

Summary Statement, and Site Description:

The project site is located on an approximately 13.112-acre parcel located at the northeast corner of Linville Way. and Graham Rd., Franklin, Indiana. The proposed project will be a parking lot addition of an overall industrial development that is planned for this property. Phase I included the construction of an approximately 50,400 square foot spec industrial building shell. This new phase includes the parking lot addition, and utility connections. The new site name is Patch Linville Way, LLC.

The Site Contact information is:

Owner:	PATCH LINVILLE WAY, LLC ALEX CHITTENDEN 400 ALPHA DRIVE WESTFIELD, IN 46074 (317) 213-3006
Developer:	RUNNEBOHM CONSTRUCTION COMPANY KRIS LASURE 144 EAST RAMPART STREET SHELBYVILLE, IN 46176 (317) 563-2572
Civil Engineer:	VERIDUS GROUP TIM JENSEN, PE 6280 N. SHADELAND AVE., SUITE A, INDIANAPOLIS, IN 46220 (317) 598-6647

Site Legal Description:

A portion of the property of Maurice Fred Linville and Helen Ann Linville

Part of Deed Book 160, page 303

June 16, 2017

A part of the Southeast Quarter of Section 2, Township 12 North, Range 4 East of the Second Principal Meridian, Franklin Township, Johnson County, Indiana, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of said Section 2, Township 12 North, Range 4 East; thence North 00 degrees 30 minutes 09 seconds West (Basis of Bearings: Indiana State Plane Coordinates, East Zone, NAD 83) 1185.11 feet along the West Line of said Southeast Quarter to the northwestern corner of the tract of land granted to Maurice Fred Linville and Helen Ann Linville (recorded as Deed Book 160, page 303 in the Office of the Recorder of Johnson County Indiana) and the southwestern corner of the tract of land granted to Raymond Eugene Canary and Terry Lee Canary (recorded as Instrument Number 2007-012267 in said Recorder's Office); thence North 89 degrees 09 minutes 29 seconds East 40.00 feet along the common line of said tracts to a point lying 40.00 feet (measured easterly in a perpendicular direction) from the West Line of said Southeast Quarter) to the northeastern corner of the 3.805-acre proposed eastern right-of-way of Graham Road ("proposed right-of-way") as described in Exhibits A & B, prepared for the City of Franklin, Indiana by Crossroads Engineers, PC, being the POINT OF BEGINNING of this description; thence continue North 89 degrees 09 minutes 29 seconds East 840.19 feet along said common line; thence South 00 degrees 30 minutes 09 seconds East 682.45 feet parallel with the West Line of said Southeast Quarter to a northern line of said proposed right-of-way (all of the remaining courses are along said proposed right-of-way); thence South 89 degrees 09 minutes 29 seconds West 644.76 feet; thence North 83 degrees 26 minutes 06 seconds West 100.84 feet; thence South 89 degrees 09 minutes 29 seconds West 70.36 feet; thence North 45 degrees 40 minutes 20 seconds West 35.25 feet; thence North 00 degrees 30 minutes 09 seconds West 644.45 feet parallel with the West Line of said Southeast Quarter to the POINT OF BEGINNING, containing 13.112 acres, more or less.

Vicinity Map

The project site is zoned IL, Industrial Light, by the City of Franklin. The proposed use is in compliance with the zoning. Figure 1 below is a location map and Figure 2 is a zoomed in aerial photograph showing the existing conditions of the site.

Figure 1

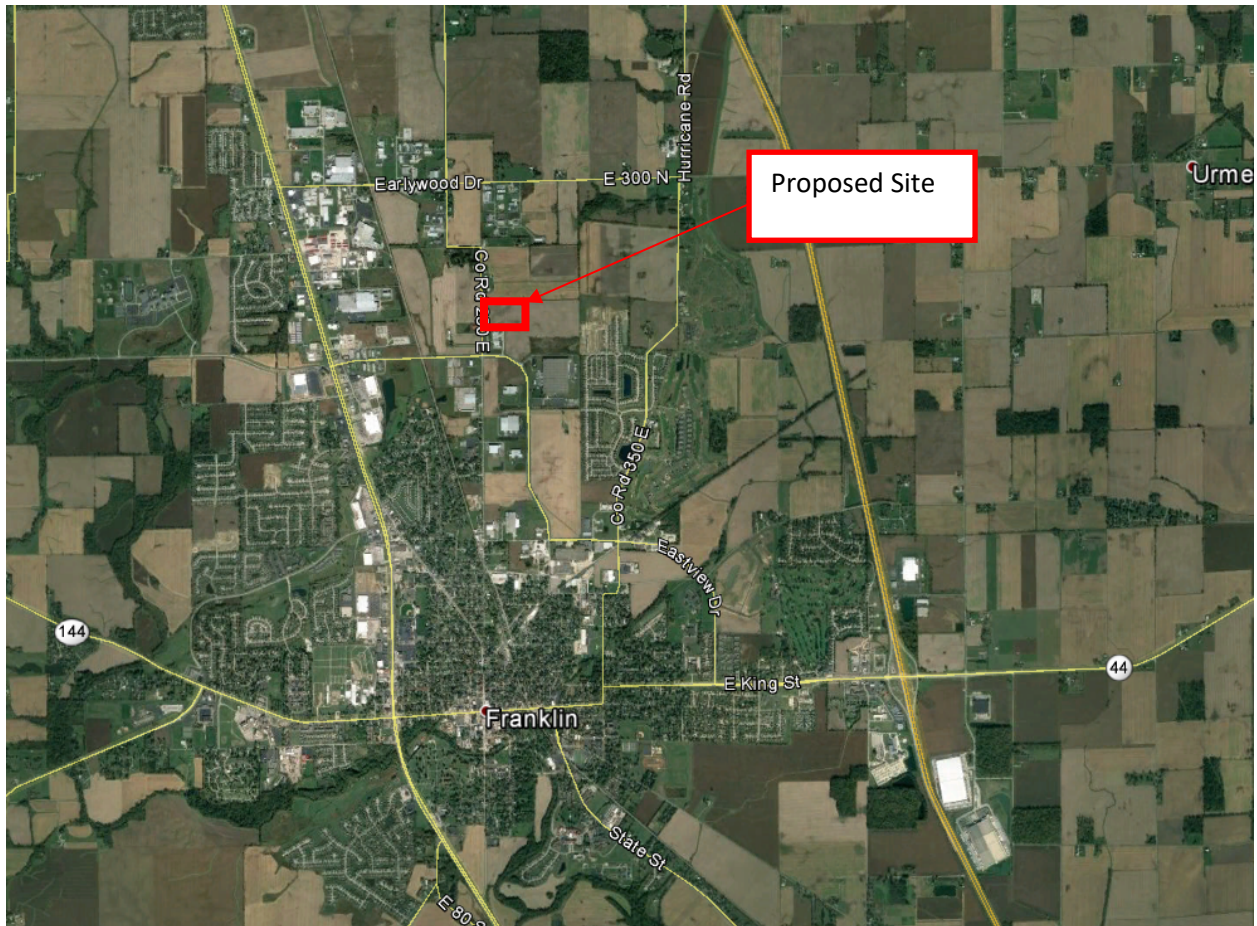


Figure 2

