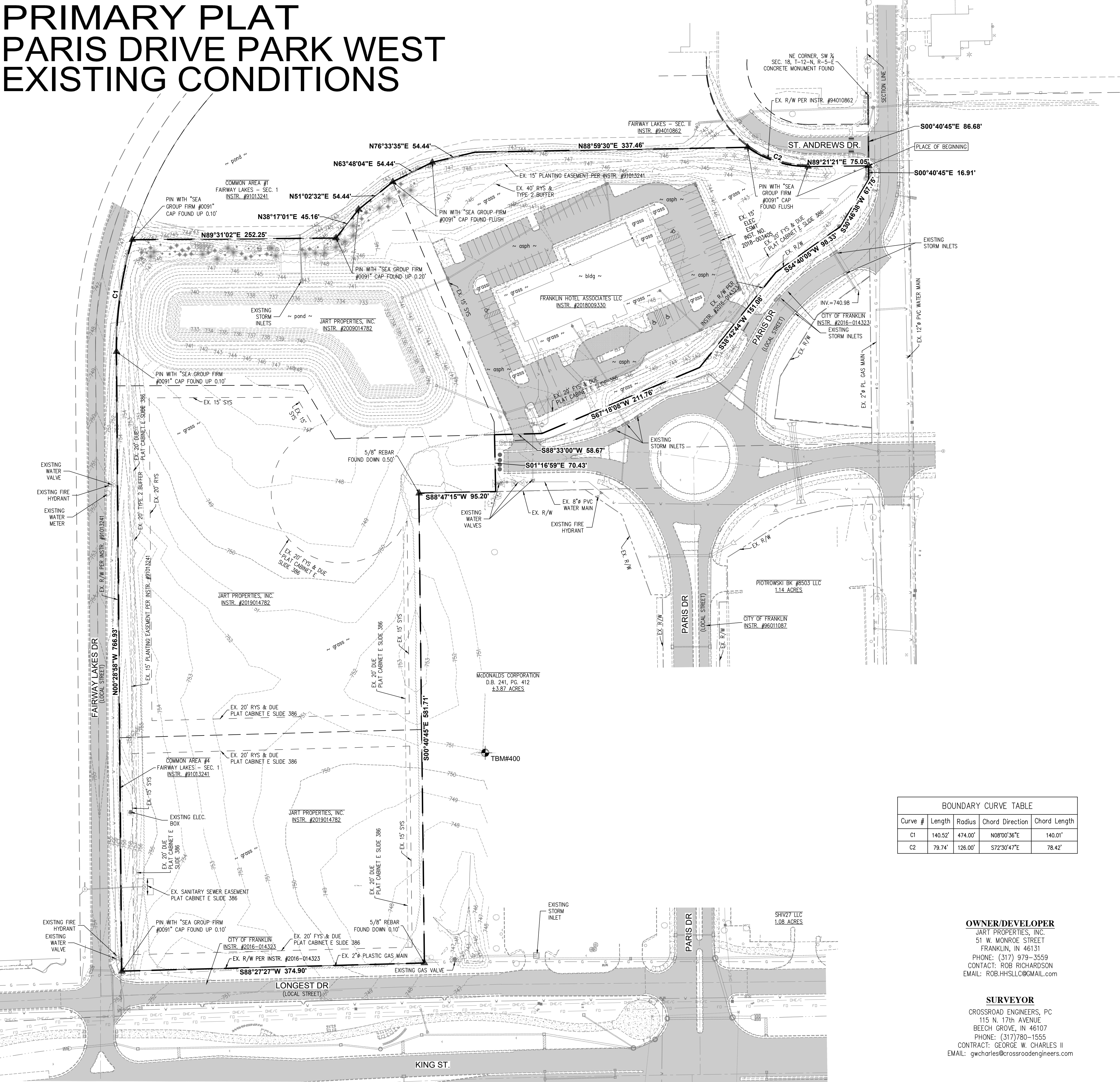


PRIMARY PLAT
PARIS DRIVE PARK WEST
EXISTING CONDITIONS



NE CORNER, SW 1/4
SEC. 18, T-12-N, R-5-E
CONCRETE MONUMENT FOUND

EX. R/W PER INSTR. #94010862

FAIRWAY LAKES - SEC. II
INSTR. #94010862

ST. ANDREWS DR.

PLACE OF BEGINNING

S00°40'45\"/>

60 0 60 120

SCALE: 1\"/>

THIS PLAT IS BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY SEA GROUP, LLC WITH PROJECT NUMBER C11-6272 AND DATED DECEMBER 13, 2016 (LATEST VERSION).

EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

BOUNDARY CURVE TABLE

Curve #	Length	Radius	Chord Direction	Chord Length
C1	140.52'	474.00'	N88°00'36\"/>	140.01'
C2	79.74'	128.00'	S72°30'47\"/>	78.42'

OWNER/DEVELOPER
JART PROPERTIES, INC.
51 W. MONROE STREET
FRANKLIN, IN 46131
PHONE: (317) 979-3559
CONTACT: ROB RICHARDSON
EMAIL: ROB.HHSLLC@GMAIL.COM

SURVEYOR
CROSSROAD ENGINEERS, PC
115 N. 17th AVENUE
BEECH GROVE, IN 46107
PHONE: (317)780-1555
CONTRACT: GEORGE W. CHARLES II
EMAIL: gwcharles@crossroadengineers.com

EXISTING LEGEND

POWERPOLE	CONTOURS
LIGHT POLE	PROPERTY LINE
ELECTRIC BOX	ADJACENT OWNER
ELECTRIC METER	RIGHT-OF-WAY
YARD LIGHT	EASEMENT LINE
GUY WIRE	PAVEMENT LINE
SIGNAL POLE	FENCE LINE
CABLE BOX	DITCH
TELEPHONE BOX	GAS LINE
TELEPHONE METER	TELEPHONE LINE
HANDHOLE	WATER LINE
FIRE HYDRANT	FIBER OPTIC LINE
WATER MANHOLE	OVERHEAD UTILITY LINE
WATER VALVE	TREE LINE
WATER METER	SANITARY SEWER
WATER VAULT	W/MANHOLE
A/C UNIT	STORM SEWER
SIGN	W/MANHOLE END SECTION
MAILBOX	
STORM STRUCTURES	
TREE, BUSH & STUMP	
1000.00'	PROPERTY BOUNDARY TEXT
315.70'	LOT BOUNDARY TEXT
100.00'	EASEMENT TEXT
FYS	FRONT YARD SETBACK
SYS	SIDE YARD SETBACK
RYS	REAR YARD SETBACK
DUE	DRAINAGE & UTILITY EASEMENT
TEMP. BENCHMARK	
MONUMENT FOUND (TYPE AS SHOWN)	
ASPHALT	CONCRETE
BRICK	

A PART OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL
MERIDIAN, IN NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA

LOCATION MAP
NO SCALE

BENCHMARK INFORMATION

ORIGINATING BENCHMARK

DESIGNATION - X 13
PID - KA0010
STATE/COUNTY - IN/MORGAN
USGS QUAD - MOOREVILLE EAST (1980)

VERT ORDER - FIRST CLASS II

DESCRIBED BY COAST AND GEODETIC SURVEY 1946
1.2 MI N FROM WAVERLY, IN JOHNSON COUNTY, 1.2 MILES NORTH ALONG
STATE HIGHWAY 37 FROM THE INTERSECTION OF STATE HIGHWAY 144 AT
WAVERLY, MORGAN COUNTY, 1.25 YARDS NORTH OF THE MORGAN-JOHNSON
COUNTY LINE, 26 FEET WEST OF THE CENTERLINE OF THE HIGHWAY, IN LINE
WITH THE WEST RIGHT-OF-WAY FENCE, 1.5 FEET SOUTH OF A WHITE
WOODEN WITNESS POST, AND ABOUT 2 FEET HIGHER THAN THE HIGHWAY, A
STANDARD DISK, STAMPED 686.370 X 13 1930 AND SET IN THE TOP OF A
CONCRETE POST PROJECTING 7 INCHES ABOVE GROUND.

RECOVERY NOTE BY IN DEPT OF NAT RES 1985
NEW DESC- AT THE INTERSECTION OF NEW STATE ROAD 144 AND OLD
STATE ROAD 37, IN THE SOUTHWEST QUARTER OF THE INTERSECTION,
WITNESS POST IS GONE, RIGHT-OF-WAY FENCE IS GONE, ALL OTHER
INFORMATION APPEARS TO BE CORRECT.

ELEVATION = 685.94 (NAVD 88)

TBM #400

CUT "X" ON SOUTHEAST ANCHOR BOLT OF BIG (FOR INTERSTATE)
MCDONALDS SIGN NORTHWEST OF MCDONALDS BUILDING

ELEVATION = 751.96

GENERAL NOTES

- CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- UTILITIES ARE GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- IF IT WILL BE NECESSARY TO RELOCATE UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY POLES SHALL BE LOCATED WITHIN ONE-FOOT OF THE PROPOSED RIGHT-OF-WAY.
- ALL PAVING WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. CONTRACTOR SHALL CONTACT THE DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF THE WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES FOR SERVICE DIS-CONNECTIONS. CONTRACTOR SHALL PROVIDE REQUIRED NOTICE TO UTILITIES FOR THEM TO COMPLETE ALL WORK.
- FOR ALL DRIVEWAY OR ROADWAY DEMOLITION WITHIN THE PROPOSED RIGHT-OF-WAY, THE CONTRACTOR SHALL FOLLOW ALL DEMOLITION AND RESTORATION GUIDELINES REQUIRED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AROUND ALL TREES TO BE PRESERVED PRIOR TO ANY ONSITE DEMOLITION.
- ALL DISTURBED AREAS SHALL RECEIVE MULCHED SEEDING IMMEDIATELY FOLLOWING ANY NECESSARY GRADING ACTIVITIES OR AT THE STORM WATER INSPECTORS DISCRETION.
- CONTRACTOR TO COORDINATE WITH CITY OF FRANKLIN AND JOHNSON COUNTY HEALTH DEPARTMENT IF ANY WELLS ARE FOUND ON SITE. CONTRACTOR SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY LAWS/STANDARDS/REQUIREMENTS FOR ABANDONMENT OF ANY EXISTING WELLS.

FLOODPLAIN INFORMATION

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18081 C 02320, DATED AUGUST 2, 2007. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

LEGAL DESCRIPTION
PARIS DRIVE PARK WEST

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST, NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 40 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 86.68 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 40 MINUTES 45 SECONDS EAST A DISTANCE OF 16.91 FEET; THENCE SOUTH 30 DEGREES 46 MINUTES 38 SECONDS WEST A DISTANCE OF 67.75 FEET; THENCE SOUTH 54 DEGREES 40 MINUTES 05 SECONDS WEST A DISTANCE OF 98.33 FEET; THENCE SOUTH 38 DEGREES 42 MINUTES 44 SECONDS WEST A DISTANCE OF 151.08 FEET; THENCE SOUTH 67 DEGREES 18 MINUTES 09 SECONDS WEST A DISTANCE OF 211.76 FEET; THENCE SOUTH 88 DEGREES 33 MINUTES 00 SECONDS WEST A DISTANCE OF 58.67 FEET; THENCE SOUTH 01 DEGREE 16 MINUTES 59 SECONDS EAST A DISTANCE OF 70.43 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 15 SECONDS WEST A DISTANCE OF 95.20 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 45 SECONDS EAST A DISTANCE OF 374.90 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 58 SECONDS WEST A DISTANCE OF 766.93 FEET TO A TANGENT CURVE; THENCE NORTHEASTERLY 140.52 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 474.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 08 DEGREES 00 MINUTES 36 SECONDS EAST AND A LENGTH OF 140.01 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 02 SECONDS EAST A DISTANCE OF 252.25 FEET; THENCE NORTH 38 DEGREES 17 MINUTES 01 SECOND EAST A DISTANCE OF 45.16 FEET; THENCE NORTH 51 DEGREES 02 MINUTES 32 SECONDS EAST A DISTANCE OF 54.44 FEET; THENCE NORTH 63 DEGREES 48 MINUTES 04 SECONDS EAST A DISTANCE OF 54.44 FEET; THENCE NORTH 74 DEGREES 33 MINUTES 35 SECONDS EAST A DISTANCE OF 54.44 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 337.46 FEET TO A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 79.74 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 128.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 72 DEGREES 30 MINUTES 47 SECONDS EAST AND A LENGTH OF 78.42 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 21 SECONDS EAST A DISTANCE OF 75.05 FEET TO THE PLACE OF BEGINNING.

CONTAINING 11.280 ACRES, MORE OR LESS.

G. W. Charles II
GEORGE W. CHARLES II
INDIANA LAND SURVEYOR
NO. LS 20800117

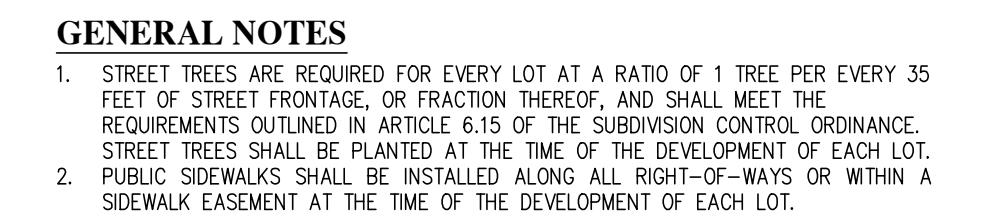
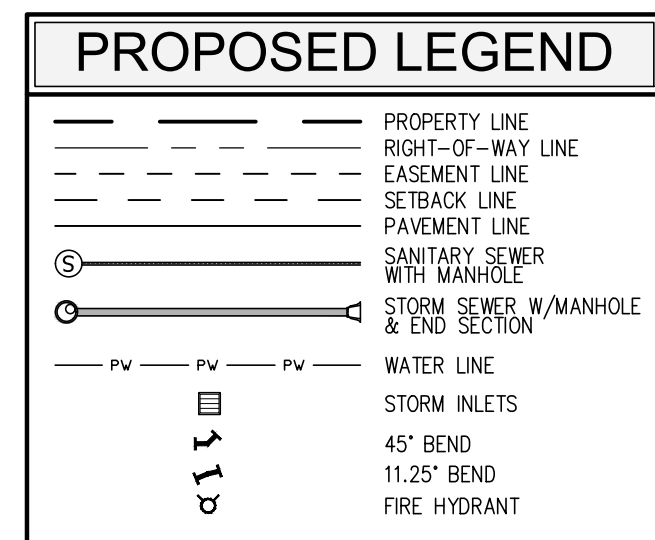
I affirm under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.
George W. Charles II

AUGUST 10, 2022

PRIMARY PLAT PARIS DRIVE PARK WEST PROPOSED IMPROVEMENTS

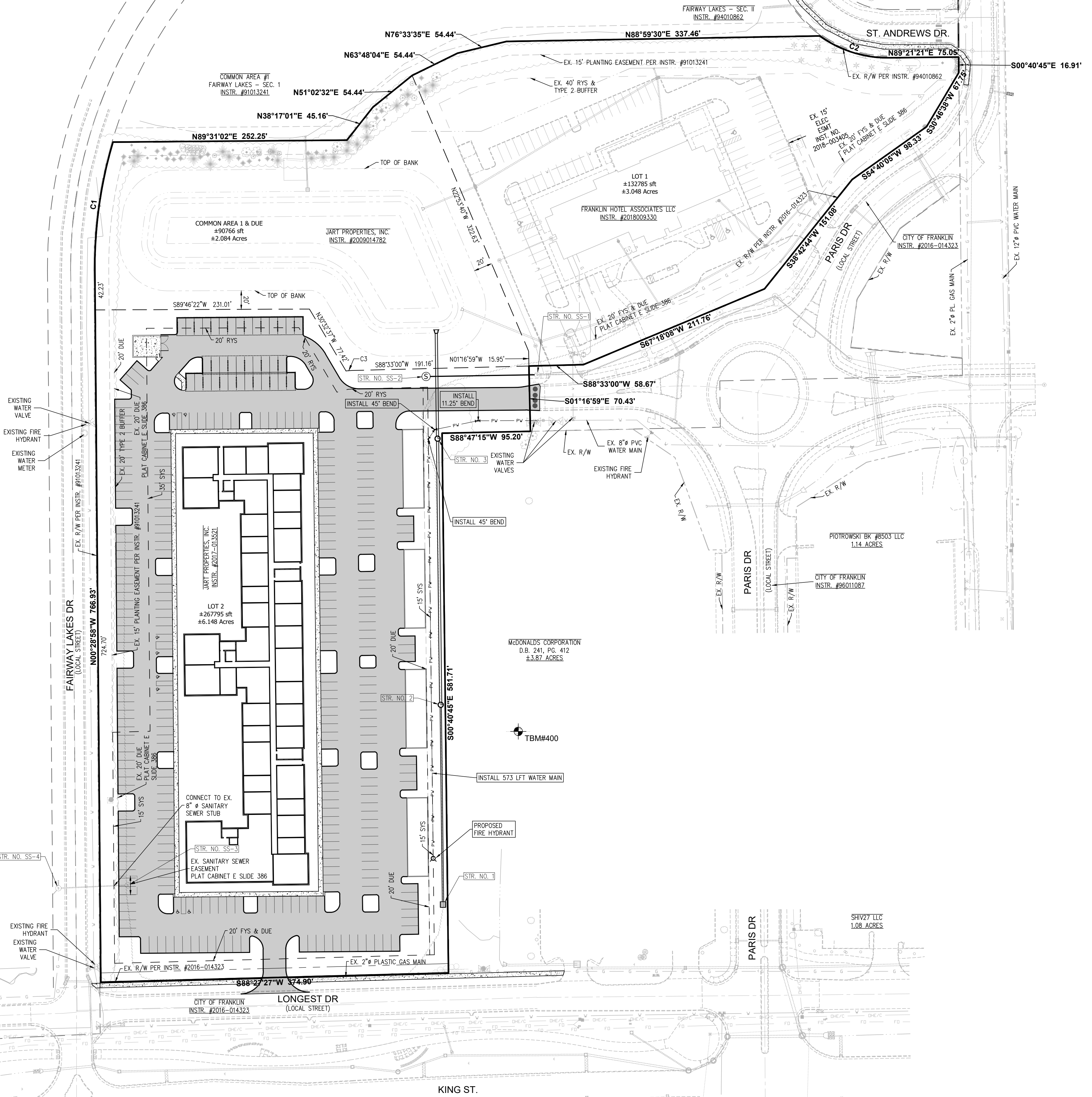
LOT CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Leng
C3	6.14'	67.00'	S85°55'32"W	6.14'

THIS PLAT IS BASED UPON INFORMATION FROM
AN ALTA/ACSM LAND TITLE SURVEY PERFORMED
BY SEA GROUP, LLC WITH PROJECT NUMBER
C11-6272 AND DATED DECEMBER 13, 2016
(LATEST VERSION).



DEVELOPMENT DATA SUMMARY	
CURRENT ZONING:	MXR
PROPOSED ZONING:	MXR
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	20'
TOTAL NUMBER OF LOTS:	2 LOTS
TOTAL DEVELOPMENT AREA:	11.280 AC.
TOTAL DEDICATED R/W:	0.000 AC.

PRIMARY PLAT
PARIS DRIVE PARK WEST
UTILITY PLAN

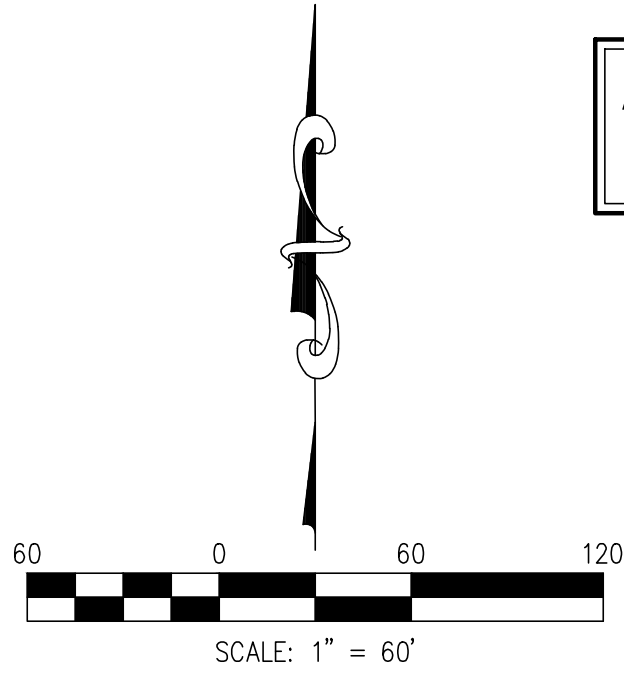


BOUNDARY CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	140.52'	474.00'	N08°00'36\"E	140.01'
C2	79.74'	126.00'	S72°30'47\"E	78.42'

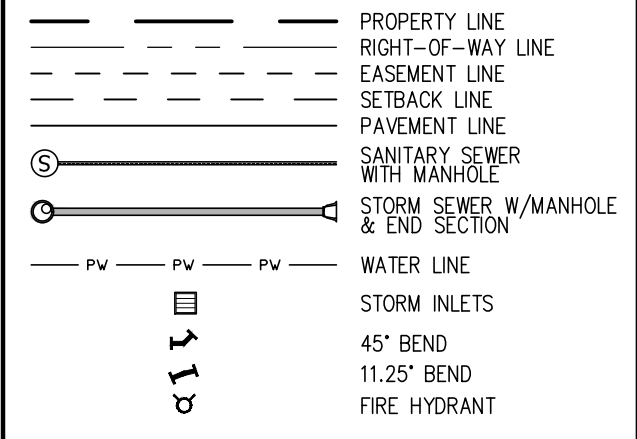
LOT CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C3	6.14'	67.00'	S85°55'32\"W	6.14'

A PART OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND
PRINCIPAL MERIDIAN, IN NEEDHAM TOWNSHIP,
JOHNSON COUNTY, INDIANA

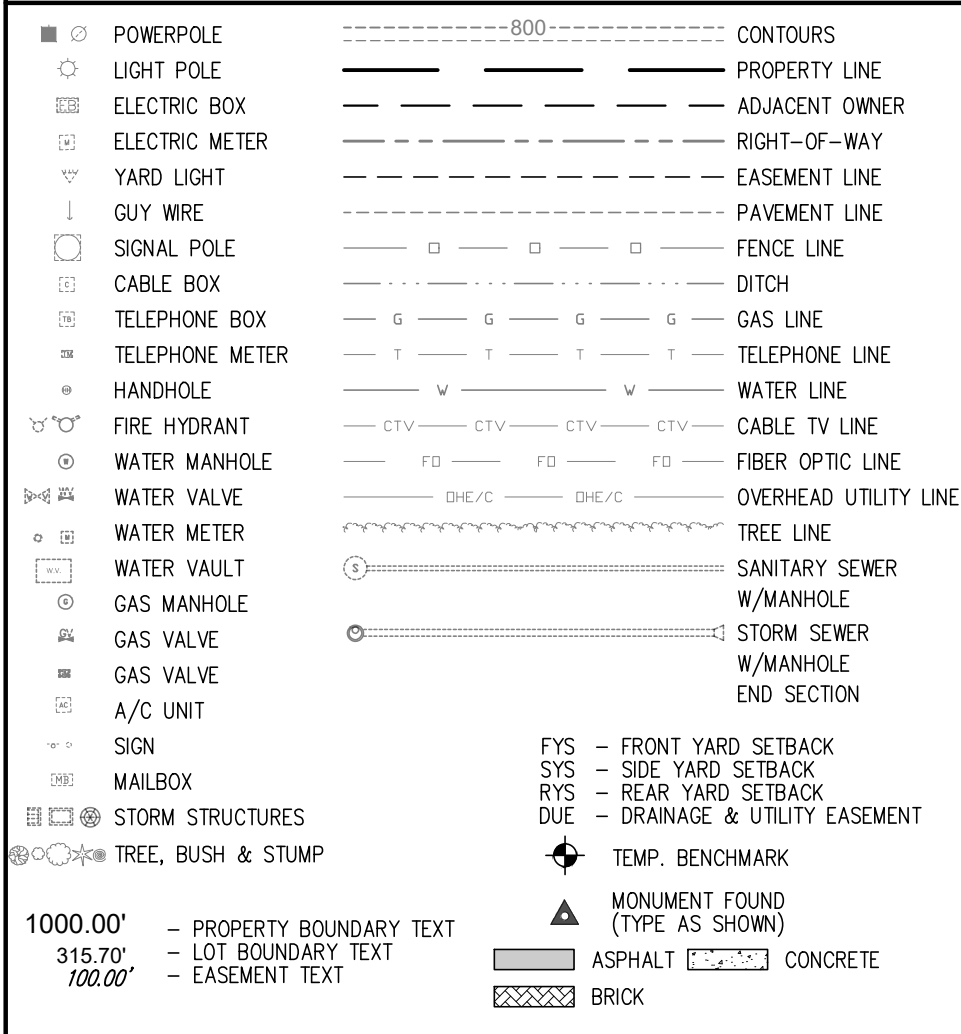
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C11-6272 AND DATED DECEMBER 13, 2016
(LATEST VERSION).



PROPOSED LEGEND



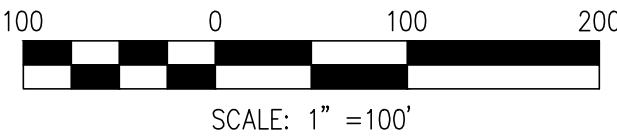
EXISTING LEGEND



SANITARY SEWER STRUCTURE TABLE	STORM SEWER STRUCTURE TABLE
STR. DATA STR. NO. SS-1 EXISTING SANITARY MANHOLE MECHANICALLY CORE AND CONNECT PIPE FROM STR. NO. SS-2 RIM=747.93 PROP. INV IN (8\"-W)=739.41 INV OUT (8\"-E)=739.31 STR. NO. SS-2 INSTALL SANITARY MANHOLE WITH NEENAH R-1772 CASTING OR AN APPROVED EQUAL AND 120 LFT OF 8\" PVC @ 0.45% RIM=749.43 INV OUT (8\"-E)=739.95 STR. NO. SS-3 INSTALL SANITARY MANHOLE WITH NEENAH R-1772 CASTING OR AN APPROVED EQUAL AND CONNECT TO EXISTING 8\" SANITARY MAIN STUB RIM=754.75 INV OUT (8\"-W)=747.30 STR. NO. SS-4 EXISTING SANITARY MANHOLE. NO WORK REQUIRED. RIM=754.94 INV IN (8\"-E)=746.99 INV IN (6\"-SW)=747.04 INV OUT (8\"-N)=746.91	STR. DATA STR. NO. 1 INSTALL INLET TYPE 'E' WITH NEENAH R-4215-C CASTING OR AN APPROVED EQUAL AND 215 LFT OF 18\" RCP @ 0.25% RIM=747.00 INV OUT (18\"-N)=744.90 STR. NO. 2 INSTALL STORM MANHOLE TYPE 'J' WITH NEENAH R-1714 CASTING OR AN APPROVED EQUAL AND 287 LFT OF 30\" RCP @ 0.25% RIM=751.82 INV IN (18\"-S)=744.27 INV OUT (30\"-N)=743.26 STR. NO. 3 INSTALL STORM MANHOLE TYPE 'J' WITH NEENAH R-2561-A CASTING OR AN APPROVED EQUAL AND ONE (1) PIPE END SECTION AND 114 LFT OF 30\" RCP @ 0.25% RIM=748.88 INV IN (30\"-S)=742.54 INV OUT (30\"-N)=742.54

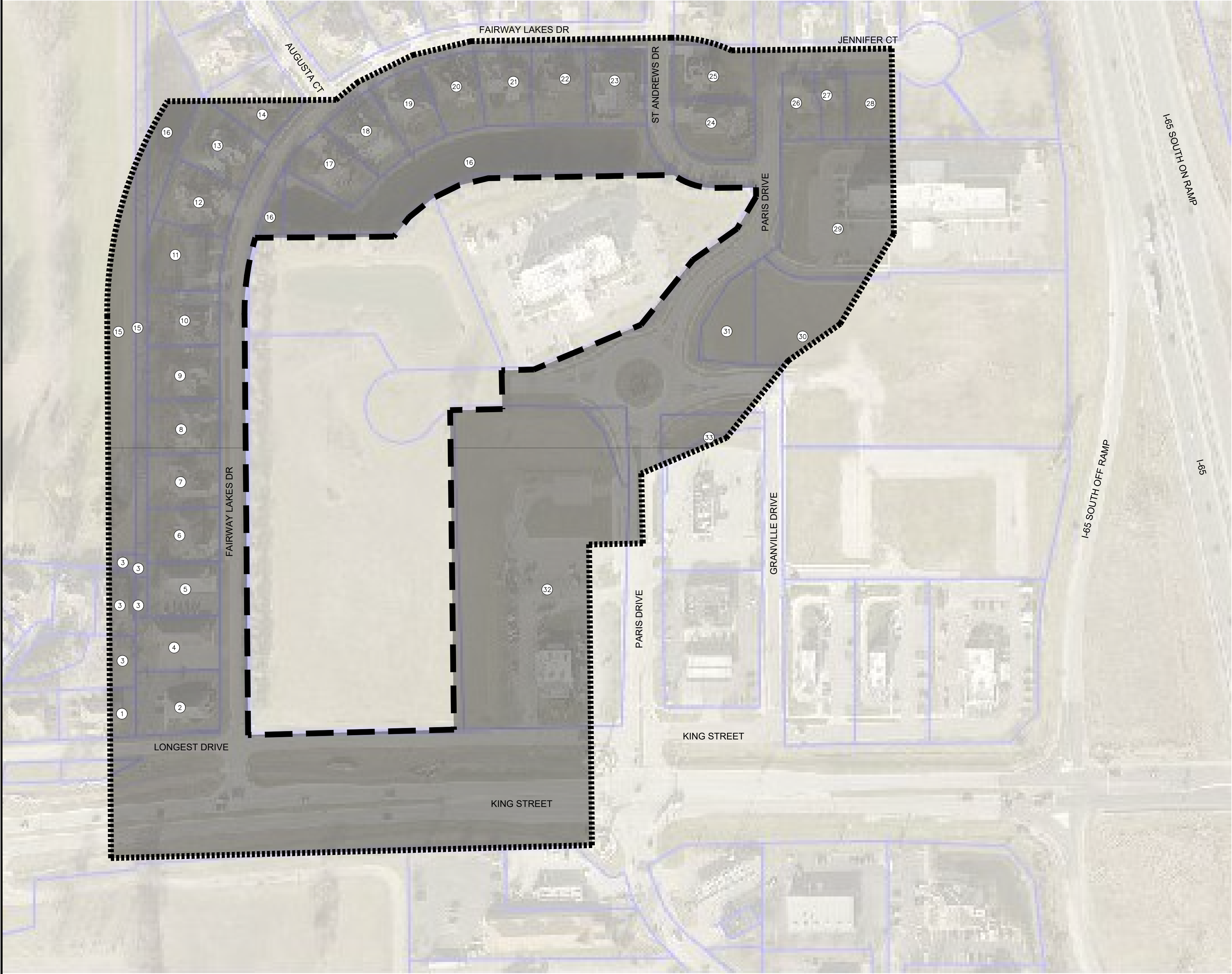
PRIMARY PLAT
PARIS DRIVE PARK WEST
VICINITY MAP

A PART OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND
PRINCIPAL MERIDIAN, IN NEEDHAM TOWNSHIP,
JOHNSON COUNTY, INDIANA



LEGEND

- PROPERTY LINE
- 250' BOUNDARY AROUND SUBJECT PROPERTY



OWNERS

- | | |
|--|--|
| 1 KEVIN CARSON & DUANE D SMITH & CHARLES H BILLINGSLEY & GARY G LONG 1924 LONGEST DR FRANKLIN, IN 46131 INSTR. NO. 2013026130 | 21 STEVEN E & LINDA J BUTLER 2075 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 2021021734 |
| 2 KYKA PROPERTIES LLC 2000 LONGEST DR, FRANKLIN, IN 46131 INSTR. NO. 2014010280 | 22 ROBERT L & DEBRA J HASSEMAN 2085 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. |
| 3 DEREK T CORN 1955 GOLFVIEW PL, FRANKLIN, IN 46131 INSTR. NO. 2021010762 | 23 DAVID W & NANCY A DOWDEN 2085 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. |
| 4 DAPHNA L TOBEY TRUSTEE OF THE ROBERT L TOBEY CREDIT TRUST 130 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 2014021159 | 24 DIETRICH S & J MICHELLE PAHL 365 ST ANDREW DR, FRANKLIN, IN 46131 INSTR. NO. 2013011763 |
| 5 BRYAN B & ALICIA G DAVENPORT 160 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. | 25 MARK DOMINICK & JESSICA HENSLEY 385 ST ANDREWS DR, FRANKLIN, IN 46131 INSTR. NO. 2013023281 |
| 6 BRIAN T & ERIN M SWISHER (no data found) 190 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 2016007499 | 26 JOSEPH M & MARGIA DIANNE PFENNIG 375 Paris Dr, FRANKLIN, IN 46131 INSTR. NO. 2018013975 |
| 7 FAYE E & JERRY D PETRO TRUSTEES FAYE E PETRO LIVING TRUST 210 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. | 27 KENNETH DICKEY 2101 JENNIFER CT, FRANKLIN, IN 46131 INSTR. NO. 2021010121 |
| 8 JOHN RYAN & MINDY JO WILLIAMS 230 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 2015017405 | 28 JAMES H FISHER JENNIFER CT, FRANKLIN, IN 46131 INSTR. NO. |
| 9 ALLEN & MALLORY SEWELL 260 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 202202069 | 29 J ENTERPRISES INN OF NASHVILLE, LLC 363 PARIS DR, FRANKLIN, IN 46131 INSTR. NO. |
| 10 MICHAEL MC CULLOUGH 290 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 2018009555 | 30 TRIPLE T PROPERTY INVESTMENTS, INC PARIS DR, FRANKLIN, IN 46131 INSTR. NO. |
| 11 JOHN V & SUSAN E WATKIN 310 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 2015017621 | 31 JART PROPERTIES INC PARIS DR, FRANKLIN, IN 46131 INSTR. NO. 2017013521 |
| 12 HAROLD R & CHERRI L SHORT 330 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 2016007346 | 32 MC DONALDS CORPORATION 2080 E KING ST, FRANKLIN, IN 46131 INSTR. NO. |
| 13 JUDY A COBB 360 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. | 33 SHIV REAL ESTATE 47 LLC 200 PARIS DR, FRANKLIN, IN 46131 INSTR. NO. 2022007570 |
| 14 H&K PROPERTIES LLC 410 AUGUSTA CT, FRANKLIN, IN 46131 INSTR. NO. 2018012807 | |
| 15 HILLVIEW HOLDINGS LLC 1800 E KING ST, FRANKLIN, IN 46131 INSTR. NO. 2012023751 | |
| 16 FAIRWAY LAKES DEVELOPMENT AUGUSTA CT, FRANKLIN, IN 46131 INSTR. NO. | |
| 17 LANCE D & KARLA J HAMNER 379 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 202103546 | |
| 18 WILLIAM BRENT & LISA & JON DONALD BUCHANAN 2001 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. 2016030747 | |
| 19 GARY V KESSEL 2025 FAIRWAY LAKES DR, FRANKLIN, IN 46131 INSTR. NO. | |
| 20 CARL L & JO ANN SLEIGHTER LIFE ESTATE & CARL L & JO ANN SLEIGHTER & KIMBERLY JO BRESTER TRUSTEES OF THE CARL L SLEIGHTER AND JOANN SLEIGHTER TRUST DATED NOVEMBER 7, 2016 100 N, FRANKLIN, IN 46131 INSTR. NO. 2004-12035 | |