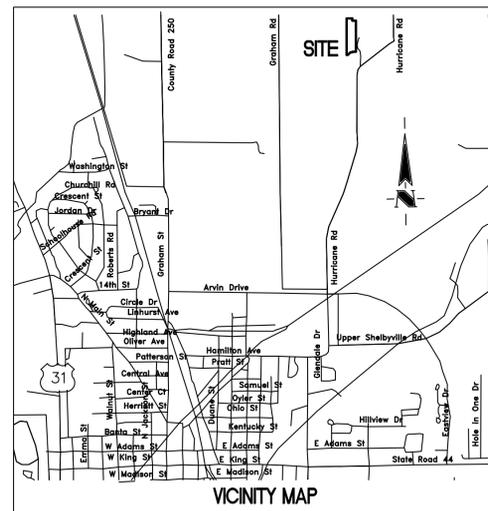


**A FINAL PLAT OF  
HERITAGE SECTION 5**  
IN THE CITY OF OF FRANKLIN, JOHNSON COUNTY, INDIANA  
PART OF THE N.W. 1/4 SEC. 12-T12N-R4E AND  
PART OF THE S.W. 1/4 OF THE S.W. 1/4 SEC. 1-T12N-R4E



**NOTE**  
SUBDIVISION MONUMENTS ARE REQUIRED PER TITLE 865 (STATE BOARD OF REGISTRATION FOR LAND SURVEYORS) IAC 1-12-18.

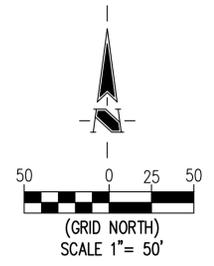
**STREET CENTERLINE MONUMENTS:**  
MONUMENTS, 10" EXTENSIBLE MARKERS (HARRISON OR AN APPROVED EQUAL), EPOXY GROUTED INTO A 6" DIA. X 12" DEEP CORE IN POINT. WITH THE TOP OF SAID MONUMENT BEING 1/4" BELOW FINISHED PAVEMENT SURFACE SHALL BE INSTALLED AT ALL NEW AND EXISTING STREET CENTERLINE INTERSECTIONS.

MONUMENTS, 5/8" DIA. X 12" STEEL ROD, EPOXY GROUTED IN PLACE WITH 1 1/2" DIA. CAP (W/MAGNET) STAMPED "SCHNEIDER FIRM NO. 0001", THE TOP BEING 1/4" BELOW FINISHED PAVEMENT SURFACE, SHALL BE INSTALLED AT ANY CHANGE IN DIRECTION OF A STREET, INCLUDING THE BEGINNING AND ENDING OF ALL CURVES IN STREET CENTERLINES AND THE CENTER POINT OF ALL CURVES. IF CURVE IS SAG UTILIZES A CENTER LANDSCAPE ISLAND, THEN A 4"x4"x48" CONCRETE MONUMENT SET FLUSH WITH EXISTING GRADE SHALL BE SET.

ALL OUTSIDE BOUNDARY CORNERS FOR PRIMARY PLAT SHALL BE 4"x4"x48" CONCRETE MONUMENTS WITH 5/8" DIA. ROD WITH THE TOP SET FLUSH WITH EXISTING GRADE.

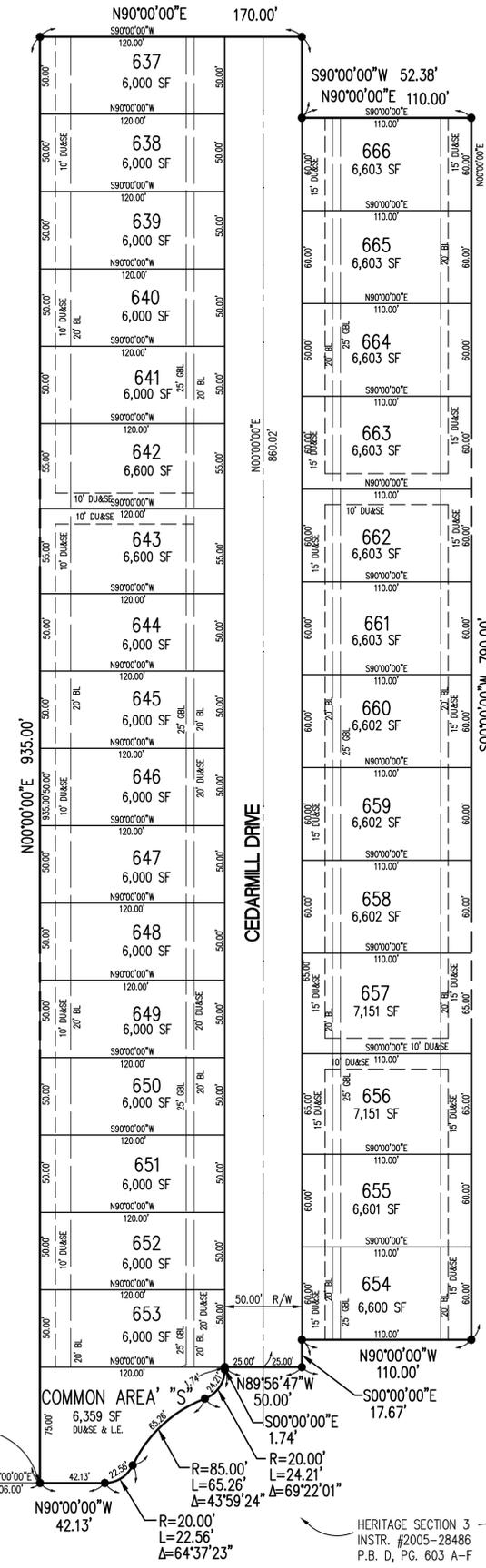
LOT CORNER MONUMENTS SHALL BE 5/8" X 30" METAL ROD W/CAP STAMPED "SCHNEIDER ENG FIRM #0001".

UNLESS OTHERWISE REQUIRED BY LOCAL ORDINANCE, THE INSTALLATION OF AFORESAID MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDED OF THE PLAT PER STANDARDS AS SET FORTH IN TITLE 865 IAC 1-12-18 SUBSECTION (b)(1)(2).



NORTHWEST CORNER N.W. 1/4 SECTION 12-T12N-R4E (STONE WITH "X" FOUND BY CARSONITE MARKER POST AT SURFACE)

FOR LAND DESCRIPTION SEE SHEET 2



THIS INSTRUMENT WAS PREPARED BY STEVEN W. REEVES REGISTERED LAND SURVEYOR INDIANA #20400005 8901 OTIS AVENUE INDIANAPOLIS, INDIANA 46216-1037 TELEPHONE (317) 826-7100

**LEGEND**  
 - INDICATES HARRISON MONUMENT - SEE NOTE SHEET 3  
 - INDICATES STREET CENTERLINE MONUMENT - SEE NOTE SHEET 3  
 - INDICATES 4"x4" CONCRETE MONUMENT  
 D&SE - DRAINAGE AND SEWER EASEMENT  
 D&S - DRAINAGE UTILITY AND SEWER EASEMENT  
 D&S&L - DRAINAGE & SEWER EASEMENT & LANDSCAPE EASEMENT  
 BL - BUILDING LINE  
 GBL - GARAGE BUILDING LINE  
 PBL - PORCH BUILDING LINE  
 SF - SQUARE FOOTAGE  
 R/W - RIGHT-OF-WAY  
 N.A.E. - NON-ACCESS EASEMENT  
 N.R. - NON-RADIAL  
 000 - INDICATES LOT ADDRESS  
 P.L.E. - PRIVATE LANE EASEMENT

**SCHNEIDER**  
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**HERITAGE, SECTION 5**  
**CITY OF FRANKLIN, JOHNSON COUNTY**  
 MANN PROPERTIES  
 6825 E. 96TH STREET, SUITE 200, INDIANAPOLIS, IN 46250

DATE: 04/17/2014 PROJECT NO.: 4569.105  
 DRAWN BY: SWR CHECKED BY: MAT  
 SHEET TITLE: FINAL PLAT HERITAGE SECTION 5  
 DRAWING FILES: I:\4K\4569\105\dwg\4569105B5.dwg  
 SHEET NO.: 1

**A FINAL PLAT OF  
HERITAGE SECTION 5**  
IN THE CITY OF OF FRANKLIN, JOHNSON COUNTY, INDIANA  
PART OF THE N.W. 1/4 SEC. 12-T12N-R4E AND  
PART OF THE S.W. 1/4 OF THE S.W. 1/4 SEC. 1-T12N-R4E

**SURVEYOR'S CERTIFICATE  
LAND DESCRIPTION**

Part of the Northwest Quarter of Section 12 and part of the Southwest Quarter of the Southwest Quarter of Section 1, both being in Township 12 North, Range 4 East of the Second Principal Meridian, in Johnson County, Indiana, being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 12; thence South 00 degrees 15 minutes 58 seconds East (plat bearing, Heritage Section 3) along the West Line of the Northwest Quarter of said Section 12 a distance of 316.39 feet to the Northwest corner of Heritage Section 3, a subdivision in Johnson County, Indiana, the plat of which is recorded as Instrument Number 2005-28486 in Plat Book D, Page 603 A-F in the Office of the Recorder of Johnson County, Indiana, (the following fifteen (15) courses being along the northerly lines thereof); (1) North 89 degrees 44 minutes 02 seconds East 40.00 feet; (2) North 90 degrees 00 minutes 00 seconds East 173.85 feet to a point on a non-tangent curve to the left having a radius of 225.00 feet, the radius point of which bears North 51 degrees 24 minutes 18 seconds East; (3) southeasterly along said curve an arc distance of 7.00 feet to a point which bears South 49 degrees 37 minutes 22 seconds West from said radius point; (4) North 49 degrees 52 minutes 12 seconds East 50.00 feet to a point on a non-tangent curve to the left having a radius of 14.00 feet, the radius point of which bears North 49 degrees 33 minutes 08 seconds East; (5) southeasterly and easterly along said curve an arc distance of 19.64 feet to a point of reverse curvature having a radius of 225.00 feet, the radius point of which bears South 30 degrees 50 minutes 24 seconds East; (6) easterly along said curve an arc distance of 121.11 feet to a point which bears North 00 degrees 00 minutes 00 seconds East from said radius point; (7) North 90 degrees 00 minutes 00 seconds East 41.00 feet to a point on a tangent curve to the left having a radius of 14.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; (8) easterly, northeasterly and northerly along said curve an arc distance of 21.99 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; (9) North 90 degrees 00 minutes 00 seconds East 50.00 feet to a point on a non-tangent curve to the left having a radius of 14.00 feet, the radius point of which bears North 90 degrees 00 minutes 00 seconds East; (10) southerly, southeasterly and easterly along said curve an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; (11) North 90 degrees 00 minutes 00 seconds East 202.00 feet to a point on a tangent curve to the left having a radius of 14.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; (12) easterly, northeasterly and northerly along said curve an arc distance of 21.99 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; (13) North 90 degrees 00 minutes 00 seconds East 50.00 feet to a point on a non-tangent curve to the left having a radius of 14.00 feet, the radius point of which bears North 90 degrees 00 minutes 00 seconds East; (14) southerly, southeasterly and easterly along said curve an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; (15) North 90 degrees 00 minutes 00 seconds East 106.00 feet to the POINT OF BEGINNING, thence North 00 degrees 00 minutes 00 seconds East a distance of 935.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 170.00 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 52.38 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 110.00 feet; thence South 00 degrees 00 minutes 00 seconds West 110.00 feet; (2) South 00 degrees 00 minutes 00 seconds West 1.74 feet to a curve having a radius of 20.00 feet, the radius point of which bears North 90 degrees 00 minutes 00 seconds West; (5) southerly and southwesterly along said curve an arc distance of 24.21 feet to the point of reverse curvature of a curve having a radius of 85.00 feet, the radius point of which bears South 30 degrees 37 minutes 59 seconds East; (6) southwesterly along said curve an arc distance of 65.26 feet to the point of reverse curvature of a curve having a radius of 20.00 feet, the radius point of which bears North 64 degrees 37 minutes 23 seconds West; (7) southwesterly and westerly along said curve an arc distance of 22.56 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; (8) South 90 degrees 00 minutes 00 seconds West 42.13 feet to the Point of Beginning, containing 5.50 acres, more or less.

THIS SUBDIVISION CONSISTS OF 30 LOTS, NUMBERED 637 THROUGH 666 AND COMMON AREA "S", TOGETHER WITH STREETS AND EASEMENTS AS SHOWN HEREON.

THE SIZE OF LOTS AND COMMON AREAS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2003-040139, FILE "M", PAGE 31 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS PLAT REPRESENTS A SURVEY COMPLETED BY ME ON \_\_\_\_\_; THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET; AND THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.

STEVEN W. REEVES  
 REGISTERED LAND SURVEYOR  
 INDIANA #20400005

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

STATE OF INDIANA )  
 ) SS  
 COUNTY OF MARION )

Before me, the undersigned Notary Public, personally appeared Steven W. Reeves, and acknowledge execution of the foregoing instrument as his/her voluntary act and deed, for the purpose expressed herein.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public (Notary name - typed or printed)

My commission expires: \_\_\_\_\_ County of residence \_\_\_\_\_

**RECORDING DATA**  
 ENTERED FOR TAXATION this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
 No. \_\_\_\_\_ RECEIVED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ and recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
 \_\_\_\_\_ County Auditor  
 \_\_\_\_\_ County Recorder

**DEDICATION CERTIFICATE**

We, the Undersigned, \_\_\_\_\_ owners of real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as "HERITAGE SECTION 5", an addition to the City of Franklin, Johnson County, State of Indiana. All streets, alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure.

EASEMENTS - Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements therein shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority is responsible.

The street trees and sidewalks along the frontage of each individual lot shall be installed as part of the construction phase of the home on each individual lot.

The foregoing Real Estate is subject to the provisions of the zoning commitments for the Brookhaven Residential PUD annexation, referenced in Exhibit "B" within Ordinance Number: 2003-02, Recorded as Instrument Number 2003-019859 in the Office of the Recorder of Johnson County.

The foregoing Real Estate is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions for Heritage Subdivision, Instrument Number 2003-044211, and also subject to the provisions of the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage Subdivision, Instrument Number 2004-005906 in the Office of the Recorder of Johnson County, Indiana.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Owner: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Authorized Representative

STATE OF INDIANA )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

Before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ Position \_\_\_\_\_ of Owner name \_\_\_\_\_, and each separately and severally acknowledge execution of the foregoing instrument as his/her voluntary act and deed, for the purpose expressed herein.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public

(Notary name - typed or printed)

My commission expires: \_\_\_\_\_  
 County of residence \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

Under authority provided by Chapter 138, Acts 1957, enacted by the General Assembly of the State of Indiana, and all acts supplemental and amendatory thereto, this plat was given primary approval by a majority of the members of the City of Franklin Plan Commission as provided for in Section 3.3 of the Subdivision Control Ordinance for the City of Franklin at a meeting held on the 22nd day of July, 2003.

CITY OF FRANKLIN PLAN COMMISSION  
 BY: \_\_\_\_\_ Chairman  
 ATTEST: \_\_\_\_\_ Acting Secretary

This plat is recommended for approval by the Franklin Plan Commission:  
 \_\_\_\_\_ Plan Director

BE IT RESOLVED by the Board of Public Works and Safety, City of Franklin, Johnson County, Indiana, that the dedications shown on this plat are hereby approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST: \_\_\_\_\_ Mayor \_\_\_\_\_ Member \_\_\_\_\_ Member  
 \_\_\_\_\_ Clerk-Treasurer

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**HERITAGE, SECTION 5**  
**CITY OF FRANKLIN, JOHNSON COUNTY**  
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