

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN BOARD OF PUBLIC WORKS AND SAFETY

Please type or print

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|---|---|-------------------------------|------------------|
| Date Submitted: | February 1, 2012 | Meeting Date: | February 6, 2012 |
| Contact Information: | | | |
| Requested by: | Joanna Myers, Senior Planner | | |
| On Behalf of Organization or Individual: | | | |
| | | Tippmann Realty Partners, LLP | |
| Telephone: | 260-490-3000 | | |
| Email address: | jbransteter@tippmanngroup.com | | |
| Mailing Address: | 9009 Coldwater Road, Fort Wayne, IN 46825 | | |
| Describe Request: | | | |
| Recommendation to City Council for vacating a portion of Bartram Parkway. | | | |
| List Supporting Documentation Provided: | | | |
| 1. Petition for Vacation of Public Way w/ exhibits | | | |
| Who will present the request? | | | |
| Name: | Tippmann Realty Partners, LLP | Telephone: | 260-490-3000 |

The Franklin Board of Works meets on the 1st and 3rd Monday of each month at 5:15 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday prior to the Board of Works meeting.

THE COMMON COUNCIL
OF THE CITY OF FRANKLIN, INDIANA

PETITION FOR VACATION OF A PUBLIC WAY

Comes now ADAM TIPPMANN in person to petition the Common Council of the City of Franklin, Indiana for the citation of a public way adjacent to their property and in support thereof would show the Council as follows:

1. That TIPPMANN REALTY PARTNERS, LLC owns certain property commonly known as 700 BARTRAM PARKWAY, and is more particularly described on the document which is attached hereto, made apart hereof, and marked Exhibit "A" (attach copy of legal description).
2. That the petitioner seeks to vacate a public way running NORTH and SOUTH along the NORTH & WEST line of their property which is shown on the document which is attached hereto, made apart hereof, and marked Exhibit "B" (attach copy of plat).
3. Said public way should serve no governmental purpose and is not essential for the use of the City of Franklin for any of the municipal purposes of the City since there are streets in the area for the purposes of servicing the property involved and conveying area traffic.

THEREFORE, the petitioner asks that the Council grant their petition and pass an ordinance vacation said public way and that said way should be added to the adjoining properties as described by law.

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



Petitioner

State of Indiana)
) SS
County of Johnson)

Subscribed and sworn to me this 31 day of January, 2012

My Commission expires: 2/8/19

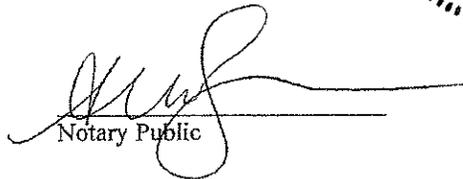

Notary Public

EXHIBIT A

PARCEL 1 - LEGAL DESCRIPTION

A part of the East Half of Section 19 and a part of the West Half of Section 20, all in Township 12 North, Range 5 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 20; thence South 00 degrees 28 minutes 36 seconds West on and along the West line of the Northwest Quarter of said Section 20 a distance of 2295.55 feet to the POINT OF BEGINNING of this described tract of land; thence North 63 degrees 15 minutes 34 seconds East a distance of 262.06 feet; thence South 00 degrees 00 minutes 06 seconds West a distance of 52.55 feet to the point of curvature of a curve to the left having a radius of 185.00 feet; thence on and along the arc of said curve a distance of 86.35 feet, said arc being subtended by a chord having a bearing of South 13 degrees 22 minutes 10 seconds East and a chord distance of 85.57 feet to the point of tangency of said curve; thence South 26 degrees 44 minutes 26 seconds East a distance of 1915.67 feet; thence South 88 degrees 23 minutes 00 seconds West a distance of 278.00 feet; thence South 87 degrees 15 minutes 07 seconds West a distance of 263.34 feet; thence South 88 degrees 31 minutes 28 seconds West a distance of 141.78 feet; thence South 85 degrees 52 minutes 35 seconds West a distance of 96.96 feet to a point on the Easterly Limited Access Right-of-Way line of Interstate 65, Proj. I-65-3(92)85; thence North 26 degrees 41 minutes 45 seconds West on and along said Easterly Right-of-Way line a distance of 1722.93 feet; thence North 63 degrees 15 minutes 34 seconds East a distance of 490.05 feet to the POINT OF BEGINNING, containing 30.701 acres, more or less.

NOTE:

The above described property is now part of a plat known as Franklin Tech Park and is described as follows:

Lot numbered 2 in Franklin Tech Park a subdivision in Johnson County, Indiana as per plat thereof recorded October 28, 2004 in Plat Cabinet D, Slide 545 A,B and C in the Office of the Recorder of Johnson County, Indiana.

AND

PARCEL 2 - LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 20, Township 12 North, Range 5 East and a part of the Southwest Quarter of Section 20, Township 12 North, Range 5 East located in Needham Township, Johnson County, Indiana being bounded as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 17, Township 12 North, Range 5 East; thence North 00 degrees 00 minutes 06 seconds East (the bearing system of Franklin Tech Park, Lot 2 as per plat thereof recorded in Plat Cabinet "D," slide 545 A, B and C by the Recorder of Johnson County, Indiana is assumed) 180.22 feet along the West Line of said Southwest Quarter to the point of beginning of said subdivision; thence North 75 degrees 04 minutes 55 seconds East 55.93 feet along the northern boundary of said subdivision to the eastern right-of-way line of Bartram Parkway as platted in said subdivision, said point being on a non-tangent curve concave to the east and being South 75 degrees 04 minutes 55 seconds West 565.00 feet from the radius point of said curve, the following four (4) courses are along the eastern right-of-way line of Bartram Parkway: 1) thence southerly and southeasterly 123.63 feet along said curve to its point of tangency, said point of tangency being South 62 degrees 32 minutes 40 seconds West 565.00 feet from the radius point of said curve; 2) thence South 27 degrees 27 minutes 20 seconds East 249.04 feet to the point of curvature of a curve to the right, said point of curvature being North 62 degrees 32 minutes 40 seconds East 635.00 feet from the radius point of said curve; 3) thence southeasterly and southerly 304.30 feet along said curve to its point of tangency, said point of tangency being South 89 degrees 59 minutes 54 seconds East 635.00 feet from the radius point of said curve; 4) thence South 00 degrees 00 minutes 06 seconds West 882.33 feet to the southwestern corner of the 31.656 acre tract of land described in the WARRANTY DEED recorded as instrument #2009-014646 by said Recorder and to the POINT OF BEGINNING of this description; thence North 89 degrees 17 minutes 40 seconds East 1,000.68 feet along the southern boundary of said 31.656 acre tract of land to its southeastern corner; thence North 00 degrees 09 minutes 27 seconds East 1,364.80 feet along the eastern boundary of said 31.656 acre tract of land to its northeastern corner; thence North 87 degrees 43 minutes 02 seconds East 30.03 feet along the easterly extension of the northern boundary of said 31.656 acre tract of land to the East Line of the West Half of the Northwest Quarter of Section 20, Township 12 North, Range 5 East; thence South 00 degrees 09 minutes 27 seconds West 2,759.72 feet along the East Line of the West Half of said Northwest Quarter to the Southeast Corner of the West Half of said Northwest Quarter; thence South 00 degrees 15 minutes 24 seconds East 1,312.26 feet to the southeastern corner of the 212.233 acre tract of land described in the TRUSTEE'S DEED recorded as instrument #2002-001861 and in the TRUSTEE'S DEED recorded as instrument #2002-001863 by said Recorder; thence South 00 degrees 15 minutes 24 seconds East 7.73 feet to the southeastern corner of the 0.213 acre tract of land described in the TRUSTEE'S DEED recorded as instrument #2004-028657 and in the TRUSTEE'S DEED recorded as instrument #2004-028658 by said Recorder; thence South 88 degrees 23 minutes 00 seconds West 221.05 feet along the southern boundary of said 0.213 acre tract of land to the southeastern corner of said subdivision; thence North 26 degrees 44 minutes 26 seconds West 1,699.45 feet along a northeastern boundary of Lot 2 in said subdivision to southwestern corner of said Bartram Parkway; thence North 63 degrees 15 minutes 34 seconds East 70.00 feet along the southern right-of-way line of said Bartram Parkway its southeastern corner, the following three (3) courses are along the eastern right-of-way line of Bartram Parkway: 1) thence North 26 degrees 44 minutes 26 seconds West 216.23 feet to the point of curvature of a curve to the right, said point of curvature being South 63 degrees 15 minutes 34 seconds West 115.00 feet from the radius point of said curve; 2) thence northwesterly and northerly 53.68 feet along said curve to its point of tangency, said point of tangency being North 89 degrees 59 minutes 54 seconds West 115.00 feet from the radius point of said curve; 3) thence North 00 degrees 00 minutes 06 seconds East 913.56 feet to the POINT OF BEGINNING containing 49.756 acres, more or less.

Said real estate having been platted as:

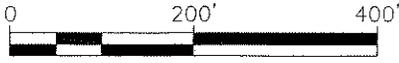
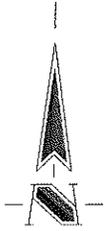
Block "E" in Franklin Tech Park - Blocks D and E, an Addition to the City of Franklin, Johnson County, Indiana, the plat of which was recorded on November 23, 2009, as Instrument No. ~~200-900022050~~ in Plat Cabinet E 8, Slides A, B & C, in the Office of Recorder of Johnson County, Indiana. ⁷⁰⁰⁹⁻⁰²⁶⁷¹⁶

FRANKLIN TECH PARK RIGHT-OF-WAY VACATION EXHIBIT

TIPPMANN REALTY PARTNERS, LLP
FRANKLIN, INDIANA



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SCALE: 1" = 200'

