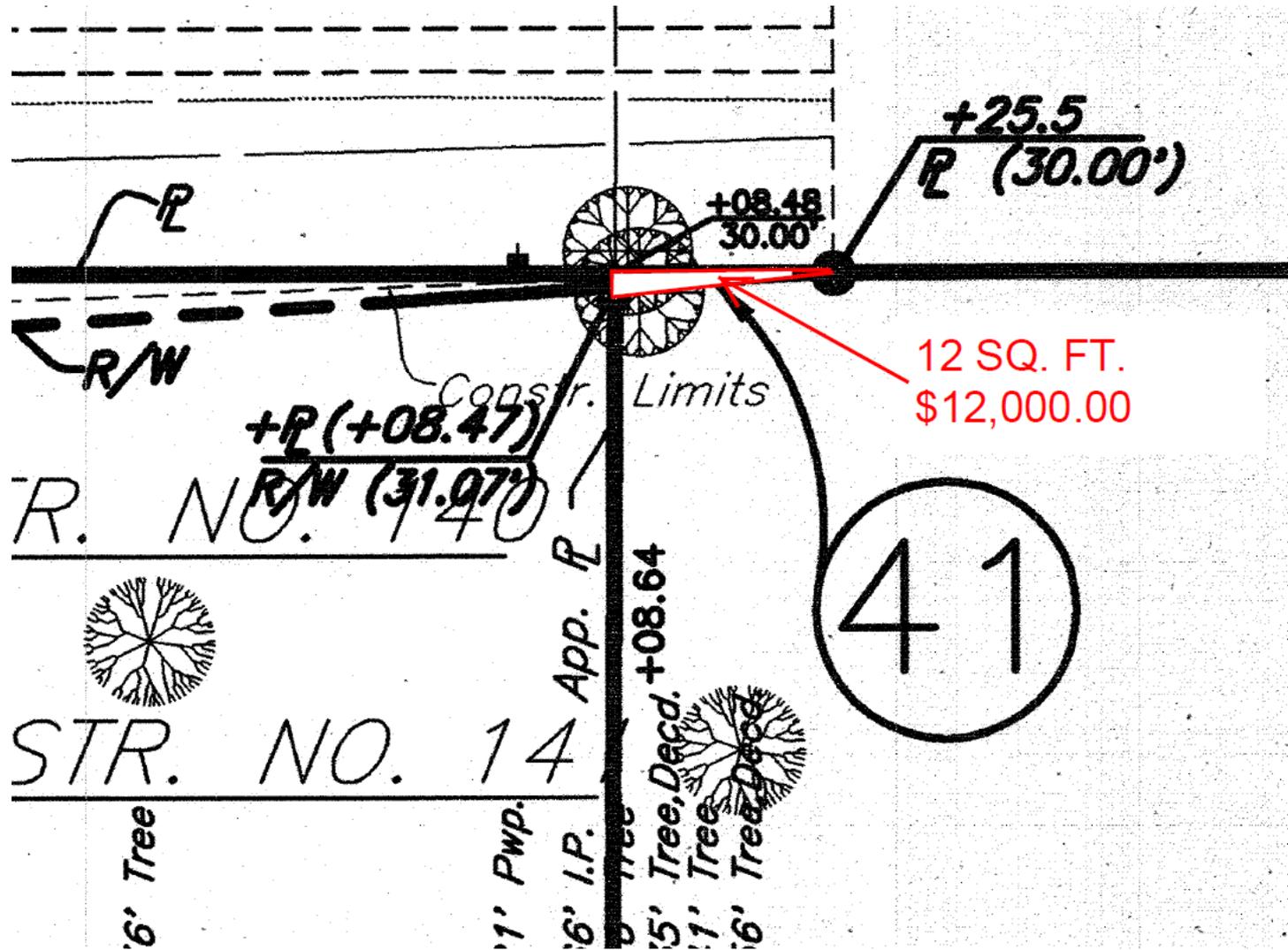


Private Sign Inventory

During the R/W staking process a private sign/encroachment inventory is created for the project. All private signs and encroachments are located with pictures taken. In addition, any new topographical features such as new drives, buildings, or other features not previously located on the current plans are located and added to the plans. A revision note is added. This inventory is used by the appraisers and the real estate office to clear the right of way.



Should I take a second look?



Land Records System

LRS Administrators

Kathy Heistand
Operations Manager
Office: (317) 232-5004
Email: kheistand@indot.in.gov

Cindy Gorman
Finance Supervisor
Office: (317) 232-5009
Email: cgorman@indot.in.gov



LRS – External User Access to Assignments

Application			
Application	Parent Application	Status	Status Date
State Land Records System	Land Records System	Active	03/30/2012

Showing 1-1 of 1

Filter: AND [Icons]

Items Per Page: 10 [Dropdown] Prev 1 [Dropdown] Next

Application Users							
Application User(s) Maintenance							
Selected Application ID		1182					
Selected Application Name		State Land Records System					
User Name	Name	Is External	Is Admin	Business Name	Status	Status Date	
LAHEIST	Heistand , Kathy	N	Y	IN Dept of Transportation	Active	03/30/2012	[Icons]

Showing 1-1 of 1

Filter: AND [Icons]

User Name [Dropdown] [LIKE] [Dropdown] heist [Text] [Icons]

Items Per Page: 10 [Dropdown] Prev 1 [Dropdown] Next

Close



LRS – External User Access to Assignments

Application Users

Application User(s) Maintenance

Selected Application ID: 1162

Selected Application Name: State Land Records System

Filter: AND

User Name: [v] LIKE panders

User Name	Name	Is External	Is Admin	Business Name	Status	Status Date
PANDERS02	Anderson, Phil	Y	N	CHA Consulting, Inc.	Historical	05/11/2018

Showing 1-1 of 1

Items Per Page: 10 Prev 1 Next

Close



LRS Project Contract Association

Project Contract Search

Land Acq. Code: 5770

Project Contracts

Filter: AND

Land Acq. Code	DES #	Assigned Contract #	Assigned Firm Name	Row Management Firm Name	Full Turn Key
5770	1297199	120505	Crawford, Murphy & Tilly, Inc.	CrossRoad Engineers, P.C.	Yes

Showing 1-1 of 1

Items Per Page 10 Prev 1 Next

Cancel

Parcel Contract-Discipline

Filter: AND

Land Acq. Code	Parcel #	Contract Type	Assigned Contract #	Assigned Firm Name	Sub Firm Name
5770	1	ROWEngineering	120505	Crawford, Murphy & Tilly, Inc.	CrossRoad Engineers, P.C.
5770	1	Title Research	120505	Crawford, Murphy & Tilly, Inc.	Dodd Title Corporation
5770	1	ROWManagement	120505	Crawford, Murphy & Tilly, Inc.	CrossRoad Engineers, P.C.
5770	1	Appraising	120505	Crawford, Murphy & Tilly, Inc.	Atlas Appraisals, LLC
5770	1	Appraising Problem Analysis	120505	Crawford, Murphy & Tilly, Inc.	Traynor & Associates, Inc.
5770	1	Appraising Review	120505	Crawford, Murphy & Tilly, Inc.	Traynor & Associates, Inc.
5770	1	Buying	120505	Crawford, Murphy & Tilly, Inc.	CPS Acquisitions, LLC
5770	2	ROWEngineering	120505	Crawford, Murphy & Tilly, Inc.	CrossRoad Engineers, P.C.
5770	2	Title Research	120505	Crawford, Murphy & Tilly, Inc.	Dodd Title Corporation
5770	2	ROWManagement	120505	Crawford, Murphy & Tilly, Inc.	CrossRoad Engineers, P.C.

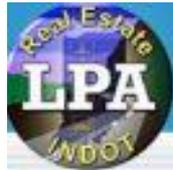
Showing 1-10 of 150

Items Per Page 10 Prev 1 Next

Cancel



LPA LRS Project Contract Assoc.



INDOT Local Public Agency

Project Contract Search

DES #: 0810448

Project Contracts

Filter: AND

DES #	Assigned Contract #	Assigned Firm Name	Row Management Firm Name	Full Turn Key
0810448	DC11412	Bartholomew Cons. School Corp.	Strand Associates, Inc.	Yes

Showing 1-1 of 1

Items Per Page 10 Prev 1 Next

Cancel

Parcel Contract-Discipline

Filter: AND

DES #	Parcel #	Contract Type	Assigned Contract #	Assigned Firm Name	Sub Firm Name
0810448	1	ROW Engineering	DC11412	Bartholomew Cons. School Corp.	Strand Associates, Inc.
0810448	2	ROW Engineering	DC11412	Bartholomew Cons. School Corp.	Strand Associates, Inc.

Showing 1-2 of 2

Items Per Page 10 Prev 1 Next

Cancel



LRS Home Page

The screenshot shows the LRS Home Page interface. At the top left is the **INDOT Real Estate** logo. Below it is a navigation bar with icons for home, help, and search, and the text **INDOT Land Records System**. On the right side of the navigation bar, there is a message icon and the text **57 Messages**. The main content area is divided into three tabs: **Project Search**, **Parcel Search**, and **Voucher Search**. The **Project Search** tab is active, showing a search form with fields for **Land Acq. Code:** and **DES #:**, each followed by an input box and a search icon. Below the search form is a list of search criteria, each with a plus icon to its right: **County**, **District**, **Dates**, **Program Manager**, **Project Manager**, **SPMS Project Status**, **Project Record Status [Active.]**, **Program Class**, **Route**, and **More Fields**. At the bottom of the search results area, there is a box labeled **Project Search Result (0)** with a minus icon. The footer of the page reads **Indiana Department of Transportation 1.0.0.0**.



LPA LRS Home Page

The screenshot shows the LPA LRS Home Page interface. At the top left is the 'Real Estate LPA INDOT' logo. Below it is a navigation menu with items: Home, Reference Data, System Maintenance, Project Contract Maintenance, Reports, User Guide, Support, Project Basket (+), and Parcel Basket (+). The main content area is titled 'INDOT Local Public Agency' and features three search tabs: 'Project Search' (selected), 'Parcel Search', and 'Entitlements Search'. Below the tabs is a search form with a 'DES #' field, a search icon, and a dropdown arrow. A list of search criteria follows, each with a dropdown arrow: Sponsor, County, District, Dates, Program Manager, Project Manager, SPMS Project Status, Project Record Status [Active,], Program Class, Route, and More Fields. At the bottom of the search area, it displays 'Project Search Result (0)'. In the top right corner, there is a '0 Messages' notification. The footer of the page reads 'Indiana Department of Transportation 1.0.0.0'.



Creating New Parcels - Example

The screenshot shows the LPA (Local Public Agency) web application interface. The top navigation bar includes the LPA logo and the text "INDOT Local Public Agency". A left sidebar contains a menu with items: Home, Reference Data, System Maintenance, Project Contract Maintenance, Reports, User Guide, Support, Project Basket, and Parcel Basket. The main content area has tabs for "Project Search", "Parcel Search", and "Entitlements Search". The "Parcel Search" tab is active, showing a search form with a "Des #:" field containing "0810448". Below the search form are sections for "Sponsor", "Parcel", and "Record Status (Active)". The "Parcel" section contains input fields for Parcel #, Parcel Suffix, Appraiser, Review Appraiser, Buyer, and Parcel Owner. The "Record Status" section shows "Record Status (Active)". Below this is a "Search Result (2)" section with a table of results. The table has columns: DES #, Parcel #, Parcel Suffix, Relocation Status, Parcel Status, Sponsor, Owner Name, Packet Location, Status, and Status Date. Two results are shown for DES # 0810448, both with Parcel # 1 and 2, Relocation Status N-, Parcel Status ACTIVE, Sponsor Bartholomew County School Corp, Packet Location ENG, Status Act., and Status Date 06/13/2016. The bottom of the interface shows "Showing 1-2 of 2" and "Items Per Page 10".

INDOT Local Public Agency

0 Messages

Project Search Parcel Search Entitlements Search

Des #: 0810448

Sponsor

Parcel

Parcel # Parcel Suffix

Appraiser Review Appraiser

Buyer Parcel Owner

Entitlement Payee Name

Record Status (Active)

Search Result (2)

DES #	Parcel #	Parcel Suffix	Relocation Status	Parcel Status	Sponsor	Owner Name	Packet Location	Status	Status Date
0810448	1		N-	ACTIVE	Bartholomew County School Corp		ENG	Act.	06/13/2016
0810448	2		N-	ACTIVE	Bartholomew County School Corp		ENG	Act.	06/13/2016

Showing 1-2 of 2

Items Per Page 10 Prev 1 Next

Indiana Department of Transportation 1.0.0.0



Continued



165527 - Parcel Maintenance Packet Inquiry

Parcel Header

DIES #: 0810448 Project Manager: [Fischvogt, Brandi](#) Owner Name:
Parcel #: 1 ERC: [Ezel, Elizabeth](#) Primary Phone#: Alt Phone#:
Parcel Status: ACTIVE Parcel County: Owner Email:
Parcel Location: ENG District: Seymour Owner Address: ...
Sponsor Name: Bartholomew County School Corp Road: ST 1001 Property (part of) Location:



Page is View Only - Packet is not available in this Discipline

Packet Inquiry

	Date	User	Reason	Staff/Fee	Reason
Sent:					
Received:	08/13/2016 07:43 AM	Heistand, Kathy	Engineering		

Showing 1-1 of 1 Items Per Page 10 Prev 1 Next

Indiana Department of Transportation 1.0.0.0



LRS Parcel Map

Engineering

Abstract Parcel Residual **Map**

Map Search Tools

DES #

Address

County

State Property ID

SEC TWP RNG

Search Results

State Property ID

Street

City

State

Zip

County

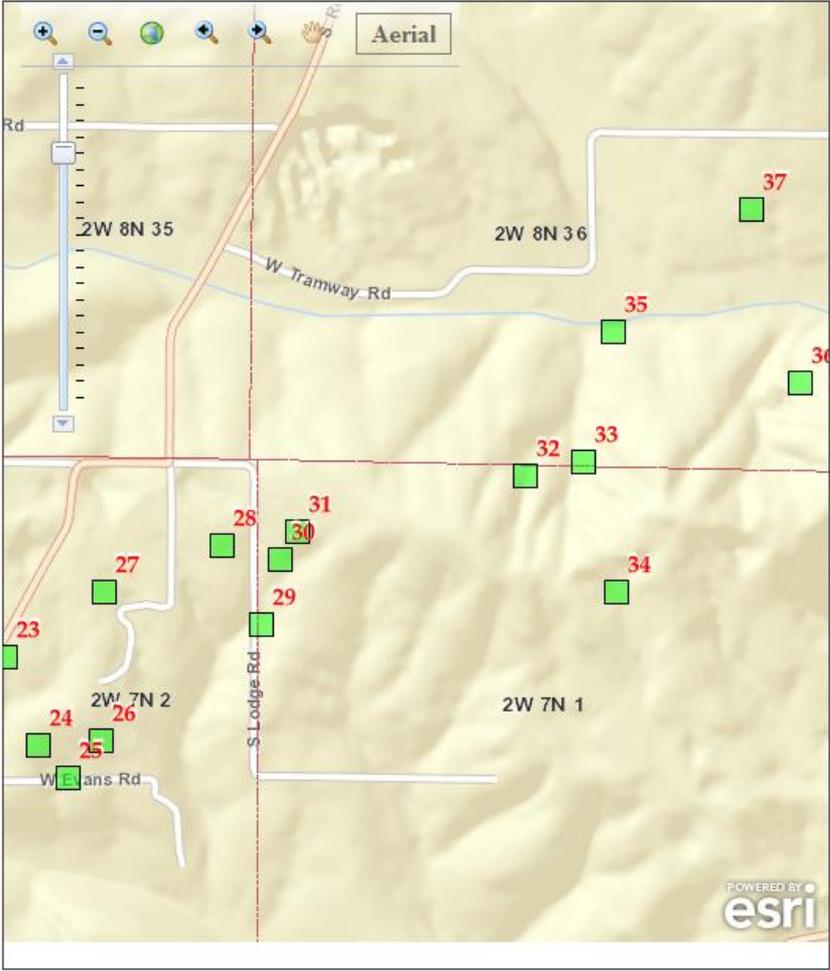
Country

SEC TWP RNG

Geometry

Legend, parcel status

- Active 
- Clear 
- Condemned 
- Eliminated 
- Settled 



LRS Abstract (Parcel Data)

Engineering

Abstract Parcel Residual Map

143262

Section	Township	Range	
2	7N	2W	+

County	Monroe	Total Area	5.52
Legal Description	Pt of SW 1/4	Present Existing RW Area	0 AC
State Property Id	531002300011000007	County Property Id	531002300011.000-007
Abstractor Name	Gorman, Lucinda	Abstract Assigned Date	2/19/2013
Abstract Due Date	04/05/2011	Abstract Complete Date	04/05/2011
Abstract Effective Date	04/05/2011	Property Location	7212 Rockport Road, Bloomington, In 47403
Map Location	-86.6038, 39.0711		
Reviewer Name		Reviewer Assigned Date	
Reviewer Received Date		Reviewer Due Date	
Reviewer Complete Date			



LRS Suffix Screen

Engineering

Abstract **Parcel** Residual Map

Eng. Suffix

Filter: AND 

Suffix	Acquired Area	Eliminated Date
	.037 AC	08/17/2011 
A	.193 AC	

Showing 1-2 of 2

Items Per Page 10 Prev 1 Next

Screen Mode: ADD

Suffix	<input type="text"/>	County Property Id	<input type="text"/>
State Property Id	<input type="text"/>	From Station	<input type="text" value="0000+000"/>
Centerline	<input type="text"/>	To Station	<input type="text" value="0000+000"/>
Side of Centerline	<input type="text" value=""/>	Building Acquired	<input type="text" value=""/>
Nature of Title	<input type="text" value=""/>	Land Acquired English	<input type="text" value=""/> <input type="text" value=""/>
Rights Acquired	<input type="text" value=""/>	Land Acquired Metric	<input type="text" value=""/>
Eliminated Date	<input type="text" value=""/>		
Eliminated Reason	<input type="text"/>		

Save Cancel



LRS Residue Screen

Engineering

Abstract Parcel **Residual** Map

Residual

Filter: AND

Suffix	Residual Area	Area Units	Status	Status Date	
A	2.034	AC	Act.	09/12/2013	
B	0.464	AC	Act.	09/12/2013	

Showing 1-2 of 2 Items Per Page Prev Next



LPA LRS Static Report

The screenshot shows a web browser window with the URL <https://lrs.indot.in.gov/lpa/F04/S024.asp>. The browser tabs include "ERIN - Business Applications &..." and "Main Page". The page header features a "Real Estate LPA" logo and the text "INDOT Local Public Agency".

On the left side, there is a navigation menu with the following items:

- Home
- Reference Data
- System Maintenance
- Project Contract Maintenance
- Reports
- User Guide
- Support

Below the menu are two buttons: "Project Basket" and "Parcel Basket", each with a green plus icon.

The main content area is titled "Select Report:" and contains a dropdown menu with the following options:

- Active Parcel Report
- All Remarks Report
- Parcel Activity Report
- Parcel Listing for Land Acquisition Report
- Parcel Summary Report
- Project Cost Report
- Project Parcel Status Report
- Title VI/ADA Reporting Information
- Turnkey Consultant Status Report

The footer of the page reads "Indiana Department of Transportation 1.0.0.0".



LRS Parcel Listing

Parcel Listing for Land Acquisition

Date: 6/13/2016 11:27:40AM

Indiana Department of Transportation

Road: I 65

County: Johnson

Project RW: 000129719900ST7

L/A Code: 5770

Des #: 1297199

Parcel #	Grantor	Centerline	Station From	Station To	Nature of Title	LT/RT	Land Acquired	Rights Acquired	Building	Eliminated Date
1	Neal, Thomas et. Ux	A	1081+000	1087+025	FS	LEFT	0.001 AC			08/23/2013
2	Hix, James ET UX	A	1090+000	1108+075	FS	LEFT	3.494 AC			
2 A		PR-200E	0078+027	0081+079	FS	RIGHT	0.143 AC			
2 B		PR-200E	0079+069	0080+002	TE	RIGHT	0.021 AC			
2 C		PR-200E	0080+002	0080+086	TE	RIGHT	0.010 AC			
2 D		PR-200E	0080+086	0081+025	TE	RIGHT	0.023 AC			
2 E		S-13-FR2	0026+045	0031+043	TE	LEFT	0.213 AC			
2 F		S-13-FR2	0018+000	0018+090	TE	LEFT	0.036 AC			
3	Devore, Donald L.	PR-A	0121+000	0128+050	FS	RIGHT	4.980 AC		Yes	
4	Taylor, Jon W., Et. Al.	A	1110+000	1114+050	FS	BOTH	2.371 AC	ACCESS RTS		
4 A		A	1112+050	1118+050	FS	RIGHT	0.687 AC	ACCESS RTS		
4 B		PR-A	0127+050	0128+075	FS	LEFT	0.082 AC	ACCESS RTS		
4 C		PR-A	0128+075	0141+070	FS	LEFT	2.381 AC	ACCESS RTS		
4 D		PR-GRM	0094+050	0100+075	FS	RIGHT	0.215 AC			
4 E		PR-GRM	0100+075	0106+080	FS	RIGHT	0.381 AC			
4 F		PR-GRM	0100+075	0114+000	FS	BOTH	3.405 AC			
4 G		PR-A	0120+050	0126+050	TE	LEFT	1.417 AC	EASMNT RTS		
4 H		PR-GRM	0106+090	0110+060	TE	RIGHT	0.083 AC	EASMNT RTS		
4 J		PR-GRM	0107+030	0110+090	TE	LEFT	0.083 AC	EASMNT RTS		
5	Wilde, Edward G. Jr.	PR-A	0115+620	0110+150	FS	LEFT	1.098 AC		Yes	
6	Heeringa, Edward P. Et. Al	A	1112+050	1137+050	FS	BOTH	42.048 AC			
6 A		PR-GRM	0081+097	0086+050	FS	BOTH	0.457 AC			

YES in the building column indicates a building to be removed is partially or completely within the right of way required.

SP = special instrument of clearing special interests (DC deed, special r/w grant, release of leasehold, etc.)

FS = fee simple title

TE = temporary right of way



LPA LRS Parcel Listing

LPA Parcel Listing for Installation of a trail along Parr 3 at Richards/East side of Parkside

Indiana Department of Transportation

Date: 6/13/2016 11:35:44AM

Road: ST 1001

County: Bartholomew

Project RW:

Des #: 0610448

Sponsor: Bartholomew County School Corp

Parcel #	Grantor	Centerline	Station		Nature of Title	LT/RT	Land Acquired	Rights Acquired	Building	Eliminated Date
			From	To						
1			0000+000	0000+000						
2			0000+000	0000+000						

Total Land Acquired for : 0 AC

Total Land Acquired for all titles: 0 AC



LRS Active Parcel Report

Active Parcel Report

L/A Code	Des #	Road	County(s)	Estimated Completion	# of Parcels
Engineering -					
6240	1297980	State Road 218	Wells		2
5825	1382584	Proposed Route 69	Monroe		1
6153	1298598	State Road 32	Delaware		6
5798	1297885	Proposed Route 69	Monroe		2
5671	0800958	State Road 32	Delaware	C 1/30/2014	1
5738	1006121	State Road 38	Hamilton	5/13/2016	9
6241	1298228	State Road 332	Delaware	7/16/2016	8
6086	1298108	U.S. Highway 40	Wayne	9/10/2016	6
Engineering - (On Call)					
5527	0710632	State Road 258	Jackson		2
6208	1400123	State Road 37	Crawford		2
6236	1006762	U.S. Highway 30	Marshall		2
5725	1296457	State Road 55	Newton		4
6237	1296448	U.S. Highway 30	Marshall		2
5211	0500028	State Road 2	Lake		4
6234	1383717	State Road 14	Fulton		2
6225	1400203	State Road 10	Newton		3
6165	1298274	State Road 250	Jackson		3
6162	1298633	State Road 258	Jackson		5
6210	1172237	State Road 14	Pulaski		3
6240	1297980	State Road 218	Wells		3
6163	1298322	State Road 258	Jackson		4
6164	1298642	State Road 258	Jackson		4
6170	1296479	State Road 14	Fulton		5
6169	1298551	State Road 14	Fulton		2
6204	1296500	State Road 8	LaPorte		4
6235	1006761	U.S. Highway 30	Marshall		2
6205	1296499	State Road 8	LaPorte		2
6226	1296489	State Road 8	Starke		2
4453	9900980	State Road 327	Dekalb	9/9/2013	8
5891	1298351	State Road 47	Montgomery	2/14/2016	3
6137	1298199	U.S. Highway 50	Daviess	7/1/2016	6
5890	1298350	State Road 47	Montgomery	8/9/2016	4
5888	1298348	State Road 46	Clay	8/9/2016	4
6115	1006457	State Road 257	Pike	9/15/2016	2



LPA LRS Active Parcel Report

https://lrs.indot.in.gov/lpa/F04/S018.aspx?rid=12&dn= - Internet Explorer

Engineering -

Warrick County	0400152		City Street 1008	Warrick	1
Allen County	0902238	0902238	City Street 1001	Allen	7
South Bend	1400634		City Street 1001	St. Joseph	7
Westfield	1400864		City Street 1061	Hamilton	15
Portage	0900080		City Street 1001	Porter	2
Highland	0710068		City Street 1038	Lake	10
Jennings County	1382875	1382875	County Road 1005	Jennings	3
Veedersburg	1383311	1383311	City Street 1001	Fountain	2
Indianapolis	1173048		City Street 1001	Marion	2
Warsaw	1297651	1297651	City Street 1001	Kosciusko	18
Goshen	1382811		City Street 1033	Elkhart	34
Hobart	1401034		County Road 1004	Lake	16
Hamilton County	1400788		County Road 1066	Hamilton	20
Valparaiso	1382601		City Street 1001	Porter	5
Bloomington	0901730		City Street 1029	Monroe	22
Elkhart	1400712		City Street 1001	Elkhart	10



LRS Parcel Activity Report

Date: 6/13/2016 11:44:07AM

Parcel Activity Report

L/A Code: 5770 Des #: 1297199 Project Priority: Normal Project Project R/W: 800129719900ST7
 Est. Parcels: 15
 Project Location: @ Worthsville Road, 7.7 Miles North Of SR 44
 Turnkey: Crawford, Murphy & Tilly, Inc.

Road: I 65 Project Manager: Peters, KimberLee
 County: Johnson

Scheduled Activity Completion Dates

	Engineering	Appraising	Auth Proc	Buying	Condemnation	R/W Clear	RFC
Estimated:	07/25/2013			05/15/2014	10/01/2014		
Completed:			06/20/2013		09/22/2014	10/14/2014	07/02/2014

Current Status of All Active Parcels

Parcel #	Building Flag	Grantor	Date Sent	Turnkey Flag	Activity	R/E	Status
1	N	Neal, Thomas et. Ux	3/12/2013	Y	Engineering - NEW PARCEL		ELIMINATED
2	N	Hix, James ET UX	12/31/2013	N	Records - FILE	10/18/2013	CLEAR PRIME
3	Y	Devore, Donald I.	8/6/2014	Y	Buying - AG-Condemnation		CLEAR PRIME
4	N	Taylor, Jon W., Et. Al.	7/15/2014	N	Records - FILE	2/22/2014	CLEAR PRIME
5	Y	Wilde, Edward G. Jr.	2/10/2014	Y	Buying - AG-Condemnation		CLEAR PRIME
6	N	Heeringa, Edward P. Et. Al.	5/5/2014	N	Records - FILE	10/16/2013	CLEAR
6SA	N	CBS OUTDOOR, INC.	5/22/2015	N	Records - FILE		CLEAR PRIME
7	N	Bainbridge South Lake, LLC	7/15/2014	N	Records - FILE	3/19/2014	CLEAR
8	Y	Taylor, Marcy R. Et. Al.	2/4/2014	Y	Buying - AG-Condemnation		CLEAR PRIME
9	N	Vinyard Community Church, Greenwood, Inc.	2/10/2015	N	Records - FILE		CLEAR PRIME
10	N	JRM Associates, L.P.	12/31/2013	N	Records - FILE		CLEAR



Future Enhancements

- **Multiple features to track time & money**
- **Option to eliminate parcel without populating required fields**
- **Excess Land Identification starting in RW Engineering**
- **Add Area Comp sheet**



Questions?



Thanks for attending!