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**MEMORANDUM**

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**TO:** GREG DEASON  
**FROM:** BRAD ECKERLE, GIS STUDENT AIDE  
**SUBJECT:** PRF PROPERTY; SHELBY TOWNSHIP, KEY# 120-03600-0040  
**DATE:** 4/15/2003  
**CC:** MARK HICKMAN

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In regards to a piece of property owned by PRF, there was a discrepancy in the acreage between your records and the Tippecanoe County Auditor's office. This became apparent last spring (April 2002) when I analyzed the records of PRF and the auditor's office.

I reported that key #120-03600-0040 had 67.3 acres according to PRF's records and 94.0 acres according to the county auditor's records. Key #120-03600-0040 refers to code # A-115, reference code 28100, and identified as the Hills. It is located in Section 26 Township 23 N Range 6 W and was willed by David E. Ross.

Upon research, I have found that the acreage of 94.0 acres is not a correct representation of the parcel of land, and neither is the 67.3 acres. The multiple deeds conveying the land to David E. Ross for the current parcel includes some vague descriptions, especially regarding the land in the NE Quarter of Section 26. The piece of land in the SE Quarter of Section 26 is not even referred to in the descriptions to Ross.

Purdue Physical Facilities' Lee Bender completed a plat in January of 1994 on this particular parcel. It states on the plat that the use is for reference only and was not a survey. The work he did was actually used for the benefit of PRF conveying land to the Tippecanoe County Park and Recreation Board. Aerial photography and previous plat of surveys were used to create Lee's plat.

The reason to bring this to your attention is to make you aware of the fact that this parcel is considered 94.0 acres in the county records and the only way that will be changed is with a recorded survey. I also believe that the 94.0 and 67.3 acre values are not representative of the land that is physically there, so the only way to properly find the acreage is with a survey.

I gave you a very brief description, therefore please contact me with any questions you may have. I work on Mondays and Wednesdays from 8am-5pm. You can contact me via email, [bjeckerle@pf-11exch.physfac.purdue.edu](mailto:bjeckerle@pf-11exch.physfac.purdue.edu) or call Mark Hickman.

The database will therefore represent key #120-03600-0040 with 94.00 acres until a survey is recorded.

W I L L

I, DAVID EDWARD ROSS, of the city of LaFayette, Tippecanoe County, Indiana, being of sound mind and disposing memory, but mindful of the uncertainties of life, and desiring to make testamentary disposition of all my worldly goods, do make, publish and declare this my last will and testament, hereby revoking any and all former wills or codicils thereto by me made.

*R.E.R.*  
ITEM I. I nominate and appoint Edward C. Elliott of LaFayette, Indiana, executor of this my last will and testament. In the event of the death of said Edward C. Elliott, or if for any reason he is unable to serve, or having qualified, continue to serve, as such executor, then I nominate and appoint as executor or executors of this my last will and testament such person or persons as the board of directors of Purdue Research Foundation, or a majority of such board shall select and designate.

ITEM II. It is my will that my just debts and funeral expenses shall be paid by my executor herein named as soon after my demise as practicable.

ITEM III. I give, devise and bequeath the real estate and building at No. 308 Main Street, LaFayette, Indiana, known as the "Ross Building" and also my home at No. 506 South Seventh Street, LaFayette, Indiana, including the furnishings therein, excepting the two landscapes by Robert Grafton, bequeathed in Item VII hereof, to the grandchildren of my uncle, David Linn Ross (including in such grandchildren any legally adopted child or children of a child of my said uncle), who may survive me, share and share alike, and in fee simple.

ITEM IV. I give and bequeath to my cousins, Linn C. Ross and Eleanor Ross Baird, each, Two Thousand Dollars (\$2,000.00), payable in Government Bonds, or other public securities, face value, or in cash.

*R.E.R.*  
ITEM V. I hereby make known that the tract of forty (40) acres near Lake Village, Newton County, Indiana, standing in my name, belongs to the heirs of my father, George H. Ross, and not to me individually, except as I own by inheritance an undivided one-third interest therein, and I direct, authorize and empower my executor to make, execute and deliver any such deeds of conveyance as may be necessary to transfer the title to the remaining two-thirds interest in said real estate to those lawfully entitled thereto.



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ITEM VI. WHEREAS, it has been my pleasure to render financial assistance to certain individuals and corporate interests as a matter of friendship and without expectation of pecuniary profit or gain, I desire it distinctly understood that such interests which I have so befriended are not to be embarrassed by collection of any monies due me even if to avoid such embarrassment requires the cancellation of part or all of any indebtedness representing money advanced by me, and I expressly authorize my said executor in his discretion and for the purpose of avoiding undue hardship and embarrassment in the collection of such sums, to cancel any or all such indebtedness and take credit therefor in the final settlement of my estate.

ITEM VII. I give and bequeath to The Trustees of Purdue University the two landscapes by Robert Grafton now in my residence at No. 506 South Seventh Street, LaFayette, Indiana.

ITEM VIII. I give and devise to The Trustees of Purdue University, in fee simple, the real estate in Shelby Township, Tippecanoe County, Indiana, constituting my country home on the Wabash River, and being all the real estate owned by me in said Shelby Township.

ITEM IX. In the case of the corporation known as "Eastone Incorporated" it may be necessary to advance from my estate some additional money to finance this corporation until additional capital can be provided or a program of refinancing carried out. I expressly authorize and empower my executor to make any such advances from my estate as in his judgment or discretion may be necessary or proper for such purposes.

ITEM X. All the rest and residue of my estate, real, personal or mixed and wheresoever situated I give, devise and bequeath to Purdue Research Foundation, a corporation organized under



CODICIL

I, DAVID E. ROSS, desiring to make a codicil to my last will and testament dated December 5, 1933, and to revoke previous codicils thereto made, do hereby make, publish and declare the following codicil to my said last will and testament.

ITEM I. I hereby revoke all previous codicils to my said last will and testament of December 5, 1933, including a first codicil thereto dated January 29, 1934; a second codicil thereto dated February 10, 1934, and a third codicil thereto dated October 5, 1937.

ITEM II. I hereby revoke Item VIII of my said last will and testament and in lieu thereof I hereby give and devise to Purdue Research Foundation, in fee simple, the real estate in Shelby Township, Tippecanoe County, Indiana, constituting my country home on the Wabash River and being all of the real estate owned by me in Shelby Township.

ITEM III. I give and bequeath to The Trustees of Purdue University the book by Bruce Rogers entitled "A Purdue Tribute To David Edward Ross", presented to me by the Purdue Alumni Association April 30, 1938; also the cartoon by John T. McOutcheon presented to me on the same occasion.

ITEM IV. Rostone Incorporated having become by merger Rostone Corporation, I hereby confirm references in my will to Rostone Incorporated as intended to extend to and include Rostone Corporation.

ITEM V. In my lifetime I have made gifts to establish a fund for the retirement of certain members of the staff of Purdue University and, in view of the gift so made and in view of provisions made or which may be made by law for the creation of a retirement fund I hereby revoke clauses (d) and (e) of Item X of my said last will and testament of December 5, 1933, and for the purpose of further providing and defining the use of my residuary estate and the administration thereof, I do hereby add to Item X of my said last will and testament, in lieu of the clauses revoked, as aforesaid, the following two clauses designated (d) and (e), to-wit:

(d) Subject to the foregoing provisions to hold, use and apply said trust estate as a fund, either separately or as an addition to the fund now held by said Foundation, common-

David E. Ross

ss



endeavored, in the acquisition and disposition of holdings in such corporations, to give due regard to the interests of my associates and other shareholders therein and it is my hope that, as far as may be consistent with the proper administration of said trust, my trustee will follow the same general policies with respect to such of my holdings in said corporations as may become a part of said trust estate. Therefore, without making such requirements mandatory upon my said trustee, I further declare it to be my wish and desire (1) that, as far as may be practical, and subject to the provisions of sub-clause (3) hereinafter set forth, shares of stock in corporations in which I may have been actively interested shall be retained as an investment by said trustee as long as the same may be deemed a prudent investment; (2) that when said shares are sold, such sales shall be made with due regard to the interests of other shareholders so as not to unduly prejudice their interests; and (3) that from time to time my active associates in such corporations, who may desire to increase their stock holdings therein and who, in the judgment of said trustee are deserving of such consideration, be permitted to buy from said trust estate additional shares of stock of said corporations in which they may be actively interested, at a fair price.

ITEM VI. I hereby revoke Item V of my last will and testament of December 5, 1933, the real estate therein referred to having been sold and disposed of and the proceeds divided.

ITEM VII. In all other respects I hereby confirm my said last will and testament of December 5, 1933.

IN WITNESS WHEREOF, I have hereunto signed my name in the margin of each of the four pages of this my codicil to my last will and testament of December 5, 1933, as an authentication thereof, and have hereunto subscribed my name this 14th day of May, 1938.

David E. Ross. (SEAL)

The above and foregoing instrument was signed by said testator in our presence and declared by him to be a codicil to his last will and testament of December 5, 1933, and we in his presence and at his request and in the presence of each other, have hereto affixed our names as subscribing witnesses thereto this 14th day of May, 1938.

Rachel A. Skinner

Maude H. Wright

Witnesses

#### CODICIL

I, DAVID E. ROSS, desiring to make a further codicil to my last will and testament dated December 5, 1933, and codicil thereto dated May 14, 1938, do hereby make publish and declare the following further codicil to my said last will and testament, and codicil thereto, to-wit:

ITEM I. WHEREAS, by Item III of my said last will and testament of December 5, 1933 I bequeathed to the



Marvin R. House

Recorder

No. 4063

This indenture witnesseth that Thomas F. McKinsey and Naomi M. McKinsey, husband and wife of Tippecanoe county, in the state of Indiana, convey and warrant to David R. Ross, of Tippecanoe county, in the state of Indiana, for the sum of 3,310 and 21/100 dollars the following described real estate, in Tippecanoe county, in the state of Indiana, to-wit:

The north west fraction of the east half of section twenty six (26), in township twenty three (23) north, range six (6) west, except forty acres off of the north end thereof containing fifty four and 60/100 (54.63) acres more or less, Also the south half of the south east quarter of the north west quarter of section twenty six (26), township twenty three, north range six (6) west, containing twenty (20) acres; more or less, Also part of the south west fractional quarter of section twenty six township twenty three, north, range six west, described as commencing at the point eighty poles east of the north west corner of said fractional quarter running thence south sixty three (63) rods to the north line of eight (8) acres, deeded to Sarah A. Cole, by Wilson Gooden; thence east on said Coles line thirty four (34) rods, thence south eleven (11) rods, thence east thirty one (31) rods to the Wabash River, thence northeasterly up said river to the east line of said quarter section; thence north on the east line of said quarter section to the north east corner of said quarter section; thence west on the north line of said quarter section to the place of beginning, containing thirty three and 1/3 acres more or less.

The land hereby conveyed containing in all one hundred eight and 13/100 (108.13) acres, more or less.

Subject to a certain mortgage executed by Thomas F. McKinsey and Naomi M. McKinsey husband and wife, to the Merchants National Bank in the sum of two thousand dollars which mortgage is dated January, 25th, 1916, and recorded in mortgage record Book 106 page 139 which said mortgage and interest thereon the grantee herein assumes and agrees to pay.

Revenue stamps: \$3.50

In witness whereof, the said Thomas F. McKinsey and Naomi M. McKinsey, have hereunto set their hands, and seals this 24th day of December, 1917

Witness to Thomas F. McKinsey:

his  
Thomas F. McKinsey,

Elda M. Martin,

Naomi M. McKinsey

Rochester Baird.

STATE OF INDIANA:

TIPPECANOE CO. NTY:SS:

Before me the said Elda Martin, a notary public, in and for said county and state this day personally appeared Thomas F. McKinsey, and Naomi M. McKinsey, and acknowledged the execution of the within warranty deed, to be their voluntary act and deed.

Witness my hand and notarial seal, this 24th day of Dec, 1917

L.S

Elda Martin,

My commission expires Oct. 11, 1920

True copy recorded Jany. 30, 1918 at 11:30 A.M

Marvin R. House

Recorder



No. 7403.

This Indenture Witnesseth, That John Moll and Elizabeth Moll, his wife, of Tippecanoe County, in the State of Indiana, Convey and Warrant to David E. Ross, of Tippecanoe County, in the State of Indiana, for the sum of (\$2950.00) Dollars, the following described Real Estate, situated in Tippecanoe County, in the State of Indiana, to-wit;

The three tracts or parcels of land, except twenty (20) acres in a rectangular form off of the West side thereof, to-wit; A tract beginning at the South West corner of the South West quarter of Section twenty-six (26), Township twenty-three (23), North, Range six (6) West, and running thence North forty-eight & 41/100 (48.41) rods; thence East one hundred and fifty (150) rods, to the Wabash River; Thence down the river to the South line of quarter Section; thence West sixty-nine (69) rods. Also; A tract beginning at the North-west corner of said tract; running thence East one hundred and fifty (150) rods; thence up the river to Thomas Gooden's land, thirty-eight (38) rods; thence West one hundred and forty-five (145) poles, to the West line of said quarter section; thence South thirty-eight (38) rods, to beginning. Also;

A tract beginning sixty-three (63) rods South of the North West corner of said quarter Section running thence East one hundred and fourteen (114) rods; thence South eleven (11) rods; thence West one hundred and fourteen (114) rods; thence North eleven (11) rods; containing in all forty-six (46) acres. Also; a strip of ground thirty-four &  $\frac{1}{2}$  (34 $\frac{1}{2}$ ) rods wide from East to West, off of the East side of the following tract of land, to-wit; A part of the South West fractional quarter of Section twenty-six (26); Beginning at the North West corner thereof and running thence East eighty (80) rods; thence South sixty-three (63) rods; thence West eighty (80) rods; thence North sixty-three (63) rods; containing thirty-one &  $\frac{50}{100}$  (31.50) acres, in Township twenty-three (23) North Range six (6) West, the amount hereby conveyed containing thirteen (13) acres, more or less.

IN WITNESS WHEREOF. The said John Moll and Elizabeth Moll, his wife, have hereunto set their hands and seals, this \_\_\_\_\_ day of December, A.D. 1916:

John Moll:

Elizabeth Moll.

State of Indiana,



THIS INDENTURE WITNESSETH, That J. Albert Francis and Anna F. Francis, husband and wife, of Tippecanoe County, State of Indiana, Convey and Warrant to David E. Ross, of Tippecanoe County, State of Indiana, for the sum of Three Thousand (\$3000.00) Dollars, the receipt whereof is hereby acknowledged, the following Real Estate in Tippecanoe County, State of Indiana, to-wit:-

A part of the south west fractional quarter of Section twenty six (26) , in Township twenty three (23) North, Range Six (6) West, described as follows:-

Beginning at the north west corner thereof and running thence east eighty (80) rods; thence south sixty three (63) rods; thence west eighty (80) rods; thence north sixty three (63) rods to place of beginning. ~~containing~~ thirty one and one half (31½) acres.

Except. a strip thirty four and one half (34½) rods wide from east to west off of the east side of said thirty one and one half (31½) acres, sold to John Moll in Deed Record 136, page 29.

Also, a part of the east half of the south east quarter of Section twenty seven (27) in Township twenty three (23) North, Range Six (6) West, described as follows, to-wit:-

Beginning at the north east corner of said east half; running thence west eighty (80) rods; thence south thirty eight (38) rods; thence east eighty (80) rods; thence north thirty eight (38) rods; (except one square acre in the south west corner used for church purposes) containing eighteen (18) acres.

Also, One acre of ground, more or less, in the north east corner of thirty six (36) acres off of and across the south side of fifty five (55) acres off of and across the north end of the east half of the south east quarter of Section twenty seven (27), in Township twenty three (23) , North, of Range six (6) West, described as follows, to-wit:-



Beginning at the north east corner of said thirty six (36) acres and running thence west along the north line thereof to the edge of a hollow or gulley, thence south twenty five (25) rods, thence east nine and one half ( $9\frac{1}{2}$ ) rods to the east line of said thirty six (36) acres, thence north twenty five (25) rods to the place of beginning.

Subject to taxes for the year 1925 payable in 1926.

Subject to the rights of existing tenants. Possession is to be given September 1st, 1925.

Subject to all legally established highways.

IN TESTIMONY WHEREOF, The said J. Albert Francis and Anna F. Francis, husband and wife, have hereunto set their hands and seals, this 7th day of August 1925.

Anna F. Francis.

J. Albert Francis.

THE STATE OF INDIANA:

TIPPECANOE COUNTY: 35:

Before me the undersigned, a Notary Public in and for said County and State, on this 7th day of August 1925, personally appeared the above named J. Albert Francis and Anna F. Francis, husband and wife, who are personally well known, to me and in my presence acknowledged the execution of the foregoing conveyance.

WITNESS my hand and Official Seal.

L.S.

Charles E. McCabe, Notary Public.

My Commission Expires March 4th, 1928.

Revenue Stamps \$3.00.

✓ True Copy Recorded August 19th 1925 at 3:30 P.M.

*Charles E. McCabe*

Recorder.



Recorder.

No. 16170

THIS INDENTURE WITNESSETH, That George E. Leitner and Louise Leitner, his wife Barbara Bauer and Andy Bauer, her husband, Minnie D. Kemper, unmarried adult, Louie Beeler and Hazel F. Beeler, his wife, William Beeler and Gladys Beeler, his wife, John Kerber, Jr, unmarried adult, William Kerber and Clara Kerber, his wife, Fred Kerber, unmarried adult, Charley Kerber and Mary Ellen

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Kerber, his wife, Andrew Kerber, unmarried adult, Anna Kerber, unmarried adult, and Margaret Kerber, unmarried adult, of Tippecanoe County, in the State of Indiana, CONVEY AND WARRANT, to David B. Ross, of Tippecanoe County, in the State of Indiana, for the sum of Eight hundred (\$800.00) dollars, the following REAL ESTATE, in Tippecanoe County, in the State of Indiana, to wit:

The North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), of the Northwest Quarter ( $\frac{1}{4}$ ), of Section Twenty-six (26), in Township Twenty-three (23), North Range Six (6), West containing twenty (20) acres, more or less, Located in Shelby Township, Tippecanoe County, Indiana.

IN WITNESS WHEREOF, the said George E. Leitner and Louise Leitner, his wife, Barbara Bauer and Andy Bauer, her husband, Minnie D. Kemper, unmarried adult, Lewis Beeler and Hazel F. Beeler, his wife, William Beeler and Gladys Beeler, his wife, John Kerber, Jr, unmarried adult, William Kerber and Clara Kerber, his wife, Fred Kerber, unmarried adult, Charles Kerber and Mary Ellen Kerber, his wife, Andrew Kerber, unmarried adult, Anna Kerber, unmarried adult, and Margaret Kerber, unmarried adult, have hereunto set their hands and seals this 30th day of April, 1937.

Lewis Beeler

Charles Kerber

Mary Ellen Kerber

Andrew Kerber

John Kerber, Jr.

Fred Kerber

Louise Leitner

William Beeler

Gladys Beeler

Revenue Stamp \$1.00

Clara Kerber

Anna Kerber

Margaret Kerber

William Kerber

Minnie D. Kemper

George E. Leitner

Barbara Bauer

Andy Bauer

Hazel F. Beeler

STATE OF INDIANA, COUNTY OF TIPPECANOE, SS:

Before me the undersigned Notary Public, in and for said County and State, this 30 day of April, 1937, personally appeared George E. Leitner and Louise Leitner, his wife, Barbara Bauer and Andy Bauer, her husband, Minnie D. Kemper, unmarried adult, Lewis Beeler and Hazel F. Beeler, his wife, William Beeler and Gladys Beeler, his wife, John Kerber, Jr, unmarried adult, William Kerber and Clara Kerber, his wife, Fred Kerber, unmarried adult, Charles Kerber and Mary Ellen Kerber, his wife, Andrew Kerber, unmarried adult, Anna Kerber, unmarried adult and Margaret Kerber, unmarried adult, and acknowledged the execution of the foregoing and annexed deed to be their own voluntary act and deed.

L.S.

Charles A. West, Notary Public.

Commission expires Sept. 6, 1938.

True copy recorded June 22, 1937 at 2:05 P.M.

*William E. Hahn*  
Recorder.

No. 16172 ✓

THIS INDENTURE WITNESSETH, That BERNARD J. HUBERTZ, an adult widower, of Tippecanoe County in the State of Indiana, CONVEY AND WARRANT to WILLIAM J. and MORA FRANCES DORSAM, husband and wife, of Tippecanoe County, in the State of Indiana, for the sum of Eight hundred (\$800.00) dollars, the following REAL ESTATE, in Tippecanoe County, in the State of Indiana, to wit:



## This Indenture Witnesseth,

That John A. Kerber and Edith Kerber, his wife,  
 of Tippecanoe County, in the State of Indiana  
 Release and Quit-Claim to Purdue Research Foundation  
 of Tippecanoe County, in the State of Indiana for the sum of  
 One Dollar and other valuable consideration - - - - - Dollars, the following  
 Real Estate in Tippecanoe County, in the State of Indiana, to-wit:

A part of the Southeast quarter of the Northeast quarter  
 of Section 26, Township 23 North, Range 6 West, in Shelby Town-  
 ship, Tippecanoe County, Indiana, and described as follows:

Beginning at a point on the west line, 150.6 feet north of  
 the southwest corner of the Southeast quarter of the Northeast  
 quarter of said Section 26 and running thence North 1 degree and 54  
 minutes West along the west line thereof a distance of 599.4 feet;  
 thence South 30 degrees and 49 minutes East a distance of 544.1 feet;  
 thence South 62 degrees and 56 minutes West a distance of 288.5  
 feet to the place of beginning, containing 1.6 acres, more or less.

In Witness Whereof, The said John A. Kerber and Edith Kerber, his wife

have hereunto set their hands and seals this 30th day of June A. D., 19 53

(Seal) John A. Kerber (Seal)

(Seal) John A. Kerber (Seal)

(Seal) Edith Kerber (Seal)

Edith Kerber

STATE OF INDIANA, TIPPECANOE COUNTY, ss:

Before me, Lula M. Sackmire, a Notary Public

In and for said County, this 30th day of June 19 53, personally appeared

John A. Kerber and Edith Kerber, his wife  
 and acknowledged the execution of the annexed deed.

Witness my hand and Notarial Seal.

My commission expires:

June 3, 1956

Lula M. Sackmire Notary Public  
 Lula M. Sackmire

QUIT-CLAIM DEED  
 SHORT FORM

John A. Kerber and  
 Edith Kerber

TO

Purdue Research Foundation

Received for Record

19 53

at 2:45 o'clock P. M., and recorded

in Record 236 Page 307

Edith Kerber, Recorder,

County, Ind.

used for taxation

V.L.C. FISCHER

July 7, 1953

104

Approved Pub. Ch. 1953-1470000, Ind.

Notary Public—Box 48

*Hearts*