

KROGER SUBDIVISION PRIMARY PLAT

Legal Description

A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER PROCEED THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER 766.97 FEET TO THE NORTH LINE OF THE LANDS OF THE NATIONAL BANK OF GREENWOOD AS DESCRIBED IN DEED BOOK 245, PAGE 193 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY; PROCEED THENCE ALONG THE NORTH LINE OF SAID BANK LANDS SOUTH 88 DEGREES 00 MINUTES 40 SECONDS WEST 317.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 27 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID BANK LANDS 200.35 FEET THE NORTHWEST CORNER OF THE LANDS OF CAROLYN ROGERS AS DESCRIBED IN INSTRUMENT NUMBER 2013003799 IN SAID RECORDER'S OFFICE, MARKED BY A REBAR WITH CAP STAMPED "ESW LS20200016" (HEREAFTER REFERRED TO AS ESW REBAR); THENCE SOUTH 01 DEGREES 03 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID ROGERS LANDS 150.02 FEET TO THE SOUTHWEST CORNER OF SAID ROGERS LANDS, MARKED BY AN ESW REBAR; THENCE NORTH 88 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID ROGERS LANDS 156.47 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PRESNELL/MORTON STREET MINOR SUBDIVISION AS RECORDED IN PLAT CABINET C, SLIDE 640 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 20 MINUTES 13 SECONDS WEST 336.04 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN CANARY CREEK SHOPPING CENTER REPLAT OF LOTS 2 & 3 AS RECORDED IN PLAT CABINET D, SLIDE 324A-B MARKED BY A MAGSPIKE WITH WASHER STAMPED "BANNING ENG FIRM #0060"; THENCE SOUTH 89 DEGREES 38 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 249.77 FEET TO THE WESTERN RIGHT OF WAY FOR US HIGHWAY 31, MARKED BY A 5/8 INCH DIAMETER REBAR WITH CAP STAMPED "BANNING ENG FIRM #0060"; THENCE SOUTH 00 DEGREES 04 MINUTES 24 SECONDS WEST ALONG SAID RIGHT OF WAY 50.00 FEET TO THE NORTHEAST CORNER OF LOT 5 IN CANARY CREEK SHOPPING CENTER, SECTION THREE AS RECORDED IN PLAT CABINET D, SLIDE 139A-B, MARKED BY A MAGSPIKE WITH WASHER STAMPED "BANNING ENG FIRM #0060"; THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 250.00 FEET TO AN IRON REBAR WITH SMASHED CAP; THENCE SOUTH 00 DEGREES 21 MINUTES 05 SECONDS WEST ALONG THE WEST LINE AND ITS EXTENSION OF SAID LOT 5 A DISTANCE OF 489.94 FEET TO THE NORTHERN RIGHT OF WAY FOR MALLORY PARKWAY; THENCE NORTH 89 DEGREES 39 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY 726.17 FEET TO THE EASTERN LINE OF THE LANDS OF CC CINEMAS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2006033562 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 20 MINUTES 45 SECONDS EAST ALONG THE SAID EAST LINE AND ITS EXTENSION 1,406.93 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 40 SECONDS EAST 525.12 FEET; THENCE SOUTH 05 DEGREES 27 MINUTES 00 SECONDS EAST 210.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.74 ACRES OF LAND, MORE OR LESS.

DATED: _____

JOSHUA DAVID WERNER
REGISTERED LAND SURVEYOR NO. LS21200020
STATE OF INDIANA

GENERAL NOTES:

1. PER THE U.S. DEPARTMENT OF THE INTERIOR - FISH AND WILDLIFE SERVICE - ONLINE WETLANDS MAPPER, THE SUBJECT REAL ESTATE DOES NOT CONTAIN ANY WETLAND AREAS AS PLOTTED BY SCALE ON SAID MAP. HOWEVER, THIS SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF THE PRESENCE OF WETLANDS ON THE SUBJECT REAL ESTATE.

2. THIS PRIMARY PLAT WAS PREPARED BASED UPON DOCUMENTS OBTAINED FROM THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, AND OTHER SOURCES AND IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

3.) NO WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON ZONING, SETBACK REQUIREMENTS, FLOOD HAZARD ZONES AND WETLANDS AREA(S). IN NO EVENT WILL WEIHE ENGINEERS, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION.

LEGEND

	=	EXIST. FIRE HYDRANT
	=	EXIST. WATER METER VALVE
	=	EXIST. SIGN
	=	EXIST. MONITOR WELL
	=	EXIST. IRON PIN & OR PK (SET/FOUND)
	=	EXIST. GAS METER
	=	EXIST. GAS VALVE
	=	EXIST. STORM INLET
	=	EXIST. STORM/SAN/TELE. MANHOLE
	=	EXIST. ELECTRIC METER
	=	EXIST. POWER POLE/POWER POLE W/ LIGHT
	=	EXIST. GUY ANCHOR
	=	EXIST. TELEPHONE PEDESTAL
	=	HVAC UNIT
	=	CLEANOUT
	=	MAILBOX
	=	LIGHT POLE
	=	EXIST. BOLLARD
	=	EXIST. TREE LINE
	=	EXIST. SANITARY SEWER LINE
	=	EXIST. STORM SEWER LINE
	=	EXIST. CONTOURS
	=	CONCRETE END SECTION (C.E.S.)
	=	TRANSFORMER
	=	RIGHT-OF-WAY LINE
	=	DRAINAGE FLOW ARROW
	=	EXISTING TREE LINE
	=	FINISH FLOOR ELEVATION
	=	TOP OF (MANHOLE / INLET) CASTING
	=	INVERT ELEVATION
	=	REINFORCED CONCRETE PIPE
	=	CORRUGATED METAL PIPE
	=	POLY VINYL CHLORIDE PIPE
	=	HIGH DENSITY POLYETHYLENE
	=	FLOW LINE
	=	STRUCTURE
	=	TOP OF WALL
	=	SUB-SURFACE DRAINAGE
	=	TOP OF CURB
	=	GUTTER
	=	WATER LINE
	=	GAS LINE
	=	OVERHEAD UTILITY LINE
	=	TELEPHONE LINE
	=	ELECTRIC LINE
	=	TEMPORARY BENCHMARK
	=	PARKING COUNT
	=	BUILDING SETBACK LINE
	=	DRAINAGE & UTILITY EASEMENT
	=	DRAINAGE, UTILITY & ACCESS EASEMENT
	=	STREET TREE EASEMENT

PLAT NOTES

- LIMITS OF PROPOSED BUILDING
- EXISTING CONCRETE ISLAND TO BE REMOVED.
- EXISTING FENCE LINE TO BE REMOVED WHERE SHOWN
- EXISTING FIRE HYDRANT FIRE HYDRANT TO BE REMOVED AND RELOCATED.
- STORM SEWER PIPE, END SECTION AND STRUCTURE TO BE REMOVED
- SIGN TO BE REMOVED
- PROPOSED 6" CURB AND GUTTER
- PROPOSED CONCRETE WALK AND CURB.
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TRANSFORMER PAD LOCATION
- PROPOSED INTEGRAL WALK AND CURB
- PROPOSED STAMPED ASPHALT OR CONCRETE WALK AREA.
- PROPOSED 6" TALL CONCRETE PORKCHOP ISLAND FOR THE SIGN
- PROPOSED FUTURE DRIVE TO THE NORTH ADJONER, ACTUAL LOCATION AND DESIGN TO BE COMPLETED BY THE NORTHERN ADJONER WHEN THEIR TRACT IS DEVELOPED.
- EXISTING 8" SANITARY SEWER
- PROPOSED GRINDER PUMP.
- PROPOSED GREASE INTERCEPTOR.
- PROPOSED SANITARY FORCE MAIN
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER AND ASSOCIATED BACKFLOW PREVENTER, VALVES, ETC. TO BE LOCATED INSIDE THE METER VAULT ALONG MALLORY PARKWAY.
- PROPOSED FIRE DEPARTMENT CONNECTION TO BE LOCATED ON THE METER VAULT.
- PROPOSED WATER VALVE
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC SERVICE LINE
- PROPOSED RELOCATION OF FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE (P.I.V.)
- PROPOSED WATER VAULT
- PROPOSED ELECTRICAL SERVICE
- PROPOSED TRANSFORMER PAD LOCATION.
- PROPOSED TELEPHONE SERVICE LINE
- PROPOSED GAS SERVICE

BENCHMARK INFORMATION

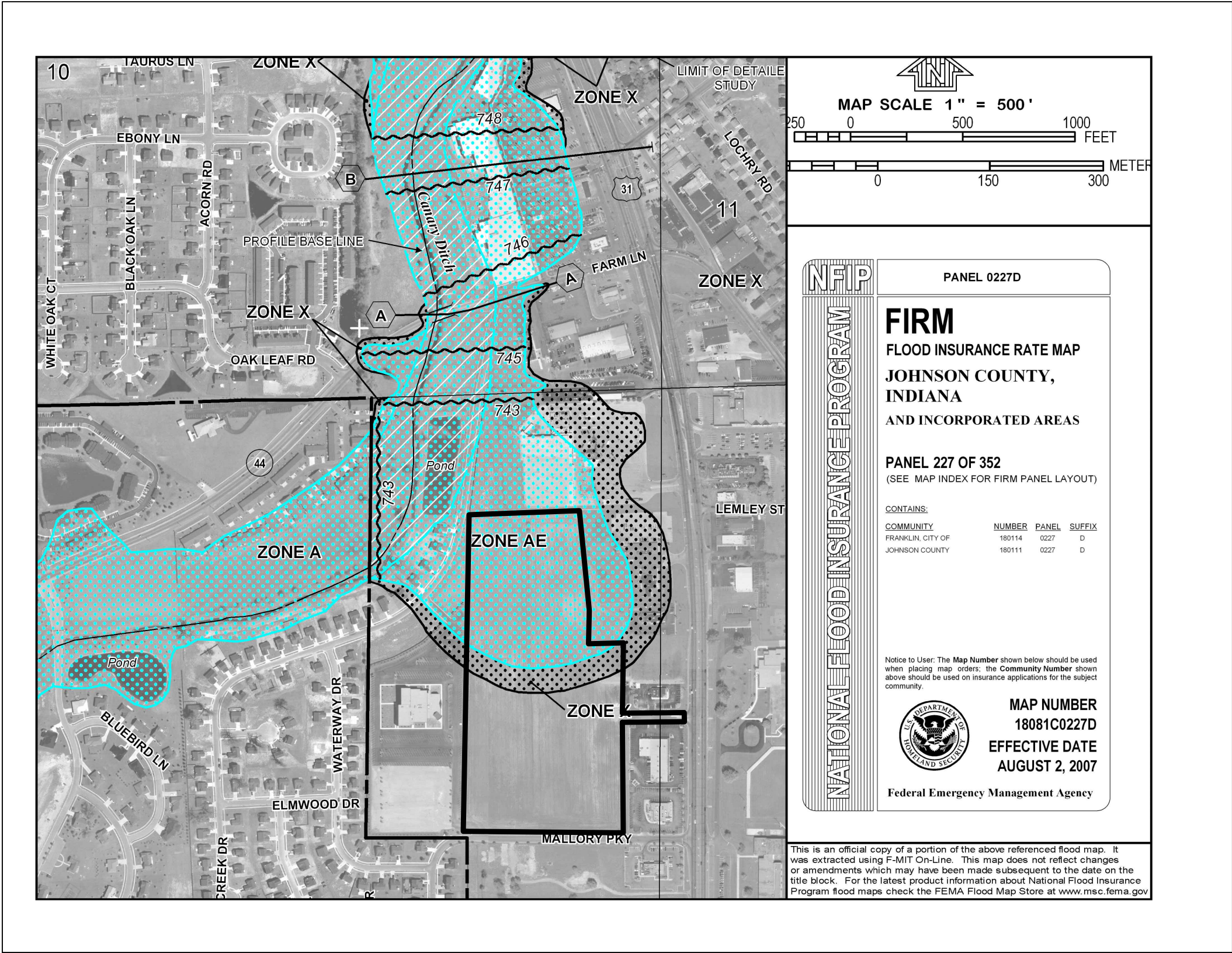
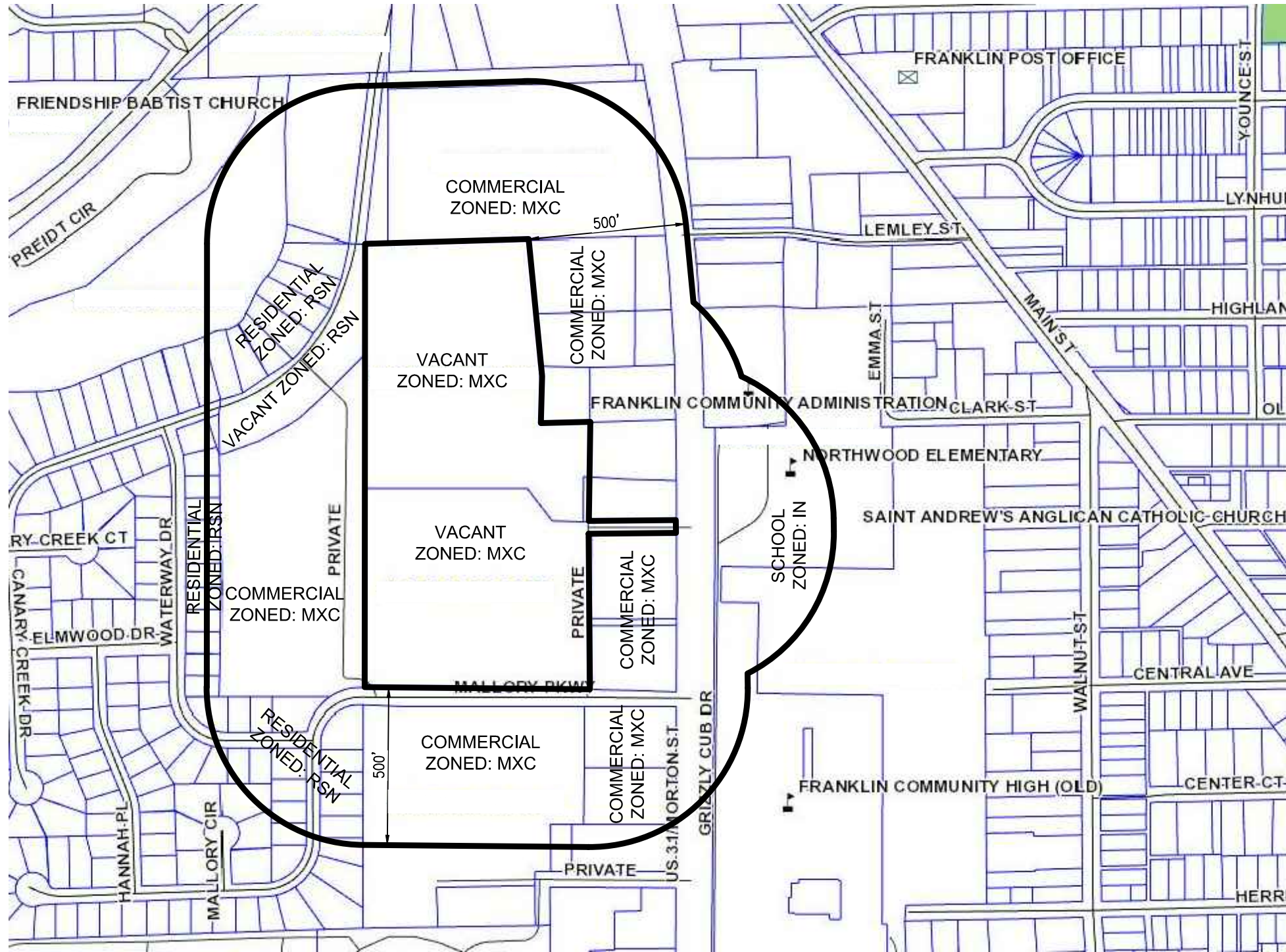
BENCHMARK INFORMATION
DNR TBM CD 1, 1988 IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE NE 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, 2ND P.M.; AT FRANKLIN, AT THE U.S. 31 BRIDGE OVER CANARY DITCH; SET IN THE TOP OF THE SOUTHEAST CONCRETE WINGWALL OF THE BRIDGE, 25.8 FEET EAST OF THE CENTERLINE OF THE BRIDGE, 0.6 FOOT NORTH OF THE SOUTH END OF THE WINGWALL 1.0 FOOT BELOW THE LEVEL OF THE ROAD; A "PK" NAIL SET IN A DRILL HOLE, INSIDE A CUT CIRCLE
2ND ORDER ELEVATION 229.240 METERS N.G.V.D. 1929
752.099 FEET N.G.V.D. 1929 (751.693 FEET N.A.V.D.1988)

TBM #1 ELEV: 745.81 CUT SQUARE ON TOP ON A CONCRETE LIGHT BASE ON THE WEST EDGE OF CONCRETE, DUE WEST OF THE SOUTHWEST CORNER OF THE SHERWIN WILLIAMS BUILDING SQUARE IS APPROXIMATELY 15 FEET NORTHEAST OF A DRIVE STUB BEHIND THE BUILDING.

TBM #2 ELEV: 747.77 CUT SQUARE IN THE NORTHWEST CORNER OF A CONCRETE WATER VAULT ON THE EAST SIDE OF THE MIDDLE KOHL'S ENTRANCE LOCATED ON THE SOUTH SIDE OF MALLORY PARKWAY.

TBM #3 ELEV: 742.94 CUT SQUARE IN THE SOUTHEAST CORNER OF A CONCRETE WATER VAULT DUE EAST OF THE SOUTHEAST CORNER OF CANARY CREEK CINEMA BUILDING.

VICINITY MAP SCALE: 1"=400'



STRUCTURE INFORMATION		INVERT ELEVATIONS								PIPE SIZES							
TYPE	NUMBER	N	NE	E	SE	S	SW	W	NW	N	NE	E	SE	SW	W	NW	
STORM INLET	621	743.74		741.64		741.74		741.74				12" RCP		12" RCP			
UNKNOWN MH	685	744.25										12" RCP					
STORM INLET	944	744.11	740.86		740.51			740.51		12" RCP		15" RCP		15" RCP			
STORM INLET	946	744.09	739.29		739.79		739.29			15" RCP		15" RCP		18" RCP			
STORM INLET	947	743.67	739.97		739.97					12" RCP		15" RCP		15" RCP			
STORM INLET	948	746.31															
STORM INLET	949	743.10				740.30		742.91								12" RCP	
STORM INLET	950	743.36	741.76		741.81					12" RCP		12" RCP					
STORM MH	951	744.81	742.06		742.06					12" RCP		12" RCP					
SAN MH	952	743.59	740.14			740.19								8" IRON			
SAN MH	953	743.65	739.26			739.29								8" IRON			
STORM INLET	954	744.04	741.34		741.39					15" RCP		12" RCP		12" RCP			
STORM INLET	955	744.05	740.95			741.05				15" RCP		12" CMP		15" RCP			
CURB INLET	993	745.16	742.06		742.16			741.96		12" RCP		12" RCP		15" RCP		15" RCP	
STORM INLET	1016	744.11	740.41			740.46				15" RCP							
SAN MH	1017	743.78	737.48		737.50		738.16			8" PVC		6"		8" IRON			
STORM INLET	1079	743.98	738.58		741.48		738.48		738.58	18" RCP		15" RCP		18" RCP		24" RCP	
CURB INLET	1080	743.90	738.40			738.40				18" RCP				18" RCP			
CURB INLET	1084	744.03	738.68			738.78				18" RCP				15" RCP			
CURB INLET	1245	742.93	735.83			735.93				36" RCP							
CURB INLET	1315	743.06															
STORM MH	1316	743.08				735.88		736.03				36" RCP		36" RCP		24" RCP	
STORM INLET	1327	741.75	735.75		735.75					36" RCP		24" RCP		36" RCP			
STORM INLET	1331	741.52															
STORM INLET	1357	740.83	735.33			735.33		736.18		48" RCP		36" RCP		48" RCP		24" RCP	
STORM INLET	1500	740.73	734.68			734.73		734.83		48" RCP		48" RCP		48" RCP		18" RCP	
SAN MH	7528	744.64		735.64				735.64				8" PVC				8" PVC	
SAN MH	7592	744.17		736.27		735.97		735.92						8" PVC		8" PVC	
STORM MH	7594	744.83			739.13	739.63		739.13				12" RCP		15" RCP		15" RCP	
STORM INLET	7595	742.27		739.17		739.07				12" RCP						12" RCP	
STORM MH	7642	743.49			733.99			733.99						48" RCP			48" RCP
STORM MH	7664	744.71		735.26				732.41									
CURB INLET	15138	742.00		738.70				738.65		15" RCP				15" RCP			
CURB INLET	15149	741.85		739.25				739.02		15" RCP				12" RCP			

Owner of record:

REALTYLINK

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PH: 262-6182185
SOURCE OF TITLE: INSTRUMENT #
EMAIL: ADETTRO@REALTYLINKDEV.COM

Owner of record:

MADISON STREET PROPERTIES, LLC

LESA McDANIEL TALLEY & JOHN R. TALLEY
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SOURCE OF TITLE: INSTRUMENT #2013029953 RECORDED 12/16/2013
EMAIL: LESATALLEY@ROCKETMAIL.COM & JTALLEY0453@GMAIL.COM

This instrument prepared for:

THE KROGER COMPANY

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This instrument prepared by: Joshua Werner - wernerj@weihe.net

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SHEET 1 OF 3



This instrument prepared by: Joshua Werner - wernerj@weihe.net

 **WEIHE**
ENGINEERS

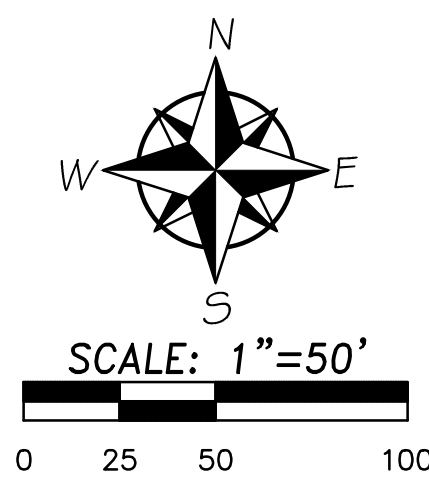
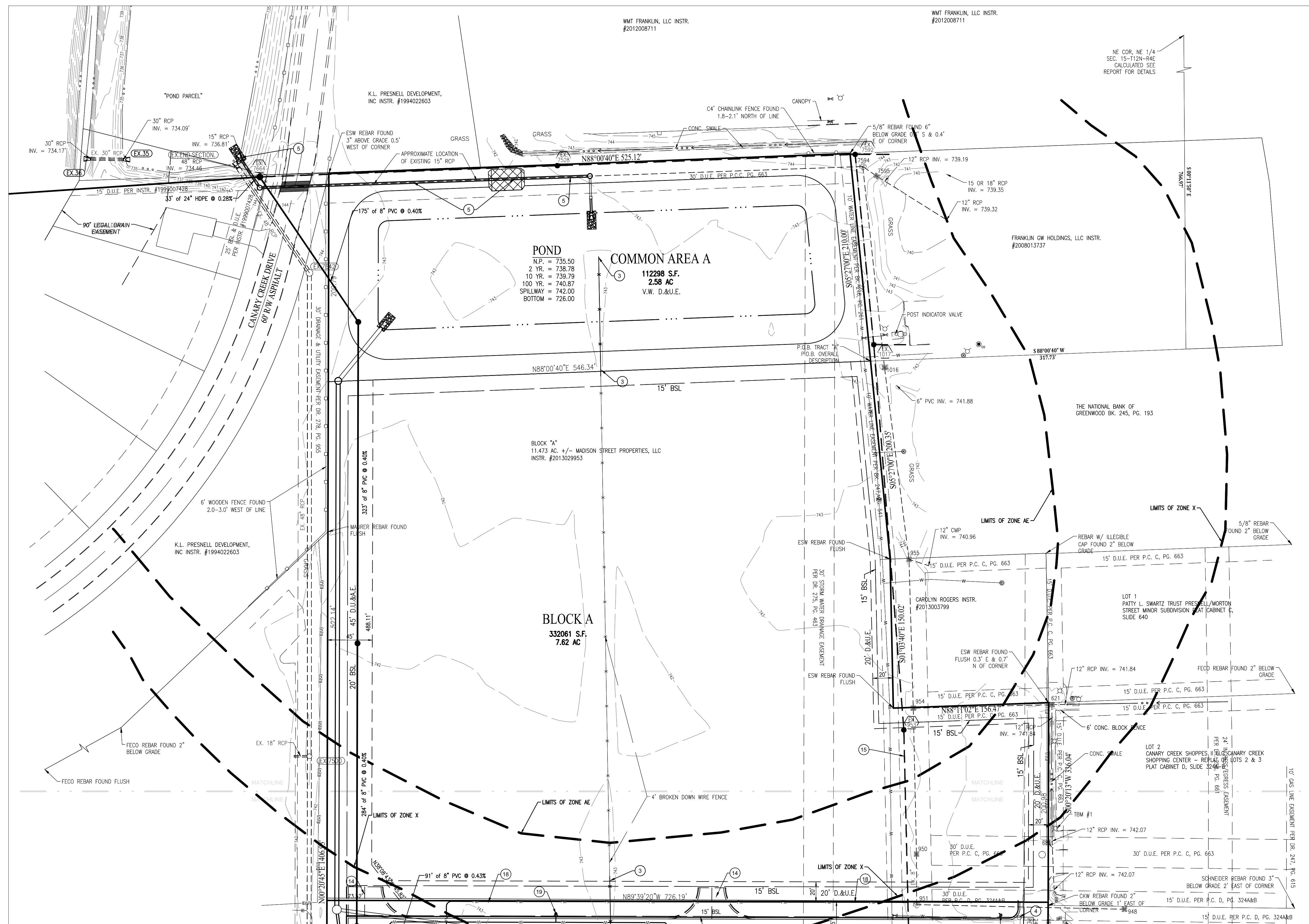
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ALAN WEIHE, P.E., F.S., FOUNDER

KROGER SUBDIVISION
PRIMARY PLAT



NOTE:
SEE SHEET 1 FOR LEGEND, PLAT
NOTES, AND SEWER INFORMATION

SHEET 3 OF 3

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2014\W140460\Surveying\Plat\W140460sv Primary Plat.dwg
 AYCUT: 3
 DATE/TIME: March 09, 2015 - 9:36am