

## Alex Getchell

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**From:** Hansard Michele - Planning & Zoning <mhansard@co.johnson.in.us>  
**Sent:** Wednesday, September 30, 2020 1:29 PM  
**To:** Alex Getchell  
**Subject:** FW: Timbercreek Tract 3 Roadside  
**Attachments:** Timbercreek 3D.PDF; Timbercreek Lot 3D 2nd except bad legal.pdf

I just sent this email to Steve Huddleston and a Timbercreek representative.

I have not located any deeds of transfer for 4B so as of right now it is only the 2 acres with no land modifications and not considered illegal.

### **Michele Hansard, AICP**

Senior Planner

[Johnson County Department of Planning and Zoning](#)

p. (317) 346-4353

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**From:** Hansard Michele - Planning & Zoning  
**Sent:** Wednesday, September 30, 2020 1:24 PM  
**To:** 'Steve Huddleston' <stephen@huddlestonlaw.com>; 'randal.adkins@gmail.com' <randal.adkins@gmail.com>  
**Subject:** Timbercreek Tract 3 Roadside

Steve

I am reaching out to you because you represented Timbercreek during the Tract 3 Roadside Subdivision and Tract 4 Roadside Subdivision approval. A deed was recorded on 9/10/2020 that I have attached to this email. This deed is the transfer of property from Timbercreek Investments, LLC to Briarcrest Land, LLC. The deed is for tract 3D, however, the deed also includes three exemptions. I had GIS draw out the exemptions to verify what it represents. As you can see in the attached drawing, those exemptions are for portions of land within 3D. This is not what was approved by this department on the Timbercreek Tract 3 Roadside recorded survey 2020-006536. Any modifications made to the parcels involved in Tract 3 and Tract 4 can not be made without approval from this Department. The exemptions do not meet any of the Subdivision Control Ordinance regulations.

At this point, Tract 3D and those exemptions are considered illegal splits and are not eligible for any building permits. If those exemptions are added to any other parcels, those parcels will also not be eligible for building permits.

### **Michele Hansard, AICP**

Senior Planner

[Johnson County Department of Planning and Zoning](#)

86 West Court St. ~ Franklin, IN 46131

p. (317) 346-4350