

**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.*

<b>Date Submitted:</b>	September 15, 2020	<b>Meeting Date:</b>	September 21, 2020
<b>Contact Information:</b>			
<b>Requested by:</b>	Mark Richards		
<b>On Behalf of Organization or Individual:</b> Department of Planning & Engineering			
<b>Telephone:</b>	317-736-3631		
<b>Email address:</b>	mrichards@franklin.in.gov		
<b>Mailing Address:</b>	70 E. Monroe Street, Franklin, IN 46131		
<b>Describe Request:</b>			
Acceptance of Dedicated Public Right-of-Way – Forest Road (formerly CR 525E)			
<b>List Supporting Documentation Provided:</b>			
Dedication Document and Exhibits – Southpoint Farm, LLC Dedication Document and Exhibits – Franklin Tech Park Associates, LLC			
<b>Who will present the request?</b>			
<b>Name:</b>	Mark Richards	<b>Telephone:</b>	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.*

**DEDICATION OF PUBLIC RIGHT-OF-WAY**

The undersigned, Southpoint Farm, LLC ("Grantor"), in exchange for valuable consideration, the receipt and legal sufficiency of which the Grantor acknowledges, grants, dedicates, and conveys to the City of Franklin, Indiana, and its successors and assigns ("Grantee"), a perpetual public right-of-way as specified in the Grant of Right-of-Way Description identified in the attached Exhibit "A", and which is schematically shown on the attached Exhibit "B", relative to real property commonly known as parcel 41-07-20-034-002.000-018, City of Franklin, Johnson County, Indiana, 46131.

See Instrument Numbers 2018-008772, 2018-008773, and 2018-008774 for reference.

The undersigned certifies and warrants that:

- 1) no Indiana gross income tax is due or payable by reason of this conveyance;
- 2) all conditions precedent to said dedication have been satisfied and/or waived;
- 3) the undersigned is the owner in fee simple of the above-referenced real property; and
- 4) authorized to execute this instrument on Grantor's behalf.

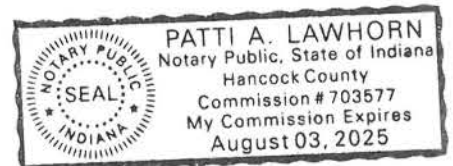
This Dedication of Public Right-of-Way is binding upon and inures to the benefit of the Grantor, its heirs, executors, administrators, personal representatives, successors and assigns, and Grantee and its successors and assigns, and constitutes a covenant running with the land.

IN WITNESS WHEREOF, the undersigned have set their hand(s), this 1<sup>st</sup> day of September, 2020.

By: [Signature]  
Signed Name  
Harry F. McNaught  
Printed Name  
President, Southpoint Farm, LLC  
Title

**NOTARY ACKNOWLEDGEMENT**

State of Indiana                     )  
County of JOHNSON             )       SS:



Before me, a Notary Public for the County and State above-referenced, personally appeared Harry F. McNaught, President, Southpoint Farm, LLC and acknowledged the execution of this instrument this 1<sup>st</sup> day of SEPTEMBER, 2020.

My commission expires: AUGUST 3, 2025

Patti A. Lawhorn  
Signed, Notary Public

My county of residence: HANCOCK

PATTI A. LAWHORN  
Printed, Notary Public

IN WITNESS WHEREOF, the GRANTEE has caused this instrument to be executed in its corporate capacity by its duly qualified and acting Board of Public Works and Safety, consisting of Steve Barnett, Mayor, Melissa L. Jones, Member, and Bob Swinehamer, Member, all of whom say that they are the duly qualified and acting members of the Board of Public Works and Safety of the City of Franklin, Indiana, and as such are empowered to accept the above and foregoing dedication,

Signed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

CITY OF FRANKLIN, INDIANA  
BOARD OF PUBLIC WORKS AND  
SAFETY

\_\_\_\_\_  
Steve Barnett  
Mayor and Member

ATTEST:

\_\_\_\_\_  
Jayne Rhoades  
Clerk-Treasurer

\_\_\_\_\_  
Melissa L. Jones, Member

\_\_\_\_\_  
Bob Swinehamer, Member

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Signed \_\_\_\_\_

Prepared by:  
Joanna M. Myers, Senior Planner  
City of Franklin  
Department of Planning & Engineering  
70 E. Monroe Street  
Franklin, IN 46131

## Exhibit "A"

Sheet 1 of 2

Project: CR 525 E & CR 50 S  
Parcel: 5 PERMANENT RIGHT-OF-WAY  
Tax Id. No. 41-07-20-034-002.000-018

Part of the Northwest and Southwest Quarters of Section 20, Township 12 North, Range 5 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: Beginning at the Southwest Corner of the East Half of said Northwest Quarter being the point designated "10461" on the Location Control Route Survey Plat recorded as Instrument Number 2020-019166, in the Office of the Recorder of said County; thence along the West Line of the East Half of said Northwest Quarter, North 00 degrees 23 minutes 45 seconds East a distance of 466.70 feet to the North Line of the grantor's land, thence along said grantor's north line, North 88 degrees 27 minutes 06 seconds East a distance of 40.02 feet; thence South 00 degrees 23 minutes 45 seconds West a distance of 468.06 feet to the point designated "604" on said Parcel Plat; thence South 00 degrees 23 minutes 59 seconds West a distance of 305.59 feet to the point designated "605" on said Parcel Plat to a point on a non-tangent curve; thence Southeasterly 243.61 feet along an arc to the left having a radius 180.00 feet and subtended by a long chord having a bearing of South 50 degrees 28 minutes 23 seconds East and a length of 225.44 feet, being the point designated "606" on said Parcel Plat; thence South 89 degrees 14 minutes 40 seconds East a distance of 1,125.34 feet, to the East Line of said Half Quarter Section and East Line of said grantor's land, being the point designated "607" on said Parcel Plat; thence along said east line, South 00 degrees 07 minutes 26 seconds West a distance of 35.00 feet to the South Line of said grantor's land being the centerline of C.R 50 South; thence along said grantor's south line, North

## Exhibit "A"

Sheet 2 of 2

Project: CR 525 E & CR 50 S  
Parcel: 5 PERMANENT RIGHT-OF-WAY  
Tax Id. No. 41-07-20-034-002.000-018

89 degrees 14 minutes 40 seconds West a distance of 1,340.39 feet to the West Line of the East Half of the Southwest Quarter, being the point designated "507" on said Parcel Plat, thence along said west line of Half Quarter Section, North 00 degrees 23 minutes 59 seconds East a distance of 481.52 feet, to the point of beginning and containing 2.059 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 2020-019166 in the Office of the Recorder of Johnson County, Indiana.

This description was prepared for The City of Franklin, Indiana, by George W. Charles II, Indiana Registered Land Surveyor, License Number 20800117, on the 2<sup>nd</sup> day of September, 2020.



*G. W. Charles II*  
George W. Charles II  
CrossRoad Engineers, PC  
Indiana Land Surveyor  
No. LS 20800117

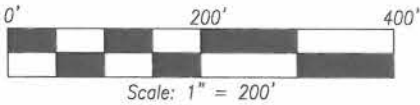
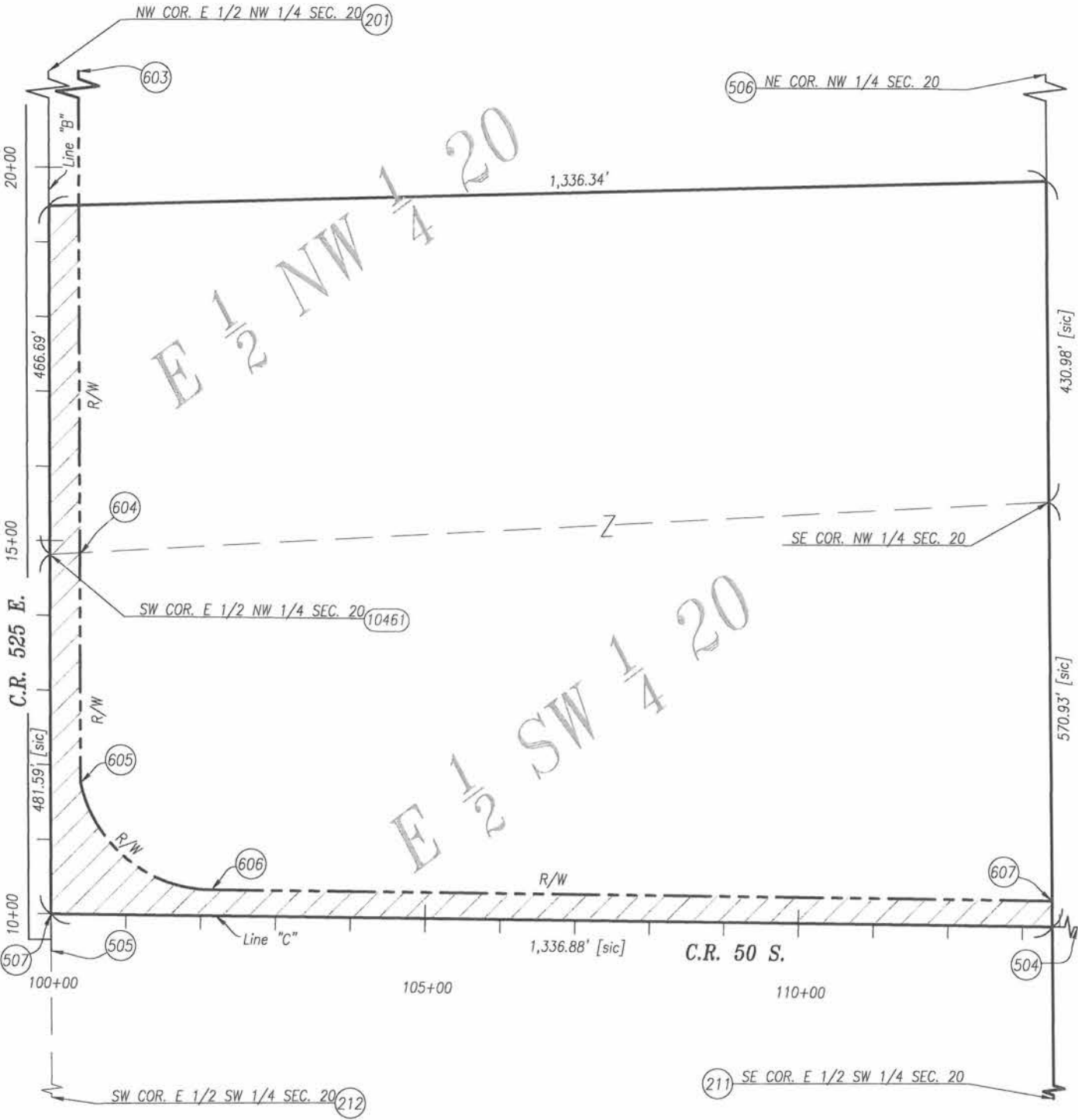


Exhibit "B"  
Right-of-Way Parcel Plat  
Prepared for the City of Franklin, Indiana  
By CrossRoad Engineers, P.C.



Revised: J. Whiteside Date: 08/07/2020

Parcel: 5  
Code:  
Project:  
Road: CR 525E & CR 50S  
County: Johnson  
Section: 20  
Township: 12N  
Range: 5E

Owner: Southpoint Farm, LLC



Hatched Area is the  
Approximate Taking

Note: Centerline Stationing is English

Drawn By: J. Whiteside Date: 06/18/2020  
Checked By: K. Lee Date: 07/21/2020  
DES. No.

Inst. 2018-008774 Date: 04/30/2018

Dimensions Shown Are From The Above Listed Record Documents

Exhibit "B"  
Right-of-Way Parcel Plat  
Prepared for the City of Franklin, Indiana  
By CrossRoad Engineers, P.C.

Parcel Coordinate Chart (Shown in Feet)

Point	Centerline	Station	Offset	Northing	Easting
201	See Location Control Route Survey Plat				
211					
212					
505					
506					
507					
10461					
603	"B"	PL (37+48.37)	40.00' (R)	50937.6942	50070.8437
604	"B"	14+81.52	40.00' (R)	48670.8927	50055.1851
605	"B"	11+75.93	40.00' (R)	48365.3069	50053.0527
606	"C"	102+14.67	35.00' (L)	48221.8295	50226.9379
607	"C"	PL (113+40.00)	35.00' (L)	48206.9891	51352.1760

Note: Stations & Offsets control over both North & East Coordinates and Bearings & Distances.

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument Number 2020-019166 in the Office of the Recorder of Johnson County, Indiana, (Incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Title 865 Indiana Administrative Code 1-12, ("Rule 12").


George W. Charles II 07/24/2020

George W. Charles II  
Professional Surveyor No. 20800117  
State of Indiana

Date

Revised: J. Whiteside Date: 08/07/2020



Parcel: 5	Owner: Southpoint Farm, LLC	Drawn By: J. Whiteside	Date: 06/18/2020
Code:		Checked By: K. Lee	Date: 07/21/2020
Project:		DES. No.	
Road: CR 525E & CR 50S		Inst. 2018-008774	Date: 04/30/2018
County: Johnson			
Section: 20	 Hatched Area is the Approximate Taking		
Township: 12N			
Range: 5E	Note: Centerline Stationing is English	Dimensions Shown Are From The Above Listed Record Documents	



**DEDICATION OF PUBLIC RIGHT-OF-WAY**

The undersigned, Franklin Tech Park Associates, LLC ("Grantor"), in exchange for valuable consideration, the receipt and legal sufficiency of which the Grantor acknowledges, grants, dedicates, and conveys to the City of Franklin, Indiana, and its successors and assigns ("Grantee"), a perpetual public right-of-way as specified in the Grant of Right-of-Way Description identified in the attached Exhibit "A", and which is schematically shown on the attached Exhibit "B", relative to real property commonly known as parcels 41-07-17-033-003.000-018 and 41-07-17-033-001.000-018, City of Franklin, Johnson County, Indiana, 46131.


See Instrument Number 2009-012369 for reference.

The undersigned certifies and warrants that:

- 1) no Indiana gross income tax is due or payable by reason of this conveyance;
- 2) all conditions precedent to said dedication have been satisfied and/or waived;
- 3) the undersigned is the owner in fee simple of the above-referenced real property; and
- 4) authorized to execute this instrument on Grantor's behalf.

This Dedication of Public Right-of-Way is binding upon and inures to the benefit of the Grantor, its heirs, executors, administrators, personal representatives, successors and assigns, and Grantee and its successors and assigns, and constitutes a covenant running with the land.

IN WITNESS WHEREOF, the undersigned have set their hand(s), this 1<sup>st</sup> day of September, 2020.

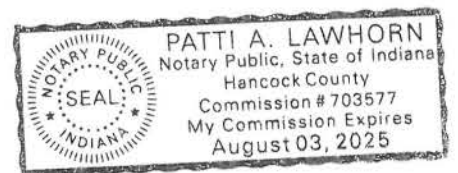
By   
Signed Name  
Harry F. McNaught  
Printed Name  
President, Franklin Tech Park Associates, LLC  
Title

**NOTARY ACKNOWLEDGEMENT**

State of Indiana )

SS:

County of JOHNSON )



Before me, a Notary Public for the County and State above-referenced, personally appeared Harry F. McNaught, President, Franklin Tech Park Associates, LLC and acknowledged the execution of this instrument this 1<sup>st</sup> day of SEPTEMBER, 2020.

My commission expires: AUGUST 3, 2025

  
Signed, Notary Public

My county of residence: HANCOCK

PATTI A. LAWHORN  
Printed, Notary Public



IN WITNESS WHEREOF, the GRANTEE has caused this instrument to be executed in its corporate capacity by its duly qualified and acting Board of Public Works and Safety, consisting of Steve Barnett, Mayor, Melissa L. Jones, Member, and Bob Swinehamer, Member, all of whom say that they are the duly qualified and acting members of the Board of Public Works and Safety of the City of Franklin, Indiana, and as such are empowered to accept the above and foregoing dedication,

Signed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

CITY OF FRANKLIN, INDIANA  
BOARD OF PUBLIC WORKS AND  
SAFETY

\_\_\_\_\_  
Steve Barnett  
Mayor and Member

ATTEST:

\_\_\_\_\_  
Jayne Rhoades  
Clerk-Treasurer

\_\_\_\_\_  
Melissa L. Jones, Member

\_\_\_\_\_  
Bob Swinehamer, Member

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Signed \_\_\_\_\_

Prepared by:  
Joanna M. Myers, Senior Planner  
City of Franklin  
Department of Planning & Engineering  
70 E. Monroe Street  
Franklin, IN 46131

## Exhibit "A"

Sheet 1 of 2

Project: CR 525 E & CR 50 S  
Parcel: 1 PERMANENT RIGHT-OF-WAY  
Tax Id. No. 41-07-17-033-003.000-018

Part of the Southwest Quarter of Section 17, Township 12 North, Range 5 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 Southwest Quarter Section; thence North 00 degrees 13 minutes 42 seconds East a distance of 1,080.00 feet, along the West Line of said Southwest Quarter Section; thence North 87 degrees 42 minutes 40 seconds East a distance of 660.00 feet; thence continuing North 87 degrees 42 minutes 40 seconds East a distance of 630.38 feet along said grantor's South Line, to the point of beginning of this description; thence North 00 degrees 11 minutes 49 seconds East a distance of 359.87 feet, to the point designated "600" on said Parcel Plat being on the Southern Boundary of Indiana State Road 44 per Project STP-068-4(11); thence along said boundary, South 20 degrees 45 minutes 49 seconds East a distance of 74.51 feet; thence continuing along said boundary, North 89 degrees 21 minutes 37 seconds East a distance of 3.35 feet to the East Line of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 11 minutes 49 seconds West a distance of 289.03 feet to the South Line of the grantor's land; thence along said grantor's south line, South 87 degrees 42 minutes 40 seconds West a distance of 30.03 feet, to the point of beginning and containing 0.221 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 2020-019166 in the Office of the Recorder of Johnson County, Indiana.

**Exhibit "A"**

Sheet 2 of 2

Project: CR 525 E & CR 50 S  
Parcel: 1 PERMANENT RIGHT-OF-WAY  
Tax Id. No. 41-07-17-033-003.000-018

This description was prepared for The City of Franklin, Indiana, by George W. Charles II, Indiana  
Registered Land Surveyor, License Number 20800117, on the 2<sup>nd</sup> day of September, 2020.



*G. W. Charles II*  
George W. Charles II  
CrossRoad Engineers, PC  
Indiana Land Surveyor  
No. LS 20800117

## Exhibit "A"

Sheet 1 of 2

Project: CR 525 E & CR 50 S  
Parcel: 1A PERMANENT RIGHT-OF-WAY  
Tax Id. No. 41-07-17-033-001.000-018

Part of the Southwest Quarter of Section 17 and Part of the Northwest Quarter of Section 20, all in Township 12 North, Range 5 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 the Southwest Quarter of said Section 17; thence North 00 degrees 13 minutes 42 seconds East a distance of 1,080.00 feet, along the West Line of said Southwest Quarter; thence North 87 degrees 42 minutes 40 seconds East a distance of 817.54 feet to the West Line of the grantor's land; thence North 87 degrees 42 minutes 40 seconds East a distance of 472.84 feet along said grantor's North Line, to the point of beginning of this description; thence continuing along said grantor's north line, North 87 degrees 42 minutes 40 seconds East a distance of 30.03 feet, to the east line of the Southwest Quarter of said Southwest Quarter; thence along said east line, South 00 degrees 11 minutes 49 seconds West a distance of 1,070.80 feet to the Southeast Corner of said Southwest Quarter of said Southwest Quarter, being to the point designated "201" on the Location Control Route Survey Plat recorded as Instrument Number 2020-019166, in the Office of the Recorder of said County; thence South 00 degrees 23 minutes 45 seconds West a distance of 5.44 feet, along the East Line of the Northwest Quarter of the Northwest Quarter of said Section 20, to the South Line of the grantor's land; thence along said grantor's south line, South 87 degrees 56 minutes 51 seconds West a distance of 30.03 feet to the point designated "602" on said Parcel Plat; thence parallel to said East Line North 00 degrees 23 minutes 45 seconds East a distance of 6.67 feet, to the South Line of said Southwest Quarter, being the point designated "601" on said Parcel Plat; thence parallel to East Line of the Southwest Quarter

**Exhibit "A"**

Sheet 2 of 2

Project: CR 525 E & CR 50 S  
Parcel: 1A PERMANENT RIGHT-OF-WAY  
Tax Id. No. 41-07-17-033-001.000-018

of said Section 17, North 00 degrees 11 minutes 49 seconds East a distance of 1,069.44 feet, to the point of beginning and containing 0.741 acres, more or less.

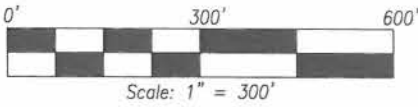
All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 2020-019166 in the Office of the Recorder of Johnson County, Indiana.

This description was prepared for The City of Franklin, Indiana, by George W. Charles II, Indiana Registered Land Surveyor, License Number 20800117, on the 2<sup>nd</sup> day of September, 2020.



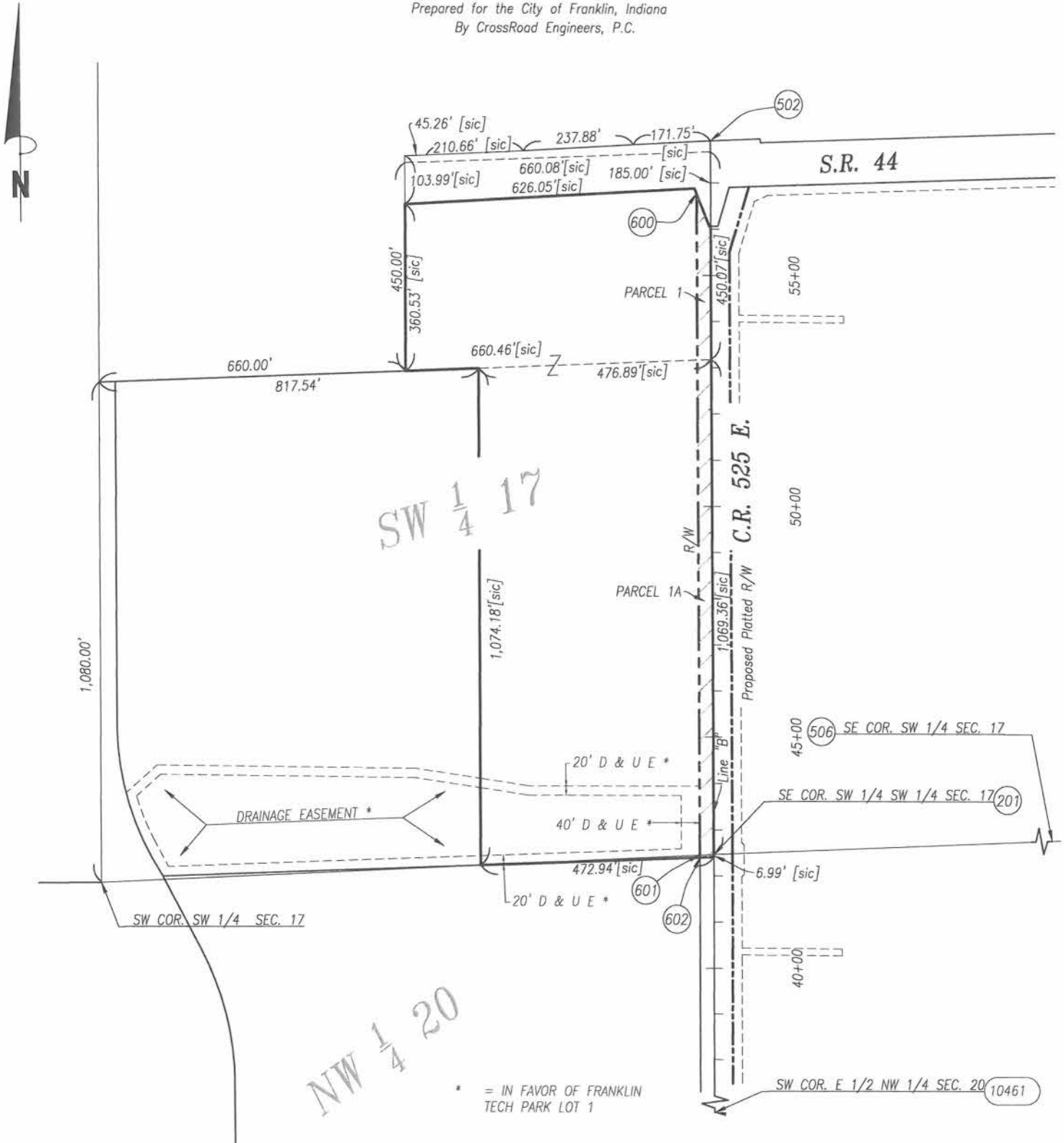
*G. W. Charles II*

George W. Charles II  
CrossRoad Engineers, PC  
Indiana Land Surveyor  
No. LS 20800117



# Exhibit "B"

Right-of-Way Parcel Plat  
Prepared for the City of Franklin, Indiana  
By CrossRoad Engineers, P.C.



\* = IN FAVOR OF FRANKLIN  
TECH PARK LOT 1

Revised: J. Whiteside

Date: 09/02/2020

Parcel: 1  
Code:  
Project:  
Road: CR 525E & CR 50S  
County: Johnson  
Section: 17 & 20  
Township: 12N  
Range: 5E

Owner: Franklin Tech Park Associates, LLC



Hatched Area is the  
Approximate Taking

Note: Centerline Stationing is English

Drawn By: J. Whiteside  
Checked By: K. Lee  
DES. No.

Date: 06/13/2020  
Date: 07/21/2020

Inst. 2009-012369 Date: 06/02/2009  
Inst. 2014-008962 Date: 05/20/2014  
Inst. 2002-001861 Date: 01/11/2002

Dimensions Shown Are From The Above Listed Record Documents



Exhibit "B"  
Right-of-Way Parcel Plat  
Prepared for the City of Franklin, Indiana  
By CrossRoad Engineers, P.C.

Parcel Coordinate Chart (Shown in Feet)

Point	Centerline	Station	Offset	Northing	Easting
201	See Location Control Route Survey Plat				
502					
506					
10461					
600	"B"	PL (56+76.18)	30.00' L	52865.8605	50009.1997
601	"B"	PL (42+46.77)	30.00' L	51436.5592	50004.2881
602	"B"	PL (42+40.10)	30.00' L	51429.8894	50004.2420

Note: Stations & Offsets control over both North & East Coordinates and Bearings & Distances.

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument Number 2020-019166 in the Office of the Recorder of Johnson County, Indiana, (Incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Title 865 Indiana Administrative Code 1-12, ("Rule 12").

George W. Charles II 07/24/2020

George W. Charles II  
Professional Surveyor No. 20800117  
State of Indiana

Date



Revised: J. Whiteside



Date: 09/02/2020

Parcel: 1  
Code:  
Project:  
Road: CR 525E & CR 50S  
County: Johnson  
Section: 17 & 20  
Township: 12N  
Range: 5E

Owner: Franklin Tech Park Associates, LLC



Hatched Area is the  
Approximate Taking

Note: Centerline Stationing is English

Drawn By: J. Whiteside  
Checked By: K. Lee  
DES. No.  
Inst. 2009-012369  
Inst. 2014-008962  
Inst. 2002-001861

Date: 06/13/2020  
Date: 07/21/2020  
Date: 06/02/2009  
Date: 05/20/2014  
Date: 01/11/2002

Dimensions Shown Are From The Above Listed Record Documents