PRIMARY PLAT FOR:

BDH REALTY COMMERCIAL DEVELOPMENT

2140 N MORTON ST. FRANKLIN, JOHNSON COUNTY, INDIANA NE \(^1/4\), SECTION 10, TOWNSHIP 12N, RANGE 4E

PLANS PREPARED FOR:

HUBLER AUTOMOTIVE GROUP 8220 SOUTH US 31 **INDIANAPOLIS, INDIANA 46227** Contact Person: John Haines 317-716-6636 JHAINES@DRIVEHUBLER.COM

OPERATING AUTHORITIES

CITY OF FRANKLIN PLANNING	CITY OF FRANKLIN ENGNEERING	CITY OF FRANKLIN STREET	CITY OF FRANKLIN
70 E. Monroe St.	70 E. Monroe St.	DEPT.	STORMWATER
Franklin, In. 46131	Franklin, In. 46131	2871 N Morton St	796 S State St
(877) 736-3631	(877) 736-3631	Franklin, IN 46131	Franklin, IN 46131
		(317) 736-3660	(317) 736-3640
VECTREN	COMCAST	<u>AT&T</u>	DUKE ENERGY
1630 N. Meridian	5330 E. 65th Street	240 N. Meridian Street	1000 East Main Street
Indianapolis, Indiana 46202	Indianapolis, IN 46220	Indianapolis, Indiana 46204-1915	, , , , , , , , , , , , , , , , , , ,
(317) 718-3604	(317) 275-6356	(317) 722-2299	(800) 521-2232
ZAYO BANDWIDTH	CENTURYLINK	JOHNSON COUNTY R.E.M.C.	INDIANA AMERICAN WATER
1805 29th St, Suite 2050	1147 N Morton Street	750 International Drive	153 N. Emerson avenue
Boulder, CO 80301	Franklin, IN 46131	P.O. Box 309	Greenwood, Indiana 46143
(866) 364-6033	(317) 561-5166	Franklin, Indiana 46131 (317) 736-6174	(800) 492-8373

GENERAL NOTES

- 1. The construction plans shall govern over any other form of media, which includes digital files of this project.
- 2. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, state & federal agencies prior to starting construction.
- 3. It shall be the contractors responsibility to determinate the exact location of all existing utilities in the vicinity of the construction area prior to starting construction. Once all utilities have been located, it will be the contractor's responsibility to maintain in service all existing utilities encountered during construction unless otherwise indicated in the construction drawings.
- 4. Before working with or around existing utilities, the applicable utility company shall be contacted by the contractor. It shall be the contractor's responsibility to notify and coordinate construction with all respective utilities.
- 5. All construction methods and materials must conform to current standards and specifications for the governing municipality requirements.
- 6. Maintenance of traffic needed for this project shall be installed and maintained per INDOT specifications and the indiana MUTCD Manual. 7. The contractor shall be responsible for all field dimensions and shall verify all dimensions on the site prior to start of construction. If any
- discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately. 8. All quantities given on these construction plans or in the scope of work section are estimates and shall be confirmed by the bidding
- contractors.
- 9. It shall be the responsibility of the developer and contractor to maintain quality control throughout this project. 10. Bearings, dimensions, and easements are shown for reference only. See record surveys and plats for exact information.

FLOOD ZONE:

The project site is located within the FEMA Community Panel Map #18081C0139D dated August 2, 2007. Review of the map indicates the site is located within the Flood Designation 'Zone X' (unshaded). The proposed improvements are not located in Special Flood Hazard Area and are therefore not subject to Flood Control Ordinance requirements.

TOTAL SITE ACREAGE - 12.0 AC

SITE DATA:

TOTAL ACREAGE OF DISTURBANCE - 12.0 AC GROSS SQUARE FOOTAGE OF BUILDING CAR WASH - 5,200 OFFICE BUILDING - 5,100 MULTI-TENANT- 19,000 SF AUTO DEALERSHIP - 27,500 SF

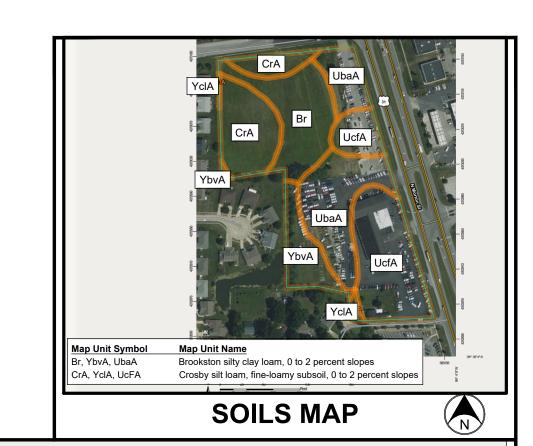
PROPOSED CONSTRUCTION START - MAY 1, 2021 PROPOSED CONSTRUCTION END - NOVEMBER 1, 2022 WORK IS SCHEDULED TO BE COMPLETED IN ONE CONTINUOUS CONSTRUCTION PHASE

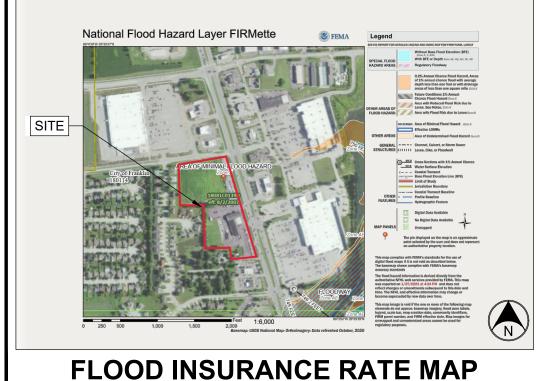
CITY OF FRANKLIN CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION, TO BE USED AS SUPPLEMENTAL INFORMATION WITH THESE PLANS.

INDIANA STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED AS SUPPLEMENTAL INFORMATION WITH THESE PLANS.

BENCHMARK:

PLAN	N SHEET INDEX
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
PP101	PRIMARY PLAT
PP102	OVERALL EX. CONDITIONS PLAN
PP103	OVERALL DEVELOPMENT PLAN





8220 SOUTH US 31

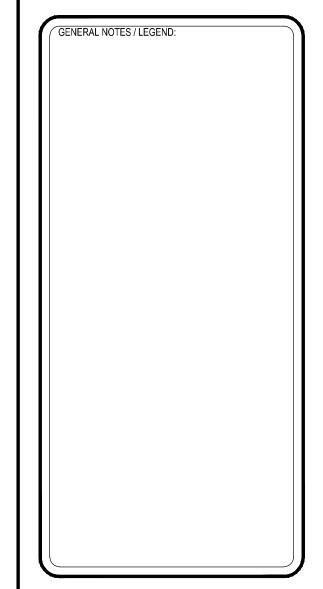
SURVEY NOTES:	
BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY HAMILTON DESIGN #2020-187) DATED AUGUST 2020.	S (P
BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE	
BENCH MARK (NAVD88): TBM 1: 756.76' - MAGNAIL SET ±1' AG IN N SIDE OF PWP AT N END OF SITE TBM 2: 758.72' - CUT "X" ON LIGHT POLE BASE SOUTH END OF SITE	

FLOOD ZONE: THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE 'X' 'UN-SHADED', AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE 'AE', AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED OFF THE FEMA FIRM MAP NUMBER 18081C0139D, DATED AUGUST 2, 2007.

Fritz Engineering



REVISIONS AND ISSUES	DATE	BY



BDH REALTY COMMERCIAL DEVELOPMENT 2140 N MORTON ST. FRANKLIN, INDIANA 46131

SECTION, TOWNSHIP, RANGE:

HUBLER AUTOMOTIVE GROUP INDIANAPOLIS, INDIANA 46227

JOHNSON COUNTY

 $NE_{\frac{1}{4}}$, S10, T12N, R4E

2/2/2021 PROJECT NO. 2006003 SHEET NAME **COVER SHEET**

C100

SITE LOCATION

SITE LOCATION MAP

Acorn-Blve

Commerce Di

Commerce Dr

NOT TO SCALE

ity High School Trail

Sunkiss Ct

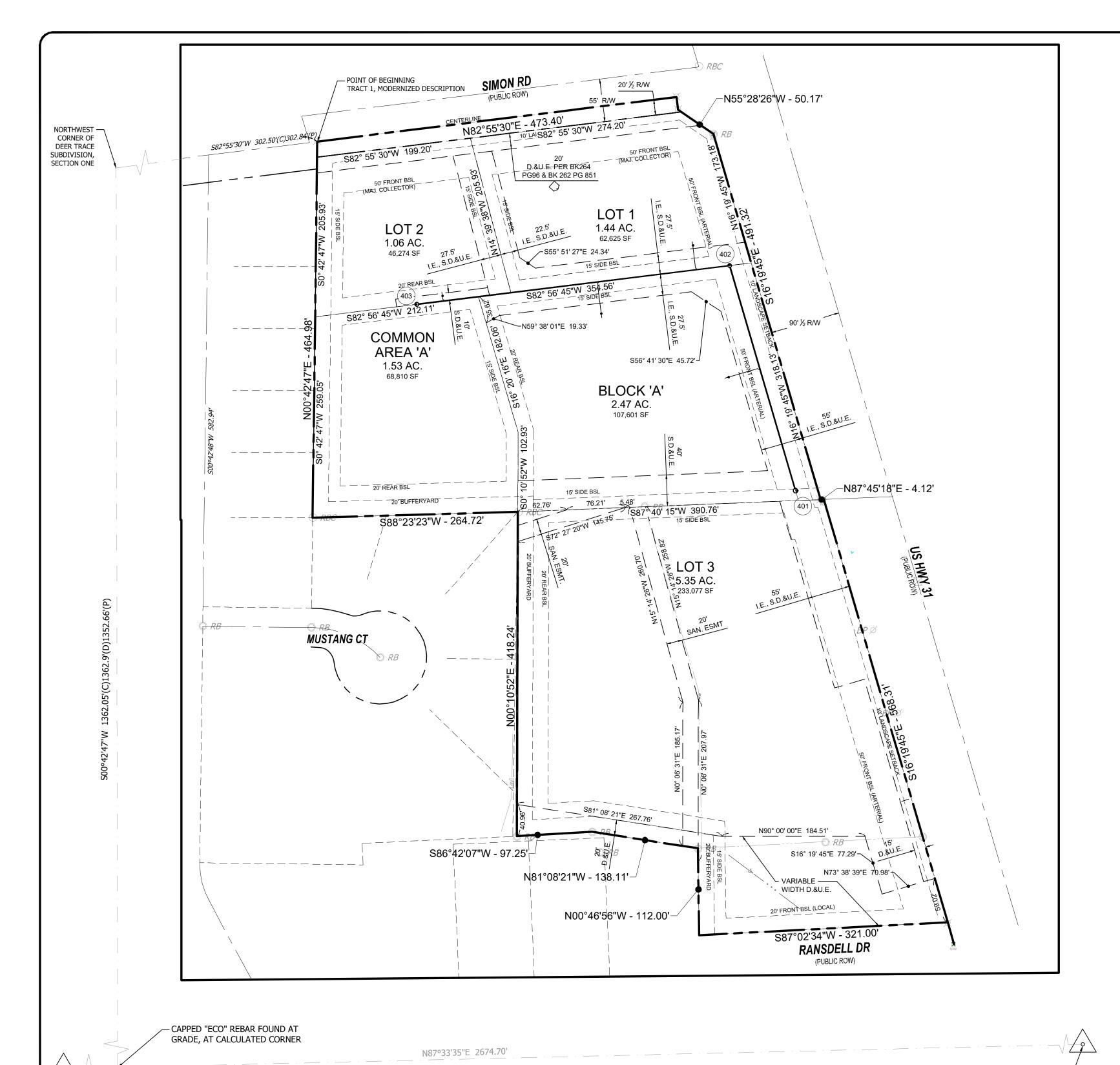
Ridge Circle

Spring Mead SITE

LOCATION

MXC-ZONING

SITE VICINITY & ZONING MAP

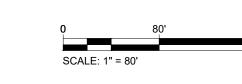


└_N87°33'38"E 555.06'(C)566.48'(P)

- SW COR, NW $\frac{1}{4}$, NE $\frac{1}{4}$ SEC 10

STONE FD, 0.2'BG







ABBREVIATIONS AND TERMS

RD&UE	= REGULATED DRAIN AND UTILITY	MPE	= MINIMUM PAD ELEVATION
	EASEMENT	NP	= NORMAL POOL
D&UE SD&UE	= DRAINAGE AND UTILITY EASEMENT = SANITARY. DRAINAGE. AND UTILITY	ELEV, EL	= ELEVATION
05402	EASEMENT	TYP	= TYPICAL
W&UE	= WATER AND UTILITY EASEMENT	PR	= PROPOSED
SE	= SANITARY EASEMENT	EX	= EXISTING
SAN	= SANITARY SEWER	R	= RADIUS
HC	= HANDICAP RAMP	B-B	= BACK TO BACK
		R/W	= RIGHT OF WAY
STM	= STORM SEWER	LF	= LINEAR FEET
SE SAN HC ME	= WATER AND UTILITY EASEMENT = SANITARY EASEMENT = SANITARY SEWER = HANDICAP RAMP = MATCH EXISTING	EX R B-B	= EXISTING = RADIUS = BACK TO BACK = RIGHT OF WAY

RECORD LEGAL DESCRIPTION INSTR. #2019-019191

ACRES MORE OR LESS.

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE | PARCEL 1: SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT 11 CHAINS AND 74 LINKS WEST AND 13 CHAINS AND 57 LINKS NORTH OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 7 CHAINS AND 8 LINKS TO LINE OF SAID ROAD, 13 CHAINS AND 42 LINKS TO THE WEST LINE OF THE RIGHT OF WAY OF THE INDIANAPOLIS, COLUMBUS AND SOUTHERN TRACTION COMPANY; THENCE SOUTH 17 DEGREES

EXCEPTING THERE FROM THAT PART OF THE REAL ESTATE CONVEYED TO THELMA F. YOUNG BY WARRANTY DEED RECORDED AUGUST 16, 1991 AS INSTRUMENT NO. 91-11799 IN BOOK 262 PAGE 849 AND DESCRIBED AS FOLLOWS

A PART OF THE NORTHEAST 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

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EAST ON AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 569.04 FEET: THENCE NORTH 0 DEGREES 01 MINUS 30 SECONDS EAST A DISTANCE OF 895.67 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 456.99 FEET TO A POINT IN THE MIDDLE OF COUNTY ROAD 175 N; THENCE NORTH 82 DEGREES 10 MINUTES 14 SECONDS EAST ON AND ALONG THE MIDDLE OF SAID COUNTY ROAD A DISTANCE OF 302.84 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST PARALLEL TO THE SAID WEST LINE A DISTANCE OF 486.21 FEET; THENCE SOUTH 87 DEGREES 42 MINUTES 05 SECONDS WEST A

CONTAINING AFTER EXCEPTION 8.45 ACRES MORE OR LESS.

MODERNIZED LEGAL DESCRIPTION CREATED BY JEFFREY J. KONDY, R.L.S. AS CKL LAND SURVEYING, INC. JOB NO. 1900080 DESCRIBED AS FOLLOWS:

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10: CONTINUOUSLY OPERATING REFERENCE STATIONS (INCORS) REAL-TIME KINEMATIC (RTK) BEGINNING CONTAINING 12.556 ACRES, MORE OR LESS. CORRECTION SERVICE JULY 2019) ALONG THE WEST LINE (AND THE EXTENSION THEREOF) OF DEER TRACE SUBDIVISION SECTION ONE AS RECORDED IN PLAT CABINET C, PAGE 518A IN THE | EXCEPTING THEREFROM THE FOLLOWING: OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA A DISTANCE OF 1352.66 FEET TO THE A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF NORTHWEST CORNER OF SAID DEER TRACE SUBDIVISION SECTION ONE, ALSO BEING THE THE SECOND PRINCIPAL MERIDIAN, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA MORE CENTERLINE OF COUNTY ROAD 175 NORTH (SIMON ROAD) ALSO BEING PARALLEL AND 35 FEET SOUTH OF THE SOUTH LINE OF MEIJER FRANKLIN SUBDIVISION, PHASE II AND REPLAT OF LOT 3 EAST ALONG SAID CENTERLINE A DISTANCE OF 302.84 FEET TO THE NORTHEAST CORNER OF SAID | SECTION; THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST A DISTANCE OF 321.00 DEER TRACE SECTION ONE AND THE POINT OF BEGINNING, MARKED BY A MAG NAIL SET; THENCE | FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 58 SECONDS WEST A DISTANCE OF 116. 79 FEET 15 SECONDS EAST A DISTANCE OF 16.5 FEET TO THE EXISTING SOUTHWEST RIGHT-OF-WAY LINE | 86 DEGREES 41 MINUTES 55 SECONDS WEST A DISTANCE OF 97.25 FEET TO THE POINT OF AS SHOWN ON INDOT RIGHT-OF-WAY PLANS FOR U.S. 31; DIVISION 4, IND., 9(4) REV. 1946 MARKED | BEGINNING; THENCE SOUTH 86 DEGREES 41 MINUTES 55 SECONDS WEST A DISTANCE OF 194.51 BY A REBAR AND CAP SET; THENCE SOUTH 55 DEGREES MINUS 01 MINUTES 46 SECONDS EAST | FEET; THENCE SOUTH 03 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 224.00 FEET MARKER; THENCE SOUTH 16 DEGREES 19 MINUTES 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY | SOUTH 03 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 51.63 FEET; THENCE SOUTH 87 LINE A DISTANCE OF 491.39 FEET TO A POINT ON THE NORTH LINE OF INSTRUMENT 2019-003349 | DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 414.21 FEET; THENCE NORTH 0 DEGREES PASSING A RIGHT-OF-WAY MARKER 1.8 FEET NORTH OF SAID NORTH LINE MARKED BY A REBAR | 01 MINUTES 30 SECONDS FAST A DISTANCE OF 895.67 FEET. THENCE NORTH 87 DEGREES 4 AND CAP SET; THENCE SOUTH 87 DEGREES 46 MINUTES 19 SECONDS WEST ALONG SAID NORTH | MINUTES 05 SECONDS EAST A DISTANCE OF 564.72 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES LINE A DISTANCE OF 162.96 FEET TO A REBAR AND CAP INSCRIBED "BRCI" FOUND; THENCE SOUTH 52 SECONDS WEST A DISTANCE OF 418.67 FEET TO THE POINT OF BEGINNING, CONTAINING 9. 72 88 DEGREES 22 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF LOTS 13 AND 14 IN DEER ACRES MORE OR LESS. TRACE SUBDIVISION SECTION TWO AS RECORDED IN PLAT CABINET C, PAGE 603 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA ALSO BEING A POINT ON THE EAST LINE OF SAID DEER TRACE SECTION ONE A DISTANCE OF 265.59 FEET MARKED BY A REBAR AND CAP SET; PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE THENCE ALONG THE EAST LINE OF SAID DEER TRACE SECTION ONE NORTH 00 DEGREES 41 SECOND PRINCIPAL MERIDIAN, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, MORE MINUTES 16 SECONDS EAST A DISTANCE OF 485.93 FEET TO THE POINT OF BEGINNING, PARTICULARLY DESCRIBED AS FOLLOWS: CONTAINING 6.73 ACRES. MORE OR LESS.

INSTR. #2019-003350:

PARCEL 1

SE COR, NE $\frac{1}{4}$, NE $\frac{1}{4}$ SEC 10 –

STONE FD, 0.1'BG

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31, 344,04 FEET DUE NORTH OF THE SOUTH LINE OF THE SAID QUARTER SECTION, SAID POINT BEING 28,45 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF A RIGHT-OF-WAY MONUMENT AT STATION 1190+00 OF THE STATE HIGHWAY PLANS FOR THIS SECTION; THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST 156.54 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST 164.46 FEET; THENCE NORTH 0 DEGREES 46 MINUTES 19 SECONDS WEST 112.00 FEET: THENCE NORTH 86 DEGREES 58 MINUTES 30 SECONDS EAST 164.46 FEET; THENCE SOUTH 0 DEGREES 46 MINUTES 33 SECONDS EAST 112.19 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.423 ACRES, MORE OR LESS. PARCEL 2

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 341 ½ FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 321 FEET WEST OF THE RIGHT OF WAY LINE OF STATE HIGHWAY NO. 31; THENCE NORTH 112 FEET; THENCE EAST 290 FEET, MORE OR LESS TO THE RIGHT OF WAY LINE; THENCE SOUTHEAST ALONG SAID RIGHT OF WAY LINE TO A POINT DUE EAST OF THE PLACE OF BEGINNING; THENCE WEST 231 FEET TO THE PLACE OF BEGINNING, CONTAINING .70 OF AN ACRE, MORE OR LESS. EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31, 344.01 FEET DUE NORTH OF THE SOUTH LINE OF THE SAID QUARTER SECTION, SAID POINT BEING 28.45 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF A RIGHT-OF-WAY MONUMENT AT STATION 1190+00 OF THE STATE HIGHWAY PLANS FOR THIS SECTION: THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST 156.54 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE SOUTH 87 | FLOOD ZONE: DEGREES 02 MINUTES 34 SECONDS WEST 164.46 FEET; THENCE NORTH 0 DEGREES 46 MINUTES 19 THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE 'X' 'UN-SHADED', AREAS SECONDS WEST 112.00 FEET; THENCE NORTH 86 DEGREES 58 MINUTES 30 SECONDS EAST 164.46 DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE BEGINNING; CONTAINING 0.423 ACRES, MORE OR LESS.

RECORD LEGAL DESCRIPTION (CONTINUED) INSTR. #2019-003349:

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THI

BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31 AT A POINT THAT IS 455.87 FEE THE MIDDLE LINE OF A COUNTY ROAD; THENCE NORTH 81-1/4 DEGREES EAST, WITH THE MIDDLE | NORTH OF THE SOUTH LINE OF THE SAID QUARTER SECTION; THENCE SOUTH 86 DEGREES 58 MINUTES 30 SECONDS WEST 285.00 FEET TO A POINT THAT IS 453.50 FEET NORTH OF THE SAID SOUTH LINE: THENCE NORTH 01 DEGREES 11 MINUTES 30 SECONDS WEST 203.20 FEET: THENCE EAST WITH SAID RIGHT OF WAY LINE TO A POINT, 13 CHAINS AND 57 LINKS NORTH OF THE SOUTH | NORTH 16 DEGREES 21 MINUTES WEST 247.50 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 30 LINE OF SAID QUARTER SECTION; THENCE WEST TO THE PLACE OF BEGINNING, CONTAINING 11.698 | SECONDS EAST 231.00 FEET TO THE SAID RIGHT-OF-WAY LINE; THENCE SOUTH 16 DEGREES 2 MINUTES EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 453.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.47 ACRES, MORE OR LESS

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THI SECOND PRINCIPAL MERIDIAN. CITY OF FRANKLIN. JOHNSON COUNTY. INDIANA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. 31 NORTH O DEGREES (MINUTES 00 SECONDS EAST A DISTANCE OF 344.41 FEET FROM THE SOUTH LINE OF SAID QUARTE SECTION; THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST A DISTANCE OF 321.00 FEE TO THE POINT OF BEGINNING MARKED BY AN IRON PIN FOUND IN PLACE: THENCE SOUTH (DEGREES 05 MINUTES 58 SECONDS WEST A DISTANCE OF 116. 79 FEET TO AN IRON PIN SET THIS SURVEY: THENCE SOUTH 86 DEGREES 45 MINUTES 55 SECONDS WEST A DISTANCE OF 129.68 FEE TO AN IRON PIN SET THIS SURVEY: THENCE NORTH 03 DEGREES 18 MINUTES 05 SECONDS WEST DISTANCE OF 257.63 FEET TO AN IRON PIN SET THIS SURVEY; THENCE SOUTH 86 DEGREES 4 MINUTES 55 SECONDS WEST A DISTANCE OF 291. 75 FEET TO AN IRON PIN SET THIS SURVEY THENCE SOUTH 03 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 224.00 FEET TO AI DISTANCE OF 300.25 FEET TO THE POINT OF BEGINNING. (CONTAINING 3.248 ACRES MORE OR | IRON PIN FOUND THIS SURVEY; THENCE NORTH 86 DEGREES 41 MINUTES 55 SECONDS EAST A DISTANCE OF 17.43 FEET TO AN IRON PIN SET THIS SURVEY; THENCE SOUTH 03 DEGREES MINUTES 05 SECONDS EAST A DISTANCE OF 33.63 FEET (30 FEET DEED REFERENCE GAP FC RANSDALL DRIVE) TO AN IRON PIN FOUND THIS SURVEY: THENCE SOUTH 03 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 218.00 FEET TO AN IRON PIN SET THIS SURVEY: THENCE SOUTI 87 DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 414 21 FEET TO AN IRON PIN SET AT FENCE CORNER POST THIS SURVEY; THENCE NORTH O DEGREES 01 MINUTES 30 SECONDS EAS A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF ON AND ALONG AN EXISTING FENCE LINE A DISTANCE OF 895.67 FEET TO AN IRON PIN FOUND THI THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE | | SURVEY; THENCE NORTH 87 DEGREES 42 MINUTES 05 SECONDS EAST A DISTANCE OF 728.24 FEE TO AN IRON PIN FOUND THIS SURVEY: THENCE SOUTH 16 DEGREES 20 MINUTES 20 SECONDS EAS A DISTANCE OF 247.50 FEET (SOUTH 16 DEGREES 21 MINUTES EAST DEED BEARING) TO AN IRO PIN FOUND IN PLACE; THENCE SOUTH 01 DEGREES 11 MINUTES 30 SECONDS EAST A DISTANCE OF THENCE EAST ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION A 203.04 FEET (DEED REFERENCE BEARING AND DEED DISTANCE= 203.20 FEET) TO AN IRON PIN DISTANCE OF 569.04 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 16 SECONDS EAST (BASIS OF FOUND IN PLACE; THENCE SOUTH 86 DEGREES 59 MINUTES 01 SECONDS WEST A DISTANCE OF 5.00 BEARINGS ARE REFERENCED TO GRID BEARINGS BASED ON NAD 83 INDIANA STATE PLANE FEET TO AN IRON PIN FOUND IN PLACE; THENCE SOUTH 00 DEGREES 46 MINUTES 19 SECONDS COORDINATE SYSTEM, EAST ZONE PER INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) EAST A DISTANCE OF 112.00 FEET TO AN IRON PIN FOUND IN PLACE BEING THE POINT OF

AND BLOCK 1 AS RECORDED AS INSTRUMENT NUMBER 2016-007279 IN THE OFFICE OF THE COMMENCING AT A POINT ON THE WEST RIGHTS-OF-WAY LINE OF U.S. #31 NORTH 0 DEGREES 00 CONTINUING ALONG SAID CENTERLINE NORTH 82 DEGREES 56 MINUTES 45 SECONDS EAST A THENCE SOUTH 86 DEGREES 41 MINUTES 55 SECONDS WEST A DISTANCE OF 129.68 FEET; THENCE DISTANCE OF 466.75 FEET MARKED BY A MAG NAIL SET; THENCE SOUTH 07 DEGREES 03 MINUTES NORTH 03 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 257.63 FEET; THENCE SOUTH ALONG SAID RIGHT-OF-WAY A DISTANCE 55.98 FEET TO A REBAR FOUND AT A RIGHT-OF-WAY | THENCE NORTH 86 DEGREES 41 MINUTES I 55 SECONDS EAST A DISTANCE OF 17.43 FEET; THENCE

ALSO EXCEPTING THEREFROM:

COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. #31 NORTH 00 DEGREES 0 MINUTES 00 SECONDS EAST A DISTANCE OF 344.01 FEET FROM THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST A DISTANCE OF 321.00 FEE TO THE POINT OF BEGINNING, HENCE SOUTH 03 DEGREES 05 MINUTES 58 SECONDS WEST DISTANCE OF 116.79 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 257.63 FEET; THENCE SOUTH 81 DEGREES 11 MINUTES 57 SECONDS EAST / DISTANCE OF 138.11 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 19 SECONDS EAST A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.732 ACRES MORE OR LESS.

#2020-187) DATED AUGUST 2020.

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BENCH MARK (NAVD88): TBM 1: 756.76' - MAGNAIL SET ±1' AG IN N SIDE OF PWP AT N END OF SITE TBM 2: 758.72' - CUT "X" ON LIGHT POLE BASE SOUTH END OF SITE

FEET; THENCE SOUTH 0 DEGREES 46 MINUTES 33 SECONDS EAST 112.19 FEET TO THE PLACE OF AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED OFF THE FEMA FIRM MAP NUMBER 18081C0139D, DATED AUGUST 2, 2007.





Fritz Engineering

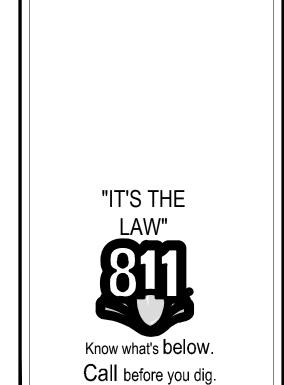
Services. LLC

14020 Mississinewa Drive Carmel, Indiana 46033

P: 317.324.8695 F: 317.324.8717

•		
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:



BDH REALTY COMMERCIAL DEVELOPMENT

2 WORKING DAYS BEFORE YOU DIG.

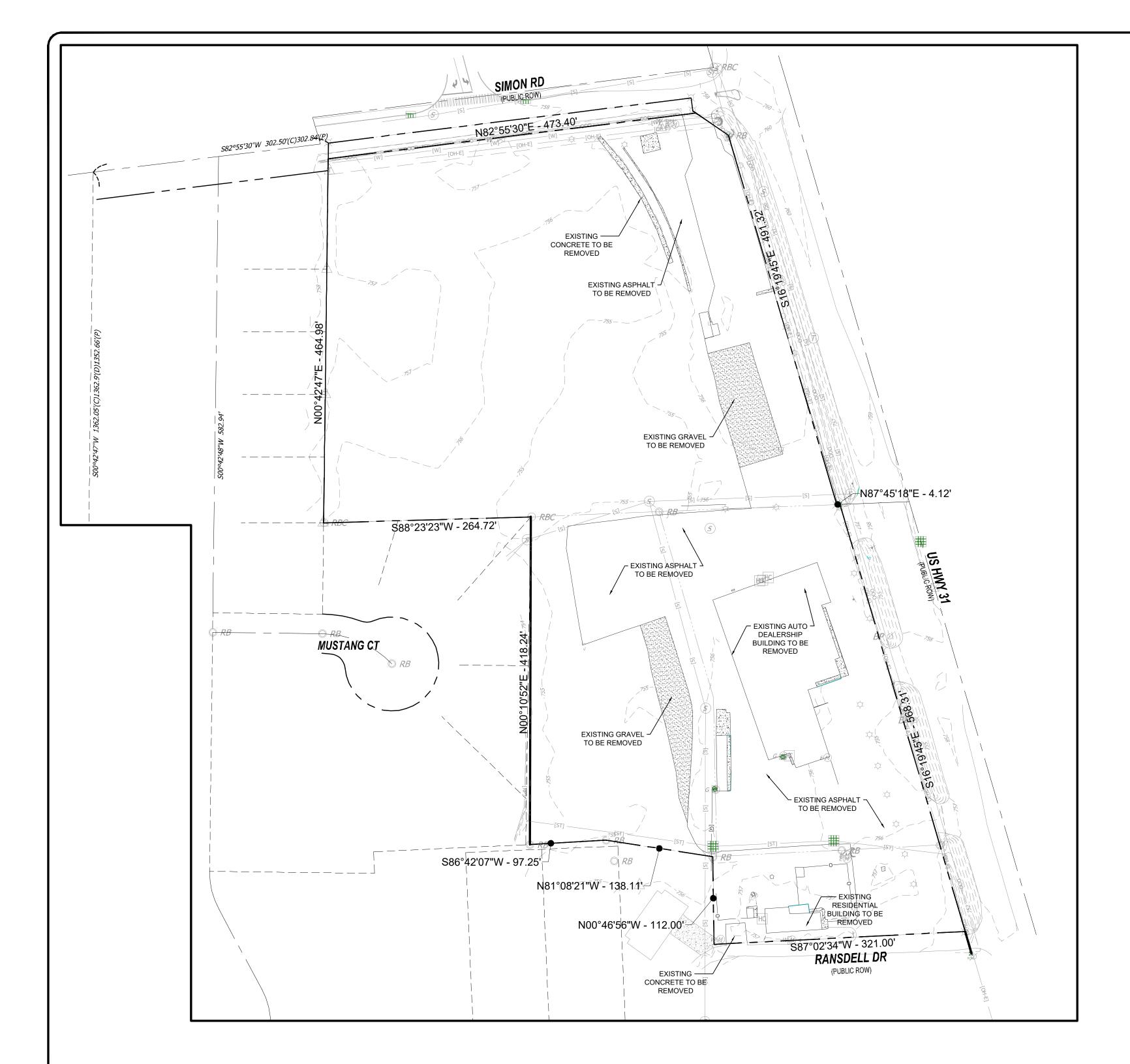
PROJECT LOCATION: 2140 N MORTON ST. FRANKLIN, INDIANA 46131 JOHNSON COUNTY

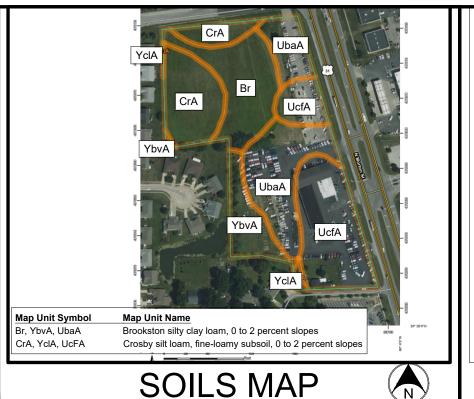
SECTION, TOWNSHIP, RANGE: NE_{4}^{1} , S10, T12N, R4E

HUBLER AUTOMOTIVE GROUP 8220 SOUTH US 31

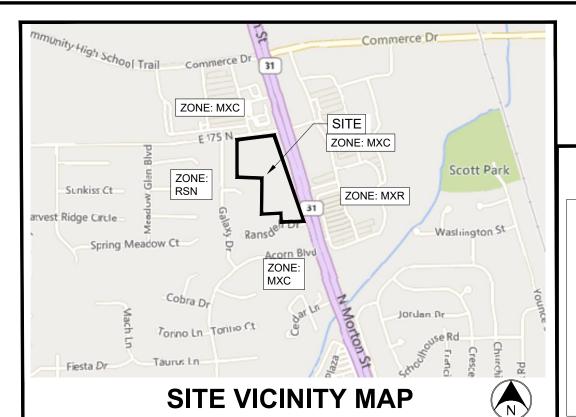
INDIANAPOLIS, INDIANA 46227

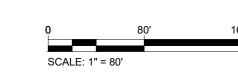
PLAN DATE: 2/2/2021 DESIGN: PROJECT NO. 2006003 SHEET NAME PRIMARY PLAT













ABBREVIATIONS AND TERMS

RD&UE	= REGULATED DRAIN AND UTILITY	MPE	= MINIMUM PAD ELEVATION
	EASEMENT	NP	= NORMAL POOL
D&UE SD&UE	= DRAINAGE AND UTILITY EASEMENT = SANITARY, DRAINAGE, AND UTILITY	ELEV, EL	= ELEVATION
	EASEMENT	TYP	= TYPICAL
W&UE	= WATER AND UTILITY EASEMENT	PR	= PROPOSED
SE	= SANITARY EASEMENT	EX	= EXISTING
SAN	= SANITARY SEWER	R	= RADIUS
HC	= HANDICAP RAMP	B-B	= BACK TO BACK
ME	= MATCH EXISTING	R/W	= RIGHT OF WAY
STM	= STORM SEWER	LF	= LINEAR FEET

RECORD LEGAL DESCRIPTION INSTR. #2019-019191

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE PARCEL 1:

SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 7 CHAINS AND 8 LINKS TO BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31 AT A POINT THAT IS 455.87 FEET LINE OF SAID ROAD. 13 CHAINS AND 42 LINKS TO THE WEST LINE OF THE RIGHT OF WAY OF THE INDIANAPOLIS, COLUMBUS AND SOUTHERN TRACTION COMPANY; THENCE SOUTH 17 DEGREES ACRES MORE OR LESS

EXCEPTING THERE FROM THAT PART OF THE REAL ESTATE CONVEYED TO THELMA F. YOUNG BY WARRANTY DEED RECORDED AUGUST 16, 1991 AS INSTRUMENT NO. 91-11799 IN BOOK 262 PAGE 849 AND DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST 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

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EAST ON AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 569.04 FEET: THENCE NORTH 0 DEGREES 01 MINUS 30 SECONDS EAST A DISTANCE OF 895.67 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 456.99 FEET TO A POINT IN THE MIDDLE OF COUNTY ROAD 175 N; THENCE NORTH 82 DEGREES 10 MINUTES 14 SECONDS EAST ON AND ALONG THE MIDDLE OF SAID COUNTY ROAD A DISTANCE OF 302.84 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST PARALLEL TO THE SAID WEST LINE A DISTANCE OF 486.21 FEET; THENCE SOUTH 87 DEGREES 42 MINUTES 05 SECONDS WEST A

CONTAINING AFTER EXCEPTION 8.45 ACRES MORE OR LESS.

MODERNIZED LEGAL DESCRIPTION CREATED BY JEFFREY J. KONDY, R.L.S. AS CKL LAND SURVEYING, INC. JOB NO. 1900080 DESCRIBED AS FOLLOWS:

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10; CONTINUOUSLY OPERATING REFERENCE STATIONS (INCORS) REAL-TIME KINEMATIC (RTK) BEGINNING CONTAINING 12.556 ACRES, MORE OR LESS. CORRECTION SERVICE JULY 2019) ALONG THE WEST LINE (AND THE EXTENSION THEREOF) OF DEER TRACE SUBDIVISION SECTION ONE AS RECORDED IN PLAT CABINET C, PAGE 518A IN THE | EXCEPTING THEREFROM THE FOLLOWING: OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA A DISTANCE OF 1352.66 FEET TO THE A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF NORTHWEST CORNER OF SAID DEER TRACE SUBDIVISION SECTION ONE, ALSO BEING THE CENTERLINE OF COUNTY ROAD 175 NORTH (SIMON ROAD) ALSO BEING PARALLEL AND 35 FEET SOUTH OF THE SOUTH LINE OF MEIJER FRANKLIN SUBDIVISION, PHASE II AND REPLAT OF LOT 3 EAST ALONG SAID CENTERLINE A DISTANCE OF 302.84 FEET TO THE NORTHEAST CORNER OF SAID | SECTION; THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST A DISTANCE OF 321.00 DEER TRACE SECTION ONE AND THE POINT OF BEGINNING, MARKED BY A MAG NAIL SET; THENCE | | FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 58 SECONDS WEST A DISTANCE OF 116. 79 FEET 15 SECONDS EAST A DISTANCE OF 16.5 FEET TO THE EXISTING SOUTHWEST RIGHT-OF-WAY LINE 86 DEGREES 41 MINUTES 55 SECONDS WEST A DISTANCE OF 97.25 FEET TO THE POINT OF AS SHOWN ON INDOT RIGHT-OF-WAY PLANS FOR U.S. 31: DIVISION 4. IND.. 9(4) REV. 1946 MARKED | BEGINNING: THENCE SOUTH 86 DEGREES 41 MINUTES 55 SECONDS WEST A DISTANCE OF 194.5 BY A REBAR AND CAP SET; THENCE SOUTH 55 DEGREES MINUS 01 MINUTES 46 SECONDS EAST | FEET; THENCE SOUTH 03 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 224.00 FEET MARKER; THENCE SOUTH 16 DEGREES 19 MINUTES 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY SOUTH 03 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 51.63 FEET; THENCE SOUTH 8 LINE A DISTANCE OF 491.39 FEET TO A POINT ON THE NORTH LINE OF INSTRUMENT 2019-003349 | DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 414.21 FEET; THENCE NORTH 0 DEGREE PASSING A RIGHT-OF-WAY MARKER 1.8 FEET NORTH OF SAID NORTH LINE MARKED BY A REBAR | 01 MINUTES 30 SECONDS EAST A DISTANCE OF 895.67 FEET: THENCE NORTH 87 DEGREES 4 AND CAP SET; THENCE SOUTH 87 DEGREES 46 MINUTES 19 SECONDS WEST ALONG SAID NORTH | MINUTES 05 SECONDS EAST A DISTANCE OF 564.72 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES LINE A DISTANCE OF 162.96 FEET TO A REBAR AND CAP INSCRIBED "BRCI" FOUND; THENCE SOUTH | 52 SECONDS WEST A DISTANCE OF 418.67 FEET TO THE POINT OF BEGINNING, CONTAINING 9. 72 88 DEGREES 22 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF LOTS 13 AND 14 IN DEER ACRES MORE OR LESS. TRACE SUBDIVISION SECTION TWO AS RECORDED IN PLAT CABINET C, PAGE 603 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA ALSO BEING A POINT ON THE EAST LINE OF SAID DEER TRACE SECTION ONE A DISTANCE OF 265.59 FEET MARKED BY A REBAR AND CAP SET; PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THI THENCE ALONG THE EAST LINE OF SAID DEER TRACE SECTION ONE NORTH 00 DEGREES 41 SECOND PRINCIPAL MERIDIAN, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, MORE MINUTES 16 SECONDS EAST A DISTANCE OF 485.93 FEET TO THE POINT OF BEGINNING, | PARTICULARLY DESCRIBED AS FOLLOWS: CONTAINING 6.73 ACRES, MORE OR LESS

INSTR. #2019-003350:

PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31, 344.04 FEET DUE NORTH OF THE SOUTH LINE OF THE SAID QUARTER SECTION, SAID POINT BEING 28,45 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF A RIGHT-OF-WAY MONUMENT AT STATION 1190+00 OF THE STATE HIGHWAY PLANS FOR THIS SECTION; THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST 156.54 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST 164.46 FEET: THENCE NORTH 0 DEGREES 46 MINUTES 19 SECONDS WEST 112.00 FEET: THENCE NORTH 86 DEGREES 58 MINUTES 30 SECONDS EAST 164.46 FEET; THENCE SOUTH 0 DEGREES 46 MINUTES 33 SECONDS EAST 112.19 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.423 ACRES, MORE OR LESS.

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 341 ½ FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 321 FEET WEST OF THE RIGHT OF WAY LINE OF STATE HIGHWAY NO. 31; THENCE NORTH 112 FEET; THENCE EAST 290 FEET, MORE OR LESS TO THE RIGHT OF WAY LINE; THENCE SOUTHEAST ALONG SAID RIGHT OF WAY LINE TO A POINT DUE EAST OF THE PLACE OF BEGINNING; THENCE WEST 231 FEET TO THE PLACE OF BEGINNING, CONTAINING .70 OF AN ACRE, MORE OR LESS. EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31, 344.01 FEET DUE NORTH OF THE SOUTH LINE OF THE SAID QUARTER SECTION. SAID POINT BEING 28.45 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF A RIGHT-OF-WAY MONUMENT AT STATION 1190+00 OF THE STATE HIGHWAY PLANS FOR THIS SECTION: THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST 156.54 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE SOUTH 87 | FLOOD ZONE: DEGREES 02 MINUTES 34 SECONDS WEST 164.46 FEET; THENCE NORTH 0 DEGREES 46 MINUTES 19 THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE 'X' 'UN-SHADED', AREAS SECONDS WEST 112.00 FEET; THENCE NORTH 86 DEGREES 58 MINUTES 30 SECONDS EAST 164.46 DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE FEET; THENCE SOUTH 0 DEGREES 46 MINUTES 33 SECONDS EAST 112.19 FEET TO THE PLACE OF AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED OFF THE FEMA FIRM BEGINNING; CONTAINING 0.423 ACRES, MORE OR LESS.

RECORD LEGAL DESCRIPTION (CONTINUED) INSTR. #2019-003349:

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE BEGINNING AT POINT 11 CHAINS AND 74 LINKS WEST AND 13 CHAINS AND 57 LINKS NORTH OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THE MIDDLE LINE OF A COUNTY ROAD; THENCE NORTH 81-1/4 DEGREES EAST, WITH THE MIDDLE | NORTH OF THE SOUTH LINE OF THE SAID QUARTER SECTION; THENCE SOUTH 86 DEGREES 58 MINUTES 30 SECONDS WEST 285.00 FEET TO A POINT THAT IS 453.50 FEET NORTH OF THE SAID SOUTH LINE: THENCE NORTH 01 DEGREES 11 MINUTES 30 SECONDS WEST 203.20 FEET: THENCE EAST WITH SAID RIGHT OF WAY LINE TO A POINT, 13 CHAINS AND 57 LINKS NORTH OF THE SOUTH | NORTH 16 DEGREES 21 MINUTES WEST 247.50 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 30 LINE OF SAID QUARTER SECTION; THENCE WEST TO THE PLACE OF BEGINNING, CONTAINING 11.698 | SECONDS EAST 231.00 FEET TO THE SAID RIGHT-OF-WAY LINE; THENCE SOUTH 16 DEGREES 2 MINUTES EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 453.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.47 ACRES, MORE OR LESS

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THI SECOND PRINCIPAL MERIDIAN. CITY OF FRANKLIN. JOHNSON COUNTY. INDIANA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. 31 NORTH O DEGREES (MINUTES 00 SECONDS EAST A DISTANCE OF 344.41 FEET FROM THE SOUTH LINE OF SAID QUARTE SECTION; THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST A DISTANCE OF 321.00 FEE TO THE POINT OF BEGINNING MARKED BY AN IRON PIN FOUND IN PLACE; THENCE SOUTH 03 DEGREES 05 MINUTES 58 SECONDS WEST A DISTANCE OF 116. 79 FEET TO AN IRON PIN SET THIS SURVEY: THENCE SOUTH 86 DEGREES 45 MINUTES 55 SECONDS WEST A DISTANCE OF 129.68 FEE TO AN IRON PIN SET THIS SURVEY: THENCE NORTH 03 DEGREES 18 MINUTES 05 SECONDS WEST DISTANCE OF 257.63 FEET TO AN IRON PIN SET THIS SURVEY; THENCE SOUTH 86 DEGREES 4 MINUTES 55 SECONDS WEST A DISTANCE OF 291. 75 FEET TO AN IRON PIN SET THIS SURVEY THENCE SOUTH 03 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 224.00 FEET TO AI DISTANCE OF 300.25 FEET TO THE POINT OF BEGINNING. (CONTAINING 3.248 ACRES MORE OR | IRON PIN FOUND THIS SURVEY; THENCE NORTH 86 DEGREES 41 MINUTES 55 SECONDS EAST A DISTANCE OF 17.43 FEET TO AN IRON PIN SET THIS SURVEY; THENCE SOUTH 03 DEGREES 1 MINUTES 05 SECONDS EAST A DISTANCE OF 33.63 FEET (30 FEET DEED REFERENCE GAP FC RANSDALL DRIVE) TO AN IRON PIN FOUND THIS SURVEY: THENCE SOUTH 03 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 218.00 FEET TO AN IRON PIN SET THIS SURVEY: THENCE SOUTI 87 DEGREES 58 MINUTES 44 SECONDS WEST A DISTANCE OF 414 21 FEET TO AN IRON PIN SET AT FENCE CORNER POST THIS SURVEY; THENCE NORTH O DEGREES 01 MINUTES 30 SECONDS EAS A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF ON AND ALONG AN EXISTING FENCE LINE A DISTANCE OF 895.67 FEET TO AN IRON PIN FOUND THI THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE | | SURVEY; THENCE NORTH 87 DEGREES 42 MINUTES 05 SECONDS EAST A DISTANCE OF 728.24 FEE TO AN IRON PIN FOUND THIS SURVEY: THENCE SOUTH 16 DEGREES 20 MINUTES 20 SECONDS EAS A DISTANCE OF 247.50 FEET (SOUTH 16 DEGREES 21 MINUTES EAST DEED BEARING) TO AN IRO PIN FOUND IN PLACE; THENCE SOUTH 01 DEGREES 11 MINUTES 30 SECONDS EAST A DISTANCE OF THENCE EAST ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION A 203.04 FEET (DEED REFERENCE BEARING AND DEED DISTANCE= 203.20 FEET) TO AN IRON PIN DISTANCE OF 569.04 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 16 SECONDS EAST (BASIS OF FOUND IN PLACE; THENCE SOUTH 86 DEGREES 59 MINUTES 01 SECONDS WEST A DISTANCE OF 5.00 BEARINGS ARE REFERENCED TO GRID BEARINGS BASED ON NAD 83 INDIANA STATE PLANE FEET TO AN IRON PIN FOUND IN PLACE; THENCE SOUTH 00 DEGREES 46 MINUTES 19 SECONDS COORDINATE SYSTEM, EAST ZONE PER INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) EAST A DISTANCE OF 112.00 FEET TO AN IRON PIN FOUND IN PLACE BEING THE POINT OF

AND BLOCK 1 AS RECORDED AS INSTRUMENT NUMBER 2016-007279 IN THE OFFICE OF THE COMMENCING AT A POINT ON THE WEST RIGHTS-OF-WAY LINE OF U.S. #31 NORTH 0 DEGREES 00 CONTINUING ALONG SAID CENTERLINE NORTH 82 DEGREES 56 MINUTES 45 SECONDS EAST A 🗎 THENCE SOUTH 86 DEGREES 41 MINUTES 55 SECONDS WEST A DISTANCE OF 129.68 FEET; THENCE DISTANCE OF 466.75 FEET MARKED BY A MAG NAIL SET; THENCE SOUTH 07 DEGREES 03 MINUTES NORTH 03 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 257.63 FEET; THENCE SOUTI ALONG SAID RIGHT-OF-WAY A DISTANCE 55.98 FEET TO A REBAR FOUND AT A RIGHT-OF-WAY 🗎 THENCE NORTH 86 DEGREES 41 MINUTES I 55 SECONDS EAST A DISTANCE OF 17.43 FEET; THENCE

COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. #31 NORTH 00 DEGREES (MINUTES 00 SECONDS EAST A DISTANCE OF 344.01 FEET FROM THE SOUTH LINE OF SAID QUARTER SECTION: THENCE SOUTH 87 DEGREES 02 MINUTES 34 SECONDS WEST A DISTANCE OF 321.00 FEE TO THE POINT OF BEGINNING, HENCE SOUTH 03 DEGREES 05 MINUTES 58 SECONDS WEST DISTANCE OF 116.79 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 05 SECONDS WEST DISTANCE OF 257.63 FEET; THENCE SOUTH 81 DEGREES 11 MINUTES 57 SECONDS EAST A DISTANCE OF 138.11 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 19 SECONDS EAST A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.732 ACRES MORE OR LESS.



Fritz Engineering

Services. LLC

14020 Mississinewa Drive Carmel, Indiana 46033

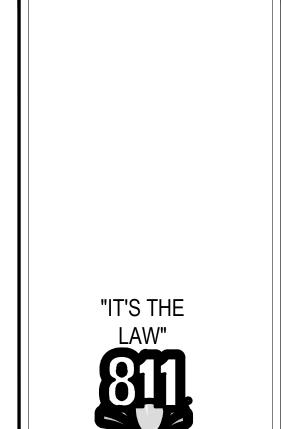
P: 317.324.8695 F: 317.324.8717

www.Fritz-Eng.com

ashton@Fritz-Eng.com



ISIONS AND ISSUES	DATE	BY



GENERAL NOTES / LEGEND:

BDH REALTY COMMERCIAL DEVELOPMENT

Know what's below

Call before you dig.

2 WORKING DAYS BEFORE YOU DIG.

PROJECT LOCATION: 2140 N MORTON ST. FRANKLIN, INDIANA 46131 JOHNSON COUNTY

SECTION, TOWNSHIP, RANGE: $NE_{\frac{1}{4}}$, S10, T12N, R4E

HUBLER AUTOMOTIVE GROUP 8220 SOUTH US 31

INDIANAPOLIS, INDIANA 46227

PLAN DATE: 2/2/2021 DESIGN: PROJECT NO. 2006003

> OVERALL EX. **CONDITIONS PLAN**

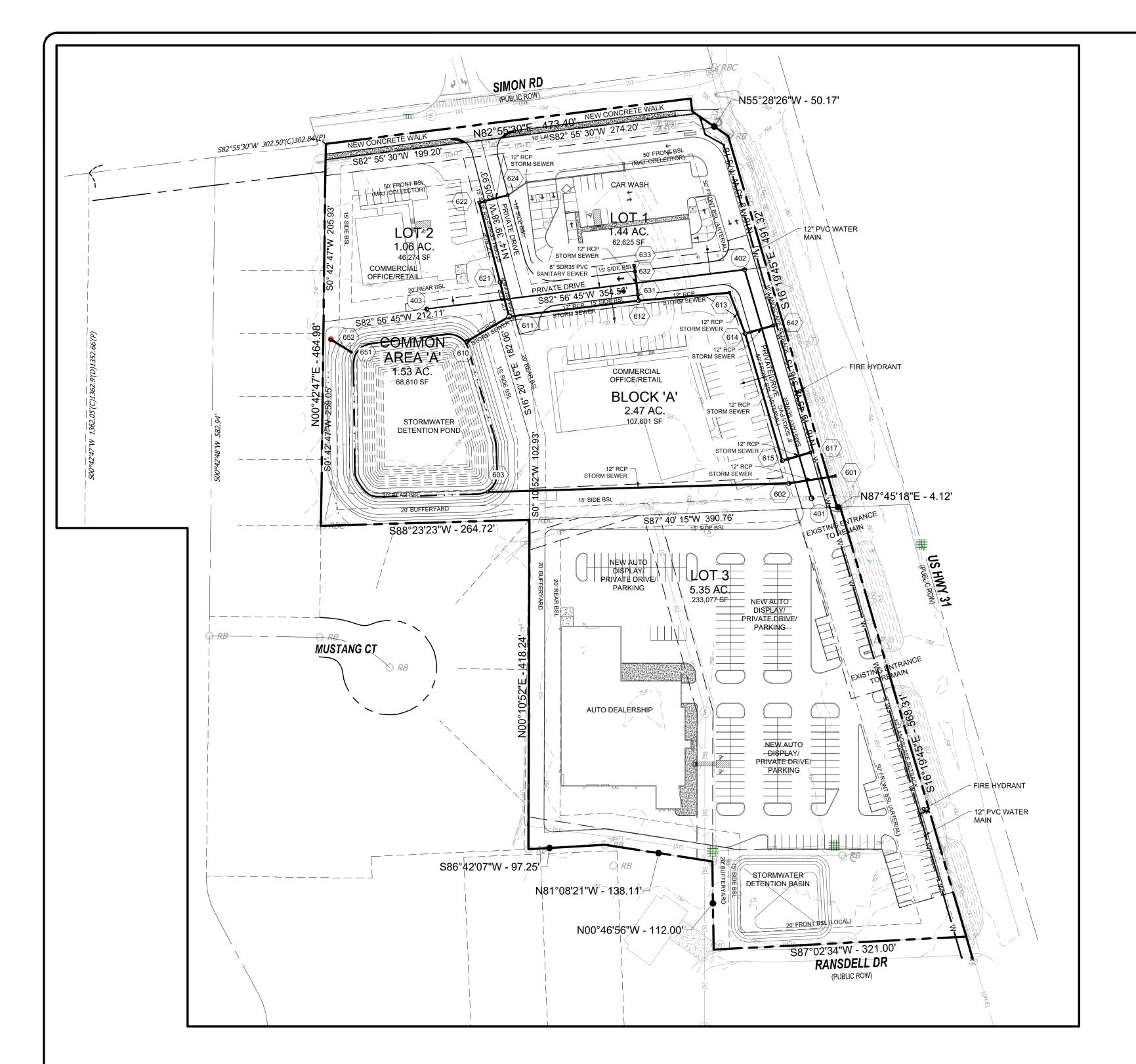


#2020-187) DATED AUGUST 2020.

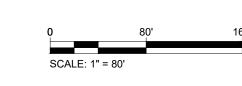
BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

TBM 1: 756.76' - MAGNAIL SET ±1' AG IN N SIDE OF PWP AT N END OF SITE TBM 2: 758.72' - CUT "X" ON LIGHT POLE BASE SOUTH END OF SITE

MAP NUMBER 18081C0139D, DATED AUGUST 2, 2007.









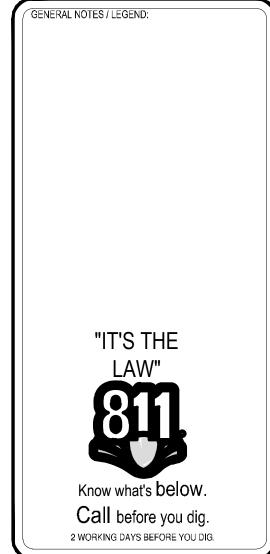
ABBREVIATIONS AND TERMS

D&UE	= REGULATED DRAIN AND UTILITY	MPE	= MINIMUM PAD ELEVATION
0.15	EASEMENT FACEMENT	NP	= NORMAL POOL
&UE D&UE	= DRAINAGE AND UTILITY EASEMENT = SANITARY, DRAINAGE, AND UTILITY	ELEV, EL	= ELEVATION
DuoL	EASEMENT	TYP	= TYPICAL
√&UE	= WATER AND UTILITY EASEMENT	PR	= PROPOSED
E	= SANITARY EASEMENT	EX	= EXISTING
AN	= SANITARY SEWER	R	= RADIUS
C	= HANDICAP RAMP	B-B	= BACK TO BACK
1E	= MATCH EXISTING	R/W	= RIGHT OF WAY
TM	= STORM SEWER	LF	= LINEAR FEET





REVISIONS AND ISSUES	DATE	BY
		<u>ــــــــــــــــــــــــــــــــــــ</u>



BDH REALTY COMMERCIAL DEVELOPMENT

PROJECT LOCATION: 2140 N MORTON ST. FRANKLIN, INDIANA 46131 JOHNSON COUNTY

SECTION, TOWNSHIP, RANGE: $NE \frac{1}{4}$, S10, T12N, R4E

HUBLER AUTOMOTIVE GROUP

8220 SOUTH US 31 INDIANAPOLIS, INDIANA 46227

PLAN DATE: 2/2/2021 DESIGN: PROJECT NO. 2006003 **OVERALL**

DEVELOPMENT PLAN

PP103

SURVEY NOTES:

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY HAMILTON DESIGNS (PROJ #2020-187) DATED AUGUST 2020.

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BENCH MARK (NAVD88):
TBM 1: 756.76' - MAGNAIL SET ±1' AG IN N SIDE OF PWP AT N END OF SITE
TBM 2: 758.72' - CUT "X" ON LIGHT POLE BASE SOUTH END OF SITE

FLOOD ZONE:
THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE 'X' 'UN-SHADED', AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE 'AE', AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED OFF THE FEMA FIRM MAP NUMBER 18081C0139D, DATED AUGUST 2, 2007.

