

FILE

DEC 02 2022

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File No. 2023-01

Fees Paid Yes No

CITY OF LEBANON

Planning & Zoning Department

CITY OF LEBANON

PRIMARY PLAT APPROVAL APPLICATION

Name of Development Grasslands

Project Location The site is located directly north of the intersection of CR 150 W & CR 375 N in Lebanon, IN. Current Zoning ID

Parcel ID No. See attached legal description Area (602.42 acres 2 lots)

Township 19 North Proposed Land Use Industrial

Name of Applicant Contact Person/Representative David Rosenberg, COO & Chief of Staff - IEDC

Phone 317-232-8800 Fax 317-232-4146 Email drosenberg@iedc.in.gov

Address 1 North Capital Ave, Suite 700, Indianapolis, IN 46204

Name of Property Owner Indiana Economic Development Corp

Address 1 North Capital Ave, Suite 700, Indianapolis, IN 46204

Phone 317-232-8800 Fax 317-232-4146 Email drosenberg@iedc.in.gov

Primary Plat Fee
\$500.00 plus \$25.00 per acre

Detailed submittal requirements are included in Section 9.19 B of the Lebanon Unified Ordinance.

Below is an overview of items to be included in the submittal.

All plans are required to be sealed by a Professional Engineer or Registered Land Surveyor licensed in the State of Indiana. All sheets shall be 24"x36" format draw to scale of minimum 1"=50' and maximum of 1"=10' (except for the required vicinity map). All final plans shall be submitted in hard copy and in digital format as per City requirements.

_____ A. Completed application form.

_____ B. Primary Plat

1. Submittal. The subdivider shall provide an Overall Primary Plat of the Subdivision, the design of which shall be in conformance to the Comprehensive Plan, the Thoroughfare Plan, the Unified Development Ordinance, these subdivision regulations, and other City Ordinances not in conflict with these regulations. Further, the intent of the Primary Plat section is to ensure that the statutory requirements established in the Indiana Code for the subdivision of land are met.

Grasslands Legal Description

A part of the Sections 10, 11, 14 and 15, all with Township 19 North, Range 1 West, of the 2nd Principal Meridian, Boone County, Indiana, and being that 602.15 acre tract, collectively shown on the surveys prepared by Tracy L. McGill, LS #20500009 as American Structurepoint, Inc. Project Number 2021.02337.0003 (bearings and distances based upon the Indiana Geospatial Coordinate System's (InGCS) "Boone") described as follows:

Beginning at the northwest corner of the Southwest Quarter of said Section 11; thence North 89 degrees 8 minutes 30 seconds East 2,580.91 feet along the north line of said Southwest Quarter to the northeast corner thereof; thence North 89 degrees 9 minutes 59 seconds East 2,647.81 feet along the north line of the Southeast Quarter of said Section 11 to the northeast corner thereof; thence South 0 degrees 3 minutes 10 seconds East 2,648.28 feet along the east line of the Southeast Quarter of said Section 11 to the southeast corner thereof; thence North 89 degrees 43 minutes 20 seconds West 206.96 feet along the south line of said Southeast Quarter to the westerly right-of-way line of CSX Railroad (formerly Indianapolis & Frankfort Railroad Company); thence South 9 degrees 58 minutes 36 seconds East 1,140.94 feet along said railroad right-of-way line to the east line of the Northeast Quarter of the Northeast Quarter of said Section 14; thence South 0 degrees 28 minutes 27 seconds West 201.72 feet along the east line of said quarter quarter section to the southeast corner thereof; thence North 89 degrees 41 minutes 35 seconds West 2,648.38 feet along south line of said half quarter section to the northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 14; thence South 0 degrees 15 minutes 42 seconds West 1,324.23 feet along the east line of said quarter quarter section to the southeast corner of the Northwest Quarter of said Section 14; thence, more or less along the southerly line of said Northwest Quarter Section the following two (2) courses: 1) North 89 degrees 59 minutes 10 seconds West 1,452.02 feet; 2) South 86 degrees 48 minutes 34 seconds West 794.15 feet to the easterly limited access right-of-way line of I-65; thence along said right-of-way line the following eleven (11) courses: 1) North 17 degrees 37 minutes 48 seconds West 500.08 feet; 2) North 16 degrees 48 minutes 41 seconds West 350.04 feet; 3) North 17 degrees 37 minutes 48 seconds West 950.00 feet; 4) North 18 degrees 35 minutes 5 seconds West 300.04 feet; 5) North 17 degrees 37 minutes 48 seconds West 1,100.00 feet; 6) North 17 degrees 9 minutes 9 seconds West 1,200.04 feet; 7) North 17 degrees 37 minutes 48 seconds West 533.10 feet; 8) Northerly 66.25 feet along an arc to the right having a radius of 14,183.95 feet and subtended by a long chord having a bearing of North 17 degrees 29 minutes 46 seconds West and a length of 66.25 feet; 9) North 15 degrees 6 minutes 56 seconds West 396.06 feet; 10) North 26 degrees 58 minutes 51 seconds West 101.02 feet; 11) Northerly 26.72 feet along an arc to the right having a radius of 14,193.95 feet and subtended by a long chord having a bearing of North 15 degrees 18 minutes 30 seconds West and a length of 26.72 feet to the north line of the Southeast Quarter of said Section 10; thence South 89 degrees 17 minutes 45 seconds East 1,340.45 feet along said north line to the point of beginning and containing 608.57 acres, more or less.

Excepting therefrom the CSX Railroad (formerly Indianapolis & Frankfort Railroad Company) Right-of-Way described as follows: Commencing at the northeast corner of the Southeast Quarter of said Section 11; thence South 89 degrees 9 minutes 59 seconds West 567.27 feet along the north line of said Quarter Section to the easterly right-of-way line of the CSX Railroad and the point of beginning of this description:

thence South 9 degrees 58 minutes 36 seconds East 2,680.05 feet along said easterly right-of-way line to the south line of said Southeast Quarter Section; thence North 89 degrees 43 minutes 20 seconds West 101.62 feet along said south line to the westerly right-of-way line of said CSX Railroad; thence North 9 degrees 58 minutes 36 seconds West 2,678.05 feet along said westerly right-of-way line to the north line of the Southeast Quarter of said Section 11; thence North 89 degrees 9 minutes 59 seconds East 101.29 feet along said north line to the point of beginning and containing 6.15 acres, more or less.

After said exception, containing 602.42 acres, more or less.