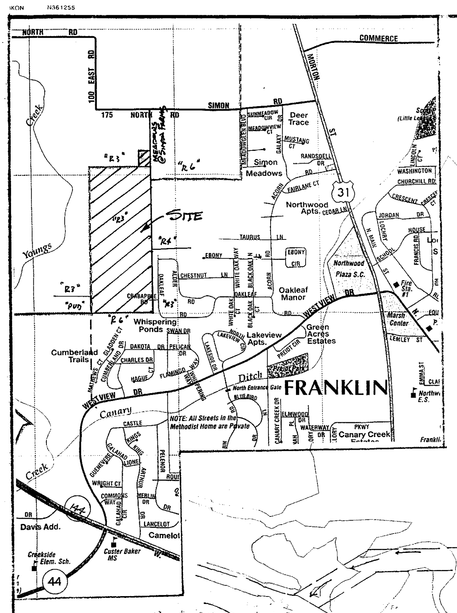
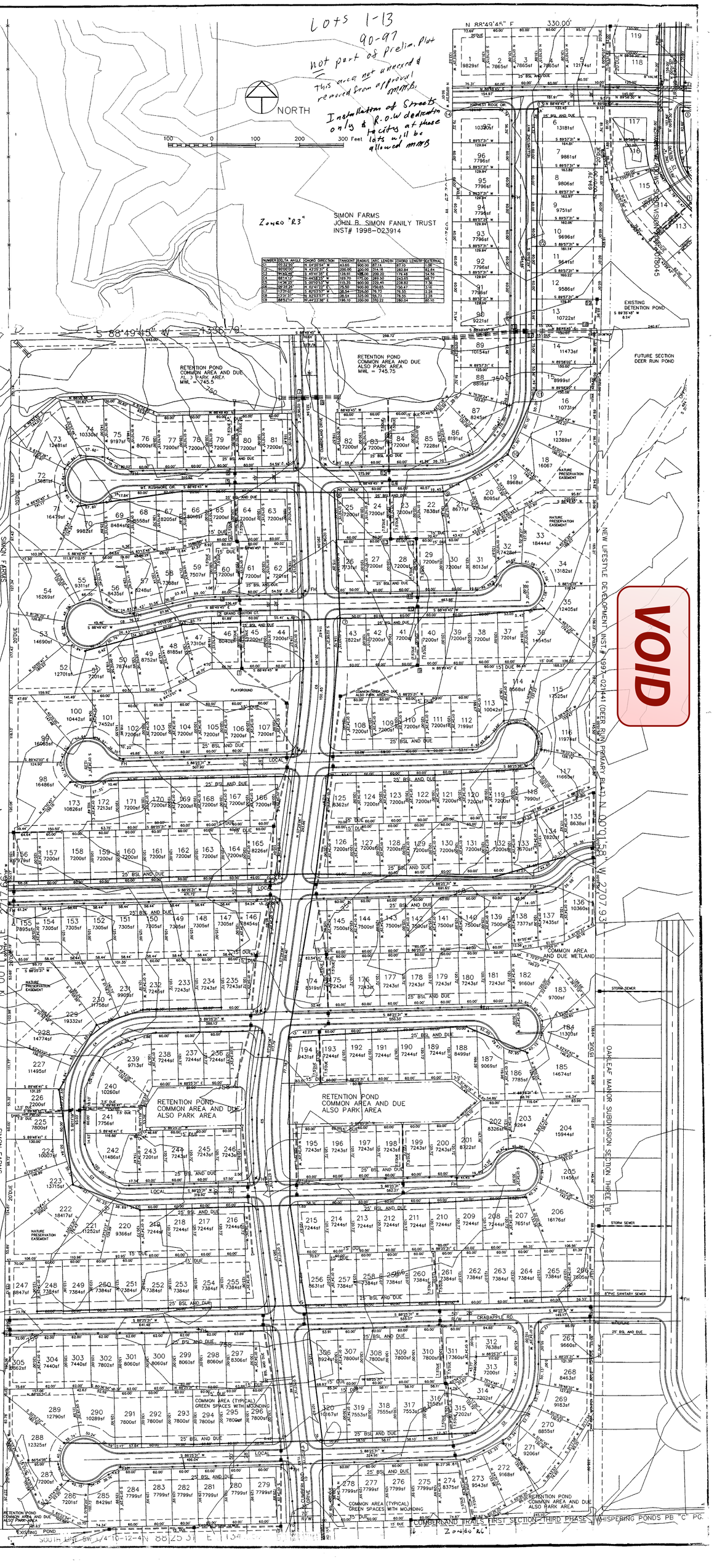


Lots 1-13
90-97
not part of prelim. Plat
This area not reviewed & removed from approval mmb.
Installation of Streets only & R.O.W dedication to city at phase lots will be allowed mmb



ORIGINAL TRACT
LEGAL DESCRIPTION

The West Half of the Southwest Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, City of Franklin, described as follows:

BEGINNING at the Southeast corner of said Half Quarter section;
thence South 88 degrees 25 minutes 31 seconds West (bearing from Green Farm survey by Franklin Engineering Co. dated 1-13-1986) along the South line thereof 1347.52 feet to the Southwest corner of said Half Quarter Section;
thence North 00 degrees 11 minutes 19 seconds East along the West line of said Half Quarter Section 2717.66 feet to the Northwest corner thereof;
thence North 88 degrees 49 minutes 45 seconds East along the North line of said Half Quarter Section 1336.79 feet to the Northeast corner thereof;
thence South 00 degrees 01 minutes 58 seconds East along the East line of said Half Quarter Section 2707.93 feet to the POINT OF BEGINNING, containing 83.558 acres, more or less.

SIMON FARMS PURCHASE
LEGAL DESCRIPTION

A part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, Franklin Township, Johnson County, Indiana, more particularly described as follows:

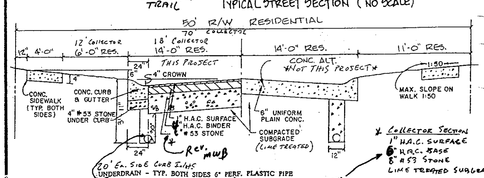
Beginning at the Southeast corner of said Quarter Quarter Section; thence South 88 degrees 49 minutes 45 seconds West a distance of 330.00 feet on and along the South line thereof; thence North 00 degrees 02 minutes 29 seconds West a distance of 692.91 feet; thence North 88 degrees 49 minutes 45 seconds East a distance of 330.00 feet to the East line of said Quarter Quarter Section; thence South 00 degrees 02 minutes 29 seconds East on and along said East line a distance of 692.91 feet to the Point of Beginning, containing 5.2483 acres, more or less, subject however to all legal rights-of-way and easements of record.

AREA TO BE ANNEXED (ZONED "R3")

LEGEND

- 681 EXISTING ELEVATION
- EXISTING CONTOUR
- LIGHT POLE
- POWER POLE
- MANHOLE
- TREE
- PINE
- CHAIN LINK FENCE
- FLOWLINE
- RIGHT OF WAY
- WATERLINE
- POWER LINE
- SANITARY LINE
- STORM PIPE
- GAS LINE
- CORNER MONUMENT (IRON PIN

TYPICAL STREET SECTION (NO SCALE)



GENERAL NOTES:

1. Four foot wide sidewalks shall be installed along all public roadways.
2. Street trees shall be planted at a ratio of 1 per 40 feet of road frontage.

Cumberland Commons	REVISIONS	
PRELIMINARY PLAT	DATE	REVISION
Engineers and Land Surveyors	6/24/03	* Revised City Engineer Comments
Franklin Engineering Company	PROJ. NO:	
151 West Jefferson Street Franklin, Indiana 46131	SCALE: 1"=100'	
(317) 736-7166 (317) 738-4549	DATE: 11-13-02	
	FILE NO: 1497	
	SHT 1 of 1	