

# **Kingsbridge PUD Conceptual Plan**

Date of submittal: March 11, 2021

Platinum Properties  
Management Company, LLC  
Applicant

Stephen L. Huddleston  
Dustin D. Huddleston  
Huddleston & Huddleston  
98 West Jefferson Street  
Franklin, IN 46131  
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## **Index**

1. Letter of Intent
2. Site Description
3. Vicinity Map
4. Common Holdings Map
5. Existing Site Conditions
6. Proposed Development
  - a. Written Commitments
  - b. General description of covenants
  - c. Drainage

## **Letter of Intent**

Applicant, Platinum Properties Management Company, LLC, is seeking to annex approximately 33.09 acres into the City of Franklin and develop the annexed land with about 116.166 acres that are already within the city limits. Along with the annexation, applicant is seeking to rezone approximately 150.246 acres from A, RS-1, and MXC to PUD.

The PUD will be a mixed-use project consisting of a diversity of single-family detached homes, multi-family apartments, and commercial outlots. A trail system will connect with Franklin's trail system. About 28 acres will be dedicated to a public park that can be accessed by the public and the trail system.

A maximum of 230 single family homes with a maximum density of 2.66 homes per acre will be part of the proposed development. The concept plan submitted herewith shows the buffering between the single-family residential and the apartments. Commercial development is proposed along U.S. 31.

Applicant will provide commitments which are briefly summarized below.

## **Site Description**

- a. Name, mailing address, e-mail address, and telephone number of the applicant:

Platinum Properties Management Company, LLC  
9757 Westpoint Drive, Suite 600  
Indianapolis, IN 46256  
[prioux@platinum-properties.com](mailto:prioux@platinum-properties.com)  
(317) 590-8813

- b. Name, mailing address, e-mail address, and telephone number of any land surveyors, engineers, or other professionals responsible for the Conceptual plan design:

Eric Simons, Professional Landscape Architect  
Platinum Properties Management Company, LLC  
9757 Westpoint Drive, Suite 600  
Indianapolis, IN 46256  
[esimons@platinum-properties.com](mailto:esimons@platinum-properties.com)  
(317) 863-2059

- c. Legal description of the subject property and common address of the site:

Legal description attached.

See also Corporate Warranty Deed, Instrument No. 2014-002289 for legal description

E 260 N, Franklin, IN and  
N Morton Street, Franklin, IN

- d. Proposed name of the development:

Kingsbridge



### Legal Description

Part of Section 33 and the Northwest Quarter of Section 34, all in Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning at the Northwest corner of said Northwest Quarter of Section 34; thence North 88 degrees 31 minutes 03 seconds East 412.25 feet to the west line of the Indianapolis, Columbus and Southern Traction Company; thence on and along the aforesaid west line of traction company, South 16 degrees 35 minutes 00 seconds East 2661.91 feet; thence parallel to the south line of the said Northwest Quarter of Section 34, South 88 degrees 44 minutes 07 seconds West 1155.28 feet to the west line thereof; thence on and along the said west line, South 00 degrees 22 minutes 34 seconds East 130.06 feet to a stone at the Southwest corner of said Northwest Quarter of Section 34; thence on and along the east line of the Southeast Quarter of the said Section 33k South 00 degrees 02 minutes 19 seconds East 70.83 feet; thence South 88 degrees 39 minutes 54 seconds West 1331.73 feet; then South 00 degrees 15 minutes 59 seconds West 345.39 feet; thence South 88 degrees 50 minutes 56 seconds West 808.36 feet; thence North 00 degrees 08 minutes 24 seconds West 673.36 feet; thence South 88 degrees 44 minutes 38 seconds West 388.37 feet to the centerline of the Brewer Ditch (the following eight (8) calls are on and along the said centerline of Brewer Ditch); 1) thence North 28 degrees 30 minutes 51 seconds East 85.96 feet; 2) thence North 24 degrees 34 minutes 05 seconds East 23.96 feet; 3) thence North 01 degree 26 minutes 39 seconds East 37.79 feet; 4) thence North 09 degrees 09 minutes 39 seconds West 889.81 feet; 5) thence North 19 degrees 56 minutes 33 seconds West 33.87 feet; 6) thence North 44 degrees 01 minute 41 seconds West 52.90 feet; 7) thence North 43 degrees 00 minutes 43 seconds West 1302.03 feet; 8) thence North 38 degrees 20 minutes 38 seconds West 57.79 feet; thence North 88 degrees 44 minutes 38 seconds East 1445.55 feet; thence South 00 degrees 08 minutes 24 seconds East 939.17 feet to the south line of Knollwood Farms Second Section, Part "C" and Part "B" extended, as recorded in Plat Cabinet "C", page 543 and page 544, respectively, in the Recorder's Office of Johnson County, Indiana; thence on and along the extension and south line of said Knollwood Farms Section Section, Part "B" and "C", North 88 degrees 44 minutes 26 seconds East 2136.79 feet to the west line of said Northwest Quarter of Section 34; thence on and along the said west line North 00 degrees 22 minutes 34 seconds West 1274.45 feet to the Point of Beginning. Containing 159.14 acres, more or less.

EXCEPT

Part of the Northwest Quarter of Section 34, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence North 88 degrees 31 minutes 03 seconds East (assumed bearing) 412.25 feet to the west line of the Indianapolis, Columbus and Southern Traction Company; thence on and along the aforesaid west line of Traction Company, South 16 degrees 35 minutes 00 seconds East 688.86 feet; thence South 73 degrees 25 minutes 00 seconds West 553.94 feet to a curve concave Northwesterly, the radius of said curve bears North 16 degrees 35 minutes 00 seconds West 275.00 feet; thence southwesterly along said curve through a central angle of 15 degrees 19 minutes 26 seconds 73.55 feet to the west line of said Northwest Quarter; thence on and along said west line North 00 degrees 22 minutes 34 seconds West 819.03 feet to the point of beginning. Containing 8.894 acres, more or less.

Parcel Nos: 41-05-33-014-007.000-009 and 41-05-33-012-106.000-008

22.0

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

FEB 06 2014

*Janis D. Hillman*  
AUDITOR, JOHNSON COUNTY

Doc ID: 006899560004 Type: DEE  
Kind: CORPORATE WARRANTY  
Recorded: 02/12/2014 at 12:37:33 PM  
Fee Amt: \$22.00 Page 1 of 4  
Workflow# 0000081962-0002  
Johnson County-Recorded as Presented  
Jill L. Jackson County Recorder  
File **2014-002289**

4

IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR LICENSEE ONLY. NO REPRODUCTION TO I.C. 36-2-7-10

**Corporate Warranty Deed**

This Indenture Witnesseth, that Johnson County Investments LLC, a corporation organized and existing under the laws of the State of Indiana ("Grantor"), CONVEYS AND WARRANTS a One-Third (1/3) undivided interest to each of the following entities: **Franklin Land LLC, Padanilam LLC, and EAW LLC**, Indiana limited liability companies (collectively "Grantee") for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Johnson County, State of Indiana, commonly known as Morton Street, US 31 South, Franklin, IN 46131, and more particularly described on the attached "Exhibit A."

Subject to taxes for May 2013, due and payable in May 2014, and subject to taxes payable thereafter.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly elected officers or representatives of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Sales Disclosure Approved  
Johnson County Assessor

IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR LICENSEE ONLY. NOT FOR REUSE. SUPPLIANT TO CC-36-2-7-10

Witness Whereof, Grantor has caused this deed to be executed this 18<sup>th</sup> day of Dec, 2013.

Johnson County Investments LLC

BY: April Elbrecht  
April Elbrecht, Authorized Member

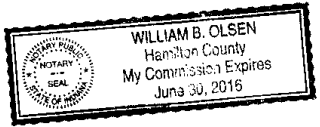
STATE OF INDIANA )  
COUNTY OF HAMILTON )

Before me, a Notary Public in and for said County and State, personally appeared April Elbrecht, as authorized member of Johnson County Investments LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 18<sup>th</sup> day of Dec, 2013.

Signature: [Signature], Notary Public  
Printed: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
My County Of Residence Is: \_\_\_\_\_  
13-09899



Prepared by and return deed to:  
Jennifer J. Wallander, Esq.  
Hamilton National Title LLC, 865 W. Carmel Drive, Suite 110, Carmel, IN 46032

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, Jennifer J. Wallander.

Grantee mailing address and please send tax statements/notices to:  
2971 Jason Street Carmel, IN 46033

IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR FILING IN PLAT CABINET "C", PAGE 543 AND PAGE 544, RESPECTIVELY, IN THE RECORDS OFFICE OF JOHNSON COUNTY, INDIANA. TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA. 36-2-7-10

EXHIBIT "A"

Part of Section 33 and the Northwest Quarter of Section 34, all in Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning at the Northwest corner of said Northwest Quarter of Section 34; thence North 88 degrees 31 minutes 03 seconds East 412.25 feet to the west line of the Indianapolis, Columbus and Southern Traction Company; thence on and along the aforesaid west line of traction company, South 16 degrees 35 minutes 00 seconds East 2661.91 feet; thence parallel to the south line of the said Northwest Quarter of Section 34, South 88 degrees 44 minutes 07 seconds West 1155.28 feet to the west line thereof; thence on and along the said west line, South 00 degrees 22 minutes 34 seconds East 130.06 feet to a stone at the Southwest corner of said Northwest Quarter of Section 34; thence on and along the east line of the Southeast Quarter of the said Section 33 South 00 degrees 02 minutes 19 seconds East 709.33 feet; thence South 88 degrees 39 minutes 54 seconds West 1331.73 feet; thence South 00 degrees 15 minutes 59 seconds West 345.39 feet; thence South 88 degrees 50 minutes 56 seconds West 808.36 feet; thence North 00 degrees 08 minutes 24 seconds West 673.36 feet; thence South 88 degrees 44 minutes 38 seconds West 388.37 feet to the centerline of the Brewer Ditch (the following eight (8) calls are on and along the said centerline of Brewer Ditch); 1) thence North 28 degrees 30 minutes 51 seconds East 85.96 feet; 2) thence North 24 degrees 34 minutes 05 seconds East 23.96 feet; 3) thence North 01 degree 26 minutes 39 seconds East 37.79 feet; 4) thence North 09 degrees 09 minutes 39 seconds West 889.81 feet; 5) thence North 19 degrees 56 minutes 33 seconds West 33.87 feet; 6) thence North 44 degrees 01 minute 41 seconds West 52.90 feet; 7) thence North 43 degrees 00 minutes 43 seconds West 1302.03 feet; 8) thence North 38 degrees 20 minutes 38 seconds West 57.79 feet; thence North 88 degrees 44 minutes 38 seconds East 1445.55 feet; thence South 00 degrees 08 minutes 14 seconds East 939.17 feet to the south line of Knollwood Farms Second Section, Part "C" and Part "B" extended, as recorded in Plat Cabinet "C", page 543 and page 544, respectively, in the Records Office of Johnson County, Indiana; thence on and along the extension and south line of said Knollwood Farms Section Section, Part "B" and "C", North 88 degrees 44 minutes 26 seconds East 2136.79 feet to the west line of said Northwest Quarter of Section 34; thence on and along the said west line North 00 degrees 22 minutes 34 seconds West 1274.45 feet to the Point of Beginning. Containing 159.14 acres, more or less.

EXCEPT IN

Part of the Northwest Quarter of Section 34, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

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IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR LICENSEE ONLY. NOT FOR RESALE. JUNE 16, 2010 36-2-7-10

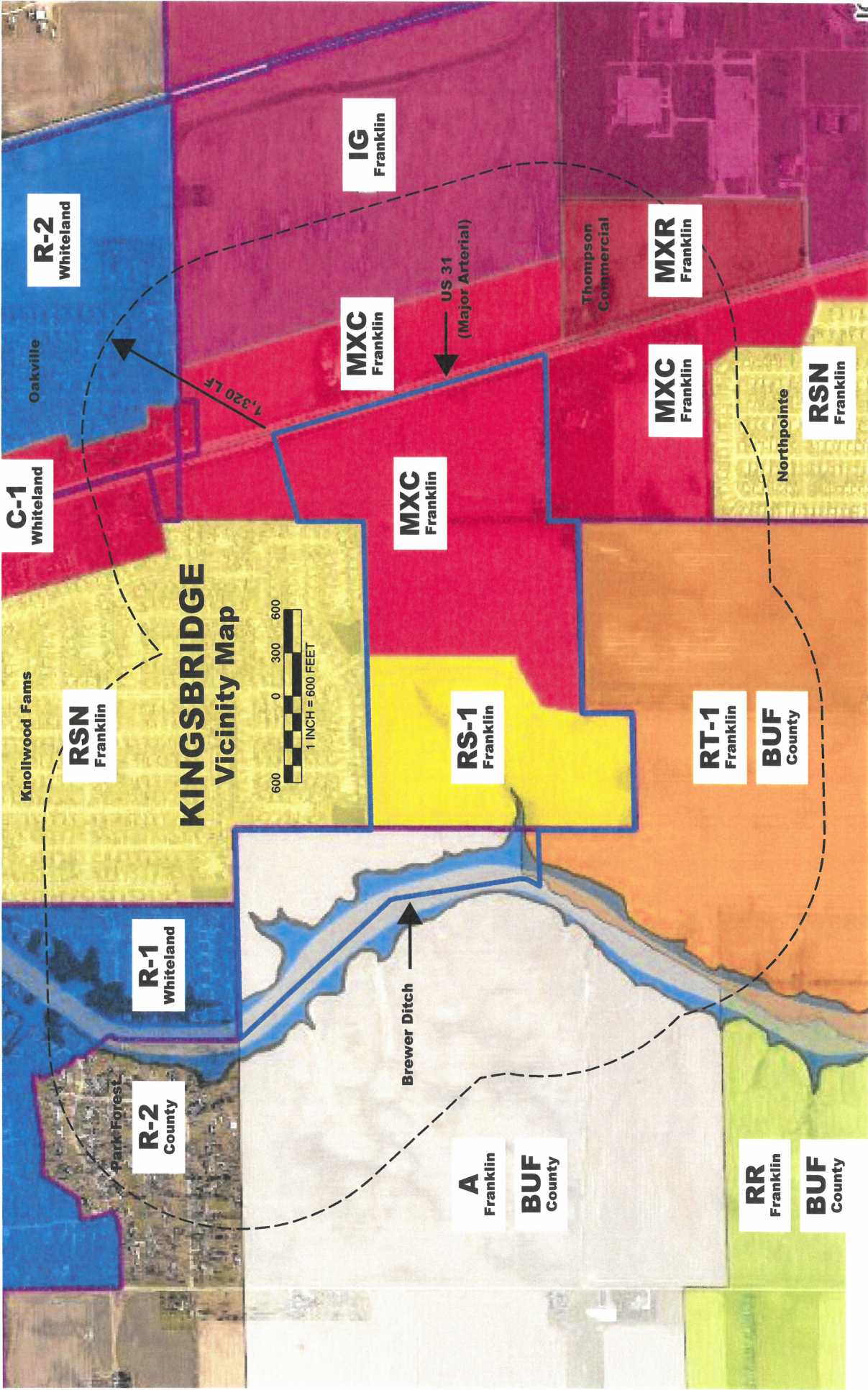
Southern Traction Company; thence on and along the aforesaid west line of Traction Company, South 16 degrees 35 minutes 00 seconds East 688.86 feet; thence South 73 degrees 25 minutes 00 seconds West 553.94 feet to a curve concave Northwesterly, the radius of said curve bears North 16 degrees 35 minutes 00 seconds West 275.00 feet; thence southwesterly along said curve through a central angle of 15 degrees 19 minutes 26 seconds 73.55 feet to the west line of said Northwest Quarter; thence on and along said west line North 00 degrees 22 minutes 34 seconds West 819.03 feet to the point of beginning. Containing 8.894 acres, more or less.

Parcel Nos: 41-05-33-014-007.000-009 and 41-05-33-012-106.000-008

### **Vicinity Map**

See vicinity map on the following page.







## **Common Holdings Map**

None.

The applicant and owners do not own or control any property adjacent to the property that is subject to the concept plan.

### **Existing Site Conditions**

See ALTA/ACSM Land Title Survey prepared by Hahn Surveying Group, Inc., dated December 20, 2013 and the Topography map that follow this page.





**LEGAL DESCRIPTION** (taken from Chicago Title Insurance Company Commitment for Title Insurance, Commitment No. 13-0989, dated November 4, 2013, with Hamilton National Title LLC acting as their agent)

Part of Section 33 and the Northwest Quarter of Section 34, all in Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning at the Northwest corner of said Northwest Quarter of Section 34; thence North 88 degrees 31 minutes 03 seconds East 412.25 feet to the west line of the Indianapolis, Columbus and Southern Traction Company; thence on and along the aforesaid west line of traction company, South 16 degrees 35 minutes 00 seconds East 2661.91 feet; thence parallel to the south line of the said Northwest Quarter of Section 34, South 88 degrees 44 minutes 07 seconds West 1155.28 feet to the west line thereof; thence on and along the said west line, South 00 degrees 22 minutes 34 seconds East 130.06 feet to a stone at the Southwest corner of said Northwest Quarter of Section 34; thence on and along the east line of the Southeast Quarter of the said Section 33 South 00 degrees 02 minutes 19 seconds East 70.83 feet; thence South 88 degrees 39 minutes 54 seconds West 1331.73 feet; thence South 00 degrees 15 minutes 59 seconds West 345.39 feet; thence South 88 degrees 50 minutes 56 seconds West 808.36 feet; thence North 00 degrees 08 minutes 24 seconds West 673.36 feet; thence South 88 degrees 44 minutes 38 seconds West 388.37 feet to the centerline of the Brewer Ditch (the following eight (8) calls are on and along the said centerline of Brewer Ditch): 1) thence North 28 degrees 30 minutes 51 seconds East 85.96 feet; 2) thence North 24 degrees 34 minutes 05 seconds East 23.96 feet; 3) thence North 01 degree 26 minutes 39 seconds East 37.79 feet; 4) thence North 09 degrees 09 minutes 39 seconds West 889.81 feet; 5) thence North 19 degrees 56 minutes 33 seconds West 33.87 feet; 6) thence North 44 degrees 01 minute 41 seconds West 52.90 feet; 7) thence North 43 degrees 00 minutes 43 seconds West 1302.03 feet; 8) thence North 38 degrees 20 minutes 38 seconds West 57.79 feet; thence North 88 degrees 44 minutes 38 seconds East 1445.55 feet; thence South 00 degrees 08 minutes 24 seconds East 939.17 feet to the south line of Knollwood Farms Second Section, Part "C" and Part "B" extended, as recorded in Plat Cabinet "C", page 543 and page 544, respectively, in the Recorder's Office of Johnson County, Indiana; thence on and along the extension and south line of said Knollwood Farms Second Section, Part "B" and "C", North 88 degrees 44 minutes 26 seconds East 2136.79 feet to the west line of said Northwest Quarter of Section 34; thence on and along the said west line North 00 degrees 22 minutes 34 seconds West 1274.45 feet to the Point of Beginning. Containing 159.14 acres, more or less.

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Containing 8.894 acres, more or less.

**SCHEDULE OF EASEMENTS** (The above described real estate is subject to and/or together with the following easements revealed from Schedule B Part II (Exceptions) Chicago Title Insurance Company Commitment for Title Insurance, Commitment No. 13-0989, dated November 4, 2013, with Hamilton National Title LLC acting as their agent.)

Right of way for US 31, also known as Morton Street along the easterly side of tract.

Easement Agreement by and between Ray Lain and Don Fleener, dated October 15, 1986, and recorded October 17, 1986, in Deed Record 241, page 395. Assignment of Rights in favor of the City of Franklin dated July 15, 1992, and recorded July 28, 1992, as Instrument 92014513, in Deed Record 267, page 244.

Terms and conditions of Agreement for use and maintenance of Brewer Creek dated November 16, 1992, and recorded December 11, 1992 in Miscellaneous Record 65, page 295, as Instrument 92024145.

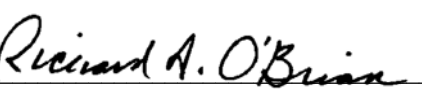
**SURVEYOR'S CERTIFICATE**

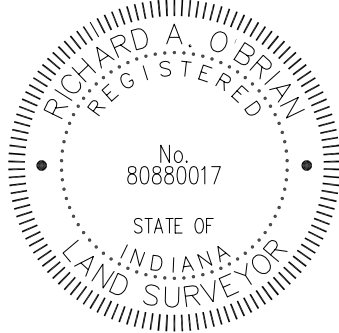
To Craigiclea Enterprises LLC; Johnson County Investments LLC; Chicago Title Insurance Company and Hamilton National Title LLC (#13-0989):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed on December 19, 2013.

This survey was performed under the direction of the undersigned, and to the best of this surveyor's knowledge and belief was executed according to survey requirements in 865 IAC 1.12 for the State of Indiana and the field work was completed on December 19, 2013.

Dated December 20, 2013

  
Richard A. O'Brian, Registered Land Surveyor No. 80880017  
State of Indiana



**GENERAL NOTES**

1.) This survey was prepared utilizing information contained in Chicago Title Insurance Company Commitment for Title Insurance, Commitment No. 13-0989, dated November 4, 2013, with Hamilton National Title LLC acting as their agent. Special attention is called to the following observations regarding items from Schedule B Part II (Exceptions) of said Commitment for Title Insurance:

Where susceptible to graphic depiction, easements revealed in the above title commitment that cross or adjoin the surveyed premises have been shown on the accompanying plat of survey.

Items numbered 5 through 12, 20 and 21 are not survey related and are not addressed herein.

Regarding Item 15: See General Note No. 5.

Regarding Item 16 & Item 17: The approximate Westerly right of way line for U.S. Highway 31 has been shown on the accompanying plat of survey based upon the right of way grant to the State of Indiana recorded in Record 91, page 244 and the right of way plans for F.I. Project No. 9(4), dated 1946. Said Westerly right of way line is not shown as limited access right of way on said plans or Record.

Regarding Item 18: The approximate location of the Easement Agreement per Deed record 241, page 395 and assignment of rights per Deed Record 267, page 244 has been shown on the plat of survey. The point of beginning of said easement refers to the Southwest corner of Deed Record 203, page 556 that this surveyor was not provided with for review. Said description is also vague in as that no basis of bearing of bearing was described in said easement description. The location of the point of beginning of said easement was taken from the plat of Knollwood Farms 2nd Section recorded as Instrument No. 93020232 and filed in Plat Cabinet C, page 543 A.

Regarding Item 19: The surveyed real estate is located within the real estate described in Exhibit "A" of the Agreement for use and maintenance of Brewer Creek per Miscellaneous Record 65, page 295, as instrument No. 92024145.

2.) Based upon a scaled interpretation of the FLOOD INSURANCE RATE MAP, PANEL 136 of 352, MAP NO. 18097C0136D, PANEL 137 of 352, MAP NO. 18097C0137D and PANEL 139 of 352, MAP NO. 18097C0139D for Johnson County, Indiana, dated August 2, 2007 the within described real estate **IS PARTIALLY** located within Zone AE (Special Flood Hazard Area inundated by 100-year flood-Base Flood Elevations determined), Floodway Area in Zone AE, and (shaded) Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) as established by the Federal Emergency Management Agency for the National Flood Insurance Program. The remaining portion of the within described real estate is located within (unshaded) Zone X (Areas determined to be outside 500-year flood plain). Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential.

The approximate limits of Zone AE, Floodway Areas in Zone AE, and (shaded) Zone X as shown on the accompanying plat are subject to map scale uncertainties, and should be considered approximate.

2.) The zoning classification for the surveyed real estate, as established by governmental record, and it's corresponding setback requirements (except building setback lines which appear on a recorded plat) have not been shown on this survey.

3.) The surveyed premises contains a total of 150.24 acres (gross), more or less. The surveyed premises contains 146.40 acres (net after U.S. Highway No. 31 right of way) based upon the apparent location of the Westerly right of way line of U.S. Highway No. 31 derived from I.S.H.C. F.I. Project No. 9(4), dated 1946 and per Right of Way Grant per Record 91, page 244.

4.) The underground utilities depicted on the attached plat of survey have been located per utility location markings on the ground as provided by the Indiana Underground Plant Protection Service. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Service at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines. No warranty, either express or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to it's fitness for any particular purpose or use. In no event will Wethe Engineer's, Inc., it's employees, agents, and/or assigns be liable for any damages arising out of the furnishing and/or use of such information.

5.) Per the Regulated Drain Map of Johnson County, Indiana (as compiled by the Johnson County Surveyor's Office) Brewer Ditch is a legal (regulated) drain which directly affects the surveyed real estate as shown on the accompanying plat of survey.

6.) Possession lines referenced at monumented corners only. Possession lines may vary between said corners. (such as meandering fence lines)

7.) Per the U.S. Fish and Wildlife Service - National Wetlands Inventory Wetlands Online Mapper the subject real estate is not located within a wetlands area. Note: To locate a Wetland Area would require a detailed on the ground and historical analysis of any area in question and that information would then be furnished to the Indiana Department of Environmental Management and/or the U.S. Army Corps of Engineers for a determination of the Wetland Area.

8.) No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains.

9.) During the performance of the field work for the within survey approximately 8 to 10 inches of snow was on the ground and some surface improvements may not have been visible.

10.) Attention is called to the existence of Brewer Ditch which appears to be a natural water course, and attention is called to the possibility of riparian rights.

**SURVEYOR'S REPORT**

Client: Johnson County Investments, LLC

Job Number:131130

Type of Survey: ALTA/ACSM Land Title Survey

Class of Survey: Urban Survey (865 IAC 1-12)

Field Work Completed: December 19, 2013

Location of Survey: Morton Street, U.S. 31 South, Franklin, IN 46131

In accordance with Title 865, Article 1, Chapter 12 (Rule 12) of the Indiana Administrative Code (IAC), the following observations and opinions are submitted regarding the uncertainty in the position of the lines and corners established and/or reestablished on this survey as a result of:

- 1) Availability and condition of reference monuments;
- 2) Clarity and/or ambiguity of the record description(s) used and/or the adjoiner's descriptions; and
- 3) Occupation or possession lines.
- 4) Measurements (Relative Positional Accuracy)

Note: There may exist unwritten rights associated with these uncertainties.

**1) Availability and condition of reference monuments**

Northeast corner of the Northeast Quarter of Section 33, Township 13 North, Range 4 East:  
5/8" rebar with yellow cap marked "FECO" found (near a fence post). Said "FECO" rebar appears to be a subdivision reference monument corner for Knollwood Farms 2nd Section Part A Subdivision, which was platted by Franklin Engineering Company.

Northwest corner of the Northwest Quarter of Section 33, Township 13 North, Range 4 East: Railroad Spike Found per Johnson County Surveyor's references.

Southwest corner of the Northwest Quarter of Section 33, Township 13 North, Range 4 East: Railroad Spike Found per Johnson County Surveyor's references.

Southwest corner of the Northwest Quarter of Section 34 Township 13 North, Range 4 East: Stone found 1' down under fence line.

Several 5/8" rebars were found along the East, South and West perimeter of Knollwood Farms Second Section Subdivision as referenced on the accompanying plat of survey.

Centerline monuments consisting of rebars found along the centerlines of Michigan Road, Tamara Court, Tamara Way, and Nicole Drive within Knollwood Farms Second Section Subdivision Part A and Part B as referenced on the accompanying plat of survey.

Rebars found at various corners and on line of the surveyed premises as referenced on the accompanying plat of survey.

There was no physical evidence remaining of the old Indianapolis, Columbus and Southern Traction Company railroad. The West line of the old traction company was reestablished based upon the deed courses and distances and the highway plans for U.S. Highway No. 31 per I.S.H.C. F.I. Project No. 9(4), dated 1946.

**2) Clarity and/or ambiguity of the record description(s)**

The record descriptions for the adjoining real estate were obtained from the Johnson County Recorder's Office and mathematically retraced in an effort to disclose possible gaps and/or overlaps between the lines of the surveyed tract and those of the adjoining. An area of record overlap varying from 2.08 feet to +/- 2.73 feet exists between the South line of the surveyed tract and the North line of the South adjoining property titled to Franklin Church of Christ as described in Deed Record 208, page 303. Said record gap is the apparent result of a lack of controlling calls in said deeds. It should be noted that since said Franklin Church of Christ deed description lead in call did not include a basis of bearing along the West line of the Northwest Quarter of Section 34, the angular relationship between said West line and the North line of said Franklin Church of Christ property is subjective and that the location of said North line should be considered approximate.

An area of record gap varying from +/- 1.43 feet to +/- 2.18 feet exists between the North line of the surveyed tract as described in Instrument No. 2008-019572 and the South line of the plat of Park Forest 10th Section (Plat Cabinet D, page 365 A & B). An area of record overlap varying from +/- 0.82 feet to +/- 1.15 feet exists between the North line of the surveyed tract and the South line of the plat of Knollwood Farms Section Five West, Part B (Plat Cabinet D, page 248 A, B & C).

An area of record gap varying from 0.50 feet to 0.46 feet exists between an East line of the surveyed tract and the West line of the plat of Knollwood Farms 2nd Section Part C (Plat Cabinet C, page 543A).

**3) Occupation or possession lines**

At the time the field work was completed, physical evidence of the lines and/or inconsistencies in the lines of occupation of the surveyed tract consisted of the following:

1.) The West line of the surveyed premises is located approximately along the center of Brewer Ditch, a legal (regulated) drain. Said Brewer Ditch is subject to the upper and lower riparian rights thereof and subject to change in location by natural causes.

2.) An East-West open wire fence is located from 0.3 feet to 1.4 feet (varies) South of the North line of the surveyed premises.

3.) A North-South open wire fence is located from 0.7 feet to 2.7 feet (varies) East of a Westerly line of the surveyed premises. A North-South open wire fence is located from 0.4 feet to 3.1 feet (varies) West of an Easterly line of the surveyed premises as shown on the accompanying plat of survey.

4.) An East-West open wire fence is located from 1.0 feet North to 0.6 feet South (varies) of a portion of the North line of the surveyed premises as shown.

5.) An East-West open wire fence is located from 1.8 feet to 3.7 feet (varies) North of a portion of the North line of the surveyed premises as shown.

6.) The Southerly face of a block retaining wall is located from 1.3 feet to 3.2 feet (varies) North of a portion of the North line of the surveyed premises as shown.

7.) An East-West open wire fence is located from 2.4 feet North to 0.5 feet South (varies) of the surveyed South line.

8.) A North-South woven wire fence is located from 0.6 feet to 0.7 feet West (varies) of an Easterly line of the surveyed tract.

9.) A part of the East side of the surveyed tract lies within the right of way of U.S. Highway No. 31 (Morton Street).

**4) Measurements (Relative Positional Accuracy)**

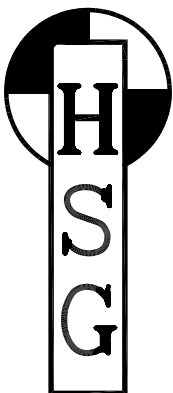
The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for an Urban survey (+/- 0.07 foot plus 50 parts per million) as defined in 865 IAC 1-12-8, effective May 4, 2006. ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

As a result of the above observations, it is this surveyor's professional opinion that the uncertainties in the locations of the lines and corners found along the perimeter of the surveyed tract established on this survey are as follows:

- 1) Due to Variances in reference monuments: Concerning record / title corners: See above
- 2) Due to Discrepancies in the record descriptions: See above
- 3) Due to Inconsistencies in lines of occupation: concerning physical evidence, See above
- 4) Due to Measurements (Relative Positional Accuracy): +/- 1 foot

**Theory of Location**

The perimeter of the surveyed tract was reestablished based upon the courses and distances from the current record description taken from Quit Claim Deed to Johnson County Investments, LLC recorded as Instrument No. 2008-019572 except for the real estate described in a warranty Deed per Instrument No. 2009-024441 in the Office of the Recorder of Johnson County, Indiana. The legal description from said Quit Claim Deed was derived from a modernized legal description based upon a prior ALTA Survey of the of the subject property performed by Projects Plus as Job No. 0038, dated July 2, 2008. A copy of said prior ALTA Survey was provided by the client. Said prior survey reestablished part of Section 33 and the Northwest Quarter of Section 34, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana based upon various monuments found and located in the field together with section corner monuments found based upon section corner monument references supplied by the Johnson County Surveyor's Office. During the performance of this survey, said found monuments and section corner monuments were recovered, located and utilized to reestablish the perimeter of the surveyed tract (See Availability and condition of reference monuments above).

	<b>HAHN SURVEYING GROUP, INC.</b>		SHEET  <b>2</b> OF  <b>2</b> 131130
	SURVEYORS & ENGINEERS - Established in 1975		
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	<b>ALTA/ACSM LAND TITLE SURVEY</b>		
PART OF SEC. 33 T.13 N.,R.4 E. & PART N.W. 1/4 SEC. 34, T.13 N.,R.4 E. FRANKLIN TWP., JOHNSON COUNTY, INDIANA All Rights Reserved under Copyright by Hahn Surveying Group, Inc.			DWG. BY: JLE CK. BY: R.O.

Client: Johnson County Investments, LLC



**KINGSBRIDGE**  
**Topography**

300 0 150 300

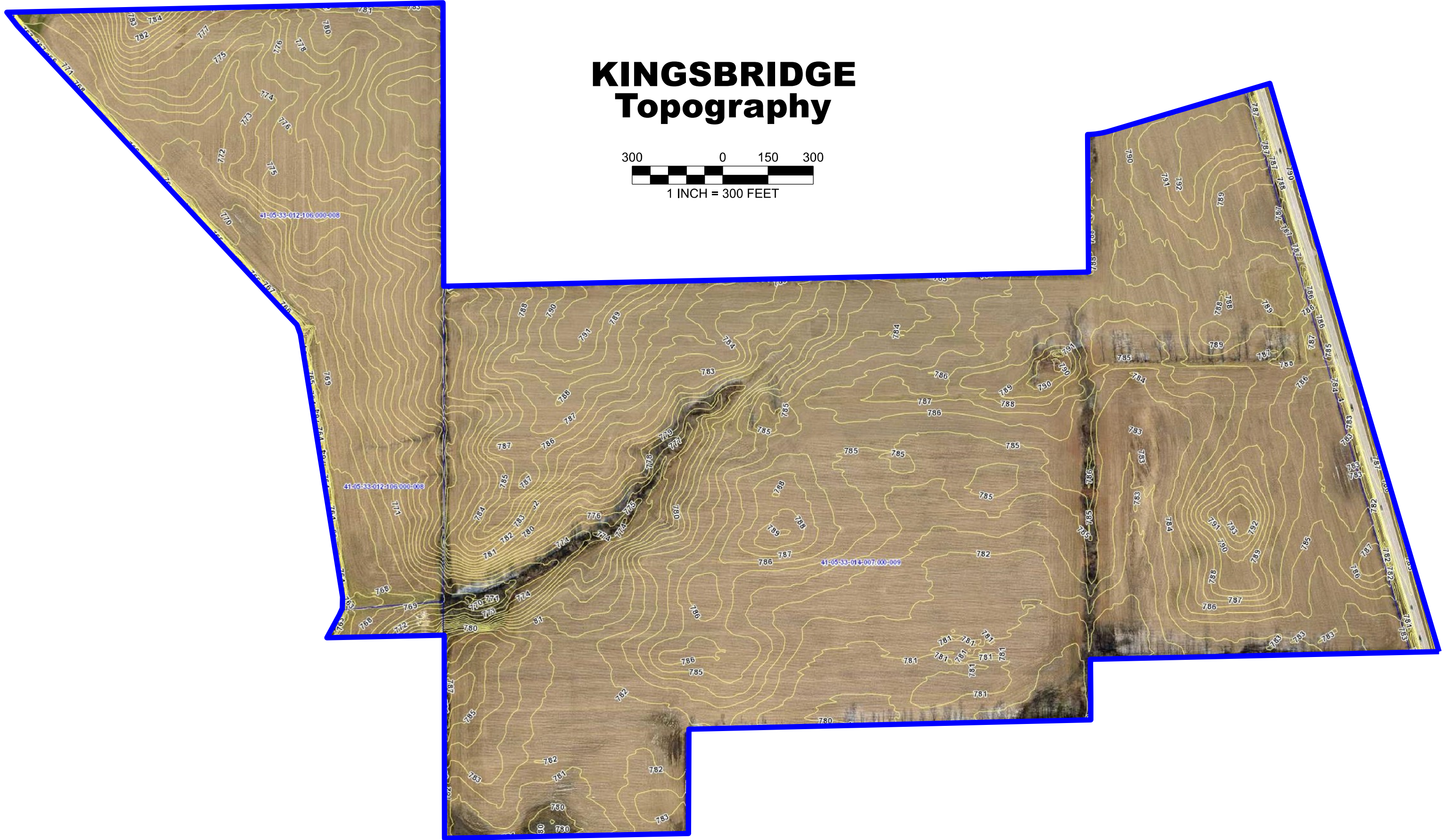
1 INCH = 300 FEET

41-05-33-012-106.000-008

41-05-33-012-106.000-008

41-05-33-014-007.000-009

This topographic map of the Kingsbridge area features yellow contour lines on a brown background. Elevation labels are scattered throughout, with values ranging from 760 to 794 feet. A prominent road runs diagonally from the top left towards the center. A scale bar at the top indicates a distance of 300 feet, with a midpoint at 150 feet. The text '1 INCH = 300 FEET' is printed below the scale bar. Three specific land parcels are identified with blue text labels: '41-05-33-012-106.000-008' appears twice on the left side, and '41-05-33-014-007.000-009' is located in the lower right quadrant. The map is framed by a blue border.





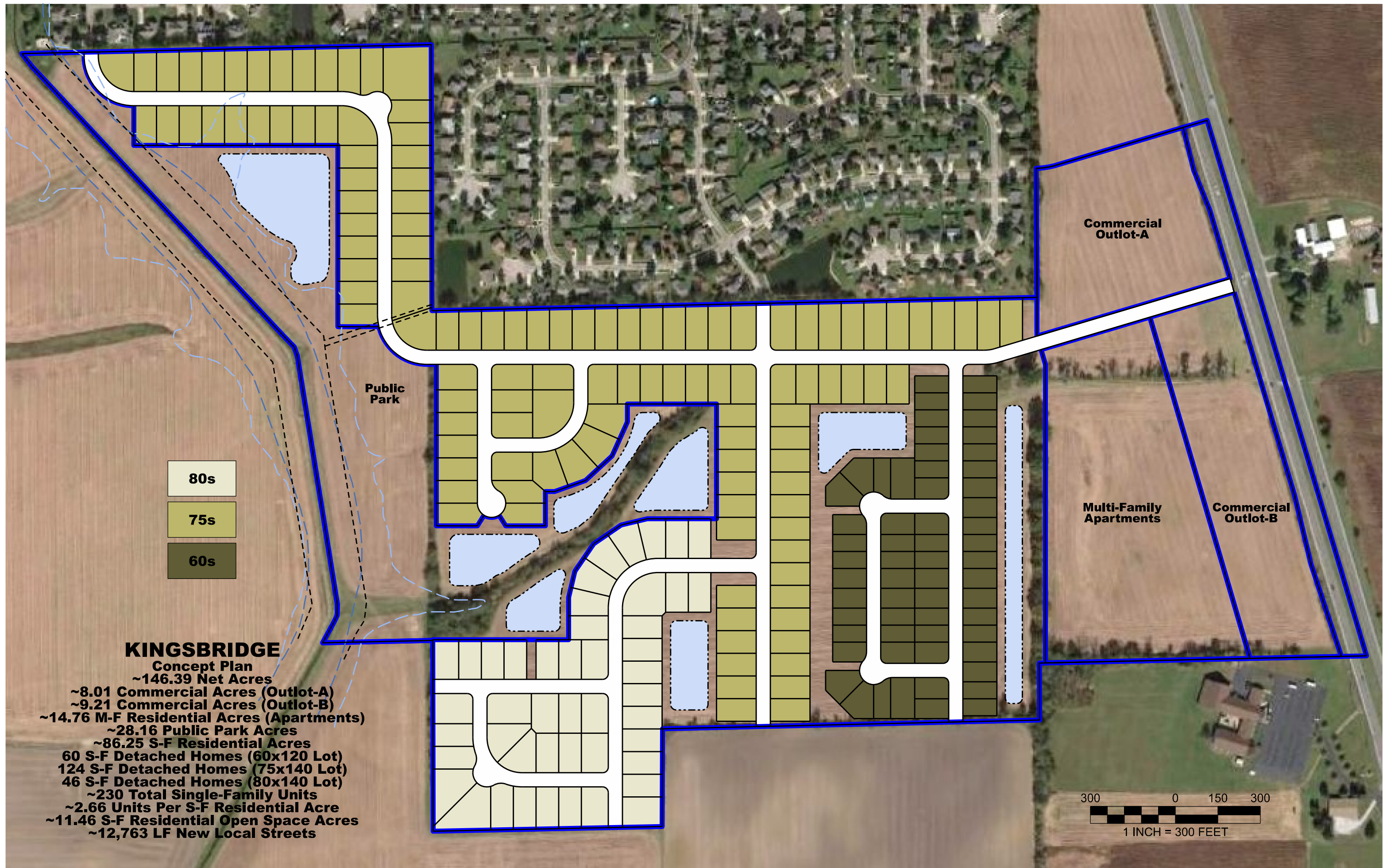
## **Proposed Development**

See concept plan drawing on the following page for the proposed development.

## **Written Commitments**

A brief description of proposed commitments are as follows:

1. Approximately 86.25 acres will be developed with a maximum of 230 single family detached homes. The single-family homes will have the following lot sizes as shown on the concept plan:
  - 60' x 120' lots
  - 75' x 140' lots
  - 80' x 140' lots
2. Maximum density of single-family detached homes: 2.66 units per acre.
3. Approximately 11.46 acres of residential open space.
4. A public park of approximately 28.16 acres with a water feature will be dedicated. The park area will include parking spaces for the public, and the park will be accessible to the public.
5. A trail system will be provided that connects to the public park and with Franklin's trail system.
6. Approximately 8.01 acres will be developed as Commercial Outlot-A along U.S. 31
7. Approximately 9.21 acres will be developed as Commercial Outlot-B along U.S. 31
8. Multi-family apartments will be located on approximately 14.76 acres between Commercial Outlot-B and the single-family detached homes.



## **General Description of Covenants**

A general description of private covenants and restrictions that may be established for the development are as follows:

- A Lot Owner's Association shall be incorporated having responsibility to and control of the lot owners. The association shall provide for the operation and maintenance of all common facilities, such as common areas and ponds. Owners of lots shall be required to be members of the association.
- All common facilities and drainage systems that are not dedicated to the public shall be maintained by the owners association in such a manner that adequate access is provided for fire, police, health, sanitation, and public utility vehicles to service them.
- An architectural control committee (ACC) will be established. Various lot improvements will require ACC approval.
- Provisions will be made for:
  - exterior lighting;
  - temporary structures;
  - driveway materials;
  - connecting to city water and sanitary sewer;
  - storm water drainage;
  - regulation of signs;
  - fences;
  - rubbish, garbage, and waste;
  - animals and pets;
  - outside burning;
  - exterior television and antennae, including satellite dishes;
  - awnings or patio covers;
  - HVAC units;
  - use and maintenance of pond and pond areas;
  - mailboxes;
  - lot maintenance;



- pools and recreational facilities such as tennis courts, racquetball courts, etc.;
- home occupations;
- architectural design standards for residences and commercial buildings;
- solar panels;
- vehicle parking;
- landscaping;
- garage and yard sales and holiday lights;
- gardens;
- street trees;
- use of contiguous lots having one owner;
- use, ownership, rights and obligations of common areas;
- assessments;
- enforcement of the covenants; and
- amendments or modifications of the covenants

### **Drainage**

The concept plan shows the general concept of proposed stormwater detention areas. Drainage facilities meeting the requirements of the City Engineer will be provided.