

DEVELOPER/PREPARED FOR:  
SUNBEAM DEVELOPMENT CORP.

DEVELOPMENT STANDARDS:  
ZONE: IG—INDUSTRIAL GENERAL

ALL LOT STANDARDS  
MIN. LOT AREA: 23.4 ACRES  
MAX LOT AREA: NONE  
MAX LOT FRONTAGE: 100'  
MAX LOT COVERAGE: 85%  
MIN. FRONT SETBACK: 50'  
MIN. SIDE/AGGREGATE SETBACK: 50'  
MIN. REAR SETBACK: 50'  
MAX STRUCTURE HEIGHT: 50'  
TOTAL OF NEW PUBIC ROAD: 4650' (COMMERCE DR)  
1561' (INDUSTRIAL DR)

MAXIMUM NUMBER OF LOTS=9

FLOOD MAP DESIGNATION

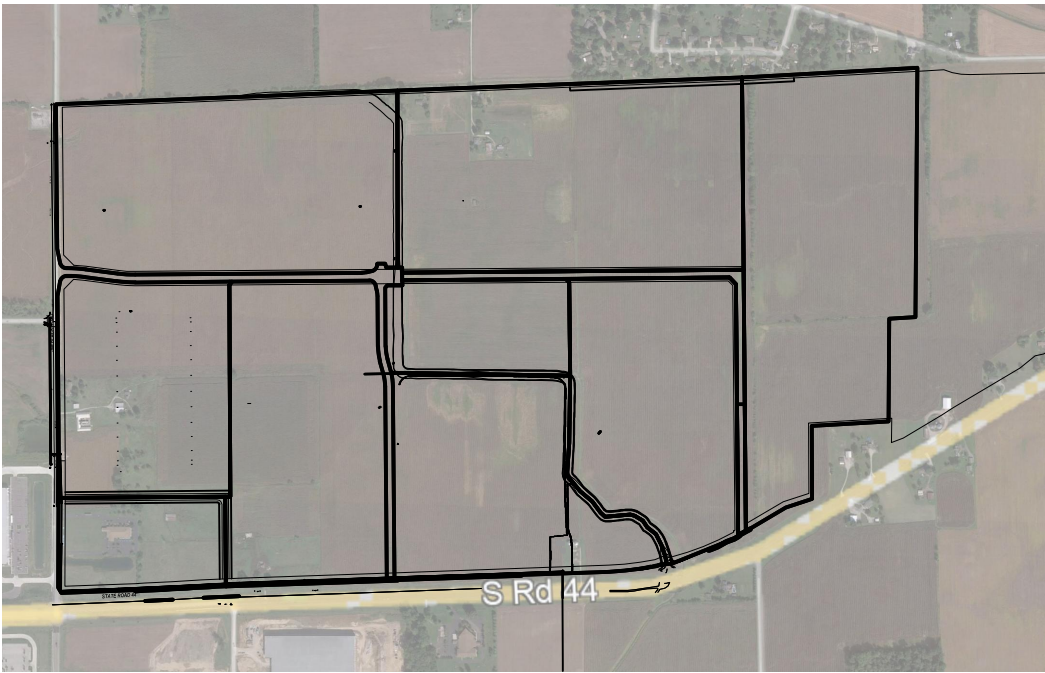
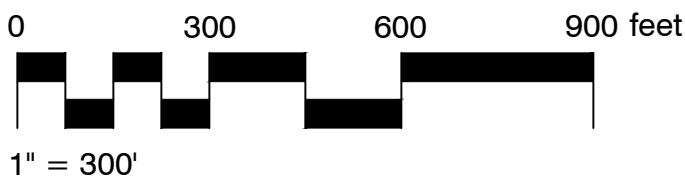
THE ACCURACY OF THE FLOOD HAZARD DATA IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS XXX DATED XX THE SITE PARTIALLY FALLS WITHIN ZONE A, WHICH INDICATES THAT IT HAS BEEN DETERMINED TO BE PARTIALLY SUBJECT TO THE 1% ANNUAL CHANCE FLOODPLAIN.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FRANKLIN CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.

SYMBOL LEGEND

- Beehive Inlet
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Meter Box
- Fire Hydrant
- Gas Marker
- Ground Light
- Hose Bib
- Light Pole
- Post
- Right of Way Marker
- Sanitary MH
- Sign
- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Transformer
- Tree
- Water Marker
- Water Meter
- Water Valve
- Buried Electric Line
- Buried Gas Line
- Buried Water Line



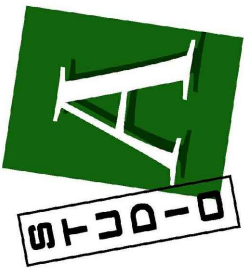
VICINITY MAP

LEGAL DESCRIPTION:

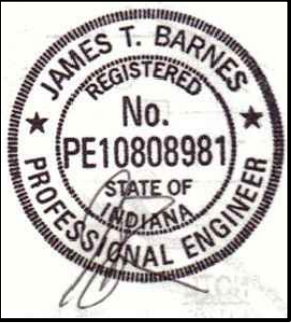
A part of the Northwest and Southwest Quarters of Section 16 and a part of Section 17, all in Township 12 North, Range 5 East, in Needham Township, Johnson County, Indiana, being more particularly described as follows:

BEGINNING at a Railroad spike marking the Northwest corner of the Northwest Quarter of said Section 17; thence North 87 degrees 40 minutes 37 seconds East (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83) along the North line thereof a distance of 2664.25 feet to the Northwest corner of the Northeast Quarter of said Section 17; thence North 87 degrees 50 minutes 01 seconds East along the North line thereof a distance of 2660.35 feet to a Stone marking the Northwest corner of the Northwest Quarter of said Section 16; thence North 86 degrees 53 minutes 58 seconds East along the North line thereof a distance of 1340.65 feet to a Stone marking the Northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 27 minutes 46 seconds West along the East line thereof a distance of 1914.79 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southeast corner of a tract of land described in Instrument Number 2021-032217 in the Office of the Recorder of Johnson County, Indiana; thence South 86 degrees 41 minutes 29 seconds West along the South line thereof a distance of 200.17 feet to a capped "CKW" rebar marking the Northwest corner of Tract IV as described in Instrument Number 2021-016438 in said Recorder's Office; thence South 00 degrees 27 minutes 46 seconds West along the West line thereof a distance of 791.89 feet to a capped "CKW" rebar marking the Northeast corner of a tract of land described in Instrument Number 2021-025578 in said Recorder's Office, said point also being on the North line of the West Half of the Southwest Quarter of said Section 16; thence South 86 degrees 41 minutes 29 seconds West along the North line of said tract and the North line of the West Half of said Southwest Quarter a distance of 589.96 feet to a capped "CKW" rebar marking the Northwest corner of said tract; thence South 00 degrees 05 minutes 38 seconds East along the West line of said tract a distance of 560.11 feet to a point on the North right-of-way line of State Road 44 as described in said Instrument Number 2008-017214; (the following fourteen (14) courses continuing along said North right-of-way line) 1) thence South 59 degrees 20 minutes 26 seconds West a distance of 7.43 feet; 2) thence South 72 degrees 01 minutes 15 seconds West a distance of 205.00 feet; 3) thence South 59 degrees 20 minutes 26 seconds West a distance of 366.66 feet to a point on a curve having a radius of 2196.83 feet; 4) thence Southwesterly along said curve to the right an arc distance of 607.08 feet, said curve being subtended by a long chord having a bearing of South 67 degrees 15 minutes 26 seconds West and a length of 605.15 feet; 5) thence South 85 degrees 07 minutes 27 seconds West a distance of 62.96 feet; 6) thence South 67 degrees 23 minutes 50 seconds West a distance of 58.66 feet to a point on a curve having a radius of 2196.83 feet; 7) thence Southwesterly along said curve to the right an arc distance of 370.41 feet, said curve being subtended by a long chord having a bearing of South 83 degrees 08 minutes 00 seconds West and a length of 369.97 feet; 8) thence South 87 degrees 57 minutes 49 seconds West a distance of 1630.12 feet; 9) thence South 87 degrees 57 minutes 35 seconds West a distance of 1221.41 feet; 10) thence South 88 degrees 15 minutes 36 seconds West a distance of 102.76 feet to a point on a curve having a radius of 11547.16 feet; 11) thence Southwesterly along said curve to the left an arc distance of 173.06 feet, said curve being subtended by a long chord having a bearing of South 87 degrees 01 minutes 14 seconds West and a length of 173.06 feet; 12) thence South 86 degrees 35 minutes 23 seconds West a distance of 237.88 feet to a point on a curve having a radius of 11371.16 feet; 13) thence Southwesterly along said curve to the right an arc distance of 209.05 feet, said curve being subtended by a long chord having a bearing of South 87 degrees 07 minutes 07 seconds West and a length of 209.05 feet; 14) thence South 87 degrees 49 minutes 23 seconds West a distance of 643.05 feet to the East right-of-way line of County Road 500 East (Jim Black Road) as described on the Final Plat of South Central Business Plaza as recorded in Instrument Number 2005-032499 in said Recorder's Office; (the following two (2) courses continuing along said East right-of-way line of County Road 500 East) 1) thence North 28 degrees 34 minutes 49 seconds West a distance of 47.59 feet; 2) thence North 00 degrees 13 minutes 23 seconds East a distance of 628.82 feet to the North line of Lot 1 in said plat; thence South 87 degrees 56 minutes 21 seconds West along the North line thereof a distance of 35.03 feet to the West line of the Southwest Quarter of said Section 17; thence North 00 degrees 13 minutes 23 seconds East along the West line thereof a distance of 380.22 feet to a "Mag" nail marking the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 28 minutes 30 seconds West along the West line thereof a distance of 2704.50 feet to the POINT OF BEGINNING. Containing 542.122 acres, more or less.

Studio A of Indianapolis  
9511 East 96th Street  
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CERTIFIED BY



I-65 SOUTH COMMERCE PARK, BLDG 2

JOHNSON COUNTY, INDIANA

PRIMARY PLAT  
INFORMATION SHEET



11800 EXIT FIVE PARKWAY  
FISHERS, INDIANA 46037

ORIGINAL ISSUE	6/30/2022
JOB NO.	220001
DRAWN BY:	AMM
CHECKED BY:	MLM
REVISIONS	

SHEET NO.

PP-I

"IT'S THE  
LAW"



Know what's Below  
Call before you dig.

2 WORKING DAYS BEFORE YOU DIG.