

**BOARD OF PUBLIC WORKS AND SAFETY
Agenda Request Form**

(Form B-01-2012)

Organizations and individuals are asked to submit a request form and supporting documents to be placed on the agenda. You will be contacted by the City confirming the date of the meeting in which your request will be heard. Please make sure that your contact information is accurate in case we need to get in touch with you. The Board of Works meets on the 1st and 3rd Monday of each month at 5:00 p.m. in City Hall located at 70 E. Monroe Street.

Date Submitted:	July 10, 2019	Meeting Date:	July 15, 2019
Contact Information:			
Requested by:	Mark Richards		
On Behalf of Organization or Individual:		Department of Planning & Engineering	
Telephone:	317-736-3631		
Email address:	mrichards@franklin.in.gov		
Mailing Address:	70 E. Monroe Street, Franklin, IN 46131		
Describe Request:			
Request approval of transfer of real property in accordance with Indiana Code § 36-1-11-5. PUBLIC HEARING REQUIRED			
List Supporting Documentation Provided:			
Public Notice Parcel Exhibit Purchase Offer			
Who will present the request?			
Name:	Mark Richards	Telephone:	317-736-3631

In order for an individual and/or agency to be considered for new business on the Board of Works agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 4:00 p.m. on the Wednesday before the meeting.

Public Notice
In Accordance with Indiana Code § 36-1-11-5

Notice is hereby given that the City of Franklin wishes to convey property located at the northeast corner of Hurricane Road and Eastview Drive in Franklin, Indiana, and more specifically described as:

Tract A: Part of the Southwest Quarter of Section 12, Township 12 North, Range 4 East, of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows: Commencing at the Southwest Corner of said quarter section; thence East on and along the South line thereof a distance of 1054.68 feet to a point in the centerline of Hurricane Road; thence North 2 degrees 17 minutes 56 seconds West on and along said centerline a distance of 74.99 feet to the point of beginning of this description; thence North 2 degrees 17 minutes 56 seconds West on and along said centerline a distance of 272.50 feet; thence South 87 degrees 06 minutes 24 seconds East a distance of 160.00 feet; thence South 3 degrees 17 minutes 46 East a distance East a distance of 299.04 feet, to a point on the North right of way line of Eastview Drive, thence North 86 degrees 47 minutes 32 seconds West on and along said North right of way line a distance of 107.78 feet; thence North 56 degrees 49 minutes 35 seconds West on and along said North right of way line a distance of 50.05 feet; thence North 86 degrees 47 minutes 32 seconds West a distance of 16.58 feet to the Point of Beginning, containing 1.087 acres, more or less. Subject to an easement 10 feet in width off the entire East side thereof for the purpose of ingress and egress. (the above description retyped from the grantors deed as recorded in Deed record 254, page 504)

Excepting:

A Part of the Southwest Quarter of Section 12, Township 12 North, Range 4 East, Johnson 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 Exhibit "B", described as follows: Commencing at the Southwest Corner of said section, being the point designated "3000" on the Location Control Route Survey plat recorded as Instrument Number 2017-016324, in the Office of the Recorder of said County; thence South 87 degrees 14 minutes 48 seconds East a distance of 1,052.98 feet (1,054.68 feet per Deed record 254, pg. 504), to the centerline of Hurricane Road and the point designated "6000" on said Location Control Route Survey plat; thence North 02 degrees 26 minutes 23 seconds West a distance of 74.99 feet, along said centerline to the north boundary of Eastview Drive and to the point of beginning of this description; thence North 02 degrees 26 minutes 23 seconds West a distance of 255.63 feet along the west line of the grantor's land, to the point designated "308" on said Parcel Plat; thence North 87 degrees 44 minutes 51 seconds East a distance of 26.49 feet to the point designated "309" on said Parcel Plat; thence South 05 degrees 01 minute 54 seconds East a distance of 103.12 feet to the point designated "310" on said Parcel Plat; thence South 24 degrees 03 minutes 14 seconds East a distance of 86.16 feet to the point designated "311" on said Parcel Plat; thence South 26 degrees 48 minutes 29 seconds East a distance of 63.77 feet to the point designated "312" on said Parcel Plat; thence South 51 degrees 04 minutes 22 seconds East a distance of 42.99 feet to the point designated "313" on said Parcel Plat; thence South 68 degrees 22 minutes 38 seconds East a distance of 31.62 feet to the point designated "314" on said Parcel Plat; thence South 86 degrees 48 minutes 44 seconds East a distance of 14.05 feet, to the east line of the grantor's land; thence South 03 degrees 26 minutes 15 seconds East a distance of 12.63 feet, along said grantor's east line to the distance of 107.79 feet, along said north boundary; thence North 56 degrees 53 minutes 32 seconds West a distance of 50.07 feet (50.05 feet per deed), along said north boundary; thence North 87 degrees 48 minutes 54 seconds West a distance of 16.59 feet (16.58 feet per deed), along said north boundary, to the point of beginning and containing 0.366 acres, more or less, inclusive of the presently existing right of way, which contains 0.087 acres,

more or less. Containing in all after said exception 0.721 acres more or less, inclusive of the presently existing right of way, which contains 0.005 acres, more or less.

Subject to a 20-foot easement for ingress and egress, described as follows:

Part of the Southwest Quarter of Section 12, Township 12 North, Range 4 East, Johnson County, Indiana, being described as follows: Commencing at the Southwest Corner of said Quarter Section; thence South 87 degrees 14 minutes 48 seconds East a distance of 1,052.98 feet (1,054.68 feet per deed record 254, pg. 504), to the Centerline of Hurricane Road; thence North 02 degrees 26 minutes 23 seconds West a distance of 347.49 feet, along said centerline, to the North Line of the grantor's land and the point of beginning of this description; thence South 87 degrees 14 minutes 51 seconds East a distance of 114.62 feet along said grantor's North Line; thence South 03 degrees 26 minutes 15 seconds East a distance of 204.92 feet; thence South 61 degrees 10 minutes 45 seconds East a distance of 53.35 feet to the East Line of the grantor's land; thence South 03 degrees 26 minutes 15 seconds East a distance of 23.65 feet along said grantor's east line; thence North 61 degrees 10 minutes 45 seconds West a distance of 77.00 feet; thence North 03 degrees 26 minutes 15 seconds West a distance of 198.00 feet; thence North 87 degrees 14 minutes 51 seconds West a distance of 68.00 feet to the West Boundary of Hurricane Road; thence North 05 degrees 01 minute 54 seconds West a distance of 5.56 feet along said boundary; thence South 87 degrees 44 minutes 51 seconds West a distance of 26.49 feet, along said boundary, to the West line of said grantor's land; thence North 02 degrees 26 minutes 23 seconds West a distance of 16.87 feet along said west line, to the place of beginning and Containing 0.168 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 2017-016324 in the Office of the Recorder of Johnson County, Indiana.

The City of Franklin has determined that the highest and best use of the tract is sale to an abutting landowner as allowed at Indiana Code § 36-1-11-5 (d)(1) and the cost to the public of maintaining the tract equals or exceeds the estimated fair market value of the tract. The offering price for the sale by the City and purchase by the abutting landowner is \$6,985.00 plus advertising costs and recording fees.

The City of Franklin intends to transfer this parcel to Samuel D. Reed, an adjoining property owner, in accordance with I.C. 36-1-11-5. Should any person or entity wish to make an offer to purchase said property and they are eligible to purchase under I.C. 36-1-11-5, they may make an offer to purchase said property within ten (10) days of the last published date of this Notice by tendering said offer to the City of Franklin, c/o City Engineer, 70 E Monroe Street, Franklin, IN 46131. This matter will be heard by the City of Franklin Board of Public Works and Safety at a public hearing on the 15th day of July, 2019 at its regularly scheduled meeting beginning at 5pm in City Hall, 70 E Monroe Street, Franklin, IN 46131. Persons interested in said request may attend said hearing and comment on the transfer.

Exhibit "A"

Sheet 1 of 4

Project: 1400302

Parcel: 2 D (Excess Land)

Tax Id. No. 41-08-12-033-009.002-017

Tract A: Part of the Southwest Quarter of Section 12, Township 12 North, Range 4 East, of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows: Commencing at the Southwest Corner of said quarter section; thence East on and along the South line thereof a distance of 1054.68 feet to a point in the centerline of Hurricane Road; thence North 2 degrees 17 minutes 56 seconds West on and along said centerline a distance of 74.99 feet to the point of beginning of this description; thence North 2 degrees 17 minutes 56 seconds West on and along said centerline a distance of 272.50 feet; thence South 87 degrees 06 minutes 24 seconds East a distance of 160.00 feet; thence South 3 degrees 17 minutes 46 East a distance East a distance of 299.04 feet, to a point on the North right of way line of Eastview Drive, thence North 86 degrees 47 minutes 32 seconds West on and along said North right of way line a distance of 107.78 feet; thence North 56 degrees 49 minutes 35 seconds West on and along said North right of way line a distance of 50.05 feet; thence North 86 degrees 47 minutes 32 seconds West a distance of 16.58 feet to the Point of Beginning, containing 1.087 acres, more or less.

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Excepting:

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Exhibit "A"

Sheet 2 of 4

Project: 1400302

Parcel: 2 D (Excess Land)

Tax Id. No. 41-08-12-033-009.002-017

at the Southwest Corner of said section, being the point designated "3000" on the Location Control Route Survey plat recorded as Instrument Number 2017-016324, in the Office of the Recorder of said County; thence South 87 degrees 14 minutes 48 seconds East a distance of 1,052.98 feet (1,054.68 feet per Deed record 254, pg. 504), to the centerline of Hurricane Road and the point designated "6000" on said Location Control Route Survey plat; thence North 02 degrees 26 minutes 23 seconds West a distance of 74.99 feet, along said centerline to the north boundary of Eastview Drive and to the point of beginning of this description; thence North 02 degrees 26 minutes 23 seconds West a distance of 255.63 feet along the west line of the grantor's land, to the point designated "308" on said Parcel Plat; thence North 87 degrees 44 minutes 51 seconds East a distance of 26.49 feet to the point designated "309" on said Parcel Plat; thence South 05 degrees 01 minute 54 seconds East a distance of 103.12 feet to the point designated "310" on said Parcel Plat; thence South 24 degrees 03 minutes 14 seconds East a distance of 86.16 feet to the point designated "311" on said Parcel Plat; thence South 26 degrees 48 minutes 29 seconds East a distance of 63.77 feet to the point designated "312" on said Parcel Plat; thence South 51 degrees 04 minutes 22 seconds East a distance of 42.99 feet to the point designated "313" on said Parcel Plat; thence South 68 degrees 22 minutes 38 seconds East a distance of 31.62 feet to the point designated "314" on said Parcel Plat; thence South 86 degrees 48 minutes 44 seconds East a distance of 14.05 feet, to the east line of the grantor's land; thence South 03 degrees 26 minutes 15 seconds East a distance of 12.63 feet, along said grantor's east line to the north boundary of Eastview Drive; thence North 86 degrees 50 minutes 09 seconds West a

Exhibit "A"

Sheet 3 of 4

Project: 1400302

Parcel: 2 D (Excess Land)

Tax Id. No. 41-08-12-033-009.002-017

distance of 107.79 feet, along said north boundary; thence North 56 degrees 53 minutes 32 seconds West a distance of 50.07 feet (50.05 feet per deed), along said north boundary; thence North 87 degrees 48 minutes 54 seconds West a distance of 16.59 feet (16.58 feet per deed), along said north boundary, to the point of beginning and containing 0.366 acres, more or less, inclusive of the presently existing right of way, which contains 0.087 acres, more or less.

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Exhibit "A"

Sheet 4 of 4

Project: 1400302

Parcel: 2 D (Excess Land)

Tax Id. No. 41-08-12-033-009.002-017

east line; thence North 61 degrees 10 minutes 45 seconds West a distance of 77.00 feet; thence North 03 degrees 26 minutes 15 seconds West a distance of 198.00 feet; thence North 87 degrees 14 minutes 51 seconds West a distance of 68.00 feet to the West Boundary of Hurricane Road; thence North 05 degrees 01 minute 54 seconds West a distance of 5.56 feet along said boundary; thence South 87 degrees 44 minutes 51 seconds West a distance of 26.49 feet, along said boundary, to the West line of said grantor's land; thence North 02 degrees 26 minutes 23 seconds West a distance of 16.87 feet along said west line, to the place of beginning and Containing 0.168 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 2017-016324 in the Office of the Recorder of Johnson County, Indiana.

This description was prepared for the City of Franklin, Indiana, by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 28th day of November 2018.



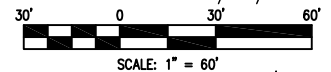
Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

COUNTY: JOHNSON
SECTION: 12
TOWNSHIP: 12 NORTH
RANGE: 4 EAST

EXHIBIT "B"

INGRESS / EGRESS EASEMENT
OWNER: CITY OF FRANKLIN, INDIANA

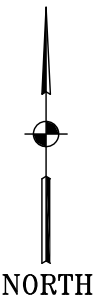
DRAWN BY : JDW 11/26/2018
CHECKED BY : KJL 11/27/2018



HATCHED AREA IS THE
APPROXIMATE REMNANT AREA

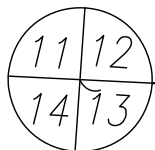
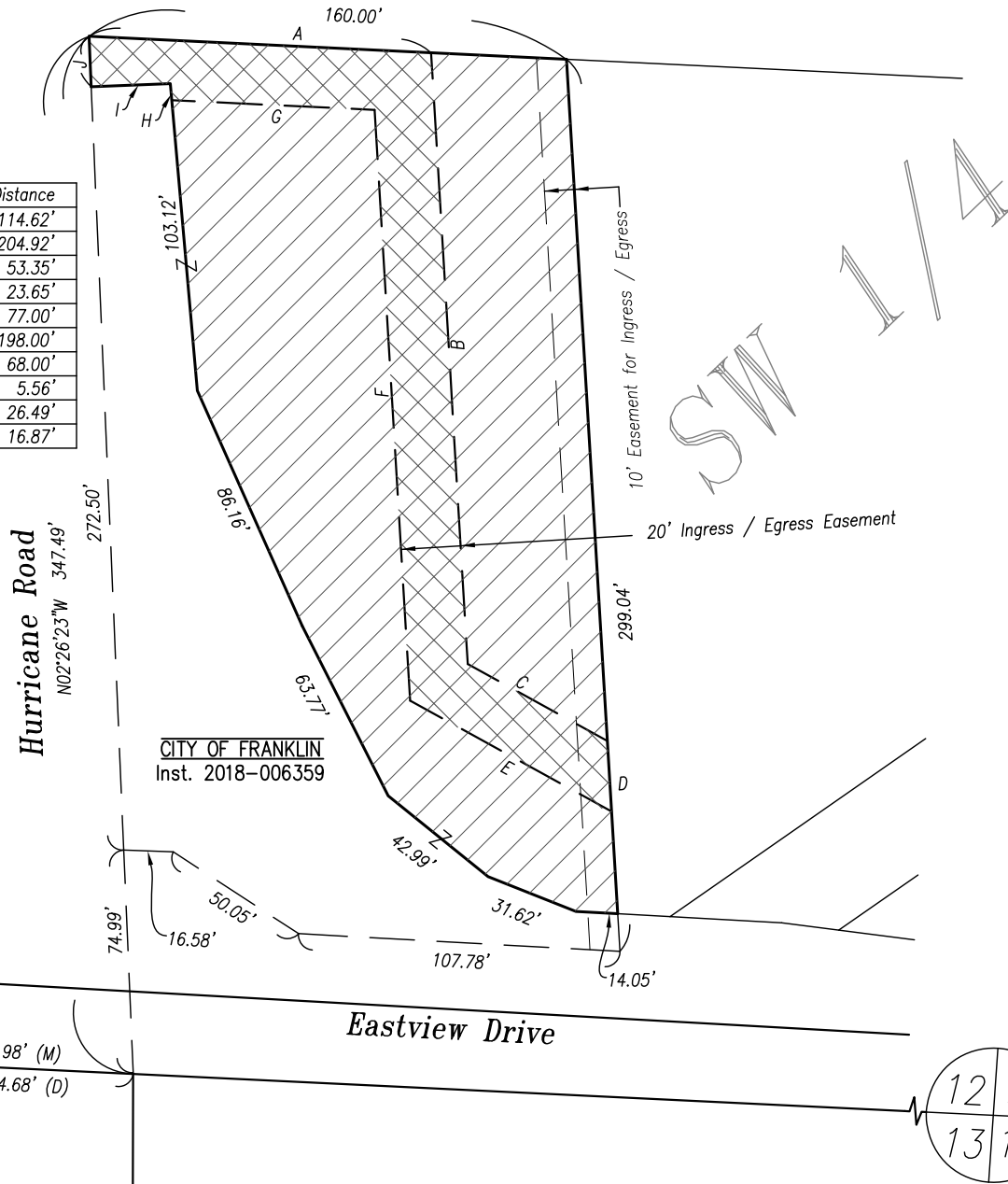


HATCHED AREA IS THE
APPROXIMATE EASEMENT

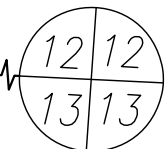


Line Chart

Line	Bearing	Distance
A	S87°14'51"E	114.62'
B	S03°26'15"E	204.92'
C	S61°10'45"E	53.35'
D	S03°26'15"E	23.65'
E	N61°10'45"W	77.00'
F	N03°26'15"W	198.00'
G	N87°14'51"W	68.00'
H	N05°01'54"W	5.56'
I	S87°44'51"W	26.49'
J	N02°26'23"W	16.87'



1,052.98' (M)
1,054.68' (D)



NO FIELDWORK WAS PERFORMED AND THEREFORE, THIS DESCRIPTION IS SUBJECT TO ANY OVERLAPS, GAPS OR INCONSISTENCIES THAT A FIELD SURVEY MIGHT REVEAL. THIS PLOT WAS PREPARED FROM INFORMATION OBTAINED FROM DEED RECORD 254, PAGE 504 AND INSTRUMENT NUMBER 2018-006359, AS RECORDED IN THE JOHNSON COUNTY RECORDER'S OFFICE.

Trent E. Newport

TRENT E. NEWPORT
REG. LAND SURVEYOR NO. 29600021
STATE OF INDIANA

11/28/2018
DATE

PREPARED BY:



Mark Richards

From: Lynnette Gray <lynng@jgmlawfirm.com>
Sent: Monday, June 24, 2019 6:44 AM
To: Mark Richards
Subject: Fwd: 6.18.19 Letter to Lee Money.pdf

Mark. Here you go from Sam Reed
Get [Outlook for iOS](#)

From: R Lee Money <rlmoneyattylaw@aol.com>
Sent: Monday, June 24, 2019 6:37:49 AM
To: Lynnette Gray
Subject: Fwd: 6.18.19 Letter to Lee Money.pdf

Sent from my iPad

Begin forwarded message:

From: "Sam Reed" <sreed@reedmfgservices.com>
Date: June 24, 2019 at 6:14:55 AM EDT
To: "R Lee Money" <rlmoneyattylaw@aol.com>
Subject: RE: 6.18.19 Letter to Lee Money.pdf
Reply-To: <sreed@reedmfgservices.com>

Consistent with the agreement with the City of Franklin I am confirming my offer of \$ 7,190.00 for the purchase of the real estate adjacent to my property.

Sam Reed

Providing quality machining services since 1965
ISO 9001:2015

317-753-2698 – cell
317-736-8014 – office

John 14:6 Soli Deo Gloria

Quality Policy

RMS is committed to meeting or exceeding any applicable or customer expectations. Management has established quality objectives to measure the QMS and it's performance in order to ensure continual improvement.

Electronic Privacy Notice: This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and

proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

-----Original Message-----

From: R Lee Money <rlmoneyattylaw@aol.com>

Sent: Tuesday, June 18, 2019 3:08 PM

To: sreed@reedmfgservices.com

Subject: Re: 6.18.19 Letter to Lee Money.pdf

Just respond to me that consistent with the agreement with the City of Franklin you are confirming you offer \$_____. for the purchase of the real estate adjacent to your property. I will forward that to the City.

Sent from my iPad

On Jun 18, 2019, at 2:35 PM, Sam Reed <sreed@reedmfgservices.com> wrote:

What do I need to do to submit an offer?

Sam Reed

Providing quality machining services since 1965

ISO 9001:2015

317-753-2698 – cell

317-736-8014 – office

John 14:6

Soli Deo Gloria

Quality Policy

RMS is committed to meeting or exceeding any applicable or customer expectations. Management has established quality objectives to measure the QMS and it's performance in order to ensure continual improvement.

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-----Original Message-----

From: Lee Money <rlmoneyattylaw@aol.com>

Sent: Tuesday, June 18, 2019 12:38 PM

To: sreed@reedmfgservices.com

Subject: 6.18.19 Letter to Lee Money.pdf