

**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:	May 20, 2025	Meeting Date:	June 2, 2025
Contact Information:			
Requested by:	Joanna Tennell		
On Behalf of Organization or Individual: City of Franklin			
Telephone:	317-736-3631		
Email address:	jtennell@franklin.in.gov		
Mailing Address:	70 E. Monroe Street, Franklin, IN 46131		
Describe Request:			
Approval and acceptance of Public Right-of-way for Earlywood Drive (Cub Academy)			
List Supporting Documentation Provided:			
1. Dedication of Public Right-of-way			
2.			
Who will present the request?			
Name:	Joanna Tennell	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.

DEDICATION OF PUBLIC RIGHT-OF-WAY

The undersigned, JAMES S. FLETCHER ("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, whose mailing address is 70 E. Monroe Street, Franklin, IN 46131, and its successors and assigns ("Grantee"), a fee simple 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 3099 N. MORTON ST., City of Franklin, Johnson County, Indiana, 46131.

See Instrument Number 2000 - 000215 for reference.

The undersigned certifies and warrants that:

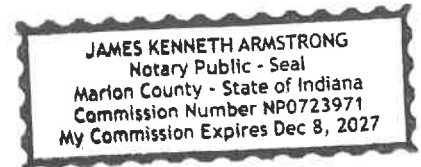
- 1) no Indiana gross income tax is due or payable by reason of this conveyance;
- 2) all conditions precedent to said dedication have been satisfied and/or waived;
- 3) the undersigned is the owner in fee simple of the above-referenced real property; and
- 4) authorized to execute this instrument on 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 16th day of May, 2025.

JAMES S. FLETCHER
By: James S. Fletcher
Signed Name
James S. Fletcher
Printed Name
Owner
Title

NOTARY ACKNOWLEDGEMENT



State of INDIANA)
County of Marion) SS:

Before me, a Notary Public for the County and State above-referenced, personally appeared James S. Fletcher and acknowledged the execution of this instrument this 16 day of May, 2025.

My commission expires: 12-8-2027

My county of residence: Marion

[Signature]
Signed, Notary Public

James Kenneth Armstrong
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, Ken Austin, Member, and Tina Gross, 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:

Jan Jones
Clerk-Treasurer

Ken Austin, Member

Tina Gross, 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. Joanna M. Tennell

Grantee Mailing Address: City of Franklin, 70 E. Monroe Street, Franklin, IN 46131.

Prepared by: Joanna M. Tennell, Senior Planner, City of Franklin, Department of Planning & Engineering,

70 E. Monroe Street, Franklin, IN 46131.

EXHIBIT A

RIGHT OF WAY #1 - FLETCHER

PROPOSED RIGHT OF WAY #1

Part of the land of James S Fletcher by warranty deed recorded as instrument number 2000-000215 in the Office of the Johnson County Recorder, and being part of the Northeast quarter of Section 3, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County Indiana, being described by Timothy D. Higbie, Professional Surveyor as part of a survey by Survey First as project number 20240059 described as follows:

Commencing at the Northwest corner of the Northeast quarter corner of said section 3, (all bearings are assumed based on GPS RTK derived North) said Northwest corner point measured North 88 degrees 58 minutes 45 seconds East 2338.99 feet from a stone found at the Southwest corner of Section 34, Township 13 North, Range 4 East, per Johnson County Surveyor's ties; thence along the North line of said Northeast quarter of Section 3, North 88 degrees 58 minutes 45 seconds East 125.74 feet to the POINT OF BEGINNING; thence continue North 88 degrees 58 minutes 45 seconds East 325.79 feet to the Northeast corner of said James S Fletcher; thence South 01 degree 04 minutes 42 seconds East 40.00 feet; thence South 88 degrees 58 minutes 45 seconds West 325.83 feet; thence North 01 degree 01 minute 15 seconds West 40.00 feet to the POINT OF BEGINNING containing 0.299 acres (13032.40 square feet) more or less and subject to any easements and rights of way of record.

SURVEY FIRST LLC

Surveying • Engineering • 3D Laser Scanning • Modeling
64 East Marion Street Danville, IN 46122

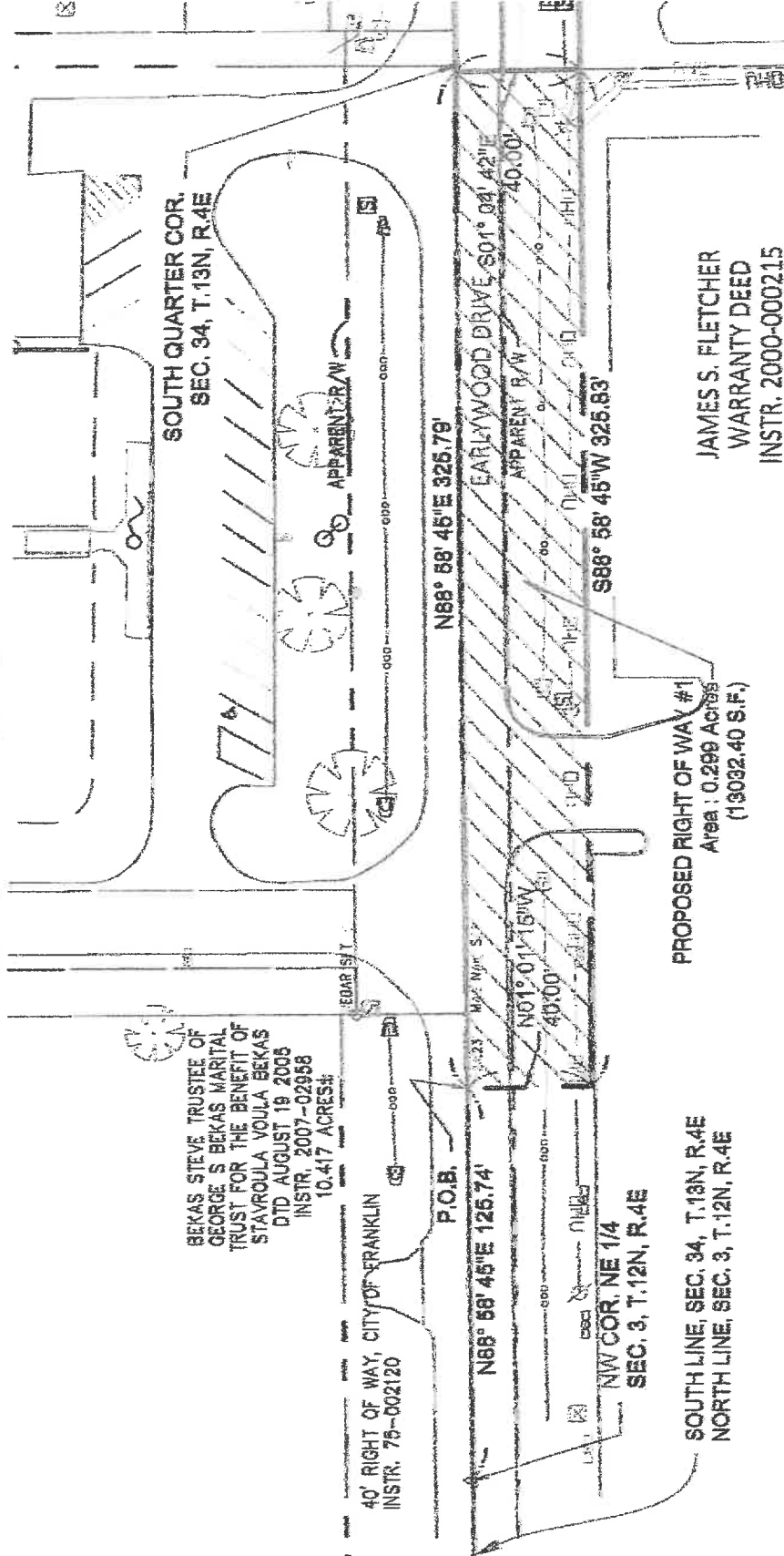


Job No.: 20240059V	Drawn By: TDH	SHEET #
Drawn Date: 04/24/25	Scale: #####	2 OF 2

Exhibit "B"

EXHIBIT

RIGHT OF WAY #1 - FLETCHER

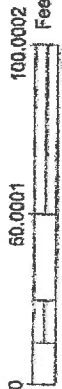


JAMES S. FLETCHER
WARRANTY DEED
INSTR. 2000-000215

SURVEY FIRST LLC

Surveying • Engineering • 3D Laser Scanning • Modeling
64 East Marion Street Danville, IN 46122

Job No.: 20240059V	Drawn By: TDH	SHEET #
Drawn Date: 04/24/25	Scale: 1" = 50'	2 OF 2



NOTE: THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY. IT IS AN EXHIBIT OF A DESCRIPTION ONLY.

DEDICATION OF PUBLIC RIGHT-OF-WAY

The undersigned, T. THOMPSON PROPERTIES 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, whose mailing address is 70 E. Monroe Street, Franklin, IN 46131, and its successors and assigns ("Grantee"), a fee simple 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 203 EARLYWOOD DR., City of Franklin, Johnson County, Indiana, 46131.

See Instrument Number 2005-025752 for reference.

The undersigned certifies and warrants that:

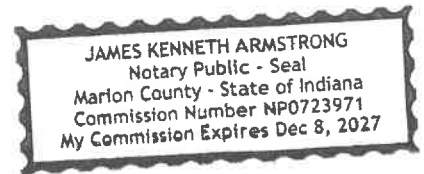
- 1) no Indiana gross income tax is due or payable by reason of this conveyance;
- 2) all conditions precedent to said dedication have been satisfied and/or waived;
- 3) the undersigned is the owner in fee simple of the above-referenced real property; and
- 4) authorized to execute this instrument on 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 16TH day of MAY 2025.

T. THOMPSON PROPERTIES LLC
By: [Signature]
Signed Name
Thomas A Thompson
Printed Name
Owner/Member
Title

NOTARY ACKNOWLEDGEMENT



State of INDIANA)
County of Marion) SS:

Before me, a Notary Public for the County and State above-referenced, personally appeared T. Thompson Properties LLC
by Thomas A. Thompson and acknowledged the execution of this instrument this 16 day
of May, 2025.

My commission expires: 12.8.2027

Signed, Notary Public

My county of residence: Marion

James Kenneth Armstrong
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, Ken Austin, Member, and Tina Gross, 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:

Ken Austin, Member

Jan Jones
Clerk-Treasurer

Tina Gross, 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. Joanna M. Tennell

Grantee Mailing Address: City of Franklin, 70 E. Monroe Street, Franklin, IN 46131.

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

EXHIBIT A

RIGHT OF WAY #2 - THOMPSON

PROPOSED RIGHT OF WAY #2

Part of the land of T THOMPSON PROPERTIES LLC by warranty deed recorded as instrument number 2005-025752 in the Office of the Johnson County Recorder, and being part of the Northeast quarter of Section 3, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County Indiana, being described by Timothy D. Higbie, Professional Surveyor as part of a survey by Survey First as project number 20240059 described as follows:

Commencing at the Northwest corner of the Northeast quarter corner of said section 3, (all bearings are assumed based on GPS RTK derived North) said Northwest corner point measured North 88 degrees 58 minutes 45 seconds East 2338.99 feet from a stone found at the Southwest corner of Section 34, Township 13 North, Range 4 East, per Johnson County Surveyor's ties; thence North 88 degrees 58 minutes 45 seconds East 451.53 feet (451.55 feet per deed); to the POINT OF BEGINNING, thence North 88 degrees 59 minutes 26 seconds East 1.92 feet to the calculated location of the South quarter corner of Section 34, Township 13 North, Range 4 East; thence continue North 88 degrees 58 minutes 45 seconds East 142.29 feet; thence South 01 degree 01 minute 14 seconds East 40.00 feet; thence South 88 degrees 58 minutes 45 seconds West 144.17 feet; thence North 01 degree 04 minutes 42 seconds West 40.00 feet to the POINT OF BEGINNING, containing 0.132 acres (5767.66 square feet) more or less.

SURVEY FIRST LLC

Surveying • Engineering • 3D Laser Scanning • Modeling
64 East Marion Street Danville, IN 46122



Job No.: 20240059V

Drawn By: TDH

SHEET #

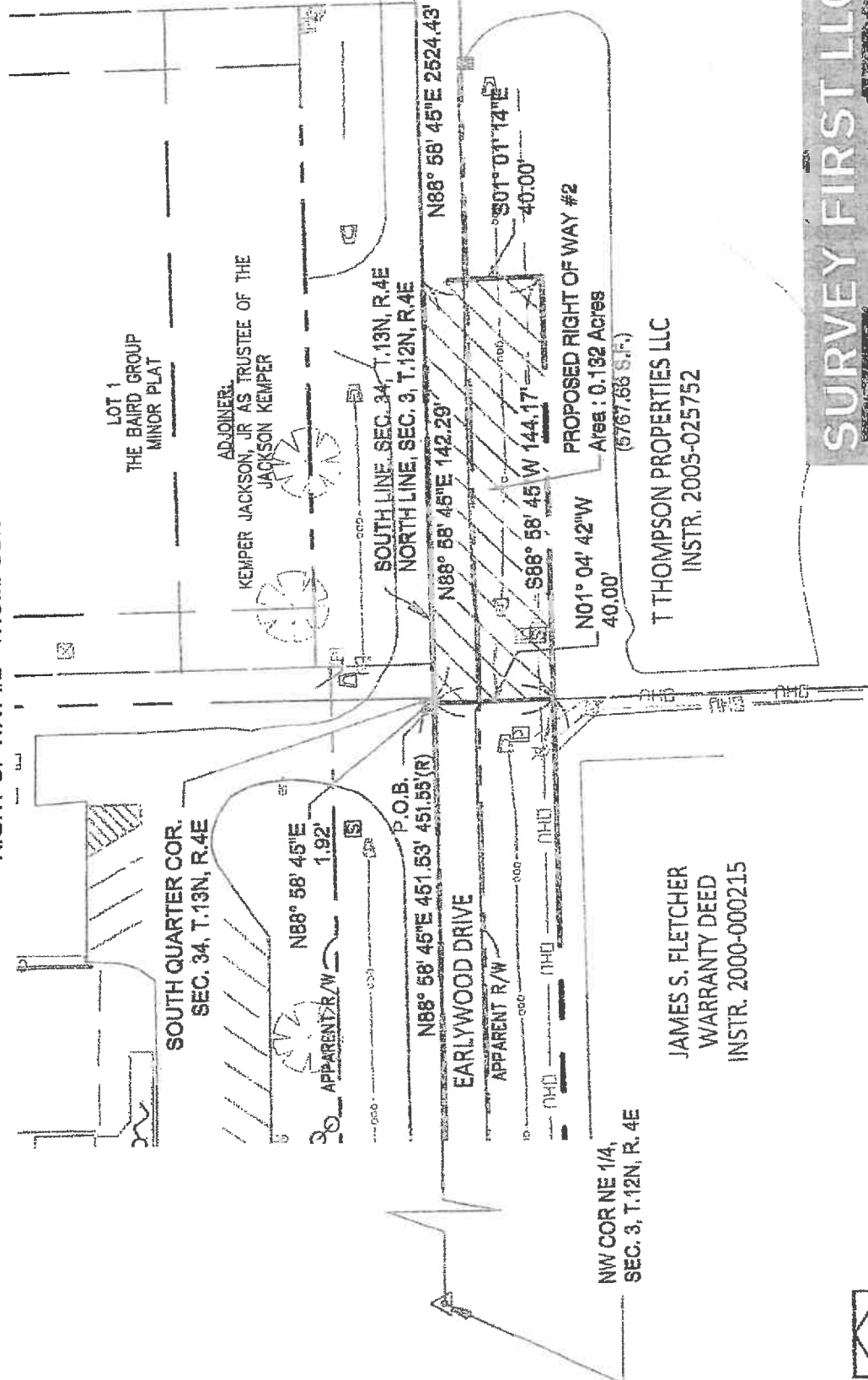
Drawn
Date: 4/24/25

2 OF 2

Exhibit "B"

EXHIBIT

RIGHT OF WAY #2 - THOMPSON



SURVEY FIRST LLC
 Surveying • Engineering • 3D Laser Scanning • Modeling
 64 East Marion Street Danville, IN 46122

Job No.: 20240059V	Drawn By: TDH	SHEET #
Drawn Date: 04/24/25	Scale: 1" = 50'	2 OF 2

NOTE: THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY. IT IS AN EXHIBIT OF A DESCRIPTION ONLY.



JAMES S. FLETCHER
 WARRANTY DEED
 INSTR. 2000-000215

NW COR NE 1/4,
 SEC. 3, T.12N, R. 4E