DEER RUN SUBDIVISION
FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA

LEGAL DESCRIPTION FOR TRACT NO. 1

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10,TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE THEREOF 21 RODS AND 8 LINKS; THENCE DUE EAST TO THE MIDDLE OF THE MADISON AND INDIANAPOLIS STATE ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE MIDDLE LINE OF SAID STATE ROAD, TO THE NORTH LINE OF SAID HALF QUARTER SECTION; THENCE WEST ON SAID NORTH LINE 34 RODS AND 9 LINKS TO THE PLACE OF BEGINNING, CONTAINING 5 ACRES, EXCEPTING THE RIGHT-OF-WAY OF THE INDIANAPOLIS, COLUMBUS AND SOUTHERN TRACTION COMPANY, BEING A STRIP OF LAND 25 FEET IN WIDTH OFF OF THE EAST END OF THE ABOVE DESCRIBED 5 ACRE TRACT OF LAND, CONTAINING IN ALL 4.4 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT NO. 2

A PART OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS WEST ALONG THE EAST LINE 1357.79 FEET TO THE SOUTHEAST CORNER OF SAID HALF – HALF QUARTER SECTION ; THENCE SOUTH 87 DEGREES 51 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION 674.84 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 03 SECONDS WEST 50.00 FEET TO THE POINT OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 121.38 FEET, HAVING A CHORD BEARING NORTH 06 DEGREES 46 MINUTES 14 SECONDS WEST 121.25 FEET; THENCE NORTH 11 DEGREES 24 MINUTES 25 SECONDS WEST 151.12 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 57 SECONDS WEST 819.40 FEET; THENCE NORTH 04 DEGREES 45 MINUTES 16 SECONDS EAST 669.68 FEET TO THE POINT OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 825.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 143.13 FEET, HAVING A CHORD BEARING NORTH 62 DEGREES 15 MINUTES 56 SECONDS WEST 142.95 FEET TO THE POINT OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 725.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 41.76 FEET, HAVING A CHORD BEARING NORTH 58 DEGREES 56 MINUTES 44 SECONDS WEST 41.75 FEET; THENCE NORTH 29 DEGREES 24 MINUTES 16 SECONDS EAST 321.09 FEET TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 42 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION AND THE NORTH HALF OF THE WEST HALF OF SAID QUARTER SECTION 1490.00 FEET TO THE POINT OF BEGINNING, CONTAINING 41.5 ACRES MORE OR LESS.

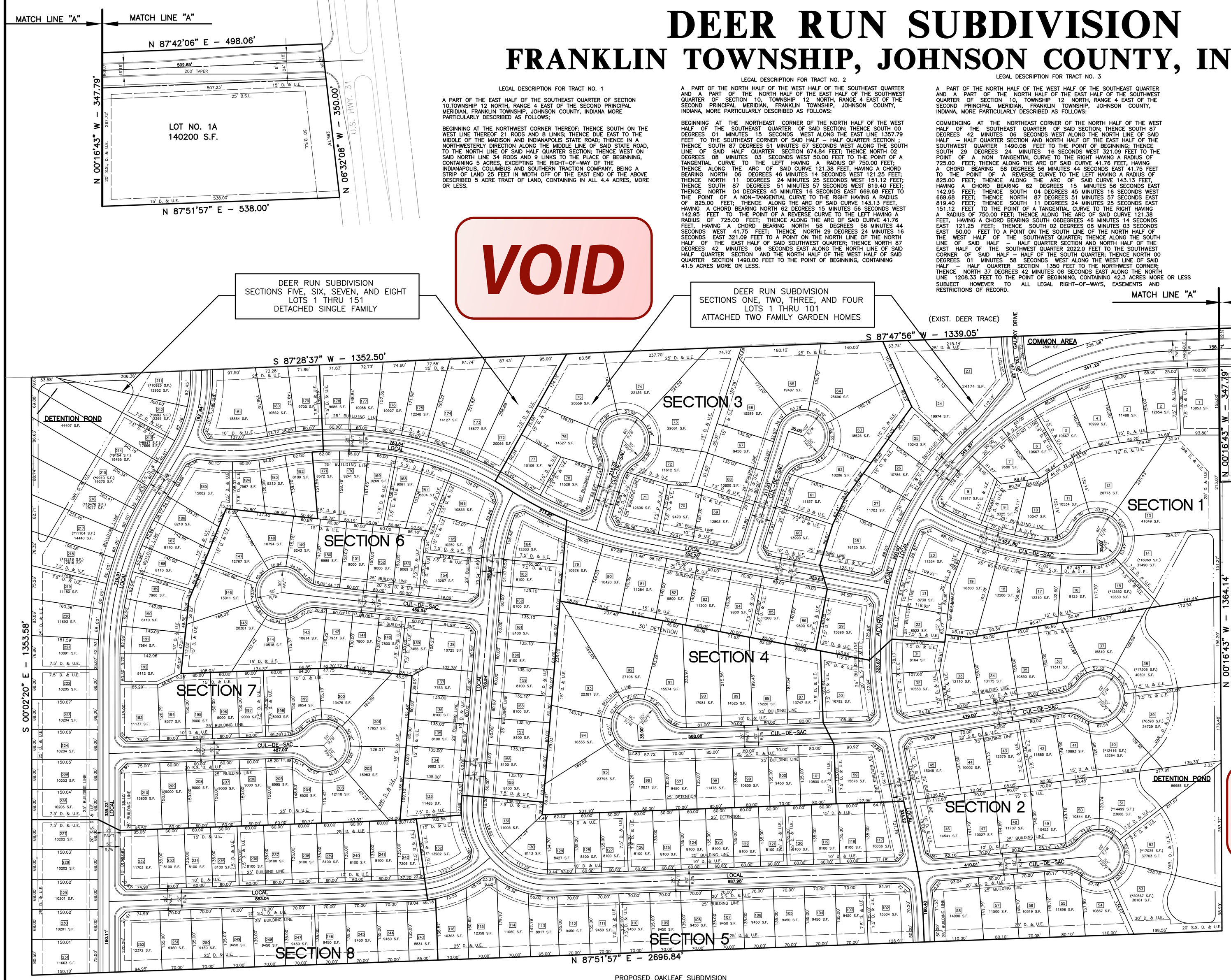
LEGAL DESCRIPTION FOR TRACT NO. 3

A PART OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 87 DEGREES 42 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID HALF – HALF QUARTER SECTION AND NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER 1490.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES 24 MINUTES 16 SECONDS WEST 321.09 FEET TO THE POINT OF A NON TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 41.76 FEET, HAVING A CHORD BEARING 58 DEGREES 56 MINUTES 44 SECONDS EAST 41.75 FEET TO THE POINT OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 143.13 FEET, HAVING A CHORD BEARING 62 DEGREES 15 MINUTES 56 SECONDS EAST 142.95 FEET; THENCE NORTH 04 DEGREES 45 MINUTES 16 SECONDS EAST 669.68 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 57 SECONDS EAST 819.40 FEET; THENCE SOUTH 11 DEGREES 24 MINUTES 25 SECONDS EAST 151.12 FEET TO THE POINT OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 121.38 FEET, HAVING A CHORD BEARING SOUTH 06DEGREES 46 MINUTES 14 SECONDS EAST 121.25 FEET; THENCE SOUTH 02 DEGREES 08 MINUTES 03 SECONDS EAST 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID HALF – HALF QUARTER SECTION AND NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER 2022.0 FEET TO THE SOUTHWEST CORNER OF SAID HALF – HALF OF THE SOUTH QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID HALF – HALF QUARTER SECTION 1350 FEET TO THE NORTHWEST CORNER; THENCE NORTH 37 DEGREES 42 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE 1208.33 FEET TO THE POINT OF BEGINNING, CONTAINING 42.3 ACRES MORE OR LESS

SUBJECT HOWEVER TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

VOID



NORTH

0 50 100 150 200

LEGEND:

	LOT NUMBER
(*40601 S.F.)	AREA OF LOT OUTSIDE OF POND
40601 S.F.	SQUARE FOOTAGE
D. & U.E.	DRAINAGE AND UTILITY EASEMENT
S.S. D. & U.E.	SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT
VAR. D. & U.E.	VARIABLE DRAINAGE AND UTILITY EASEMENT

VOID

SEAL: JEFFREY K. HUNS REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER

SYMBOL	REVISION	DATE
*	REVISIONS AS PER CITY OF FRANKLIN TECH COMMITTEE	5/3/96

SCALE 1"=100'
DRAWN BKR
CHECKED KEZ
CERTIFIED JKS

PROJECT
DEER RUN SUBDIVISION
FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA

TITLE
PRELIMINARY PLAT GEOMETRICS

PROJECTS plus
GREENWOOD SURVEYING COMPANY
CIVIL ENGINEERING – LAND SURVEYING
LAND PLANNING – CONSTRUCTION MANAGEMENT
420 South Emerson Ave. – Greenwood, Indiana 46143
(317)-882-5003

SHEET 2 OF 3 SHEETS

DATE MARCH 21, 1996

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