

CITY OF FRANKLIN – PLAN COMMISSION – ANNEXATION

Reviewed By: _____ Date: _____
Case No.: _____
Receipt No.: _____

Application for Annexation

Applicant's Name: Jon Sheidler **Phone No.:** (317) 223-2226

Applicant's Address: 7635 Interactive Way, Suite 100, Indianapolis, Indiana 46278

E-Mail: Jon.Sheidler@Woolpert.com

Agent's Name: _____ **Phone No.:** _____

Agent's Address: _____

E-Mail: _____

Owner's Name: Simon Farms **Phone No.:** _____

Owner's Address: 2007 South US 31, Franklin, Indiana 46131

E-Mail: _____

Premises Affected (common address – attach recorded legal description):

1603-1660 Simon Road

Existing Zoning Classification: RS-1 **Proposed Zoning Classification:** MXR

Area (in acres): 3.33 **Township:** Franklin **Section:** 10

Reasons for Annexation Request: The petitioner requests annexation to create a congruent tax parcel for future development.

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Jon Sheidler
Applicant's Signature

State of INDIANA

SS:

County of MARION

Subscribed and sworn to me this 17th day of MARCH, 20 15.

My Commission expires: 11/06/15

Phyllis J. Daulton
Notary Public



Note: This form approved by Indiana State Bar Association for use in Indiana. Use of this form constitutes practice of law and is limited to practicing lawyers.

006871

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That Thomas S. Simon, John B. Simon, Nellie Irene Simon, and Helen F. Simon, as tenants ("Grantor") of Johnson County in the State of Indiana In common, QUITCLAIM (\$\$) to Simon Farms (an Indiana General Partnership) of Johnson County in the State of Indiana for the sum of One Dollars (\$ 1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Johnson County, Indiana:

See attached Exhibit "A".

IN WITNESS WHEREOF, the Grantor has executed this deed, this 9th day of November 19 82

Signature Thomas S. Simon, John B. Simon, Nellie Irene Simon, Helen F. Simon
Printed Thomas S. Simon, John B. Simon, Nellie Irene Simon, Helen F. Simon

STATE OF INDIANA
COUNTY OF JOHNSON SS

Before me, a Notary Public in and for said County and State, personally appeared Thomas S. Simon, John B. Simon, Nellie Irene Simon, and Helen F. Simon, who acknowledged the execution of the foregoing

Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 9th day of November 19 82
Signature Pamela J. Mendenhall
Printed Pamela J. Mendenhall, Notary Public

Residing in Johnson County, Indiana
This instrument was prepared by Paul A. Hass, attorney at law.

BOOK 228 PAGE 719

228-719

A part of the Northeast quarter of Section Nine (9), Township Twelve (12) North, Range Four (4) East of the Second Principal Meridian, bounded and described as follows:

Beginning at the Northeast corner of said quarter section; thence South along and upon the East line thereof forty-one (41) chains and forty-four (44) links to the Southeast corner of said quarter section; thence West along and upon the South line thereof thirty (30) chains and eleven (11) links; thence North twenty (20) chains and sixty-five (65) links, thence East twelve (12) chains and fifty-one (51) links; thence North twenty (20) chains and fifty-three (53) links to the North line of said quarter section; thence East along and upon said North line to the place of beginning, containing one hundred and ninety-eight hundredths (100.98) acres, more or less.

ALSO:

A part of the Southeast quarter of Section Nine (9), Township and Range aforesaid, bounded and described as follows, to-wit:

Beginning at the Northeast corner of said quarter section; thence South along the East line thereof to the Northeast corner of the South half of the Southeast quarter of the Southeast quarter of Section Nine (9); thence West to a point fourteen and one-half (14 1/2) rods West of the West line of said Southeast quarter of the Southeast quarter; thence North to the North line of said Southeast quarter section; thence East to the place of beginning, containing seventy-one (71) acres, more or less.

ALSO:

The Northwest quarter of Section Ten (10), Township and Range aforesaid, containing one hundred sixty (160) acres, more or less.

Parcel 2 (prior to exceptions)

ALSO:

A part of the West half of the Northeast quarter of Section Ten (10), Township and Range aforesaid, bounded and described as follows, to-wit:

Beginning at the Southwest corner of said half quarter section; thence East along and upon the South line thereof thirty-four (34) rods and twelve (12) links; thence North and parallel with the West line of said half quarter section to the middle of the county road running East and West through said half quarter section; thence West along and with the middle line of said road thirty-four (34) rods and twelve (12) links to the West line of half quarter section; thence South along and upon said West line seventy-nine (79) rods and eighteen and two-thirds (18 2/3) links to the place of beginning, containing seventeen and one-half (17 1/2) acres, more or less.

The premises herein described contain in the aggregate three hundred forty-nine and forty-eight hundredths (349.48) acres, more or less.

ALSO:

The following described real estate located in Franklin Township, Johnson County, Indiana, containing 29 acres in Section 3, Township 12, Range 4, and 57.24 acres, more or less, in Section 10, Township 12, Range 4, and more particularly described as follows:

A part of the West half of the Southeast quarter of Section Three (3) and a part of the Northeast quarter of Section Ten (10), Township and Range aforesaid;

Beginning at the Northwest corner of the Northeast quarter of said Section Ten (10); thence North sixteen and sixty-four hundredths (16.64) chains; thence East eleven and fifty hundredths (11.50) chains to the right-of-way of the Indianapolis, Columbus & Southern Traction Company; thence Southeasterly with said line to the middle of a public highway; thence South eighty-one (81) degrees West with said highway twenty-two (22) chains; thence North twenty-one and thirty-six hundredths (21.36) chains to the place of beginning.

Parcel 1 (prior to exceptions)

ALSO: Beginning at a point on the East line of the Northeast quarter of Section Ten (10), said Township and Range aforesaid, ten and thirty-four hundredths (10.34) chains South of the Northeast corner thereof; thence West and parallel with the North line thereof twenty and forty-five hundredths (20.45) chains to the middle of the State Road; thence Northwesterly with said road to the North line of said quarter section; thence East twenty-three and twenty-seven hundredths (23.27) chains to the Northeast corner thereof; thence South to the place of beginning.

Containing in both tracts eighty-six and twenty-four hundredths (86.24) acres, more or less.

PARCEL B:

A PART OF THE NORTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4), EAST OF THE 2ND PRINCIPAL MERIDIAN, JOHNSON COUNTY, STATE OF INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING A STONE FOUND PER JOHNSON COUNTY SECTION CORNER RECORD CE-40;

THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING A LINE CONNECTING SAID STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND A STONE FOUND AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 PER JOHNSON COUNTY SECTION CORNER RECORD CG-40, A DISTANCE OF 579.84 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN EXHIBIT " A " OF INSTRUMENT NUMBER 2006-023945, RECORDED SEPTEMBER 14, 2006 IN THE JOHNSON COUNTY RECORDER'S OFFICE;

THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, A DISTANCE OF 830.62 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD 175 NORTH (ALSO KNOWN AS SIMON ROAD);

THENCE ALONG SAID CENTERLINE, NORTH 89 DEGREES 40 MINUTES 25 SECONDS WEST, A DISTANCE OF 175.00 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 831.30 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN SAID EXHIBIT " A " OF INSTRUMENT NUMBER 2006-023945;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL, EASTERLY, 175.06 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 89 DEGREES 26 MINUTES 53 SECONDS EAST AND A LENGTH OF 175.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.33 ACRES, MORE OR LESS.

Perimeter (ft)	Coinciding with City (ft)	%	
1942	796	0.41	Greater than 0.125

CITY OF FRANKLIN – PLAN COMMISSION

AFFIDAVIT & CONSENT OF PROPERTY OWNER

Simon Farms, a general partnership, by Nellie I. Simon, Partner, after being duly sworn, deposes and says:

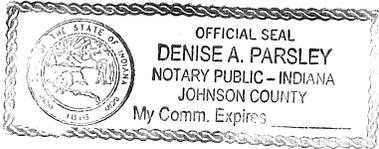
1. That Simon Farms, a general partnership, ("Owner") is the owner of real estate located in the City of Franklin, County of Johnson, State of Indiana more particularly described in Exhibit A, attached hereto.
2. That Owner has read and examined the Application for annexation and is familiar with its contents.
3. That Owner has no objections to, and consents to such request as set forth in the application.
4. That such being made by the applicant is a condition to the sale of the above referenced property.

Simon Farms, a general partnership by:

Nellie I. Simon
Nellie I. Simon, Partner

State of Indiana)
) SS:
County of Johnson)

Subscribed and sworn to me this 18 day of March, 2015.



Denise A. Parsley
Denise A. Parsley, Notary Public
Residing in Johnson County, Indiana

My Commission Expires: 9/4/16

Exhibit A

Parcel B:

A part of the northwest quarter of Section Ten (10), Township (12) North, Range Four (4) East of the 2nd Principal Meridian, Johnson County, State of Indiana described as follows:

Commencing at the Northeast corner of the northwest quarter of said Section 10, being a stone found per Johnson County section corner record CE-40; thence south 00 degrees 08 minutes 43 seconds west, along the east line of the northwest quarter of said Section 10, being a line connecting said stone found at the northeast corner of the northwest quarter of said Section 10 and a stone found at the southeast corner of the northwest quarter of said Section 10 per Johnson County section corner record CG-40, a distance of 579.84 feet to a point on the south line of the parcel described in Exhibit "A" of Instrument Number 2006-023945, recorded September 14, 2006 in the Johnson County Recorder's Office; thence continuing along said east line of the northwest quarter of said Section 10, south 00 degrees 08 minutes 43 seconds west, a distance of 830.62 feet to a point in the centerline of County Road 175 North (also known as Simon Road); thence along said centerline, north 89 degrees 40 minutes 25 seconds west, a distance of 175 feet; thence north 00 degrees 08 minutes 43 seconds east, along a line parallel to the east line of the northwest quarter of said Section 10, a distance of 831.30 feet to a point on the south line of the parcel described in said Exhibit "A" of Instrument Number 2006-023945; thence along the south line of said parcel, easterly, 175.06 feet along an arc to the left, having a radius of 2050.00 feet, subtended by a long chord having a bearing of south 89 degrees 26 minutes 53 seconds east and a length of 175.00 feet to the point of beginning, containing 3.33 acres, more or less.

CITY OF FRANKLIN – PLAN COMMISSION – REZONING

Reviewed By: _____ Date: _____
Case No.: _____
Receipt No.: _____

Application for Rezoning

Applicant's Name: Jon Sheidler Phone No.: (317) 223-2226

Applicant's Address: 7635 Interactive Way, Suite 100, Indianapolis, Indiana 46278

E-Mail: Jon.Sheidler@Woolpert.com

Agent's Name: _____ Phone No.: _____

Agent's Address: _____

E-Mail: _____

Owner's Name: Simon Farms & Simon Road Franklin LLC Phone No.: _____

Owner's Address: 2007 Simon Road, Franklin, Indiana 46131 & Simon Road, Franklin, Indiana 46131

E-Mail: _____

Premises Affected (common address – attach recorded legal description):

1603-1999 Simon Road & 2300 North Commerce Road

Existing Zoning Classification: RS-1 & MXC Proposed Zoning Classification: MXR

Area (in acres): 23.52 Township: Franklin Section: 10

Reasons for Rezoning Request: Future Development of the land requires MXR zoning due to the size and access restrictions of the parcel.

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Jon Sheidler
Applicant's Signature

State of INDIANA

SS:

County of MARION

Subscribed and sworn to me this 17th day of MARCH, 20 15.

My Commission expires: 11/06/15

Phyllis J. Daulton
Notary Public

