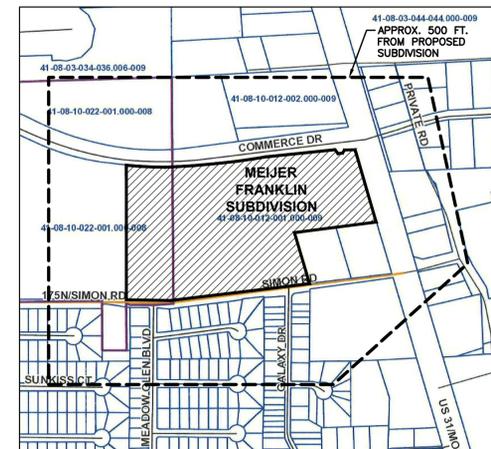
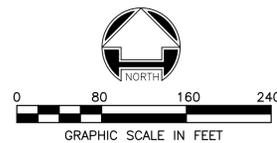


# PRIMARY PLAT OF MEIJER FRANKLIN SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND  
NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST  
OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA.



**VICINITY MAP**  
SCALE: 1"=500'



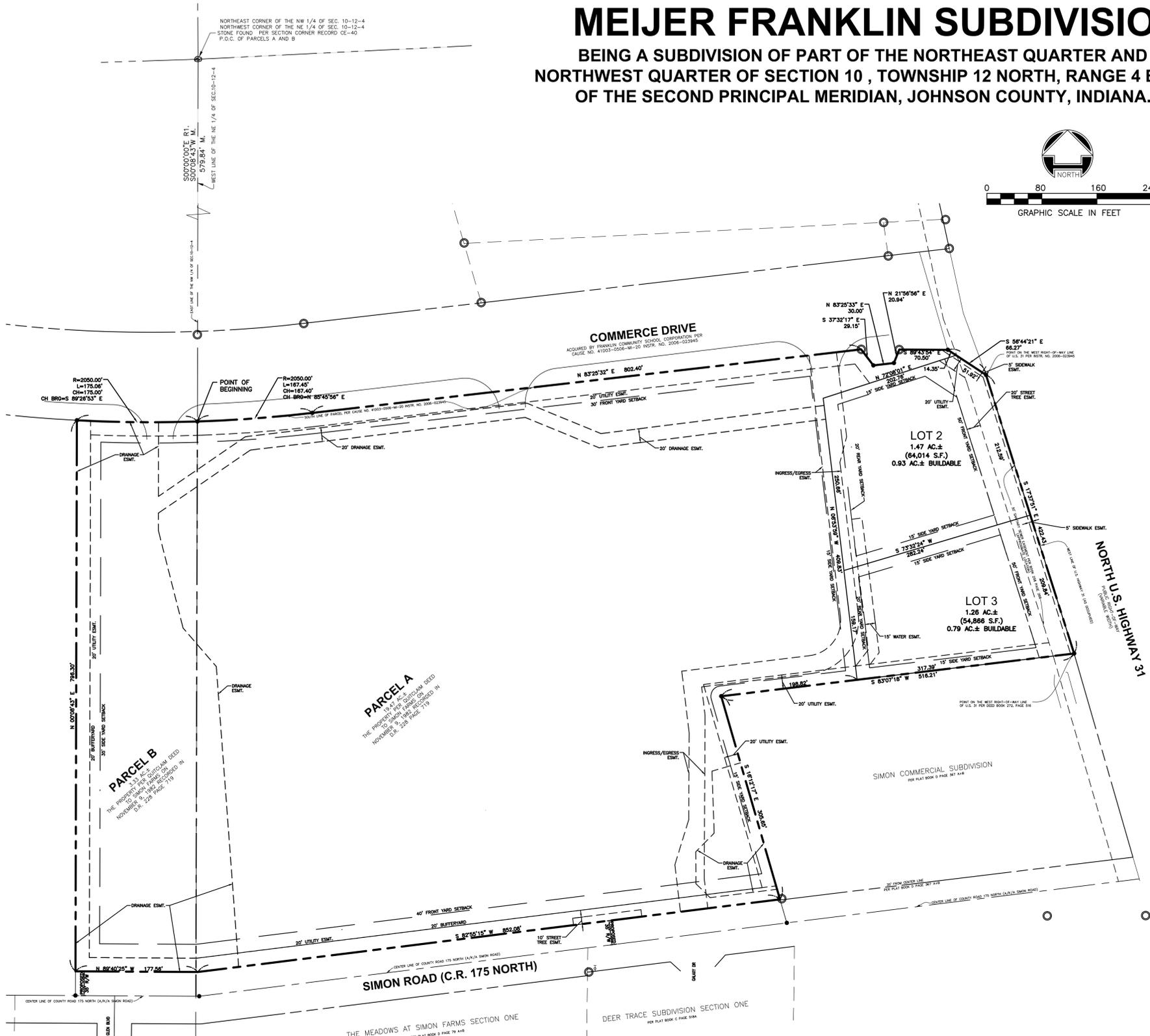
**LEGEND**

SYMBOL	DESCRIPTION
□	EXISTING CURB INLET
■	PROPOSED CURB INLET
□	EXISTING CATCH BASIN
■	PROPOSED CATCH BASIN
CB	EXISTING CATCH BASIN
▭	PROPOSED END SECTION
●	PROPOSED STORM MANHOLE
○	PROPOSED CLEANOUT
⊙	EXISTING SANITARY MANHOLE
⊙	PROPOSED SANITARY MANHOLE
⊙	EXISTING SANITARY CLEANOUT
⊙	GAS METER
+	GAS UTILITY MARKER
+	ELECTRIC UTILITY MARKER
+	ELECTRIC PEDESTAL
⊠	PULLBOX
⊠	TRANSFORMER
⊠	EXISTING FIRE HYDRANT
⊠	WATER METER PIT
⊠	WATER VALVE
⊠	WATER UTILITY MARKER
⊠	FIBEROPTIC UTILITY MARKER
⊠	TELEPHONE PEDESTAL
⊠	CABLE TV RISER
⊠	EXISTING LIGHT POLE
⊠	PROPOSED LIGHT POLES
⊠	POWER POLE
⊠	POWER/TELEPHONE/LIGHT POLE
⊠	TELEPHONE POLE
⊠	TELEPHONE/POWER POLE
⊠	TELEPHONE/POWER/CABLE POLE
⊠	GUY WIRE
⊠	SIGN
⊠	BENCHMARK
⊠	FOUND IRON PIN
⊠	FOUND STONE
⊠	SET MONUMENT
⊠	EXISTING DECIDUOUS TREE
⊠	EXISTING CONIFEROUS TREE
⊠	EXISTING TREE/SHRUB LINE
⊠	EXISTING SANITARY SEWER
⊠	PROPOSED SANITARY SEWER
⊠	EXISTING STORM SEWER
⊠	PROPOSED STORM SEWER
⊠	EXISTING WATER
⊠	PROPOSED WATER
⊠	PROPOSED FIRE PROTECTION
⊠	EXISTING GAS
⊠	EXISTING OVERHEAD ELECTRIC
⊠	EXISTING OVERHEAD ELECTRIC/TELEPHONE
⊠	EXISTING UNDERGROUND ELECTRIC
⊠	PROPOSED UNDERGROUND ELECTRIC
⊠	EXISTING FIBEROPTIC
⊠	EXISTING OVERHEAD TELEPHONE
⊠	EXISTING UNDERGROUND TELEPHONE
⊠	PROPOSED UNDERGROUND TELEPHONE
⊠	EXISTING DITCH
⊠	EXISTING FENCE
⊠	EXISTING CONTOUR
⊠	PROPOSED CONCRETE

**SUBJECT PROPERTY DESCRIPTION:**

PARCEL A:  
A PART OF THE NORTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4), EAST OF THE 2ND PRINCIPAL MERIDIAN, JOHNSON COUNTY, STATE OF INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING A STONE FOUND PER JOHNSON COUNTY SECTION CORNER RECORD CG-40;  
THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING A LINE CONNECTING SAID STONE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10 AND A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10 PER JOHNSON COUNTY SECTION CORNER RECORD CG-40, A DISTANCE OF 579.84 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF INSTRUMENT NUMBER 2006-023945, RECORDED SEPTEMBER 14, 2006 IN THE JOHNSON COUNTY RECORDER'S OFFICE;  
THENCE ALONG THE SOUTH LINE OF SAID PARCEL THE FOLLOWING SIX (6) COURSES:  
1) EASTERLY, 167.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 85 DEGREES 45 MINUTES 56 SECONDS EAST AND A LENGTH OF 167.40 FEET;  
2) NORTH 83 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 802.40 FEET;  
3) SOUTH 37 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF 29.15 FEET;  
4) NORTH 83 DEGREES 25 MINUTES 33 SECONDS EAST, A DISTANCE OF 30.00 FEET;  
5) NORTH 21 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 20.94 FEET;  
6) SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 70.50 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN SAID EXHIBIT "A", BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN EXHIBIT "B" OF SAID INSTRUMENT NUMBER 2006-023945;  
THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN SAID EXHIBIT "A", SOUTH 56 DEGREES 44 MINUTES 21 SECONDS EAST, A DISTANCE OF 66.27 FEET TO A POINT STATED IN SAID EXHIBIT "B" AS BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 31 (U.S. HIGHWAY 31);  
THENCE ALONG THE PURPORTED WEST RIGHT-OF-WAY LINE OF STATE ROAD 31 (U.S. HIGHWAY 31), SOUTH 17 DEGREES 37 MINUTES 51 SECONDS EAST, A DISTANCE OF 422.43 FEET TO THE NORTHEAST CORNER OF THE PARCEL PER THE WARRANTY DEED RECORDED AUGUST 26, 1993 IN BOOK 272, PAGE 516, SAID NORTHEAST CORNER STATED IN SAID WARRANTY DEED AS BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31;  
THENCE ALONG THE NORTH LINE OF THE PARCEL PER SAID WARRANTY DEED, SOUTH 83 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 516.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;  
THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 16 DEGREES 12 MINUTES 17 SECONDS EAST, A DISTANCE OF 34.10 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD 175 NORTH (ALSO KNOWN AS SIMON ROAD);  
THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 82 DEGREES 55 MINUTES 15 SECONDS WEST, A DISTANCE OF 859.97 FEET TO AN APPARENT ANGLE POINT IN SAID CENTERLINE;  
2) NORTH 89 DEGREES 40 MINUTES 25 SECONDS WEST, A DISTANCE OF 4.71 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10;  
THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 830.82 FEET TO THE POINT OF BEGINNING, CONTAINING 19.47 ACRES, MORE OR LESS.

PARCEL B:  
A PART OF THE NORTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4), EAST OF THE 2ND PRINCIPAL MERIDIAN, JOHNSON COUNTY, STATE OF INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING A STONE FOUND PER JOHNSON COUNTY SECTION CORNER RECORD CG-40;  
THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING A LINE CONNECTING SAID STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 PER JOHNSON COUNTY SECTION CORNER RECORD CG-40, A DISTANCE OF 579.84 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF INSTRUMENT NUMBER 2006-023945, RECORDED SEPTEMBER 14, 2006 IN THE JOHNSON COUNTY RECORDER'S OFFICE;  
THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, A DISTANCE OF 830.82 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD 175 NORTH (ALSO KNOWN AS SIMON ROAD);  
THENCE ALONG SAID CENTERLINE, NORTH 89 DEGREES 40 MINUTES 25 SECONDS WEST, A DISTANCE OF 175.00 FEET;  
THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 831.30 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN SAID EXHIBIT "A" OF INSTRUMENT NUMBER 2006-023945;  
THENCE ALONG THE SOUTH LINE OF SAID PARCEL, EASTERLY, 175.06 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 89 DEGREES 26 MINUTES 53 SECONDS EAST AND A LENGTH OF 175.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.33 ACRES, MORE OR LESS, CONTAINING 22.8 ACRES, MORE OR LESS.



**ZONING INFORMATION:**

PARCEL A: CITY OF FRANKLIN ZONING: MXC - MIXED USE COMMUNITY  
PARCEL B: JOHNSON COUNTY ZONING: RS-1 AGRICULTURAL

**BENCHMARK:**

THE BASIS OF ELEVATIONS HEREON IS NAVD 88.  
IRON ROD SET - SEE DRAWING FOR LOCATION.  
ELEVATION = 762.12'

**MINIMUM FLOOD PROTECTION GRADE**

ELEVATION = 763.75'

**FLOOD ZONE INFORMATION:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 18081C0139D, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 2, 2007, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" X (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**PREPARED BY:**



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317.299.7500  
FAX: 317.291.5805

**OWNER:**

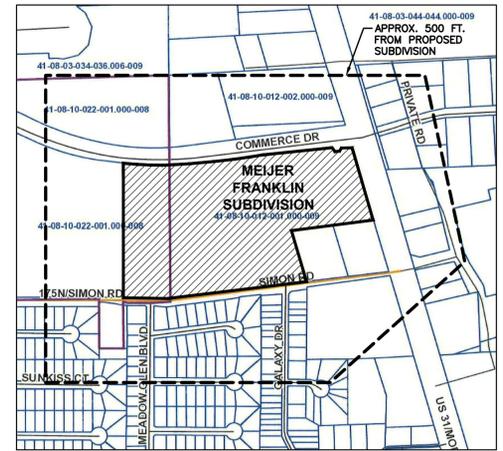
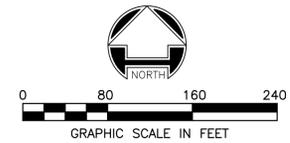
Simon Farms  
2007 South U.S. 31  
Franklin, IN 46131

**DEVELOPER:**

Meijer Stores Limited Partnership  
2929 Walker Avenue, NW  
Grand Rapids, MI 49544  
616.453.6711

# PRIMARY PLAT OF MEIJER FRANKLIN SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND  
NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST  
OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA.



### LEGEND

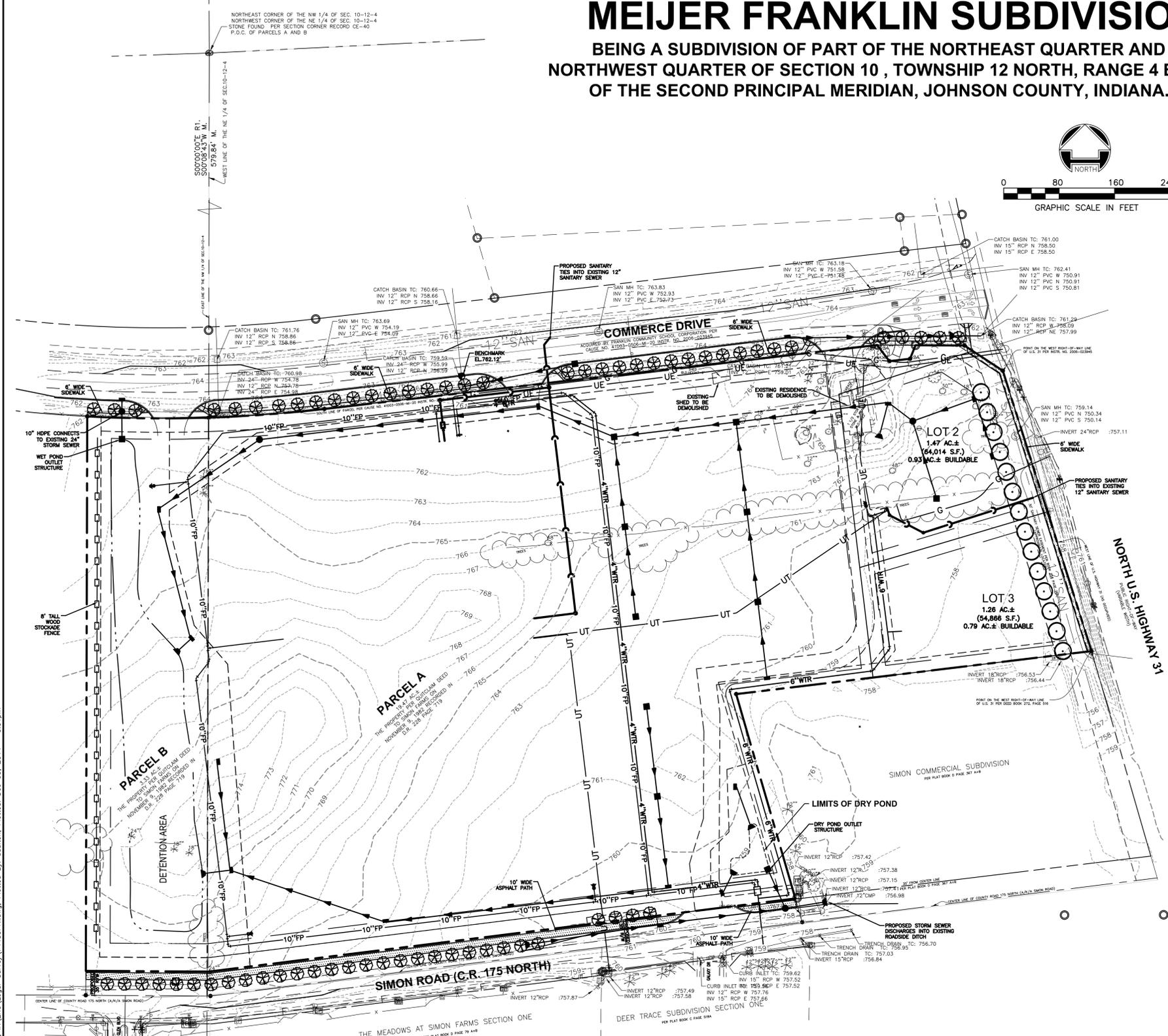
SYMBOL	DESCRIPTION
□	EXISTING CURB INLET
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▣	PROPOSED CATCH BASIN
○	EXISTING CATCH BASIN
○	PROPOSED END SECTION
○	PROPOSED STORM MANHOLE
○	PROPOSED CLEANOUT
○	EXISTING SANITARY MANHOLE
○	PROPOSED SANITARY MANHOLE
○	EXISTING SANITARY CLEANOUT
○	PROPOSED SANITARY CLEANOUT
+	GAS METER
+	GAS UTILITY MARKER
+	ELECTRIC UTILITY MARKER
+	ELECTRIC PEDESTAL
+	PULLBOX
+	TRANSFORMER
+	EXISTING FIRE HYDRANT
+	WATER METER PIT
+	WATER VALVE
+	WATER UTILITY MARKER
+	FIBEROPTIC UTILITY MARKER
+	TELEPHONE PEDESTAL
+	CABLE TV RISER
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+	POWER POLE
+	POWER/TELEPHONE/LIGHT POLE
+	TELEPHONE POLE
+	TELEPHONE/POWER POLE
+	TELEPHONE/POWER/CABLE POLE
+	GUY WIRE
+	SIGN
+	BENCHMARK
+	FOUND IRON PIN
+	FOUND STONE
+	SET MONUMENT
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+	EXISTING CONIFEROUS TREE
+	EXISTING TREE/SHRUB LINE
+	EXISTING SANITARY SEWER
+	PROPOSED SANITARY SEWER
+	EXISTING STORM SEWER
+	PROPOSED STORM SEWER
+	EXISTING WATER
+	PROPOSED WATER
+	PROPOSED FIRE PROTECTION
+	EXISTING GAS
+	EXISTING OVERHEAD ELECTRIC
+	EXISTING OVERHEAD ELECTRIC/TELEPHONE
+	EXISTING UNDERGROUND ELECTRIC
+	PROPOSED UNDERGROUND ELECTRIC
+	EXISTING FIBEROPTIC
+	EXISTING OVERHEAD TELEPHONE
+	EXISTING UNDERGROUND TELEPHONE
+	PROPOSED UNDERGROUND TELEPHONE
+	EXISTING DITCH
+	EXISTING FENCE
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### VICINITY MAP SCALE: 1"=500'

### SUBJECT PROPERTY DESCRIPTION:

PARCEL A:  
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**ZONING INFORMATION:**  
PARCEL A: CITY OF FRANKLIN ZONING: MXC - MIXED USE COMMUNITY  
PARCEL B: JOHNSON COUNTY ZONING: RS-1 AGRICULTURAL

**BENCHMARK:**  
THE BASIS OF ELEVATIONS HEREON IS NAVD 88.  
IRON ROD SET - SEE DRAWING FOR LOCATION.  
ELEVATION = 762.12'

**FLOOD ZONE INFORMATION:**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 18081C0139D, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 2, 2007, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**MINIMUM FLOOD PROTECTION GRADE:**  
ELEVATION = 763.75'

**PREPARED BY:**  
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317.299.7500  
FAX: 317.291.5805

**OWNER:**  
Simon Farms  
2007 South U.S. 31  
Franklin, IN 46131

**DEVELOPER:**  
Meijer Stores Limited Partnership  
2929 Walker Avenue, NW  
Grand Rapids, MI 49544  
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