

# Trailside

## Planned Unit Development Statement Whitestown, IN

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Westport Homes, Inc.  
9210 N. Meridian Street  
Indianapolis, IN 46260

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## **Overview of Proposed Development**

### **General Location and Surrounding Properties**

The proposed Trailside Development (“Development”) is generally located west of CR 650 E (Main Street) north of Uitts Street and the Big 4 Trail. There are residential and agricultural zoning districts surrounding the site. Access to the Development will be obtained via CR 650 E (Main Street) and Uitts Street. Stub streets will also be provided along the west and northwest sides of the site for future access points.

### **Conceptual Planning**

The Development is situated on approximately 189.6 acres and is currently zoned AG\_ALL, R-2 and R-3. The property is currently used for agricultural purposes. The Whitestown Comprehensive Plan recommends rural residential uses for the site. The Big 4 Trail borders the site on the south, which leads to downtown Whitestown. The proposed Development provides a mix of residential type uses and promotes pedestrian traffic to downtown Whitestown via the Big 4 Trail.

## **General Project Development Standards**

1. **Density.** There shall be no more than 596 dwelling units or a maximum approximate gross density of 3.14 units per acre.
2. **Areas.** There shall be three distinct Districts within the Development:
  - a. **Traditional Single-Family Residential District** shall include detached single-family dwellings consisting of one-story and two-story homes on individual deeded lots. There shall be no more than 275 Traditional Single-Family lots. Traditional Single-Family lots shall be a minimum of 8,750 square feet; provided that at least 50% of the Traditional Single-Family lots shall be a minimum of 10,000 sq. ft.
  - b. **Cottage Home District** shall include detached single-family dwellings consisting of one-story and two-story homes on individual deeded lots with rear load garages. There shall be no more than 141 Cottage Home lots with a minimum lot size of 4,400 square feet.
  - c. **Townhome District** shall include attached townhomes, with each townhome unit on an individual deeded lot. There shall be no more than 180 individual townhomes within a mix of three unit, four unit, five unit and/or six unit buildings.
3. **Minimum Open Space & Common Areas.** The minimum amount of permanent open space shall be approximately 52.3 acres or approximately 27.6% of the total land area. The common areas of the Development shall include but not be limited to the following amenities: walking path, ponds, a pool area, a playground and two parks.
4. **Bufferyard.** A 30' wide bufferyard shall be installed around the perimeter of the entire Development (the "Perimeter Bufferyard"). An additional 30' of common area along the CR 650 E (Main Street) street frontage shall also be provided.
5. **Homeowners' Association/Covenants.** The maintenance and upkeep of the common areas including detention ponds, open space, amenities and the Perimeter Bufferyard shall be the responsibility of a mandatory homeowners' association ("HOA"), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions ("Covenants") to be recorded prior to final plat approval for the Development. The Covenants shall apply to all real estate within the Development.
6. **Signage.** Signage within the Development, including neighborhood entrance identification signage, directional signage, and any amenity area signage shall be subject to the approval of the Planning Director of the Town of Whitestown.
7. **Sidewalks.** Concrete sidewalks a minimum of 5' wide shall be provided along both sides of all public streets within the Development.

# **Traditional Single-Family Residential District Development and Architectural Standards**

## **I. District Intent:**

The purpose of the Traditional Single-Family Residential District (the “Traditional District”) is to permit up to two hundred seventy-five (275) detached single family dwellings designed as one-story and two-story homes on individual deeded lots having underground utilities, municipal water and municipal sewer facilities.

## **II. Permitted Uses:**

All uses permitted in the R-1, R-2 and R-3 zoning districts set forth in Chapter 2 of the Town of Whitestown Unified Development Ordinance shall be permitted uses within the Traditional District; provided that “Dwelling – Two-Family” residences shall not be permitted in the Traditional District. If any development standard is not identified as part of this PUD Statement, the R-3 development standards shall apply within the Traditional District.

## **III. Development Standards within the Traditional District:**

Maximum Dwelling Units	275
Minimum Lot Area for all Lots except Corner Lots	8,750 sq. ft. (provided that at least 50% of the lots in the Traditional District shall have a minimum lot size of 10,000 sq. ft.)
Minimum Lot Area for all Corner Lots	10,938 sq. ft.
Minimum Lot Width	70’
Minimum Lot Depth	125’
Minimum Living Area (sq. ft.)	1,400 sq. ft.
Maximum Lot Coverage	50%
Maximum Building Height	35’
Minimum Front Yard Building Setback	25’
Minimum Distance Between Buildings	12’
Minimum Side Yard Setback	6’
Minimum Rear Yard Setback	20’

## **IV. Architectural Standards:**

- One-story homes within the Traditional District will have a minimum livable square footage of 1,400 square feet.
- Two-story homes within the Traditional District will have a minimum livable square footage of 2,000 square feet with a minimum of 720 square feet on the ground floor.

- All homes within the Traditional District will contain attached 2-car garages. Three car garages shall be available as an option on certain lots within the Traditional District.
- At least five (5) notably unique floor plans shall be utilized within any single phase of the Traditional District.
- All homes constructed within the Traditional District shall have a minimum of 75% brick or stone masonry exterior on the front elevation, exclusive of doors, windows, trim and areas above a roof.
- All homes within the Traditional District will have exterior siding material made only of wood, fiber-cement board, composite lap siding or heavy gauge vinyl (with a minimum thickness of 0.046”).
- All homes within the Traditional District must have roof overhangs with a minimum depth of 8”.
- The main roof of all homes within the Traditional District shall have a minimum roof pitch of 6” / 12”.
- All homes within the Traditional District shall have 30-year dimensional shingles.
- All homes within the Traditional District shall have two Dusk to Dawn Coach Lights.
- All homes within the Traditional District shall have concrete driveways.
- All homes within the Traditional District shall have two windows per floor on the front and rear facades. Side facades of one-story homes within the Traditional District shall have three windows cumulatively. Side facades of two-story homes within the Traditional District shall have five windows cumulatively.
- Front loading garage doors on all homes within the Traditional District shall not exceed 60% of the primary structure’s total width.
- All homes within the Traditional District shall include at least one of the following features:
  - All season room (minimum of 10’ x 10’);
  - 4’ nook or great room extension;
  - Minimum of 50% brick or stone material on the rear elevation, exclusive of doors, windows, trim and areas above a roof;
  - Screen-in or covered porch (minimum of 10’ x 10’).

## **V. Streets and Parking**

The streets within the Traditional District shall be public streets and built to the standards of the Town of Whitestown. Each Traditional Single-Family Home shall have an attached front load 2-car garage, at minimum, and private driveway which will provide a minimum of four (4) off-street parking spaces per Traditional Single-Family Home.

# **Cottage Home District Development and Architectural Standards**

## **I. District Intent:**

The purpose of the Cottage Home District is to permit up to one hundred forty-one (141) detached single-family dwellings designed as one-story and two-story homes on individual deeded lots having underground utilities, municipal water and municipal sewer facilities. Such homes within the Cottage Home District shall have rear load garages with access to the garages provided by 24' wide alleys with 14' in width of pavement.

## **II. Permitted Uses:**

All uses permitted in the R-1, R-2 and R-3 zoning districts set forth in Chapter 2 of the Town of Whitestown Unified Development Ordinance shall be permitted uses within the Cottage Home District. If any development standard is not identified as part of this PUD Statement, the R-3 development standards shall apply within the Cottage Home District.

## **III. Development Standards within the Cottage Home District:**

Maximum Dwelling Units	141
Minimum Lot Area for all Lots except Corner Lots	4,400 sq. ft.
Minimum Lot Area for Corner Lots	5,500 sq. ft.
Minimum Lot Width	40'
Minimum Lot Depth	110'
Minimum Living Area (sq. ft.)	1,100 sq. ft.
Maximum Lot Coverage	60%
Maximum Building Height	35'
Minimum Front Yard Building Setback	15'
Minimum Distance Between Buildings	10'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	25' (as measured from the center of the adjoining rear alley)

## **IV. Architectural Standards:**

- All homes constructed within the Cottage Home District shall have a minimum of 50% brick or stone masonry exterior on the front elevation exclusive of doors, windows, trim and areas above a roof .
- All homes within the Cottage Home District will have exterior siding material made only of wood, fiber-cement board, composite lap siding or heavy gauge vinyl (with a minimum thickness of 0.046").

- The main roof of all homes within the Cottage Home District shall have a minimum roof pitch of 6" / 12".
- All homes within the Cottage Home District must have roof overhangs with a minimum depth of 8".
- All homes within the Cottage Home District shall have 30-year dimensional shingles.
- All homes within the Cottage Home District shall have two Dusk to Dawn Coach Lights.
- All homes within the Cottage Home District shall have concrete driveways.

#### **IV. Streets and Parking**

The streets within the Cottage Home District shall be public streets and built to the standards of the Town of Whitestown. The alleys in the Cottage Home District shall be privately owned by the HOA and shall be maintained by the HOA. Each Cottage Home shall have a rear load 2-car garage, at minimum, and private driveway which will provide a minimum of two (2) off-street parking spaces per Cottage Home.

### **Townhome District Development and Architectural Standards**

#### **I. District Intent:**

The purpose of the Townhome District is to permit up to approximately one hundred eighty (180) individual townhomes in one and two-story buildings. The buildings shall have underground utilities, municipal water and municipal sewer facilities. Each townhome unit shall be an individually deeded lot.

#### **II. Permitted Uses:**

All uses permitted in the R-1, R-2, R-3 and MF zoning districts set forth in Chapter 2 of the Town of Whitestown Unified Development Ordinance shall be permitted uses within the Townhome District. If any development standard is not identified as part of this PUD Statement, the MF development standards shall apply within the Townhome District.

#### **III. Development Standards within the Townhome District:**

Maximum Dwelling Units	180
Minimum Lot Area for all Lots except Corner Lots	2,833 sq. ft.
Minimum Lot Area for Corner Lots	3,541 sq. ft.
Minimum Lot Width	26'
Minimum Lot Depth	85'
Minimum Living Area (sq. ft.)	1,050sq. ft.
Maximum Lot Coverage	65%



Maximum Building Height	35'
Minimum Front Yard Building Setback	15'
Minimum Distance Between Buildings	20'
Minimum Side Yard Building Setback	N/A
Minimum Rear Yard Building Setback	N/A

#### **IV. Maintenance of Townhome District**

Snow removal and lawn maintenance within the Townhome District shall be the responsibility of an association of the owners of the lots within the Townhome District, which shall be formed as a sub-association of the HOA.

#### **V. Architectural Standards:**

- All buildings constructed within the Townhome District shall have a minimum of 50% brick or stone masonry exterior on the front elevation, exclusive of doors, windows, trim and areas above a roof.
- All buildings within the Townhome District will have exterior siding material made only of wood, fiber-cement board, composite lap siding or heavy gauge vinyl (with a minimum thickness of 0.046").
- The main roof of all buildings within the Townhome District shall have a minimum roof pitch of 6" / 12".
- All buildings within the Townhome District must have roof overhangs with a minimum depth of 8".
- All buildings within the Townhome District shall have 30-year dimensional shingles.

#### **VI. Streets and Parking**

The streets within the Townhome District shall be public streets and built to the standards of the Town of Whitestown. The driveways and alleys within the Townhome District shall be private and maintained by the HOA. Each Townhome within the Townhome District shall have an attached front or rear load 2-car garage, at minimum, and a private concrete driveway which will provide a minimum of two (2) off-street parking spaces per Townhome.

**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 2 EAST, WORTH TOWNSHIP, BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT FOUND MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 00 DEGREES 48 MINUTES 45 SECONDS WEST 672.52 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 TO A FIVE EIGHTHS (5/8) INCH DIAMETER REBAR WITH BLUE PLASTIC CAP STAMPED "HAUSE PLS20600040" (HEREAFTER CALLED CAPPED REBAR); THENCE NORTH 87 DEGREES 47 MINUTES 21 SECONDS EAST 1495.52 FEET TO A CAPPED REBAR; THENCE SOUTH 00 DEGREES 58 MINUTES 27 SECONDS EAST 670.52 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND A CAPPED REBAR; THENCE SOUTH 00 DEGREES 42 MINUTES 22 SECONDS EAST 2307.74 FEET TO THE NORTHERN RIGHT-OF-WAY OF THE FORMER C.C.C. & ST. L. RAILROAD AND A CAPPED REBAR; THENCE NORTH 64 DEGREES 25 MINUTES 19 SECONDS WEST 1667.75 FEET ALONG SAID NORTHERN RIGHT-OF-WAY TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTOR 18 AND A CAPPED REBAR; THENCE NORTH 00 DEGREES 45 MINUTES 54 SECONDS WEST 1527.94 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING. CONTAINING 88.92 ACRES, MORE OR LESS.

**PARCEL 2:**

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 2 EAST, WORTH TOWNSHIP, BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE SECTION LINE AND AN EAST DESCRIBED LINE OF THE RALPH C. SHUMATE & CLAY F. SHUMATE PROPERTY RECORDED IN DEED RECORD 231, PAGE 487 BOONE COUNTY RECORDER'S OFFICE, NORTH 00 DEGREES 48 MINUTES 28 SECONDS WEST (ASSUMED BEARING) 672.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SECTION LINE AND THE EAST LINE OF SAID SHUMATE PROPERTY; NORTH 00 DEGREES 48 MINUTES 28 SECONDS WEST 497.37 FEET; THENCE ALONG A SOUTH DESCRIBED LINE OF THE JACK R. CRANE REVOCABLE TRUST PROPERTY RECORDED IN DEED RECORD 254, PAGE 912, NORTH 87 DEGREES 49 MINUTES 32 SECONDS EAST 1493.33 FEET; THENCE ALONG A WEST DESCRIBED LINE OF THE EDGAR O. HAMMERLE & NADINE HAMMERLE PROPERTY RECORDED AS INSTRUMENT NUMBER 0309432, SOUTH 01 DEGREES 03MINUTES 28 SECONDS EAST 406.84 FEET: THENCE ALONG A SOUTH DESCRIBED LINE OF SAID HAMMERLE PROPERTY AND THE APPROXIMATE CENTER LINE OF THE PIPES LEGAL TILE DRAIN, NORTH 86 DEGREES 46 MINUTES 56 SECONDS EAST 1314.79 FEET; THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 650 EAST AND THE QUARTER SECTION LINE, SOUTH 00 DEGREES 36 MINUTES 10 SECONDS EAST, 1765.04 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 17 SECONDS WEST, 1305.80 FEET; THENCE ALONG AN EAST DESCRIBED LINE OF THE JUNE G. WYMAN PROPERTY RECORDED IN DEED RECORD 194, PAGE 996, NORTH 00 DEGREES 42MINUTES 22 SECONDS WEST 960.99 FEET; THENCE ALONG AN EAST DESCRIBED LINE OF SAID WYMAN PROPERTY, NORTH 01 DEGREES 03 MINUTES 28 SECONDS WEST 676.66 FEET; THENCE ALONG A NORTH DESCRIBED LINE OF SAID WYMAN PROPERTY, SOUTH 87 DEGREES 47 MINUTES 38 SECONDS WEST 1495.52 FEET TO THE POINT OF BEGINNING. CONTAINING 69.49 ACRES, MORE OR LESS)

**PARCEL 3:**

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 2 EAST, WORTH TOWNSHIP, BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 650 EAST AND THE QUARTER SECTION LINE, SOUTH 00 DEGREES 36 MINUTES 10 SECONDS (ASSUMED BEARING)

EAST 971.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 650 EAST AND THE QUARTER SECTION LINE, SOUTH 00 DEGREES 36 MINUTES 10 SECONDS EAST 419.76 FEET; THENCE ALONG A NORTH DESCRIBED LINE OF THE KEITH D. TITUS & NANCY D. TITUS PROPERTY RECORDED AS INSTRUMENT NUMBER 0307787, BOONE COUNTY RECORDER'S OFFICE, SOUTH 88 DEGREES 20 MINUTES 24 SECONDS WEST 200.00 FEET; THENCE ALONG A WEST DESCRIBED LINE OF SAID TITUS PROPERTY AND A WEST DESCRIBED LINE OF THE PHILLIP M. GODBY AND ANNE L. GODBY PROPERTY RECORDED IN DEED RECORD 235, PAGE 141, SOUTH 00 DEGREES 36 MINUTES 10 SECONDS EAST 200.00 FEET; THENCE ALONG A NORTH DESCRIBED LINE OF THE WAYNE E. ALLEN PROPERTY RECORDED AS INSTRUMENT NUMBER 0113594, SOUTH 88 DEGREES 20 MINUTES 24 SECONDS WEST 214.50 FEET; THENCE ALONG AN EAST DESCRIBED LINE OF THE DONALD R. CLARK & VIRGINIA L. CLARK PROPERTY RECORDED IN DEED RECORD 190, PAGE 320, NORTH 00 DEGREES 36 MINUTES 10 SECONDS WEST 376.08 FEET; THENCE ALONG A NORTH DESCRIBED LINE OF SAID CLARK PROPERTY, SOUTH 88 DEGREES 20 MINUTES 24 SECONDS WEST 890.89 FEET, THENCE ALONG AN EAST DESCRIBED LINE OF THE JUNE G. WYMAN PROPERTY RECORDED IN DEED RECORD 199, PAGE 998, NORTH 00 DEGREES 42 MINUTES 22 SECONDS WEST 245.53 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 17 SECONDS EAST 1305.80 FEET TO THE POINT OF BEGINNING, CONTAINING 9.990 ACRES, MORE OR LESS.

**EXCEPTING THEREFROM:**

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 2 EAST, WORTH TOWNSHIP, BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 35 MINUTES 32 SECONDS EAST 1038.14 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A MAGNETIC NAIL WITH METAL WASHER STAMPED "HAUSE PCS20600040" (HEREAFTER CALLED MAG NAIL WITH WASHER), SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 35 MINUTES 32 SECONDS EAST 177.21 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A MAG NAIL WITH WASHER; THENCE SOUTH 88 DEGREES 21 MINUTES 02 SECONDS WEST 306.99 FEET TO A FIVE EIGHTHS (5/8) INCH DIAMETER REBAR WITH BLUE PLASTIC STAMPED "HAUSE PLS20600040" (HEREAFTER CALLED CAPPED REBAR); THENCE NORTH 01 DEGREES 48 MINUTES 20 SECONDS WEST 177.18 FEET TO A CAPPED REBAR; THENCE NORTH 88 DEGREES 21 MINUTES 02 SECONDS EAST 310.74 FEET TO THE POINT OF BEGINNING. CONTAINING 1.26 ACRES, MORE OR LESS.

**DESCRIPTION (CLARK PARCELS)**

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN WORTH TOWNSHIP, BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 18 CHAINS 33 1/3 LINKS SOUTH AND 6 CHAINS 33 1/3 LINKS WEST OF THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 2 EAST, AND RUN THENCE WEST 13 CHAINS 66 2/3 LINKS TO THE WEST LINE OF SAID TRACT; THENCE SOUTH 16 CHAINS 6 LINKS TO THE NORTH LINE OF THE RIGHT OF WAY OF THE INDIANAPOLIS AND NORTHWESTERN TRACTION COMPANY; THENCE WITH SAID NORTH LINE OF SAID RIGHT OF WAY OF SAID TRACTION COMPANY, SOUTH 75 DEGREES 19 MINUTES EAST 2 CHAINS 19 LINKS; THENCE WITH SAID NORTH LINE OF SAID RIGHT OF WAY OF SAID TRACTION COMPANY, SOUTH 82 DEGREES 2 MINUTES EAST, 1 CHAIN 51 LINKS; THENCE WITH SAID NORTH LINE OF SAID RIGHT OF WAY OF SAID TRACTION COMPANY EAST 9 CHAINS 95 LINKS; THENCE NORTH 5 CHAINS 78 2/3 LINKS; THENCE EAST 6 CHAINS 48 1/3 LINKS TO THE EAST LINE OF SAID TRACT; THENCE NORTH 22 1/2 LINK; THENCE WEST 6 CHAINS 33 1/3 LINKS; THENCE NORTH 10 CHAINS 77 2/3 LINKS TO THE PLACE OF BEGINNING. CONTAINING 22 2/3 ACRES, MORE OR LESS.

ALSO:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WORTH TOWNSHIP, BOONE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING 335 FEET NORTH OF THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION AND RUN THENCE NORTH 48 1/2 FEET; THENCE SOUTH 76 DEGREES 34 MINUTES EAST 147 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES EAST 100 FEET; THENCE EAST 653 FEET; THENCE SOUTH 20 FEET; THENCE WEST 853 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE C.C.C. AND ST. L. RAILROAD; THENCE NORTH 62 DEGREES 42 MINUTES WEST 48 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM:

THAT PART CONVEYED BY WARRANTY DEED TO MISSION BAPTIST CHURCH RECORDED JANUARY 20, 1965 IN DEED RECORD 179 PAGE 232, IN WORTH TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 10 CHAINS AND 14 1/2 LINKS NORTH OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 2 EAST, AND RUNNING THENCE NORTH 64.91 FEET; THENCE WEST 414 1/2 FEET; THENCE SOUTH 64.91 FEET; THENCE EAST 414 1/2 FEET TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM:

THAT PART CONVEYED BY QUIT CLAIM DEED TO EBENEZER BAPTIST CHURCH, INC. RECORDED JUNE 22, 2006 AS INSTRUMENT NO. 200600006666 AND RE-RECORDED AS INSTRUMENT NO. 200800002073, IN WORTH TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 39 MINUTES 30 SECONDS WEST 524.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 15 MINUTES 52 SECONDS WEST 414.54 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 05 SECONDS EAST 10.82 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 223.28 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 58 SECONDS WEST 250.81 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 14 EAST 226.77 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 23 SECONDS EAST 76.13 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 29 SECONDS EAST 413.58 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 187.88 FEET TO THE POINT OF BEGINNING.

## EXHIBIT B

# TRAILSIDE

## DEVELOPMENT

Whitestown, IN  
CONCEPT PLAN  
OCTOBER 10, 2018



ENTRY MONUMENT SIGNAGE





**EXHIBIT C**  
**Character Exhibit of Proposed Single-Family Homes**



**EXHIBIT D**  
**Character Exhibit of Proposed Cottage Homes**





**EXHIBIT E**  
**Character Exhibit of Proposed Townhomes**

