

STAFF REPORT

APPLICATION NO:	PLAT-2024-03		
HEARING DATE:	October 10, 2024	NEXT HEARING DATE:	November 14, 2024
NEWSPAPER NOTICE PUBLISHED ON:	Unknown	NOTICES MAILED ON:	Unknown
SUBJECT:	Primary Plat review		
LOCATION:	Lapel Industrial Park; East side of SR 13, 950 feet south of SR 38		
PETITIONER(S):	Dorsey Roscoe, CRPP, LLC		
ENGINEER/SURVEYOR:	Mike Deboy, Brent White, Deboy Land Development Services		
SUMMARY:	Commission to consider a Primary Plat for Lapel Industrial Park subdivision containing about 39 acres and proposing 4 lots and two blocks.		
WAIVERS REQUESTED:	None		
RECOMMENDATION:	CONTINUE TO THE NEXT MEETING		
PREPARED BY:	Oksana Polhuy, Planning Administrator		
EXHIBITS:	Exhibit 1. Primary Plat Exhibit 2. Planning and Engineering review letter Exhibit 3. Feasibility Report from the petitioner Exhibit 4. Drainage Approval Exhibit 5. Letters from the Utilities		

PROCEDURE

What is Primary Plat?

Primary Plat is the preliminary drawings, indicating the proposed manner or layout of the subdivision to be submitted to the Plan Commission for approval. Primary Plat is the first step in the process of splitting the land into buildable lots and reserving rights-of-way, common areas and easements for public and private infrastructure, like roads, sidewalks, water/wastewater lines, community amenities, and so on. The approval of primary plat doesn't permit any construction activities yet, nor does it review the specifics of each development component (e.g., the material that the road is made off, or the depth of pipes). The goal of this stage is to ensure that the main utilities would be able to serve the development, that there is capacity to service the development, that the proposed dimensions of the right-of-way improvements, utilities and lots can work together with the utilities.

Application Process

Upon complete submittal, a Primary Plat is reviewed by the Building Inspector (or Planning Administrator), reviewed by any other agencies and applicable utilities responsible for the review, and reviewed and approved/denied by the Plan Commission in a Public Hearing. The primary plat application requires a public hearing, and it was scheduled for October 10, 2024. As of the date of writing a staff report, Staff is waiting to receive evidence from the applicant that the notices were mailed and printed in timely manner to proceed with a public hearing.

Application Decision

Per IC 36-7-4-701 (b), Planning Commission has exclusive control over approval of plats and replats (unless delegated to staff or Plat Committee). In Lapel, the Plan Commission makes the final decision on primary plats.

In determining whether an application for approval of a primary plat of a subdivision shall be granted, the Plan Commission shall determine that the plat is in accordance with the principles and standards required in the Lapel UDO that contains the subdivision ordinance in Volume 12. Some standards from Volumes 9 (Light Industrial) and 10 (General Industrial) districts apply. This staff report summarizes the standards checked for the primary plat and whether the applicant met them. If the applicant meets all standards, then the primary plat shall be approved.

Commitments

Per IC 36-7-4-702(c), the Plan Commission may request or allow a commitment to approving a primary plat as a condition to approving a waiver for this application. Applicant hasn't requested any waivers as of writing this report.

RECOMMENDATION

Staff recommends **CONTINUING** the review of this application to the next meeting because several standards haven't been met and some information is missing. The changes required for the plat to meet the standards are enough to change some key measurements like lot sizes, property lines' location, easement sizes and location, etc. More details follow in the staff report and in the Exhibit 2. Planning Review TAC Letter.

However, since the overall layout, number of lots, blocks will most likely remain very similar to the current proposal, staff still recommends holding a public hearing as long as the notice requirements have been met by the applicant.

CORRESPONDENCE

As of this writing, staff has not received written or verbal statements regarding this project from the interested parties.

PROPOSAL

The project is proposed to be called Lapel Industrial Park. It’s currently comprised of two parcels and is 39.2 acres. The applicant is proposing to split the project into 4 lots and two blocks (see Exhibit 1. Primary Plat).

Zoning of the project is General Industrial and Light Industrial. The surrounding zoning districts are displayed in Figure 1.

ANALYSIS

The overarching goal of this review is to agree on the overall layout of the subdivision so that the adequate amount of space is reserved for the lots, thoroughfares, drainage, and various easements. Another goal is to ensure that this development can be adequately served by the public utilities like water and sewer.

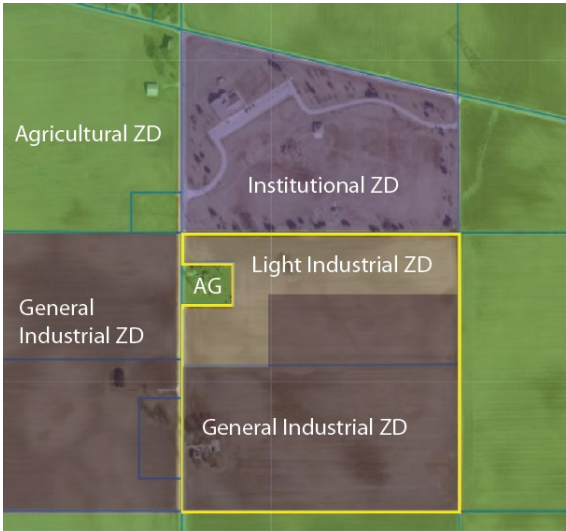


Figure 1. Zoning of the Project and Surrounding Areas

UTILITY CAPACITY AND OTHER REVIEWS

The applicant provides detail about the capacity of the utilities and reviews from other agencies in their Feasibility Report (Exhibit 3).

The drainage approval was approved from Madison County Drainage Board (Exhibit 4).

Letters about capacity have been obtained from the following utilities (Exhibit 5): water, sewer, and electricity.

While the exact location of fire hydrants is to be reviewed at the next stage (Subdivision Construction Plans), staff asked the applicant to start communication with the local fire department during this application process.

REVIEW OF SUBDIVISION STANDARDS

The table below summarizes standards that were reviewed and staff’s conclusion as to whether the standards were met. Exhibit 2 (TAC letter) provides more detail as to the standards that haven’t been met and where more information and clarification is needed.

Topic	Staff’s Review Summary	Standard Met?
Lot Standards	All lots size and design standards have been met. The minimum lot size requirement comes from Volume 9 for the lots zoned Light Industrial and Volume 10 for the lots zoned General Industrial.	Yes
Block Standards	The block length shall be at least 300 feet wide, but not more than 800 feet wide. Two blocks don’t meet this standard.	No
Street Location and Arrangement Standards	The proposed development meets the standards of this section.	Yes
Street Geometric Standards	Min ROW along CR 875 W hasn’t been provided. Most street geometric designs have been met. The street curve radii weren’t provided for all intersections to check this standard.	No

Curb & Gutter Standards	Min 2 feet required; 1.5 feet (18 inches) width provided.	No
Sidewalk Standards	The sidewalks that are provided along the newly proposed internal streets meet the minimum size requirement. The sidewalk along SR 13 meets the minimum size requirement. The sidewalk along CR 875 W is not shown to be along the entire perimeter of the project but is required to be provided.	No
Easements	The following deficiencies were found: <ul style="list-style-type: none"> • missing a general utility easement (U.E.). • drainage easements are shown only on a few lots, but expected to be shown throughout the entire subdivision to show how each lot and block will drain into the pond. 	No
Drainage standards	Madison County Drainage Board approved this plat on August 28, 2024 (see Exhibit 4). It appears that a portion of new drainage construction may require establishing a Regulated Drainage Easement through the church's property to the north. Staff would like confirmation that the church would permit this easement on their property.	Yes, with additional info needed for clarification
Sewer facilities	The applicant shows sewer facilities within the front yard's sewer easement (20 feet deep on the plat). However, Lapel's ordinance requires sewer easements to be in the ROW. The applicant provided a draft agreement with Fall Creek Sewer Waste District showing that the agency is ready to provide capacity to the development.	Yes, except for easement location
Water facilities	The applicant is showing water easement along the front yards of the lots that are 20 feet deep (minimum 15 feet is required). The location and size of the easement meets Lapel's ordinance. Citizens provided a water capacity letter to the applicant (Exhibit 5).	Yes
Other utilities	The applicant didn't mark a general utility easement for other utilities like electricity, cable, gas, etc.	No
Street lighting	The applicant showed a preliminary location of the lights along all local streets inside of the subdivision with some light located close enough to the intersections to meet the minimum standards. More detailed review of the street light design shall be reviewed at the Subdivision Construction Plan review stage.	Yes
Street trees	The applicant showed a preliminary landscape plan with street trees. The street trees are displayed only in the frontage areas along the internal subdivision streets, but not along SR 13 and CR 875 W. See Exhibit 2 for detail. At this stage, the exact species won't be reviewed. This level of detail shall be provided and reviewed at the Subdivision Construction Plan review stage. However, at a minimum, staff would like the applicant to show some three species of trees, a table with a calculation of number of trees required and number of trees provided.	No
Landscape buffer	The size and location of the buffer doesn't meet the minimum required standards. See Exhibit 2 for detail.	No

Subdivision and Street Name Standards	The subdivision name meets the standards. The names of the proposed new streets are: Hardscrabble Way, Hardscrabble Lane, and Hardscrabble Drive. While having the same “first name” is used in some other places within Industrial developments, Staff is hesitant to recommend this strategy for 911 purposes. It’s advisable to change the name as least for Hardscrabble Way. Staff would like PC’s input.	Yes?
Public Sites and Open Space Standards	Not applicable	n/a
Covenants Standards	The applicant provided the basic covenants required by Lapel’s UDO. However, no covenants were submitted to describe how the common areas, such as the drainage pond would be maintained. This needs to be submitted with the primary plat.	No
Flood Hazard Area Standards	Not applicable	n/a

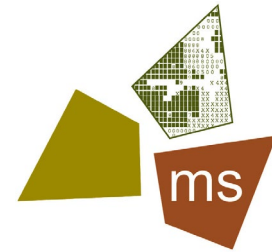
STAFF RECOMMENDATION

Staff recommends **CONTINUING** the review of this application to the next meeting because several standards haven’t been met and some information is missing.

MOTION OPTIONS

1. Motion to *approve* application PLAT-2024-03.
2. Motion to *deny* application PLAT-2024-03. (List reasons)
3. Motion to *continue* the review of the application PLAT-2024-03 until the next regular meeting on November 14, 2024, because... (list reasons).

Next Plan Commission meeting date(s): November 14, 2024.



PLANNING TAC COMMENTS

Comments from: Oksana Polhuy
Application #: PLAT-2024-03
Applicant: Dorsey Roscoe, CRPP, LLC
Surveyor/Engineer: Mike Deboy, Brent White, Deboy Land Development Services
Location: East side of SR 13, 950 feet south of SR 38
Project name: Lapel Industrial Park, Primary Plat
Date: October 3, 2024

This primary plat application was reviewed according to the applicable Lapel UDO zoning and subdivision standards. This letter provides review comments from the planning and engineering staff.

Summary: There are several standards that haven't been met that will require revisions to the primary plat.

Standards that Weren't Met

The following features need a revision:

☐ **Block width.** Per UDO V 12.1.6, Block Standards, C, the maximum width of any block is 800 feet. Currently, the following blocks are wider than 800 feet:

- The internal block that contains Block B and Lot 2;
- The block that contains Block A and Lot 1.
- **Block definition:** *"Property abutting on one side of a street and lying between the two (2) nearest intersecting or intercepting streets, intersecting railroad, intersecting waterway, or the end of a dead end street."*

☐ **ROW dedication along CR 875 W.** Per Thoroughfare Plan, CR 875 W is designated as a Collector rural road with the required total ROW of 80 feet, or 40 feet from the centerline to the new property line of this subdivision. Please, revise to dedicate the correct amount of ROW.

☐ **Sewer easement location.** Per UDO V. 12.16, Easement Standards, A.ii, *"The provision of sanitary sewer service shall be accomplished in the right-of-way."* The plans show sewer easements on the lots instead of ROW.

- ☐ **Landscape buffer width.** Per UDO V 10.2.7 and 9.2.7, the minimum required landscape buffer width along the northern, eastern, southern, and western (only around the existing house zoned Ag) is 50 feet. Currently, it's marked 40 feet along the northern and southern property lines and is missing from the lots and blocks on the eastern side completely.
- ☐ **Sidewalks.** The sidewalks along CR 875 W are shown only for a portion of the road. Please, provide the sidewalks along the entire length of the project.
- ☐ **Street Trees.** Street trees should be provided along all streets, including SR 13 and CR 875 W. Please, display those on the landscape plan.
- ☐ **Curbs.** Per UDO V. 12.16, Curb & Gutter Standards, A, the minimum required curb width is 2 feet. The plans note an 18" chairback curb, which doesn't meet the minimum required width. Please, revise the width. Note, that the width of this curb is then included into the total street pavement width of 28 feet.

Missing Information

Please, add the following detail:

- ☐ There are no general "utility easements" mentioned on the plat for other utilities like electric, cable, gas, internet, etc. Add them, please.
- ☐ Add zoning and use of the surrounding properties.
- ☐ Add side and rear Building Lines to all lots and blocks.
- ☐ Add corner radii for **all** street curves and ensure that they meet the minimum corner radius standards located in the Table in UDO V. 12.1,6 Street Geometric Standards, G. SR 13 is classified as arterial, CR 875 W is classified as Collector, and all other streets inside of the project are local streets. Currently, the plans call out for curve radius only for the streets exiting onto CR 875 W with one being below 30-ft radius for a Collector street.
- ☐ Add street pavement width measurement to all new local roads and ensure that they meet the standards located in the Table in UDO V. 12.1,6 Street Geometric Standards, G. Street pavement is measured from the back of the curb to the back of the curb.
- ☐ **Drainage easements.** Currently, the only drainage easement shown on the plans is along the western property line of the project leading north towards the pond. Where are the rest of drainage easements in Block B, Lot 1, and Lot 2 leading to the pond (or leading towards the western drainage easement)?
- ☐ **Covenants.** Per UDO V 12.1.4, Major Subdivisions, Specifications to be Submitted for Preliminary Plat documents to be Submitted, *"Subdivision Covenants: Any protective covenants applicable to the subdivision shall be prepared by the petitioner and be legally sound. Covenants shall be incorporated in the plat and subject to the approval and enforcement of the Commission. At a minimum, covenants shall provide a means for the maintenance and upkeep of drainage swales and other drainage facilities and any common areas or entry features."*

☐ **Sidewalk width.** The sidewalk width along SR 13 and CR 875 W shall be at least 8 feet. Please, add the width of this sidewalk to the plans.

Typos

Please, review the following typos:

- ☐ “Lot 1” is mentioned on the plat twice with different dimensions. Delete the unnecessary one.
- ☐ The page with certificate language has many areas that need to be edited. See the attached file for comments.
- ☐ Lighting legend. The legend mentions a streetlight / bollard light. Please, use only the “streetlight” term.

Clarifications

Please, provide clarifications for the following:

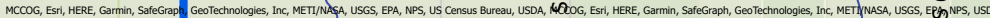
- ☐ There is a *Proposed Regulated Drainage Easement* on the church’s property to the north, included into this submittal, that looks like it’s part of the drainage design. Is there a confirmation from the church to allow inclusion of a new easement on their property? Could you provide evidence of this approval?
- ☐ For awareness: Currently, only one kind of a street tree is displayed on the plan. Lapel’s UDO requires that there are at least three species of trees should be provided. The full detail for a landscape plan, including the kinds of trees, should be provided during the “Subdivision Construction Plans” review.

Sincerely,



Oksana Polhuy
Urban Planning Project Manager

Attachments: “PRIMARY PLAT_LIP_10-03-24_Planner’s comments”.



Local streets are roadways where there are the lowest posted speeds and narrower ROW needs. Travel lane widths will be a minimum of 10 feet. The required ROW will be a minimum of 60 feet in an urban area and 70 feet in a rural area. The required ROW will be 60 feet in an urban area and 70 feet in a rural area. Urban local roads will have sidewalks and on-street parking, while rural local roads will have neither. Examples of local streets include Main Street, Vine Street, 9th Street, and Brookside Road.

The cross sections for each functional classification are shown on the following pages.

The Functional Classification map shown on page 26 has the classification designations for Lapel's entire road network.

CLASSIFICATION	ARTERIAL		COLLECTOR		LOCAL	
Location	Urban	Rural	Urban	Rural	Urban	Rural
Posted Speeds (mph)	45 - 55		30 - 45		20 - 30	
Existing Volumes (AADT)	> 4,000		1,500 - 4,000		< 1,500	
Min. Travel Lane Width (ft)	11	12	11	11	10	10
Min. ROW Width (ft)	80	100	70	80	60	70
Pedestrian Facilities Required	Shared-Use Path on One Side		Shared-Use Path and Sidewalk		Sidewalk	No
On-Street Parking	No		No		Yes	No
Curb Cuts	Limited		Some		Many	

MCCOG, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, MCCOG, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

PRIMARY PLAT FOR:

LAPEL INDUSTRIAL PARK

6208 SOUTH STATE ROAD 13, PENDLETON, IN 46064

Sheet List Table

Sheet Number	Sheet Title
P1 OF 5	PRIMARY PLAT COVER SHEET
P2 OF 5	PRIMARY PLAT
P3 OF 5	PRIMARY PLAT
P4 OF 5	PRIMARY PLAT LIGHTING LANDSCAPE SIGNAGE
P5 OF 5	PRIMARY PLAT CERTIFICATIONS

DETAIL SPECIFICATIONS ORDER OF PREFERENCE

1. CITY / TOWN STANDARD DRAWINGS AND SPECIFICATIONS.
2. COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
3. I.N.D.O.T. STANDARD DRAWINGS AND SPECIFICATIONS.
4. TEN STATE STANDARDS
5. SITE ENGINEER'S STANDARD DRAWINGS AND SPECIFICATIONS.
6. ANY OTHER APPLICABLE STANDARD DRAWINGS AND SPECIFICATIONS.

NOTICE, PERMITS AND NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING ANY CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION FOR THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING, AS-BUILT INFORMATION TO THE ENGINEERING/ SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

NOTE:

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO ACQUIRE ALL EASEMENTS AND APPROVALS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

NOTES:

ANY ALTERATIONS TO THESE PLANS NOT AUTHORIZED BY DEBOY LAND DEVELOPMENT SERVICES AND NOT IN ACCORDANCE WITH THE PLANS AND RECORDS ON FILE AT THE DEBOY OFFICE SHALL RELIEVE DEBOY LAND DEVELOPMENT SERVICES OF RESPONSIBILITY FOR OVERALL ACCURACY OF THESE PLANS.

UTILITIES CONTACT LIST

INDOT - GREENFIELD DISTRICT

32 SOUTH BROADWAY
GREENFIELD, IN 46140
855-INDOT4U
EASTCENTRAL@INDOT.IN.GOV

CITIZENS ENERGY GROUP

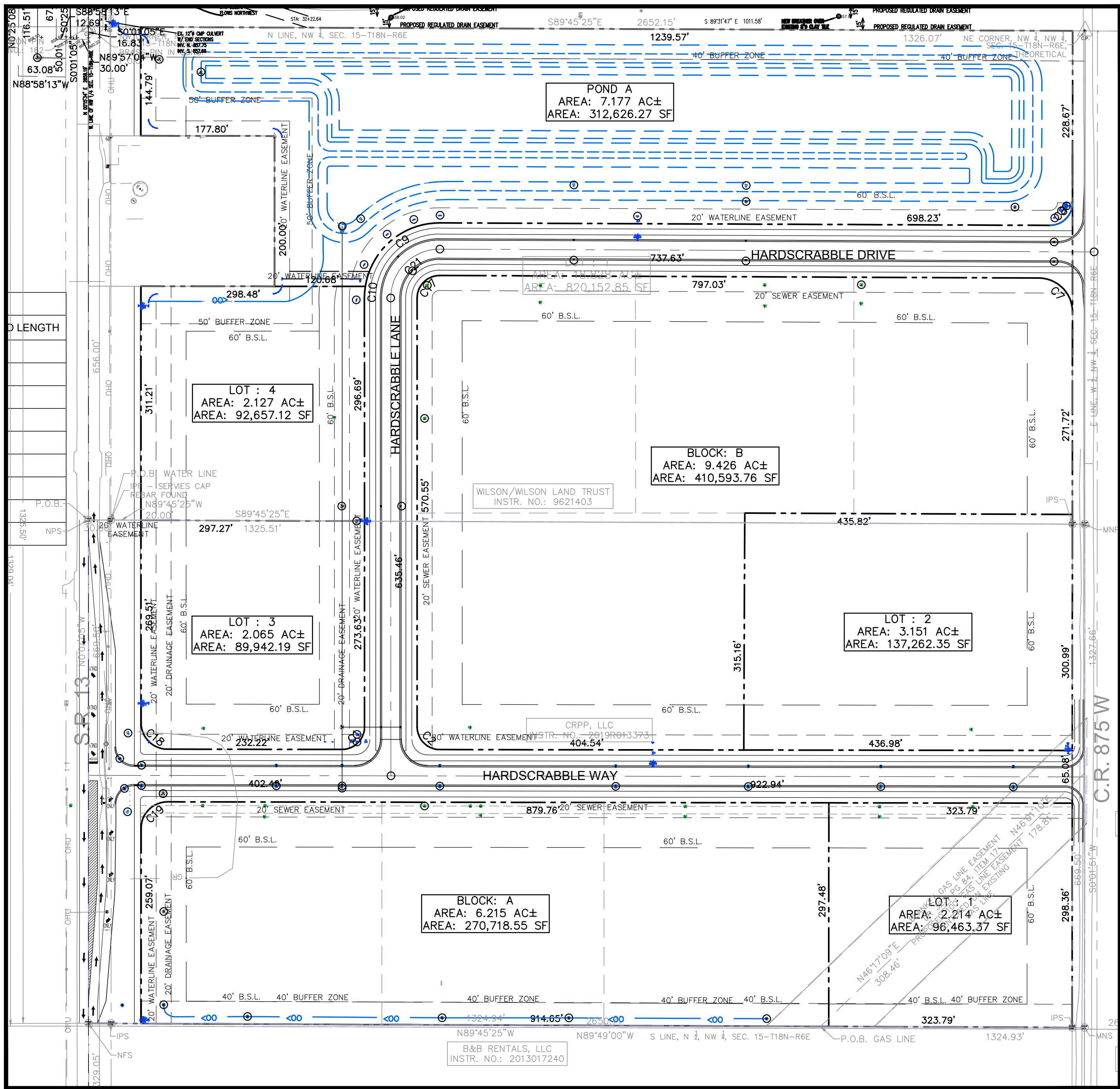
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, IN 46202
OPERATION CENTER: 317-515-4419

FALL CREEK REGIONAL WASTE DISTRICT

P.O. BOX 59
9378 S CR 650 W
PENDLETON, INDIANA 46064
PHONE: 765-778-7544
TOLL: 866-778-7544

TOWN OF LAPEL

P.O. BOX 999
825 N MAIN STREET
LAPEL, IN 46051-0999



PROPOSED SITE NORTH
NOT TO SCALE



VICINITY MAP NORTH
NOT TO SCALE

BENCHMARK INFORMATION

USGS BENCHMARK:

TEMPORARY BENCHMARK (TBM) IS LOCATED:

SCOPE OF WORK:

THIS PROJECT WILL CONSTRUCT THE INFRASTRUCTURE FOR AN INDUSTRIAL PARK, FILL MATERIAL FOR THE INDIVIDUAL LOTS, DETENTION FACILITY, STORM SEWERS, SANITARY SEWERS, WATERLINES, AND STREET IMPROVEMENTS.

CLIENT NAME/DEVELOPER/OWNER:
CHAD GALLOWAY & ROSCOE DORSEY
CRPP LLC
6208 SOUTH STATE ROAD 13
PENDLETON, IN 46064
765-534-5010
ROSCOE.DORSEY@DORSEYEXCAVATING.COM
©2022 (DLDS) DeBoy Land Development Services, Inc.
DESIGNED: MLD APPROVED: MLD
DRAWN: BAW CHECKED BY: MLD
SCALE: NTS DATE: 01/30/23
PROJECT NO.: 2018-0032

P1 OF 5

LAPEL INDUSTRIAL PARK
TAC REVIEW

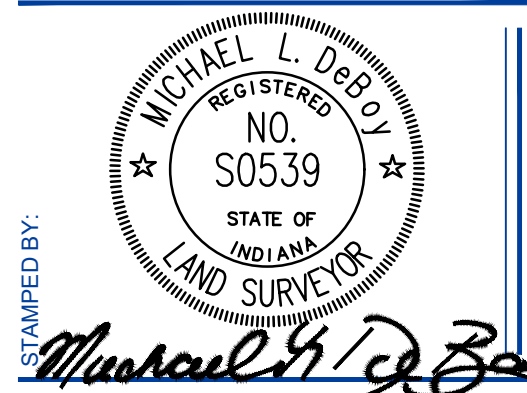
6208 SOUTH STATE ROAD 13, PENDLETON, IN 46064

PRIMARY PLAT COVER SHEET

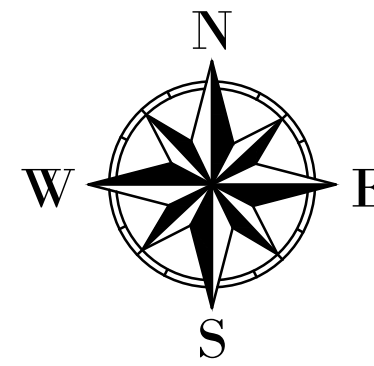
PREPARED BY:

STAMPED BY:

DATE DESCRIPTION

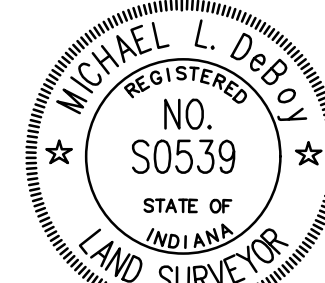


PT. OF THE NORTHWEST 1/4, SECTION 15, TWP. 18 NORTH, RG. 6 EAST,
2ND P.M., GREEN TWP., MADISON COUNTY, INDIANA
TOTAL ACREAGE: 39.20 ACRES ±



DLDS
DEBOY LAND DEVELOPMENT SERVICES

Designers—Engineers—Surveyors
P.O. BOX 25, Noblesville, IN 46061
Phone: 317.770.1801



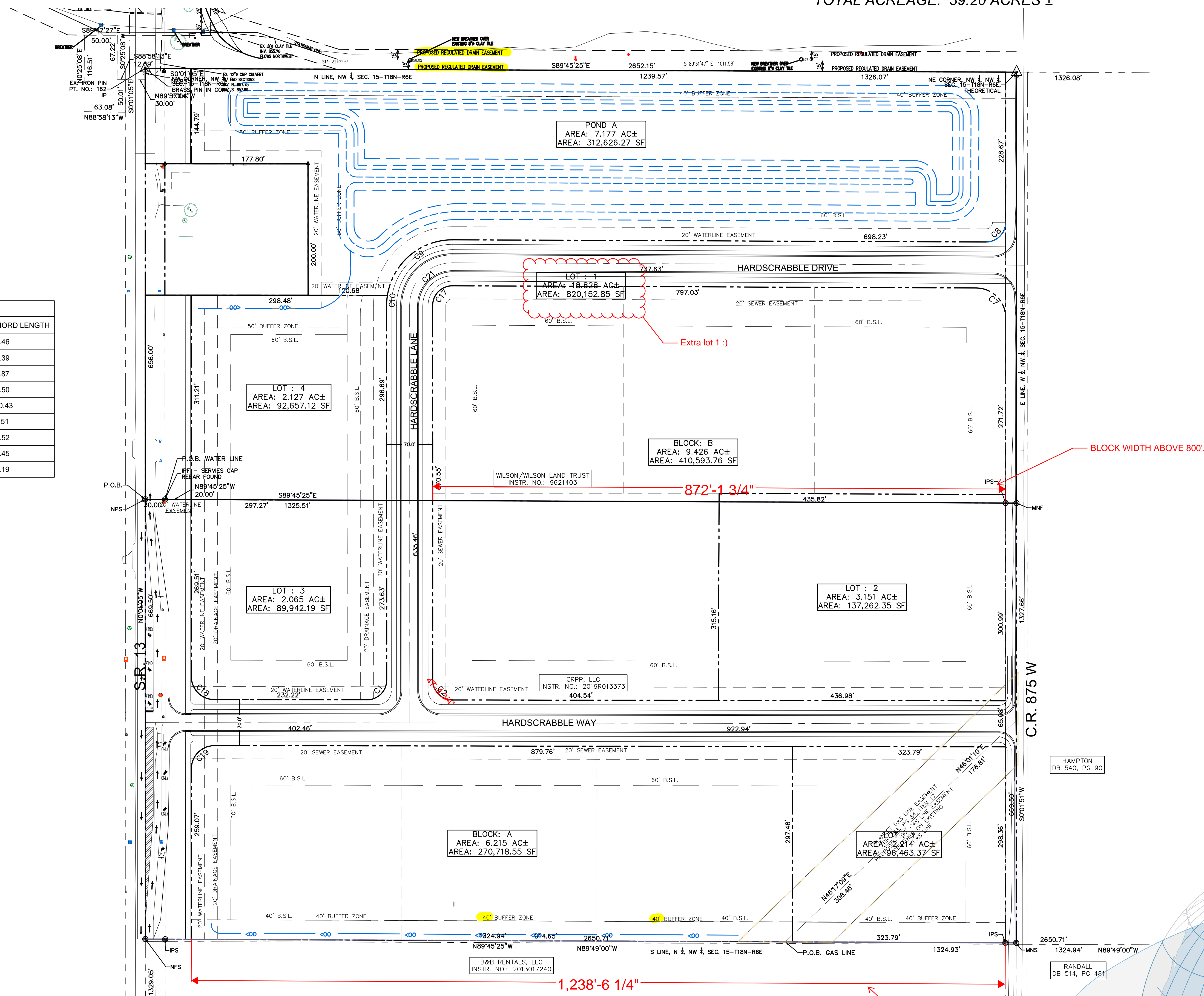
STAMPED BY:  *Michael H. DeBo*

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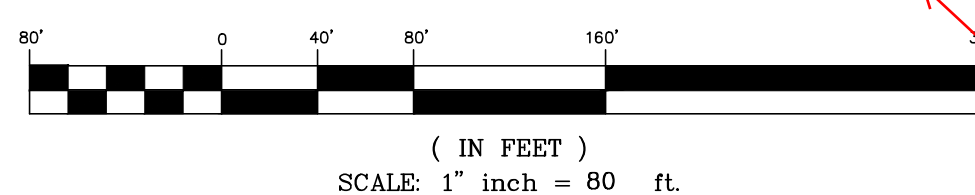
6208 SOUTH STATE ROAD 13, PENDLETON, IN 46064

PRIMARY PLAT

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	47.18	30.00	090°06'05"	N45° 01' 57"E	42.46
C2	47.07	30.00	089°53'55"	S44° 58' 03"E	42.39
C7	68.22	45.00	086°51'50"	N46° 15' 29"W	61.87
C8	47.23	30.00	090°12'40"	N45° 08' 11"E	42.50
C9	142.07	100.03	081°22'16"	S49° 34' 36"W	130.43
C10	15.52	100.03	008°53'23"	S04° 26' 47"W	15.51
C17	47.26	30.00	090°15'39"	S45° 06' 44"W	42.52
C18	54.92	35.00	089°53'55"	S45° 04' 07"E	49.45
C19	55.96	35.00	091°36'52"	S44° 23' 07"W	50.19

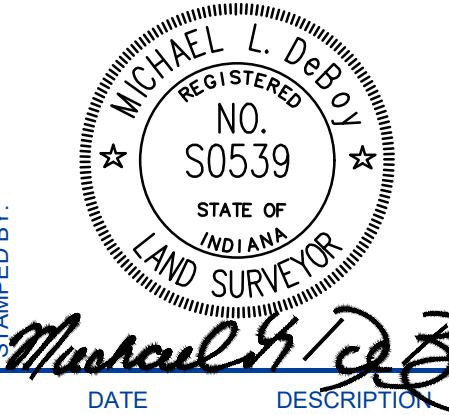
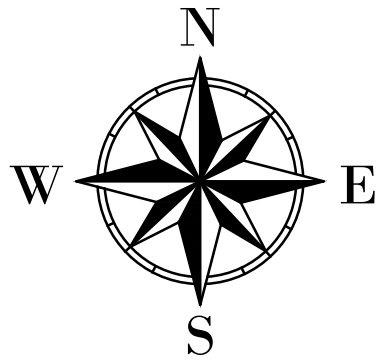
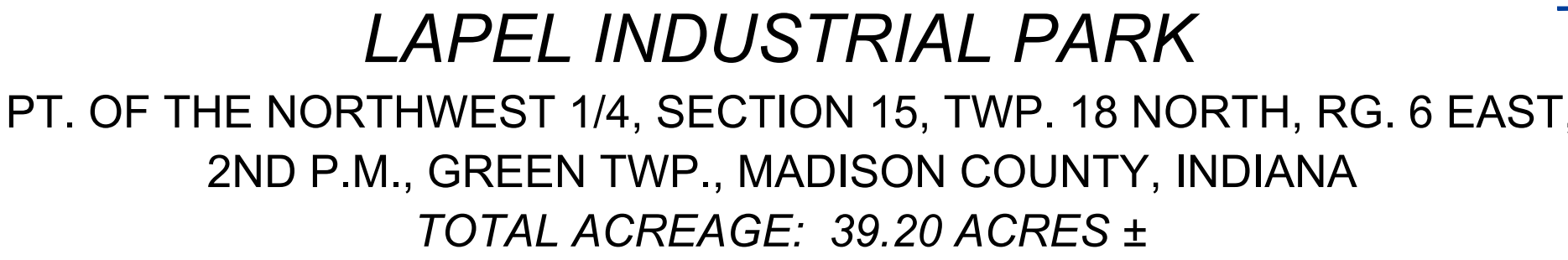


PRIMARY PLAT



— BLOCK WIDTH ABOVE 800'

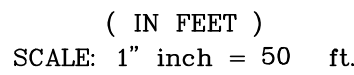
P2 OF 5

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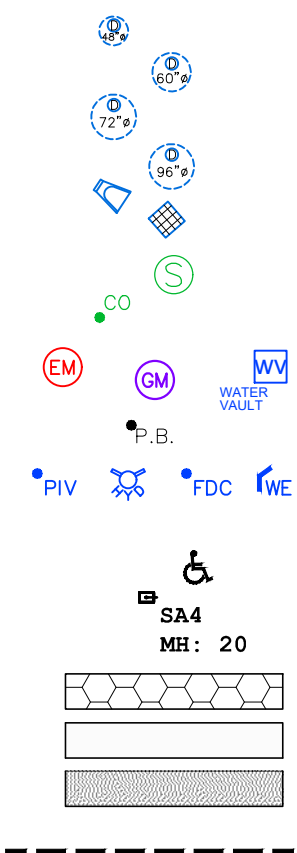
LAPEL INDUSTRIAL PARK TAC REVIEW

6208 SOUTH STATE ROAD 13, PENDLETON, IN 46064

PRIMARY PLAT



SITE LEGEND



- NEW STORM SEWER - 48" INT. BARREL
NEW STORM SEWER - 60" INT. BARREL
NEW STORM SEWER - 72" INT. BARREL
NEW STORM SEWER - 96" INT. BARREL
NEW PIPE END SECTION
NEW STORM INLET - 24"x24" INT. BOX
NEW SANITARY STRUCTURE
NEW SANITARY SEWER CLEANOUT
NEW ELEC. METER / GAS METER / WATER VALVE
NEW PIPE BOLLARD
NEW FIRE HYDRANT / POST INDICATOR VALVE
/ FIRE DEPT CONC. / WATER LINE ELBOW
ADA PARKING EMBLEM
NEW AREA LIGHT POLE
NEW RIP-RAP
NEW ASPHALT PAVEMENT
NEW BUILDING PAD OUTLINE
LIMITS OF CONSTRUCTION

- A
B
C
D
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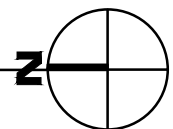
- NEW APARTMENT BUILDING; SEE ARCHITECTURAL PLANS
- NEW MAINTENANCE BUILDING; SEE ARCHITECTURAL PLANS
- NEW CLUBHOUSE/FITNESS CENTER; SEE ARCHITECTURAL PLANS
- NEW ASPHALT PAVEMENT
- NEW 18" CHAIRBACK CURB
- NEW 5' WIDE SIDEWALK
- NEW 5' WIDE COMBO CURB AND SIDEWALK
- NEW 8' WIDE MULTI-USE PATH
- NEW TYPICAL 20' LENGTH PARKING STALL PANT STRIPE
- NEW STORM PAVEMENT INLET WITH MINIMUM 12" W/ CONCRETE COLLAR AND 10 FEET OF PAVEMENT SUBSURFACE DRAINS.

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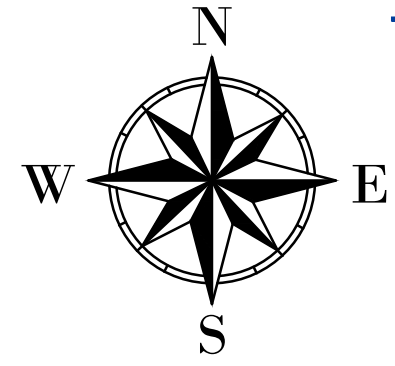
- NEW TRANSFORMER; LOCATION IS PER
INDIANAPOLIS POWER AND LIGHT
- NEW END SECTION
- NEW OUTLET CONTROL STRUCTURE; SEE
DETAILS
- NEW STORM MANHOLE
- NEW ADA ACCESSIBLE PARKING STALL
- NEW ADA VAN ACCESSIBLE PARKING
STALL
- NEW ADA ACCESSIBLE PARKING SIGN
- NEW INLINE ADA RAMP WITH TACTILE
WARNING

PRIMARY PLAT

SCALE: 1" = 50'



PT. OF THE NORTHWEST 1/4, SECTION 15, TWP. 18 NORTH, RG. 6 EAST,
2ND P.M., GREEN TWP., MADISON COUNTY, INDIANA
TOTAL ACREAGE: 39.20 ACRES ±



DLDS
DEBOY LAND DEVELOPMENT SERVICES

Designers Engineers Surveyors
P.O. BOX 435, Noblesville, IN 46061
Phone: 317.770.1801

[illegible]

**LAPEL INDUSTRIAL PARK
TAC REVIEW**

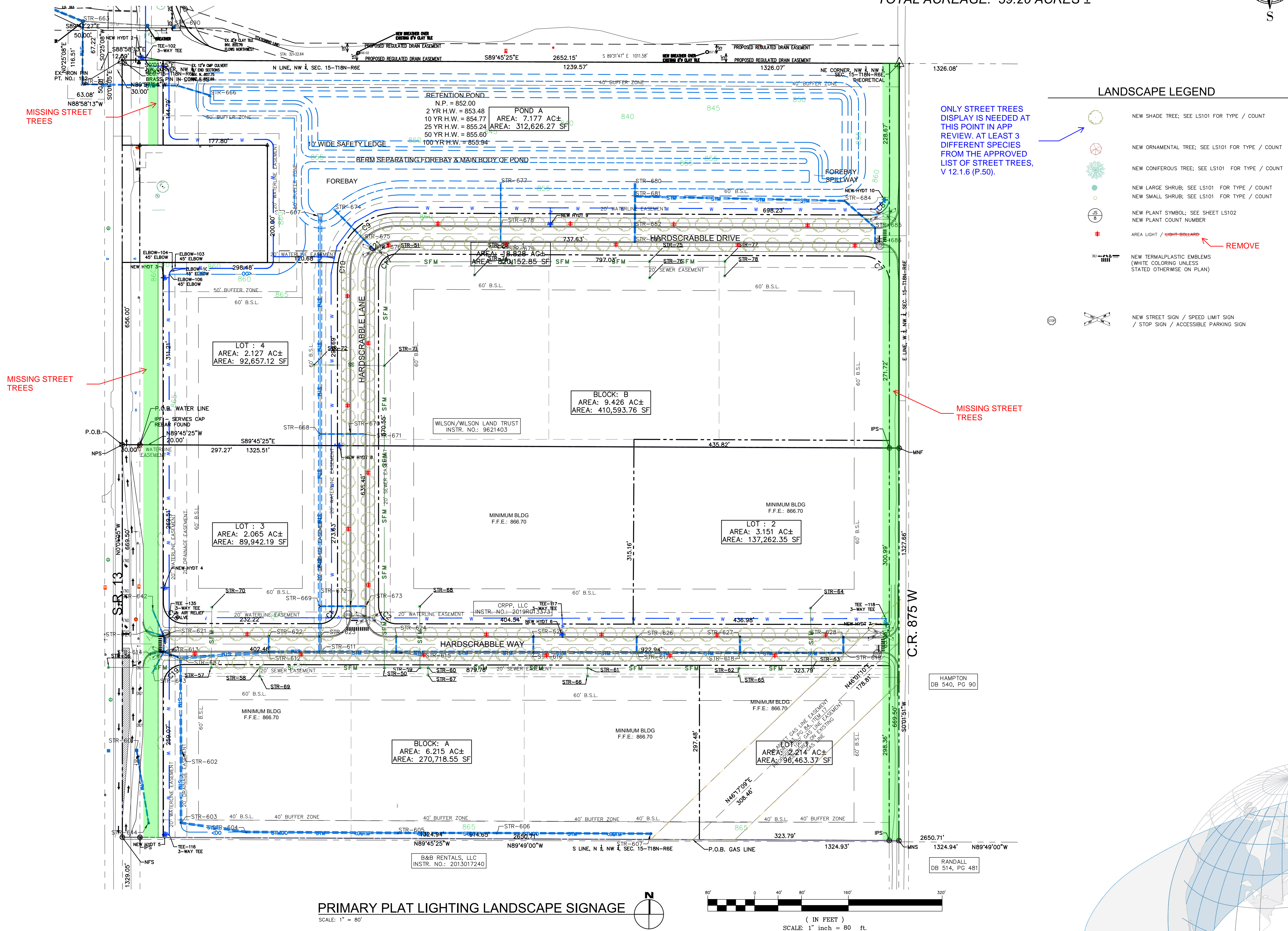
PRIMARY PLAT LIGHTING LANDSCAPE SIGNAGE

CLIENT NAME/DEVELOPER/OWNER:
CHAD GALLOWAY & ROSCOE DORSEY
CRPP LLC
6208 SOUTH STATE ROAD 13
PENDLETON, IN 46064
ROSCOE@DORSEY.COM | DORSEYEXCAVATING.COM
©2022 (DLDS) DeBoy Land Development Services, Inc.

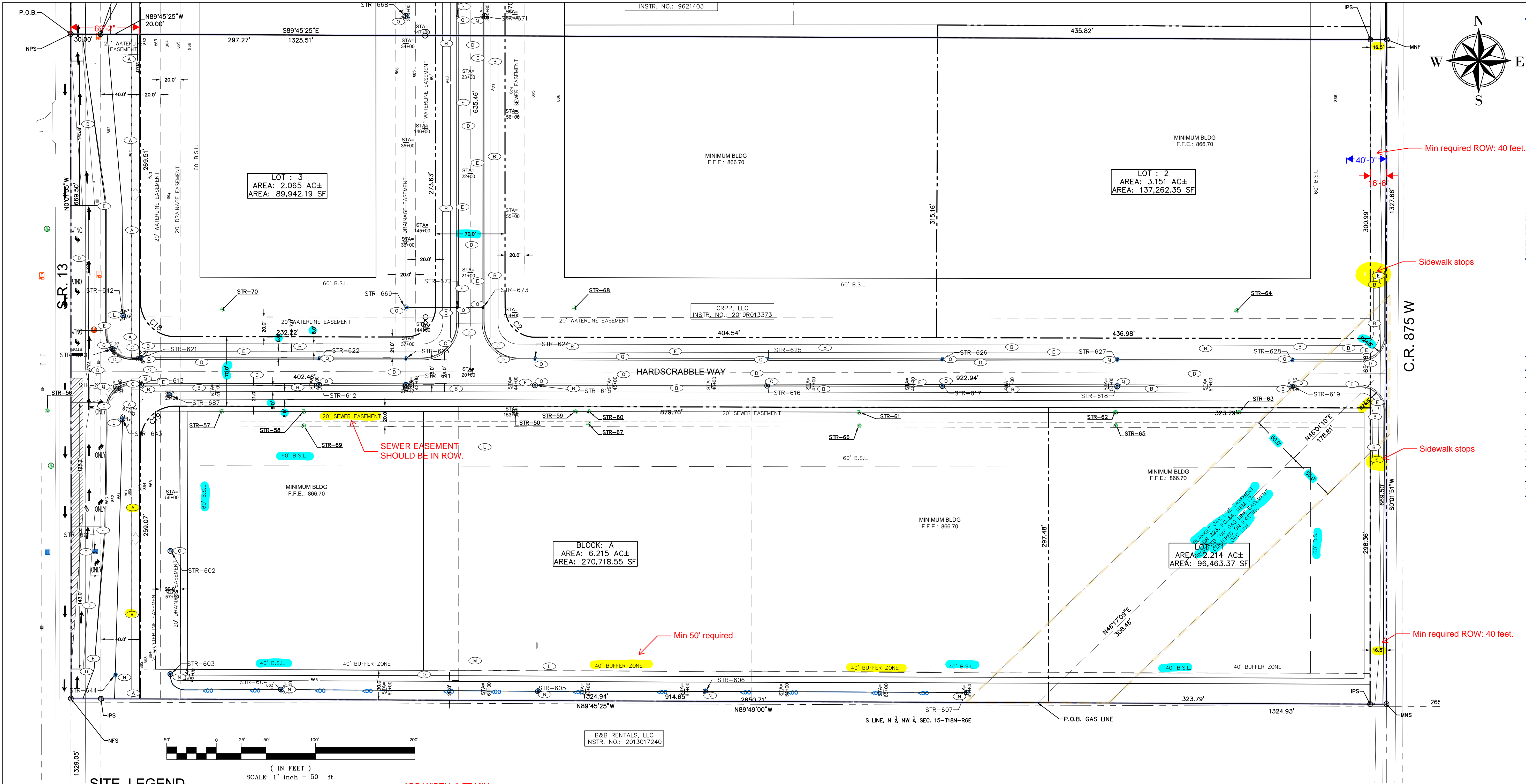
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DRAWN: BAW	CHECKED BY: MLD
SCALE: 1" = 80'	DATE: 01/30/23
PROJECT NO.: 2018-0032	

P4 OF 5

PROJECT: F:\GISurvey Design Aides\Projects\DLDS\2018\2018-0032 - Dorsey Lapel Commercial Park - Dorsey Excavating\ENGINEERING\DRAWINGS\SHEETS
DWG: PRIMARY PLAT-LS-LIGHT PLAN.dwg
PLOTTED BY: B WHITE
DATE: Thursday, September 19, 2024 11:09:32 PM



SITE PLAN EXCERPT FROM THE CONSTRUCTION PLANS



DLDS
DeBoy Land Development Services
Designers-Engineers-Surveyors
P.O. BOX 25, Noblesville, IN 46061
Phone: 317.770.1801

STEPHEN D. SERVICE
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
No. 9500299

DATE	DESCRIPTION
03/29/24	Update park to include additional acreage and revised detention outlet for the project.
04/29/24	Address comments from Banning Engr.

**LAPEL INDUSTRIAL PARK
TAC REVIEW**
6208 SOUTH STATE ROAD 13, PENDLETON, IN 46064

SITE PLAN

CLIENT NAME/DEVELOPER/OWNER:
CHAD GALLOWAY & ROSCOE DORSEY
CRPP LLC
6208 SOUTH STATE ROAD 13
PENDLETON, IN 46064
765-534-5010
ROSCOE.DORSEY@DORSEYEXCAVATING.COM

DESIGNED: MLD APPROVED: MLD
DRAWN: BAW CHECKED BY: MLD
SCALE: 1" = 50' DATE: 01/30/23
PROJECT NO.: 2018-0032

C500

SITE LEGEND

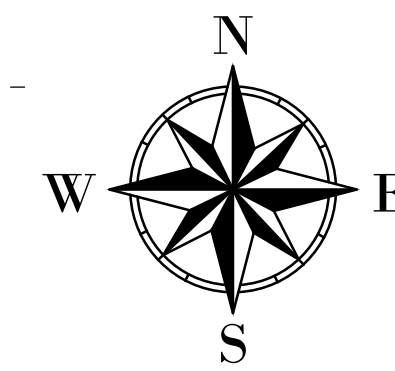
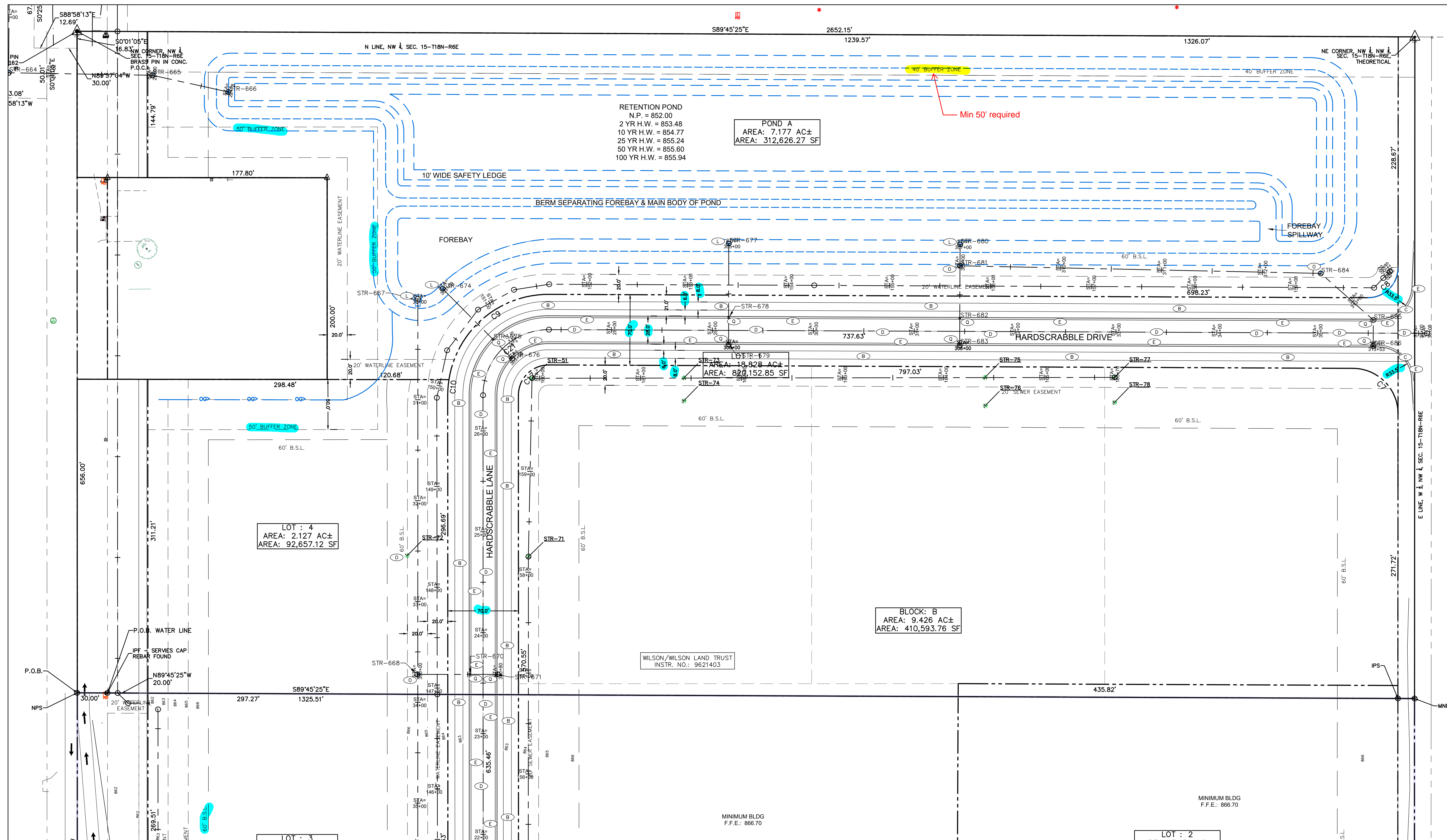
	NEW STORM SEWER - 48" INT. BARREL		NEW CONCRETE MULTI USE PATH		NEW END SECTION
	NEW STORM SEWER - 60" INT. BARREL		NEW 6' WIDE CONCRETE SIDEWALK		NEW OUTLET CONTROL STRUCTURE; SEE DETAILS
	NEW STORM SEWER - 72" INT. BARREL		NEW ADA ACCESSIBLE RAMP WITH TACTILE WARNING		NEW STORM INLET/CATCH BASIN
	NEW PIPE END SECTION		NEW ASPHALT PAVEMENT		NEW STORM MANHOLE
	NEW STORM INLET - 24"x24" INT. BOX		NEW 18" CHAIRBACK CURB		EXISTING DITCH INLET CONVERTED TO PAVEMENT INLET
	NEW SANITARY STRUCTURE				NEW CURB INLET
	NEW SANITARY SEWER CLEANOUT				
	NEW ELEC. METER / GAS METER / WATER VAULT				
	NEW PIPE BOLLARD				
	NEW FIRE HYDRANT / POST INDICATOR VALVE / FIRE DEPT CONC. / WATER LINE ELBOW				
	LIMITS OF CONSTRUCTION				
	NEW TERMALPLASTIC EMBLEMS				

ADD WIDTH: 8 FT MIN.
MIN 2' REQUIRED

SITE PLAN

SCALE: 1" = 50'

SITE PLAN EXCERPT FROM THE CONSTRUCTION PLANS



DLDS
DEBOY LAND DEVELOPMENT SERVICES

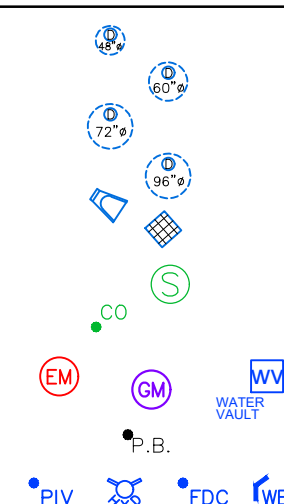
Designers-Engineers-Surveyors
P.O. BOX 25, Noblesville, IN 46061
Phone: 317.770.1801

[illegible]

LAPEL INDUSTRIAL PARK
TAC REVIEW
6208 SOUTH STATE ROAD 13, PENDLETON, IN 46064

SITE PLAN

SITE LEGEND



- NEW STORM SEWER - 48" INT. BARREL
NEW STORM SEWER - 60" INT. BARREL
NEW STORM SEWER - 72" INT. BARREL
NEW STORM SEWER - 96" INT. BARREL
NEW PIPE END SECTION
NEW STORM INLET - 24"x24" INT. BOX
NEW SANITARY STRUCTURE
NEW SANITARY SEWER CLEANOUT
NEW ELEC. METER / GAS METER / WATER VAULT

- A
B
C

D

E

- NEW CONCRETE MULTI USE PATH
NEW 8' WIDE CONCRETE SIDEWALK
NEW ADA ACCESSIBLE RAMP
WITH TACTILE WARNING

NEW ASPHALT PAVEMENT

NEW 18" CHAIRBACK CURB

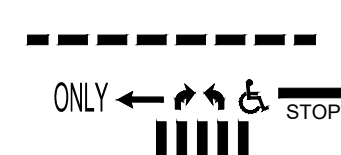
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- NEW END SECTION
- NEW OUTLET CONTROL STRUCTURE; SEE
DETAILS
- NEW STORM INLET/CATCH BASIN
- NEW STORM MANHOLE
- EXISTING DITCH INLET CONVERTED TO
PAVEMENT INLET
- NEW CURB INLET

- NEW PIPE BOLLARD
NEW FIRE HYDRANT / POST INDICATOR VALVE
/ FIRE DEPT CONC. / WATER LINE ELBOW



NEW RIP-RAF



LIMITS OF CONSTRUCTION

SITE PLAN

SCALE: 1" = 50'



(IN FEET)

SCALE: 1" inch = 50 ft.

MINIMUM BLDG
FEE - \$66.70

F.F.E.: 866.70

LOT : 2

CLIENT NAME/DEVELOPER/OWNER:
CHAD GALLOWAY & ROSCOE DORSEY
CRPP LLC
6208 SOUTH STATE ROAD 13
PENDLETON, IN 46064
765-534-5010
ROSCOE.DORSEY@DORSEYEXCAVATING.COM
©2022 (DLDS) DeBoy Land Development Services, Inc.

DESIGNED: MLD APPROVED: MLD

DRAWN: BAW CHECKED BY: MLD

SCALE: 1" = 50' DATE: 01/30/23

PROJECT NO.: 2018-0032

C501

NEW TERMALPLASTIC EMBLEMS

PROJECT: F:\Cisurvey Design Aides\Projects\DLDS\2018\2018-0032 - Dorsey Lapel Commercial Park - Dorsey Excavating\ENGINEERING\DRAWINGS\SHEET
DWG: C500 SITE PLAN.dwg
PLOTTED BY: B WHITE
DATE: Sunday, April 28, 2024 12:00:05 PM

EXHIBIT 3. FEASIBILITY REPORT FROM APPLICANT

September 19, 2024

Oksana Polhuy
Planning Administrator
Town of Lapel
825 Main Street
Lapel, IN 46051
Ph: 765-534-3157
Email: oksana@lapelindiana.org



RE: Feasibility Report
Lapel Industrial Park, 6208 South State 13, Pendleton
Madison County, Indiana

It has been requested that a feasibility report Lapel Industrial Park (LIP) be provided to show the site has coverage of sewage, water and drainage facilities. In the process, DLDS and members of CRPP, LLC, have reached out to the following entities:

- Lapel Stoney Creek Fire Department – Fire and Emergency Medical Services
- Citizens Energy Group – Water
- Fall Creek Regional Waste District - Sewage
- Duke Energy – Electric
- INDOT – Access to State Road 13

At this time, DLDS has reached out to obtain Will Server Letters from Lapel Stoney Creek Fire Department, Citizens Energy Group, and Duke Energy. Fall Creek Regional Waste District and CRPP, LLC, have already signed an agreement to provide service to the site. A copy of the agreement has already been forwarded to Mrs. Oksana Polhuy.

Lapel Stoney Creek Fire Department has had a request sent in for a Will Serve Letter. At this time, no response has been provided. It is expected that they will provide a letter or at least an email response stating they will respond to emergency calls to this site.

As Will Serve Letters has yet to be provided by Citizens Energy Group, the water supplier has already been reviewing plans and marked up construction documents. At this time, a 16" water main is required to be extended from the intersection of State Road 13 and State Road 38 going south along the eastern Right-of-Way of State Road 13. An easement for 20' in width was previously recorded back in the early 2000's for a waterline. In addition, the internal waterline will be a 12" water main running through the development. Current markups and comment letter from Citizens Energy Group may be forwarded to any and all interested parties upon request.

Fall Creek Regional Waste District (FCRWD) currently has a 4" force main running along the west side of State Road 13. This line has capacity for Trinity Life Center, the original entity that it was constructed to serve, and additional capacity. At this time, CRPP, LLC, has come to an agreement with FCRWD to provide service. The agreement has been forwarded as mentioned above. As told by FCRWD, the area is serviced by a force main. A force main sanitary line will need to be installed through the site and each individual lot will have to construct their own grinder pumping station. The plan is to have a tap on the active 4" main, bore under SR 13 with a 3" line and once outside of the INDOT Right-of-Way, a reducer

to a 2" line will then run through the industrial park. FCRWD has been reviewing the plans and making comments for DLDS to address. Updated plans will be sent back into FCRWD.

Duke Energy currently services the general area. Personnel from CRPP, LLC, have spoken to representatives in the past. DLDS and CRPP, LLC, are reaching out to obtain a Will Serve Letter. At this time, it is anticipated that the entire site will be fully electric and that no gas service will be brought into the industrial park.

INDOT communication and coordination has been commenced and working to obtain a commercial driveway permit and an utility encroachment/construction permit. INDOT has required a traffic study to be performed. Shrewsberry performed the traffic impact study in April of 2023. This has been sent to INDOT. At this time, plans have been forwarded to INDOT with comments being sent and working to fully address at this time.

The drainage for the site will require CRPP, LLC, to obtain permission to connect to an existing drainage tile that currently services Trinity Life Center detention facility. CRPP, LLC, has already obtained permission from the Wilson family to replace the existing drainage tile running through field at the southwest corner of State Road 38 & State Road 13. This was a requirement from Madison County Drainage Board. The drainage for the site will require replacing an existing 15" drainage tile with a larger 30" pipe. At a connection point on the west side of State Road 13, the current 15" tile and a new proposed 18" tile will meet and connect to a proposed 30". This 30" tile will then go through the said field and discharge into Mudd Creek. The LIP will create its own stormwater detention and water quality treatment system prior to releasing stormwater from the site. This storm water will be release via an 18" pipe going under State Road 13 and tying into the above described 30" pipe. An onsite storm sewer system with inlets and junction structures has been reviewed and approved by the Madison County Drainage Board for the site. Once the facility has been constructed and as-built, the Madison County Drainage Board has mandated that the 30" tile shall be petitioned to be turned into a county regulated drain.

The street construction except that within INDOT Right-of-Way of State Road 13, will be designed per the Town of Lapel's Ordinance. The roadway within INDOT Right-of-Way shall confirm to INDOT specifications.

At this time, all utilities will be constructed at once as well as the streets. The internal infrastructure is not anticipated to be phased for construction. As each individual Lot or Block is developed, then those will be separate items to look at for development on a case by case basis for Lot Construction, separate from this project.

Sincerely,

Michael L DeBoy, L.S.

EXHIBIT 4. DRAINAGE APPROVAL

MADISON COUNTY
i n d i a n a



Madison County Drainage Board

Madison County Government Center

16 East 9th Street

Anderson, Indiana 46016

Office: 765-641-9687

August 14, 2024

CRPP, LLC
13666 East 179th Street
Noblesville, IN 46060

RE: Lapel Industrial Park

The Madison County Drainage Board has given contingent final drainage approval for the proposed Lapel Industrial Park. Official approval will be given at the August 28, 2024 meeting.

This letter is to give CRPP LLC the permissions to move forward with the Town of Lapel.

If there are any questions, please contact our office at the number provided above.

Thank you


Anjanette Cox, Board Secretary

cc: Drainage Board, Town of Lapel, Roscoe Dorsey, Brent White



853 Columbia Road, Suite 101, Plainfield, IN 46168
Phone: (317) 707-3700 | Fax: (317) 707-3800

August 2, 2024

Mr. Brent White
DLDS
P.O. Box 25
Noblesville, IN 46061

RE: Drainage Review Final
Lapel Industrial Park, 6208 South State Road 13, Pendleton
Madison County, Indiana

Dear Mr. White:

Banning Engineering was asked to review the submittal of the Lapel Industrial Park Project for compliance with the Madison County Drainage Ordinance, the Madison County Stormwater Technical Standards Manual as well as reasonable engineering practice.

Based on the review of the re-submittal received on July 14, 2024, we recommend approval of the project contingent upon the board considering the following:

1. The Ordinance describes storm sewers to be straight between manholes, and that a maximum spacing of 400-ft is recommended between the manholes. However, with running the 30" HDPE pipe through the Wilson Caroyln L L/E property, it may not be necessary. Currently, the plans show placing five 60" manholes across the field. It may make more sense to treat this like we normally do with field tile and just follow the alignment of the existing tile while it is replaced and reduce or remove the manholes. This length of 30" pipe is approximately 1,850 ft from manhole 663 to the end section at the ditch. I would also recommend that the portion of HDPE pipe through the field be perforated and that any lateral connections to the existing tile be located and connected to the new 30".

Thank you for the opportunity to review your proposed site improvements. Questions or discussion can be initiated by phone or email at 317-707-3737 or mkolb@banning-eng.com, respectively.

Sincerely,

A handwritten signature in dark ink, appearing to read "Max Kolb", is written over a light blue horizontal line.

Max Kolb, PE, CFM
Project Manager

Cc: Madison County Drainage Board c/o Anjie Cox, Drainage Board Secretary
Madison County Engineer c/o Jessica Bastin, Madison County Engineer

EXHIBIT 5. LETTERS / AGREEMENTS FROM UTILITIES



September 19, 2024

Re: Electrical Facilities for Lapel Industrial Park,
6208 South SR 31, Pendleton, Indiana

Dear Mr. DeBoy:

This is to advise you that Duke Energy Indiana, Inc. (d/b/a Duke Energy), a corporation organized and existing under the laws of the State of Indiana as a public utility and subject to regulation by the Indiana Utility Regulatory Commission (IURC), will supply electric service pursuant to the provisions of its retail electric rate tariff and general terms and conditions of electric service on file with the IURC, to the proposed development located at 6208 South SR 13, Pendleton, Indiana. (intersection SR 13 and SR 38)

Sincerely,

Bradley Amburgey (Kathy Davis)

Bradley Amburgey
Engineering Technologist II



2020 North Meridian St. | Indianapolis | IN 46202

CitizensEnergyGroup.com

September 20, 2024

CRPP, LLC
17697 Prairie Baptist Road
Noblesville, IN 46060

Will Serve Water

Re: Lapel Industrial Park
6208 S State Road 13
Pendleton, IN 46064

To Whom It May Concern:

As of today's date, water mains located near the above referenced site are available to provide service to the proposed multi-lot industrial park development.

Although availability exists, Citizens Energy Group allocates capacity on a first-come first-serve basis. Citizens Energy Group cannot guarantee that capacity will exist at any future date.

Capacity within the public mains available to serve this development cannot be guaranteed until proposed discharges and demands have been determined and reviewed by Citizens Energy Group. Therefore, please be advised that this letter is only a statement of present availability and in no way is to be considered a commitment of future allocations.

Prior to actual utilization of services, all applicable Local, State and Federal approvals or permits must be obtained. Permit applications, waste load allocation estimates and any other requested information must be submitted to Citizens Energy Group for review.

If you have any further questions, require clarification, or need further guidance please contact me at (317) 429-3972 or mkline@citizensenergygroup.com.

Sincerely,

A handwritten signature in blue ink that reads "Matt Kline".

Matt Kline
Market Development Coordinator
2020 N. Meridian Street
Indianapolis, IN 46202

Cc: Jerry Gentry
File

ADDENDUM TO
SANITARY SEWER MAIN EXTENSION AGREEMENT

Lapel Commercial Park

Madison County, Indiana

This Addendum to the February 28, 2023 Sanitary Sewer Main Extension Agreement ("Addendum"), made and entered into this 18th day of January, 2024, is between the FALL CREEK REGIONAL WASTE DISTRICT ("District") and CRPP, LLC ("Developer"), and is regarding the extension of additional sanitary sewer main by the Developer on the Developer's expanded property located at approximately 6208 South State Road 13 in Madison County, Indiana.

RECITALS:

A. On or about March 16, 2023, the parties completed execution of a Sanitary Sewer Main Extension Agreement ("Agreement") regarding the extension of a sewer main and related facilities by the Developer to and on an approximately 20.37 acre parcel generally located at 6208 South State Road 13, as described in the Agreement ("Property").

B. The Developer has not yet initiated the extension of sewer facilities to and on the Property.

C. Since execution of the Agreement, the Developer has acquired an additional approximately 18.832 acres of land adjacent to the Property, which is more specifically described in Exhibit A attached hereto ("Additional Property").

D. The Developer now plans to develop the Property and Additional Property into a total of twelve (12) commercial/industrial development lots.

E. The parties desire to enter into this Addendum to add the Additional Property to the Property, and clarify that additional sewer mains will be constructed by the Developer for service to the Property and Additional Property, subject to all other terms and conditions of the Agreement.

NOW, THEREFORE, in consideration of the mutual agreement and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

ARTICLE I ADDENDUM

Section 1.1. Property. The Property, as that term is defined and used in the Agreement, is hereby supplemented to include the Additional Property. Wherever the Agreement refers to the Property, it shall be construed as including the Additional Property as well as the Property. The terms and conditions of the Agreement applying to the Property, including but not limited to the Developer's extension of sewer facilities thereto, shall apply to the Additional Property.

Section 1.2. Cost of Installation and Facilities. Section 2.1 of the Agreement is hereby amended and restated as follows:

The Developer shall be responsible for paying the cost of and installing any and all facilities on or around the Property and Additional Property that are necessary for the provision of sewer service, including the Sewage Facilities. As part of the Sewage Facilities, the parties anticipate that the Developer will install two-inch (2") force mains and related facilities, in a manner and location to be approved by the District, on the Property and Additional Property that will connect to the District's existing facilities located along State Road 13. The Developer and/or any further owner/tenant shall further take any other measures as may be directed by the District in the future to ensure accurate testing or to prevent excessive strength effluent from entering into the District's wastewater collection system.

Section 1.3. Agreement. Except to the extent modified, supplemented, or amended herein, the parties reaffirm the Agreement in all respects. The responsibilities and obligations of the Developer, and the rights of the District, shall apply to the Additional Property and extension of sewer facilities to the Additional Property, as set forth in the Agreement.

ARTICLE II MISCELLANEOUS

Section 2.1. Legal Description for Property. The legal description attached hereto as Exhibit A and incorporated herein by reference is a true and accurate legal description of the Additional Property.

Section 2.2. Binding on Successors and Assigns. The parties agree that the District's service touches and concerns the land, and the Agreement, as supplemented by this Addendum, shall be binding upon and inure to the benefit of the parties hereto, as well as their grantees, successors, and assigns.

Section 2.3. Entire Agreement. The Agreement, as supplemented by this Addendum, sets forth the entire agreement between the parties hereto, and fully supersedes any prior agreements or understandings between the parties pertaining to the subject matter hereof. All terms of the Agreement that are not inconsistent with this Addendum shall remain in full force and effect, and shall apply to the Additional Property.

Section 2.4. Amendment and Waiver. Neither the Agreement nor this Addendum, nor any term hereof may be changed, modified, altered, waived, discharged, or terminated, except by written instrument. Failure to insist upon strict adherence to any term of the Agreement or this Addendum shall not be considered a waiver or deprive that party of the right thereafter to insist upon strict adherence to that term or any other term of the Agreement or this Addendum.

Section 2.5. Counterparts. This Addendum may be executed in counterparts, including facsimile or photocopy counterparts, each of which shall be deemed an original, but all of which taken together shall constitute a single document.

Section 2.6. Recordation. The District may record this Addendum and the Agreement in the chain of title to the Property and Additional Property. The Developer further agrees to execute a memorandum of the Agreement and this Addendum for recording in a form reasonably required by the District if requested by the District in the future.

Section 2.7. Authority of Parties. Each party and signatory hereto has the authority to enter into this Addendum and at all times has full authority to perform the Agreement and this Addendum. No further approval or consent by any other person or authority is required.

Section 2.8. Captions. The captions to this Addendum are for convenience of reference only and shall not be given any effect in the interpretation of the Agreement or Addendum.

Section 2.9. Severability. If any provision of this Addendum is found by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining terms hereof will not be affected, and in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision will be added as part of this Addendum that is as similar to the illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

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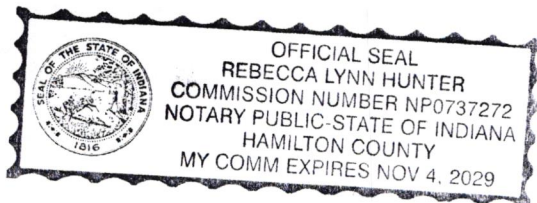
FALL CREEK REGIONAL WASTE DISTRICT
BOARD OF TRUSTEES

Mark A. Jablonski
Mark A. Jablonski, President

STATE OF INDIANA)
COUNTY OF Madison)SS:

Before me, a Notary Public in and for said County and State, personally appeared Mark A. Jablonski, by me known to be the President of the Fall Creek Regional Waste District Board of Trustees, who acknowledged the execution of the foregoing "Addendum to Sanitary Sewer Main Extension Agreement" on behalf of the Fall Creek Regional Waste District Board of Trustees.

WITNESS my hand and Notarial Seal this 18 day of January, 2024.



Rebecca Lynn Hunter
Notary Public

Rebecca Lynn Hunter
(Printed Signature)

My Commission Expires: Nov. 4, 2029

My County of Residence: Hamilton

CRPP, LLC

Signed: Roscoe Dorsey

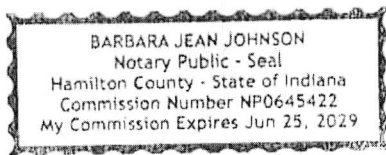
Printed: Roscoe Dorsey

Title: Managing Partner

STATE OF Indiana)
COUNTY OF Madison) SS:

Before me, a Notary Public in and for said County and State, personally appeared Roscoe Dorsey, by me known to be the Managing Partner of CRPP, LLC, who acknowledged the execution of the foregoing "Addendum to Sanitary Sewer Main Extension Agreement" on behalf of said entity.

WITNESS my hand and Notarial Seal this 16th day of January, 2024.



Barbara Jean Johnson
Notary Public

Barbara Jean Johnson
(Printed Signature)

My Commission Expires: 6/25/2029

My County of Residence: Hamilton

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. Stephen C. Unger

This instrument prepared by Stephen C. Unger, Attorney at Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204.

4698789

Exhibit A

Legal Description of Additional Property

A part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 18 North, Range 6 East in Madison County, Indiana more particularly described as follows:

Commencing at the Northwest corner of Section 15, Township 18 North, Range 6 East, and running thence East along the north line of Section 15 a distance of 1330 feet to the Northeast corner of the West half of the Northwest quarter of Section 15, thence South along the east line of the said West half of the Northwest Quarter of Section 15 a distance of 656 feet, thence West parallel with the North line of Section 15 a distance 1329 feet to the center of State road #13, thence north 656 feet to the place of beginning, being a part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 18 North, Range 6 East.

EXCEPT THEREFROM:

A PART OF THE NORTHWEST Quarter of Section 15, Township 18 north, Range 6 East, in Madison County, Indiana, more particularly described as follows:

BEGINNING at a point on the West LINE OF THE Northwest Quarter of Section 15, Township 18 North, Range 6 East, said point being South 00 degrees 00 minutes 00 seconds (assumed bearing) 145.00 feet from an existing iron rod in concrete marking the northwest Corner of the Said Quarter Section: thence North 90 degrees 00 minutes 00 seconds East a distance of 217.80 feet to a 5/8-inch rebar (set) on the East right-of-way line of State Road Number 13; thence South 00 degrees 00 minutes 00 seconds on a line parallel with the West line of said Quarter Section a distance of 200.00 feet to 5/8-inch rebar (set); thence South 90 degrees 00 minutes 00 seconds West a distance of 217.80 feet to a 5/8-inch rebar (set) on the East right-of-way line of said State road; thence continuing South 90 degrees 00 minutes 00 seconds West a distance of 20.00 feet to appoint on the West line of the said Quarter Section; thence North 00 degrees 00 minutes 00 seconds along the West line of the said Quarter Section a distance of 200.00 feet to the POINT OF BEGINNING.

Containing, after said exception, 18.832 acres, more or less.