

Staff Report – Plan Commission

Docket #:	PC2025-007	Hearing Date:	February 24, 2025
Address:	Parcel # 41-02-26-034-018.000, N. Combs Road, North of “S” curve		
Applicant:	Eric Prime, for Davis Homes LLC, 3950 Priority Way South Dr., Suite 210, Indianapolis, IN		
Owners:	Robison CRF, LLC, 925 Silver Valley Circle, Greenwood, IN		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov , 317.887.5230		

Request:

Eric Prime, on behalf of Davis Homes LLC, requests three (3) amendments to the original Rezoning Commitments ORD 21-14 to make changes to commitment #1(b), commitment #1(e), and commitment #6.

- A. Commitment #1(b) states that Combs Road shall be reconstructed to meet standards connecting south to the (then) newly constructed Combs Road “S” curve, including pedestrian facilities (sidewalk/pathway). The petitioner requests to amend to clarify that the Combs Road improvements to be made by Petitioner apply only to the east side of the property subject to the Ordinance as the Petitioner does not own or have the legal right to access the parcels contiguous to the “S” curve.
- B. Commitment #1(e) states that all internal roads shall be private. The petitioner requests to amend to indicate that internal roads shall be publicly dedicated.
- C. Commitment #6 states that no variances shall be granted by the Board of Zoning Appeals. The petitioner requests this be amended to allow for the filing of a Dimensional Variance Petition with the Board of Zoning Appeals seeking relief from the UDO. Additionally, development shall be subject to the UDO.

Location:

This parcel is located on the west side of Combs Road, approximately 300 feet north of the “S” curve. Parcel # 41-02-26-034-018.000-030

Exhibit A – Aerial Map and Exhibit E – Legal Description

Existing & Surrounding Land Use:

Existing: Residential Multi-Family Complex (RMC), Undeveloped
 North: Residential Medium (RM), Undeveloped (Ridgetop Subdivision)
 West: Industrial Large (IL), Warehousing/Distribution
 South: Agricultural/Residential (AR, Johnson Cty.), Scattered Single Family Residential
 East: Agricultural/Residential (AR, Johnson Cty.), Agriculture

Exhibit B – Existing Zoning Map

Recommendation:

The proposed amendments to commitment #1(e) and commitment #6 would benefit both the developer and the City. The shift from internal private roads to public roads allow for consistent road maintenance and upkeep that tends to lack with private roads and typically lead to increased costs to repair roads in later years. Additionally, the prohibition of variance requests for building design standards effectively leads to less creativity and variation between houses. It is still imperative that the Board of Zoning Appeals evaluate each request appropriately and only approve variances when they add to the character of the neighborhood.

However, it is of Staff opinion that the proposed amendment to commitment #1(b) does not advance any City interest. The purpose of this commitment is to ensure that the 300-foot gap of roadway and pedestrian facilities between the redesigned “S” curve and the project site is also reconstructed to allow for smooth vehicular and pedestrian travel. For the majority of the public, a 300-foot of unimproved pavement between improved roads and sidewalks on either side disjointed and can cause visitors and potential new residents to question the ability

of the City to maintain roads. Small gaps of right-of-way left unimproved may pose safety hazards for pedestrians, cyclists, and drivers. Many of these citizens would be from the proposed project in question. This key gap in infrastructure would be directly impacted and related to the Davis Homes project.

It also appears that the amendment to commitment #1(b) is aiming to relieve the developer of reconstructing the entire road adjacent to their development. It should be noted that this cannot (nor should not) be amended by commitment and would, at minimum, require a waiver.

Based on the above analysis, Staff **recommends approval** of the proposed changes in commitments #1(e) and commitment #6. Staff **recommends denial** of the proposed amendment to commitment #1(b).

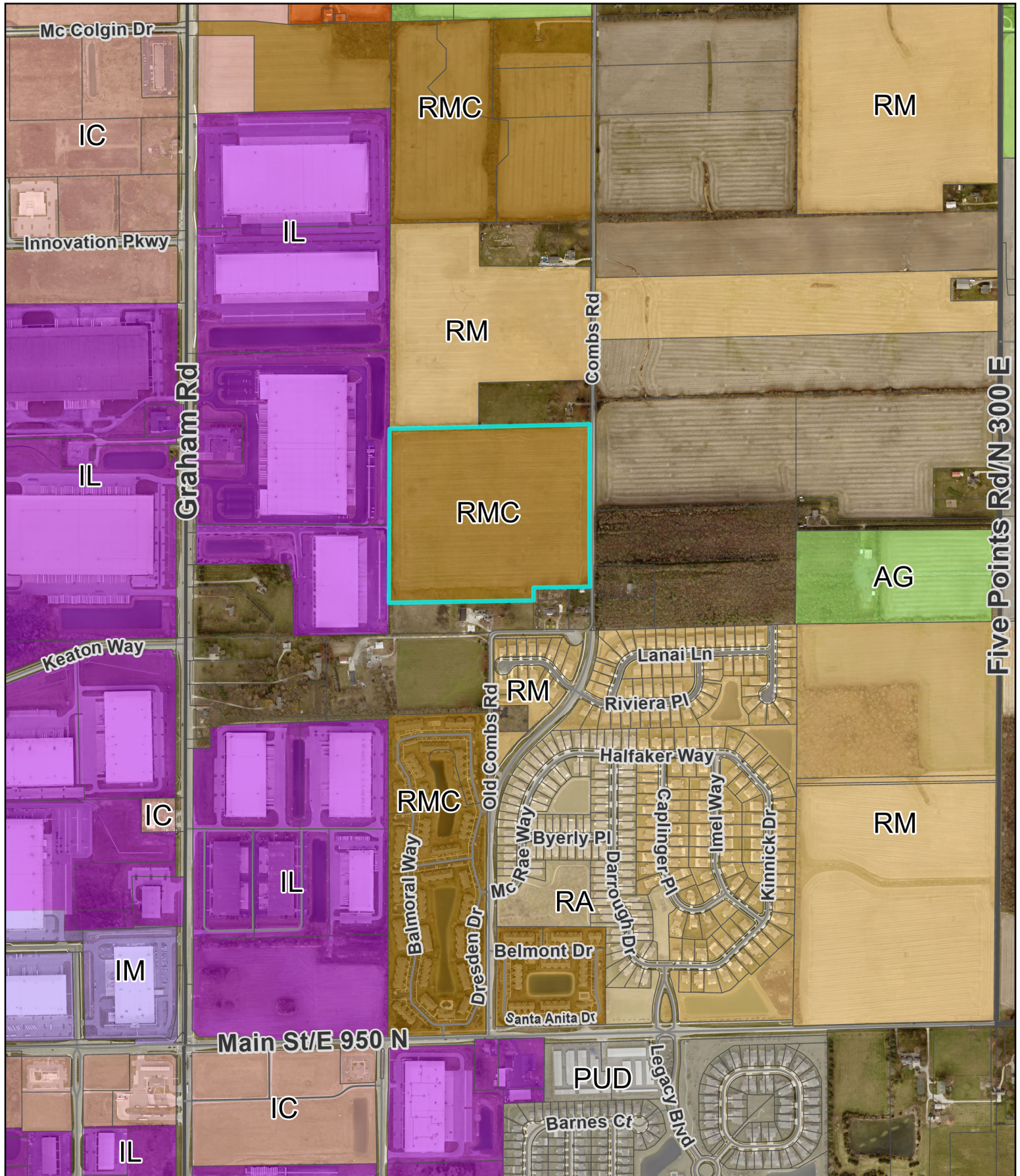
Attachments:

- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Map
- Exhibit C – Proposed Commitment Change
- Exhibit D – Original Commitments (from Ord No 21-14)
- Exhibit E – Concept Plan
- Exhibit F – Legal Description



Existing Zoning Map

Exhibit B



AC - Airport	IC - Interstate Commercial	OS - Open Space	RMC - Residential Multi-Unit Complex
AG - Agriculture	IL - Industrial Large	PUD - Planned Unit Development	RMH - Residential Mobile Home
CL - Commercial Large	IM - Industrial Medium	RL - Residential Large Lot	
CM - Commercial Medium	OT - Old Town	RM - Residential Medium Lot	
CS - Commercial Small	OTR - Old Town Residential	RA - Residential Attached Single-Family	



Petitioner, Davis Homes, LLC desires to amend Greenwood Common Council Ordinance No. 21-14 as follows:

Paragraph 1(b) shall be amended to clarify that the Combs Road improvements to be made by Petitioner apply only to the east side of the property subject to the Ordinance. Petitioner does not own or have the legal right to access the parcels contiguous to the “S” curve.

Paragraph 1 (e) shall be amended to indicate that internal roads shall be publicly dedicated.

Paragraph 6 shall be amended to allow for the filing of a Dimensional Variance Petition with the Board of Zoning Appeals seeking relief from the UDO. Additionally, development shall be subject to the UDO.

FILED
SUBJECT TO FINAL ACCEPTANCE
SEP 21 2021

Paul J. Butler
AUDITOR, JOHNSON COUNTY

GREENWOOD COMMON COUNCIL

2021-028321
RECORDED ON
09/21/2021 01:57:29 PM
TERESA K. PETRO
JOHNSON COUNTY RECORDER
REC FEE: 25.00
PAGES: 12
RECORDED AS PRESENTED

ORDINANCE NO. 21-14

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF GREENWOOD, INDIANA, PLACING IT WITHIN THE CORPORATE BOUNDARIES AND MAKING IT A PART OF THE CITY OF GREENWOOD AND REDEFINING THE CORPORATE BOUNDARIES OF THE CITY OF GREENWOOD, INDIANA TO INCLUDE APPROXIMATELY 32.93 ACRES LOCATED ON THE EAST SIDE OF N. COMBS ROAD (Commonly Known as the Robert Robison Trust Property Annexation)

WHEREAS, the Greenwood Advisory Plan Commission conducted a public hearing on the voluntary petition for annexation of approximately 32.93 acres of land generally located on the east side of north Combs Road, between 688 and 952 N. Combs Road;

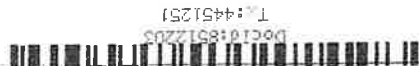
WHEREAS, the Greenwood Advisory Plan Commission has given a **favorable recommendation** (7-0) regarding said annexation petition;

WHEREAS, in connection with Ind. Code §36-4-3-3.1, Ind. Code §36-4-3-13 and Greenwood Common Council Resolution No. 86-2, as amended, a written fiscal plan has been prepared by the City's Department of Community Development Services – Planning Division Director for said annexation;

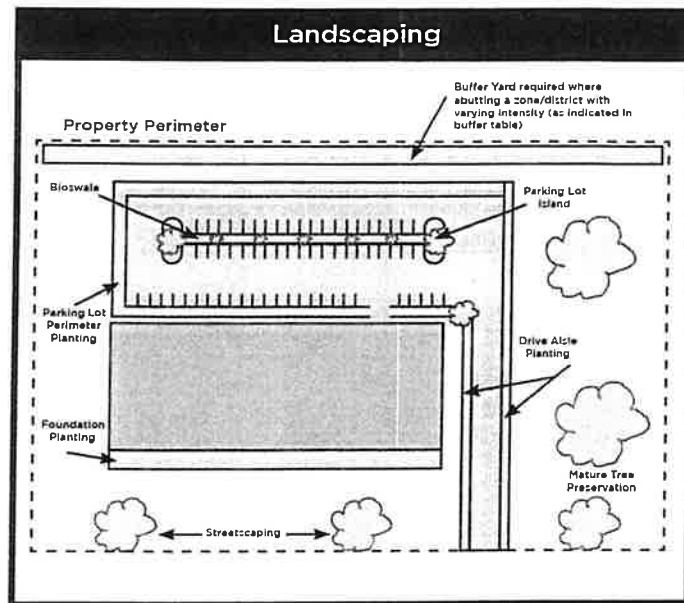
WHEREAS, this parcel is zoned R-R – Residential use under the Johnson County Zoning Ordinance and petitioner requests the parcel be zoned RMC - Residential - Multi-Unit Complex use upon annexation;

WHEREAS, the Petitioner offered, and the Commission agreed to, the following commitments regarding the use and development of the land:

1. The following roadway improvements are to be addressed during plan review:
 - a. Any road improvements will be performed in accordance with the Technical Review Committee.
 - b. Combs Road shall be reconstructed to meet standards connecting south to the newly constructed Combs Road S curve. These improvements shall be inclusive of pedestrian facilities (sidewalk/pathway).
 - c. All appropriate acceleration lanes/deceleration lanes and passing blisters shall be constructed at both entrances per City of Greenwood standards and details.
 - d. To achieve design compatibility with the surrounding area, pedestrian and vehicular connectivity with adjacent communities should be promoted through the installation of stub streets and trails.
 - e. All internal roads, per municipal code, shall be constructed per City of Greenwood standards; however, internal roads shall be private.
2. The following improvements to be incorporated in regards to engineering are to be addressed during plan review:
 - a. Coordinate all sanitary sewer route, capacity, and tie-in with the sanitation field office and possible master plan sanitary sewer main extensions.
 - b. All drainage detention, runoff rates, water quality and downstream drainage conditions will be per the latest stormwater technical manual.
 - c. All stormwater from this proposed site shall remain on this proposed site and be routed through appropriate detention facilities and outlet points.
 - d. The Johnson County Surveyor and Drainage Board need to be involved for the drainage design and outlet point.



- e. All mechanical stormwater quality units shall be within 15' of a hard pavement surface.
- f. Guardrails, per municipal code, shall be installed around all roadways that front a detention facility.
- g. Common Area access shall be provided for all detention areas for assistance for future maintenance.
- h. Performance guarantees, inspection and testing agreements(s) and fee(s) posted with the Board of Public Works and Safety (BPWS) prior to the Land Alteration Permit (LAP).
- i. Engineering division has the right to require additional items at the time of plan review.
- 3. Complete a traffic study showing existing and forecasted traffic volumes with the full scope as determined by City of Greenwood Engineering. At a minimum, the intersection of Combs Rd/Main and Combs Rd/County Line will be analyzed.
- 4. Landscaping of the site shall comply with the following requirements:
 - a. **Applicability**
The standards of this section shall apply to new development and expansions greater than 20%, as described below:
 - 1. Expansion of a structure or use beyond 20% requires that the entire site must be compliant with the standards herein;
 - 2. If the expansion is less than 20%, then only the expanded part of the use, building or site must be compliant with these standards; and
 - 3. If only the site, and not the use or building, is expanded by more than 20%, then only the site must be compliant with these standards.
 - b. **Enforcement**
Failure to implement the approved landscape plan shall constitute a violation of the Greenwood Unified Development Ordinance.
 - c. **Maintenance**
All landscaping shall be maintained in accordance with the approved landscape plan with landscaped areas maintained with plantings in good health, and free of refuse or debris.
 - d. **Vegetation**
All proposed plant material shall be:
 - 1. Included on the Greenwood Planting Guide kept on file at the Department of Planning and Buildings, as approved by the Plan Commission;
 - 2. All plants must be non-invasive species;
 - 3. Not more than 30% of any single plant genus; and
 - 4. Living, disease free, undamaged, and free of material defects.
 - e. **Mature Tree and Plant Conservation**
The preservation of plants and trees that exist on a site shall count toward the requirements of this Ordinance, provided that:
 - 1. Existing preserved trees must be greater than 6 inches in caliper measured diameter;
 - 2. Existing vegetation is clearly indicated on the landscaping plan;
 - 3. Existing vegetation is not an invasive species; and
 - 4. Existing vegetation is in good health or can reasonably be brought into good health.
 - f. **Types of Landscaping**
The following types of landscaping described in this section are illustrated in the graphic below.
 - 1. Mature Tree Preservation
 - 2. Foundation Planting
 - 3. Parking Lot Perimeter Planting, Parking Lot Islands, Drive Aisle Planting
 - 4. Streetscaping
 - 5. Buffering



g. Foundation Plantings

Foundation landscaping shall be provided as per the property groupings listed below:

Standard	Single-family residential properties and duplexes	Multi-family properties	Commercial properties under 25,000 sf of GFA and institutional properties	Industrial Properties, and any commercial property over 25,000 sf of GFA
Front Yard Landscaping	Planting strip with minimum width of three (3) feet along the full length of the foundation facing a street.	Planting strip with minimum width of five (5) feet along the full length of the foundation facing a street.	Planting strip with minimum width of 10 feet along the full-length of the foundation facing a street.*	Planting strip with minimum width of 15 feet along the full length of the foundation facing a street.*
Type of Planting	Shrubs, flowers, plants, or long grasses at the recommended spacing by plant type. Spacing distance for plantings may not be greater than the recommended spacing by plant type.	Shrubs, flowers, long grasses, shade or evergreen trees at the recommended spacing by plant type. Spacing distance for plantings may not be greater than the recommended spacing by plant type.	Shrubs, flowers, long grasses, shade/ evergreen trees at the recommended spacing by plant type. Spacing distance for plantings may not be greater than the recommended spacing by plant type.	Shade, ornamental and/or evergreen trees are required at one (1) per 40 feet of linear foundation length facing the front street. Shrubs, grasses, and flowers may be interspersed at the recommended spacing by plant type. Spacing distance for plantings may not be greater than the recommended spacing by plant type.
	*If a decorative masonry wall is erected, the planting strip may be decreased to four (4) feet in width.			

h. Streetscaping

Street trees shall be planted at a rate of one tree per 40 linear feet of frontage. Trees shall be planted in the front yard no closer than three feet from the curb or edge of the right-of-way, or if there is a sidewalk then three feet on the sidewalk opposite the street, as the case may be. Tree plantings shall not be placed in the visibility triangle located at an intersection. Street

trees may be spaced 30-60 feet apart depending on site conditions provided the spacing averages to one tree per 40 feet of curb line adjacent to the subject properties.

5. The border of the site shall have a buffer yard specified as follows:

i. Buffering

A landscaped buffer shall be required where districts and zones abut to mitigate the impact of adjacent uses that vary in intensity. Buffer yards shall be categorized as Small, Medium, or Large; the standards for each buffer yard are listed in the table below.

Buffer Yards	Small	Medium	Large
Width (min)	20'	30'	40'
Canopy or Evergreen Trees (min per 100')	3	4	5
Ornamental Trees (min per 100')	2	3	4
Shrubs (min per 100')	10	15	20
*Where a residential subdivision is being established, a perimeter buffer yard 20 feet in width must be planted along all main thoroughfares which abut the subdivision, irrespective of whether front, side or rear yards abut the main thoroughfare, and provide access to the subdivision. All such buffers shall be located within common areas and not on an individual lot or lots.			
Trees shall be prorated and rounded up to the nearest whole number for every foot over the initial 100 feet of contiguous boundary with the conflicting district, zone or use.			
Undulating mounds or berms may be substituted for a perimeter buffer yards. Mounds or berms shall be a minimum height of six (6) feet, a minimum crown width of two (2) feet, and a side slope not greater than three (3) feet horizontal to one (1) foot vertical. Mounds or berms shall be planted and covered with live vegetation. One tree must be planted on the berm for every 40 feet in length.			
For the Medium and Large buffer yards, the erection of a high-quality fence made of wood or masonry six (6) feet in height shall reduce the required buffer yard by 10 feet.			
Buffers shall be located along the outer perimeter of the lot, parallel to and extending along 100% of the shared lot lines, except the lot line abutting the right-of-way.			
If the difference in GFA between a minor commercial use and a major commercial use is less than 10,000 sf of GFA, then a buffer yard is not required.			

The small, medium and large buffering as described above shall be applied at the perimeter of properties that abut a different district or zone. The buffer yard is the responsibility of the developing use, and shall be applied as per the matrix below:

District or Zone Where Developing Use is Located						
Abutting District or Zone	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR
	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR
	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR
	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR
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	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR	RLRMR
RLRMR		Small	Small	Large	Large	
RLRMR	Small		Small	Medium	Large	
RLRMR	Small	Small		Medium	Large	
RLRMR	Medium	Medium	Medium		Large	
RLRMR	Large	Large	Large	Large		

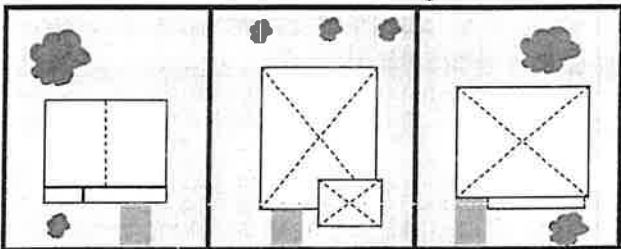
6. As the structures are planned to resemble single-family, attached homes and townhomes, the structures will comply with the following Residential Single-Family Building Design Standards and no variance requests from the standards will be filed with the City of Greenwood Board of Zoning Appeals:

Building Design Standards

a. Applicability and Purpose

1. The building design standards herein are intended to promote high-quality, aesthetically consistent, but not homogenous or monotonous, design for the promotion of the durability and longevity of buildings and the preservation of property values in the City.
2. The building design standards herein shall apply to all new development, in addition to expansion of an existing structure by an amount greater than or equal to 20% of the gross floor area.

3. Allowed exterior materials are determined by building elevation. Additional design standards specific to certain building elevations and circumstances may also apply as set forth herein.
4. These standards are in addition to the development standards applicable in each district and zone. Where there is a conflict between the development standards and these building design standards, the building design standards herein shall govern and control.
- b. Single-Family Residential Building Design Standards
 1. The following table sets forth required design standards for all new detached and attached single-family residential dwelling structures and all new additions to detached and attached single-family structures that are greater than or equal to 20% of the gross floor area of the structure being expanded:

Single-Family (Detached and Attached) Residential Building Design Standards	
Feature	Standards
Non-Monotony	<p>A. Adjacent new structures may not utilize the same front elevation. Variation in elevation due to one, two, or three car garages may not count toward this non-monotony standard. Where rear yards are adjacent to the right-of-way, the non-monotony standard shall also apply to rear elevations.</p> <p>B. Adjacent new structures may not have the exact same front setback measurement; the setback must vary by at least two (2) feet and not more than five (5) feet between the two structures.</p> <p>C. In any residential subdivision, monotony of front elevation design is prohibited, and no residential dwelling structures of the same front elevation design or predominant material shall be permitted to be located directly adjacent to one another.</p> <p>D. On individual structures, there shall be no blank exterior walls. Each wall shall have a minimum of eight square feet of windows and an architectural feature or a change in building material or finish. Structures with a zero-foot side yard setback are exempt from side elevation standards for those side elevations facing the zero-foot side setback.</p>  <p style="text-align: center;">Non-Monotony: Variation In Front Elevation and Setback</p>
General Design	<p>A. A front building elevation may contain an attached garage and visible garage door(s); provided that the portion of the front building elevation of the single-family structure devoted to the attached garage shall not be greater than 60% of the width of the front building elevation (50% for ranch-style homes). The garage façade shall not constitute more than 50% of the overall façade (60% for ranch-style homes). Accessory third-car garages are exempt from the width requirement provided the garage door is set back at least two feet from the front of the façade. Garage width is measured from interior wall face to interior wall face of garage interior.</p>

Single-Family (Detached and Attached) Residential Building Design Standards	
Feature	Standards
	<p>B. A front building elevation shall have a prominent front entryway and door visible from the front lot line and at least two windows of no less than eight (8) square feet each in size.</p> <p>C. The primary front entrance to a residential dwelling structure shall not be located on a side or rear elevation.</p> <p>D. If a three-bay garage is attached to the residential dwelling structure, then the third bay of the garage elevation shall be recessed from the remaining portion of the garage elevation by a minimum of two (2) feet.</p> <p>E. Front porches are encouraged but not required; however, if they are provided, they shall be finished with at least one of the materials present on the front elevation.</p> <p>F. Side elevations shall have a minimum of eight (8) square feet of window per above grade floor. Side elevation window area can be combined.</p> <p>G. Gable ends shall overhang by no less than 12 inches.</p> <p>H. Garages facing the public right-of-way may not extend more than eight (8) feet from the body of the structure.</p>
Exterior Materials	In order to give property owners flexibility for meeting the exterior materials requirements for single-family dwellings, three paths have been developed. One of the following set of "Paths" below, which are comprised of different sets of standards, may be chosen:
Path 1	<p>A. Front Elevation. The front elevation shall be comprised of any one or any combination of the following materials: stone, brick, heavy-gauge vinyl (minimum of 0.046 inch gauge), fiber cement siding, engineered wood siding, or stucco, provided that a minimum of 50% of the front elevation shall be clad in mortared masonry and fiber cement siding shall not count toward this minimum requirement.</p> <p>B. Side Elevations. Side elevations facing public ways or common areas shall be comprised of a minimum 50% mortared masonry. Where mortared masonry is required on a side elevation, it shall be required on both side elevations and the rear elevation. Permitted siding materials are stone, brick, fiber cement siding, heavy-gauge vinyl (minimum of 0.046 inch gauge), engineered wood siding, or stucco, and any remaining portion may be a durable, synthetic material designed and rated for building exteriors. Side elevations shall contain at least one window per above-ground level and the total transparency of each side elevation shall be at least 8 square feet.</p> <p>C. Rear Elevations. Rear elevations facing public ways or common areas shall be comprised of a minimum 50% mortared masonry. Permitted siding materials are stone, brick, fiber cement siding, heavy gauge vinyl (minimum of 0.046 inch gauge), engineered wood siding, or stucco, and any remaining portion may be a durable, synthetic material designed and rated for building exteriors. Rear elevations shall contain at least two windows of eight (8) square feet each on each above ground story of the residential dwelling structure.</p> <p>D. Enclosed porches or porticos attached to or within five (5) feet of the residential dwelling structure shall be clad in the same materials as the majority portion of the rear elevation and shall not be clad in metal or vinyl siding or cladding.</p>
Path 2	<p>A. Mortared masonry shall be used on any street-facing or common area-facing façade up to a height of no less than 36 inches. Where mortared masonry is required on one side or rear façade, it shall be required on all side and rear</p>

Single-Family (Detached and Attached) Residential Building Design Standards	
Feature	Standards
	<p>façades.</p> <p>B. Fiber cement and engineered wood siding shall be permitted in the following manner: above the wainscot on any street-facing or common area-facing frontage; or on the entirety of any elevation that does not face a street or common area. However, any elevation may be 100% mortared masonry or stucco.</p> <p>C. Street-facing elevations must contain at least two windows per above grade floor.</p>
<i>Path 3</i>	<p>A. Brick, masonry, stone, or fiber cement siding, and up to 20% accent metals per elevation may be used in any combination if four of any of the following architectural features are provided (definitions for items below can be found in the glossary):</p> <ol style="list-style-type: none"> 1. Coach garage; 2. Any of the following styles of roof design: dormer roof, gable roof with dormer window(s), cross-gabled roof, a-frame, gambrel, mansard or pyramid mansard; 3. Wrap-around porch; 4. Three separate siding/exterior material types; 5. Side load garage; 6. A portico over the front entrance; 7. Horizontal transom windows above all first-floor doors and windows; 8. An outdoor balcony space; and 9. Front entrance courtyard.
Corner Elevations	A. Side elevations facing a street, such as those on a building situated on a corner lot, shall contain at least three (3) windows of eight (8) square feet each.
Trim	A. All trim on all building elevations shall be clad in painted wood, engineered wood, or fiber cement.
Eaves/Roof Overhangs	<p>A. Eaves and roof overhangs shall be a minimum of 12 inches from any exterior surface on all elevations. The distance shall be measured from the adjacent exterior surface.</p> <p>B. Gutters shall not count toward this requirement.</p>
Foundation	A. Foundations shall be a minimum of four (4) inches exposed or such greater amount as required by the Indiana Building Code.
Window Profiles	<p>A. Windows shall not be flush with exterior walls.</p> <p>B. Glass shall be inset from the exterior wall and/or frame surface to add relief to the wall surface.</p> <p>C. Bay windows or other windows designed to protrude beyond the exterior wall surface are permitted.</p>
Driveway Measurement	A. A single-family home must have a minimum of 18 feet between the edge of the sidewalk closest to the building and the garage.
Accessory Structures	<p>A. Accessory structures under 300 square feet may be made of wood or the same materials as the primary structure.</p> <p>B. Accessory structures between 300 and 500 square feet must have mortared masonry wainscot.</p> <p>C. Accessory structures larger than 500 square feet shall be constructed with metal, exterior grade wood siding, or with materials and ratios similar to the main structure.</p>

Additionally, all elevations shall be comprised of any one or any combination of the following materials: stone, brick, fiber cement, engineered wood siding, or stucco so long as the elevations meet one of the "Paths" listed in the Residential Single-Family Building Design Standards above.

WHEREAS, the area to be voluntarily annexed into the City includes a portion of or is contiguous to certain portions of the roadway known as Combs Road;

WHEREAS, the Greenwood Common Council conducted a public hearing concerning the passage of this annexation ordinance prior to its adoption.

DAVIS HOMES COMMUNITY CONCEPTUAL LAND USE PLAN



DEVELOPMENT SUMMARY

ACREAGE: 34.46 AC.
DUPLEX UNITS: 86
TOWNHOME UNITS: 126
6.15 UNITS/AC.

STREET SUMMARY

ENTRANCE/ROUNDABOUT: 500'
DUPLEX: 2,666'
TOWNHOME: 2,332'
TOTAL: 5,498'



PROJECTS plus

GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway, Suite 400
Birmingham, AL 35203
(205) 987-5003

Legal Description

The South Half of the East Half of the Southwest Quarter of Section 26, Township 14 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana.

EXCEPTING THEREFROM: Part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, Johnson County, Indiana, described as follows:

Beginning at a point on the South line of said Quarter-Quarter Section, distant 150 feet West of the Southeast corner thereof; thence West along said South line 1185 feet to the Southwest corner of said Quarter-Quarter Section; thence North along the West line thereof 206.42 feet; thence East parallel with the South line of said Quarter-Quarter Section 1185.61 feet to a point 150 feet West of the East line thereof; thence South parallel with said East line 206.42 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM: Part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, Johnson County, Indiana, described as follows:

Commencing at the Southeast corner of said Quarter-Quarter Section; thence West 150.00 feet along the South line of said Quarter-Quarter Section; thence North 206.42 feet parallel with the East line of said Quarter-Quarter Section to the point of beginning; thence West 200.00 feet parallel with said South line; thence North 83.98 feet parallel with said East line; thence East 200.00 feet parallel with said South line; thence South 83.98 feet parallel with said East line to the point of beginning.

FURTHER EXCEPTING THEREFROM: Part of the East Half of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, Johnson County, Indiana, described as follows: Beginning at the Southeast corner of said Half-Quarter Section; thence West along the South line thereof 150 feet; thence North parallel with the East line thereof 290.4 feet; thence East parallel with the South line thereof 150 feet to the East line of said Half-Quarter Section; thence South along said East line 290.4 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM: That part of the above-described property conveyed to Timothy J. Thunell and Aliene J. Thunell, by Warranty Deed, recorded July 26, 2019, as Instrument Number 2019-015928, in the Office of the Recorder of Johnson County, Indiana, described as follows: Part of the East Half of the Southwest Quarter of Section 26, Township 14 North, Range 4 East of the Second Principal Meridian, Pleasant Township, Johnson County, Indiana, described as follows:

Commencing at a 5/8-inch rebar found marking the Southeast Corner of said Quarter Section; thence along the South line of said Quarter Section South 88 degrees 57 minutes 29 seconds West (assumed bearing) 350.00 feet to the Southwest corner of the lands of Timothy and Aliene Thunell as described in Instrument No. 2002-000379 in the office of the Recorder of Johnson County, Indiana, and the Point of Beginning; thence continuing along said South line South 88 degrees 57 minutes 29 seconds West 30.00 feet; thence parallel with the East line of said Quarter Section North 00 degrees 13 minutes 17 seconds East 290.40 feet; thence parallel with aforesaid South line North 88 degrees 57 minutes 29 seconds East 30.00 feet to the Northwest corner of Thunell; thence parallel with the East line of said Quarter Section and along the West line of Thunell South 00 degrees 13 minutes 17 seconds West 290.40 feet to the place of beginning, containing 8,709.88 square feet or 0.20 acre, more or less