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SUBJECT TRACT LEGAL DESCRIPTION: PER INSTRUMENT #97004567

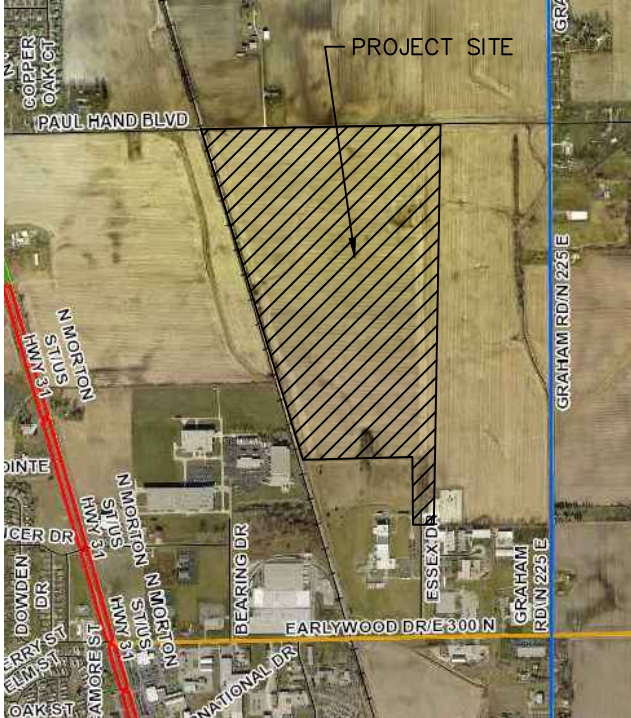
LAND DESCRIPTION

PARENT PARCEL:

A PART OF THE EAST HALF OF SECTION 34, IN TOWNSHIP 13 NORTH, IN RANGE 4 EAST. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE WEST ON THE NORTH LINE THEREOF, 143 RODS AND 3 LINKS TO THE CENTER OF THE TRACT OF THE PITTSBURGH, CINCINNATI, CHICAGO, & ST. LOUIS RAILWAY COMPANY, FORMERLY JEFFERSONVILLE, MADISON AND INDIANAPOLIS RAILROAD COMPANY, NEE MADISON AND INDIANAPOLIS RAILROAD COMPANY; THENCE SOUTHEASTWARDLY ALONG THE CENTER OF SAID RAILROAD TRACT TO THE SOUTH LINE OF SAID SECTION; THENCE EAST ON SAID SOUTH LINE, 48 RODS AND 13 LINKS, TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH ON THE EAST LINE THEREOF, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM 45 ACRES OFF OF THE SOUTH END OF SAID TRACT, AND CONTAINING IN THE PART HEREIN CONVEYED 151 ACRES, MORE OR LESS.

SURVEY PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY BRADY KUHN, PROFESSIONAL SURVEYOR NO. LS20500007, STATE OF INDIANA, FOR KUHN AND GUSTAFSON LAND SURVEYING, INC. LAST REVISED _____ DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL MARKING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF SOUTH 88 DEGREES 38 MINUTES 49 SECONDS WEST (BEARINGS BASED ON EAST LINE OF SECTION 34 BEING SOUTH 00 DEGREES 20 MINUTES 21 SECONDS EAST) 126.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88 DEGREES 38 MINUTES 49 SECONDS WEST 2211.18 FEET TO THE APPARENT EAST 20' HALF RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD; THENCE ALONG SAID APPARENT EAST 20' HALF RIGHT-OF-WAY LINE SOUTH 16 DEGREES 27 MINUTES 21 SECONDS EAST 3661.24 FEET TO THE NORTH LINE OF THE LAND OF ESSEX GROUP, INC. AS DESCRIBED IN INSTRUMENT NO. 1992-7878 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 40 MINUTES 48 SECONDS EAST 1317.12 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING NORTH 17 DEGREES 58 MINUTES 06 SECONDS WEST 145.67 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 146.33 FEET; THENCE NORTH 27 DEGREES 23 MINUTES 19 SECONDS WEST 127.35 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 355.00 FEET AND A CHORD BEARING NORTH 13 DEGREES 41 MINUTES 41 SECONDS WEST 168.08 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 169.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST 3118.19 FEET TO THE POINT OF BEGINNING, CONTAINING 137.98 ACRES, MORE OR LESS.



VICINITY MAP

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.



Indiana Utilities Protection Service



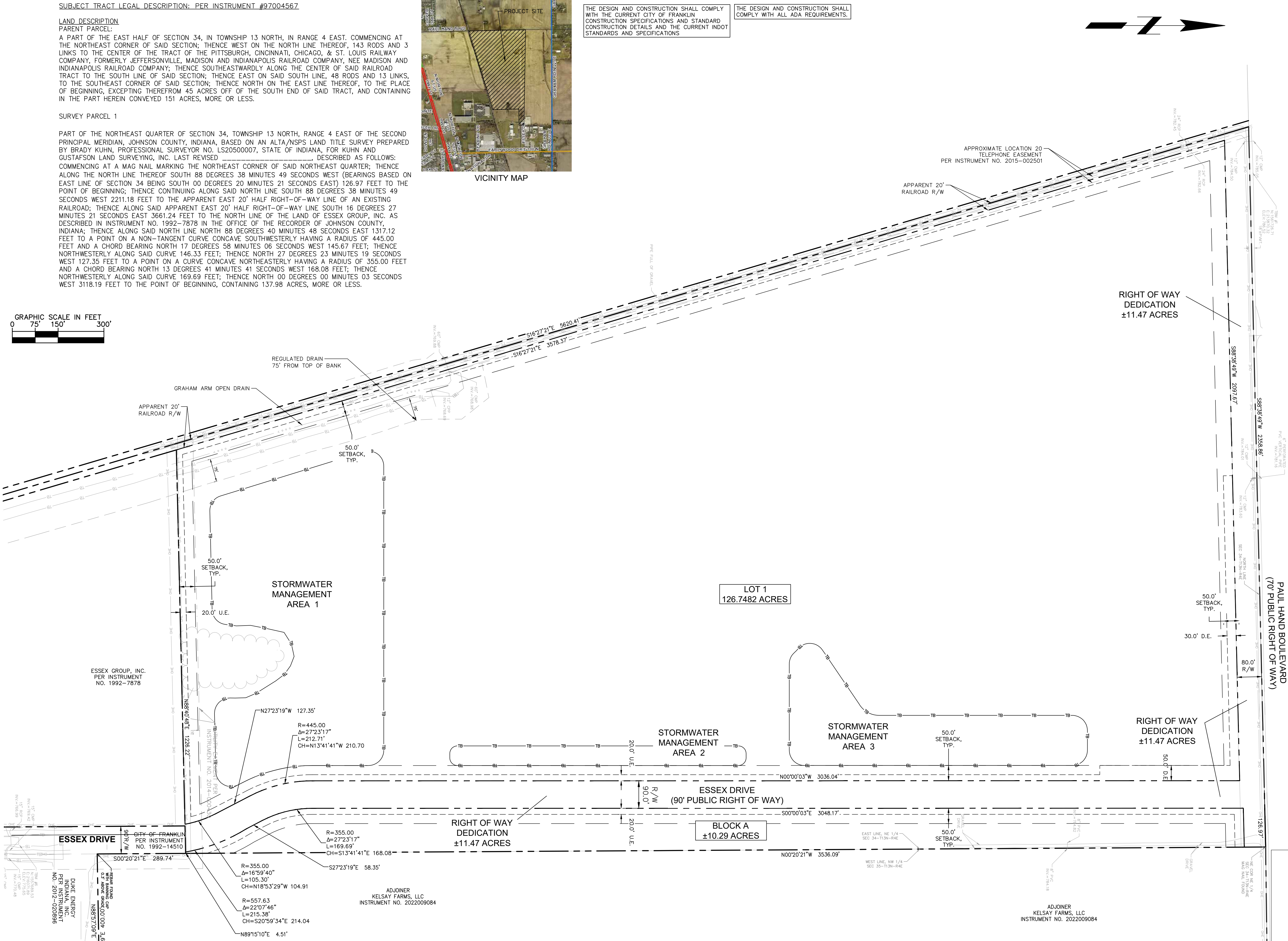
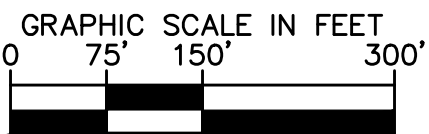
DEVELOPER/PREPARED FOR:
MALARKEY ROOFING
3131 N. COLUMBIA BOULEVARD
PORTLAND, OR 97217

DEVELOPMENT STANDARDS
ZONE: IG – INDUSTRIAL GENERAL

LOT STANDARDS	
MIN. LOT AREA:	2 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 PUBLIC ROAD:	4,115' (ESSEX)

MAXIMUM NUMBER OF LOTS = 1

*DOES NOT APPLY TO ACCESSORY STRUCTURES



EXISTING LEGEND

	BOLLARD		ACCESS COVER		TRAFFIC SIGNAL POLE
	CONTROL BENCHMARK		FUEL TANK LID		TRAFFIC MANHOLE
	CONTROL MONUMENT		MISC LID		YARD LIGHT
	CONTROL SET		MONITOR WELL		SANITARY CLEANOUT
	CONTROL IRON PIPE		GAS MARKER		SANITARY MANHOLE
	CONTROL REBAR		GAS METER		VENT PIPE
	ROW MONUMENT		GAS VALVE		STEAM MANHOLE
	FLAG POLE		OIL MARKER		STORM CLEANOUT
	MAIL BOX		AC UNIT		STORM CURB INLET
	UTILITY POLE		AREA LIGHT		STORM INLET
	SOIL BORING		CROSSWALK SIGNAL		STORM ROOF DRAIN
	WETLAND FLAG		DUCT BANK		STORM DRAIN MANHOLE
	HANDICAP SYMBOL		ELECTRICAL BOX		STORM YARD DRAIN
	LEFT/RIGHT TURN ARROW		ELECTRICAL HAND HOLE		FIRE DEPT CONNECTION
	SIGN		ELECTRICAL METER		FIRE HYDRANT
	CABLE MANHOLE		ELECTRICAL MANHOLE		IRRIGATION VALVE
	CABLE PEDESTAL		ELECTRICAL MARKER		POST INDICATOR VALVE
	SATELLITE DISH		ELECTRICAL RISER		WELL
	CALL BOX		ELECTRICAL TRANSFORMER		WATER METER
	TELEPHONE PEDESTAL		ELECTRICAL VAULT		WATER MANHOLE
	TELEPHONE HAND HOLE		GUY POLE/WIRE		WATER VALVE
	TELEPHONE MARKER		POWER POLE		TREE / STUMP
	TELEPHONE MANHOLE		PEDESTRIAN PUSHBUTTON		
	FIBER OPTIC MARKER				
	BUILDING		TOE OF SLOPE		
	SWALE		TOP OF BANK		
	FENCE LINE		UNDERGROUND FIBER OPTIC		
	SANITARY SEWER		UNDERGROUND CABLE		
	STORM DRAIN		OVERHEAD CABLE		
	WATER LINE		UNDERGROUND TELEPHONE		
	TREE LINE		UNDERGROUND FUEL		
			UNDERGROUND GAS		
			OVERHEAD ELECTRICAL		

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 18081C0137D (AUGUST 2, 2007) & 18081C0139E (JANUARY 29, 2021), THE PROJECT SITE IS LOCATED WITHIN ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Kimley»Horn

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KHA PROJECT # 170509000



MALARKEY,IND

FRANKLIN,IN

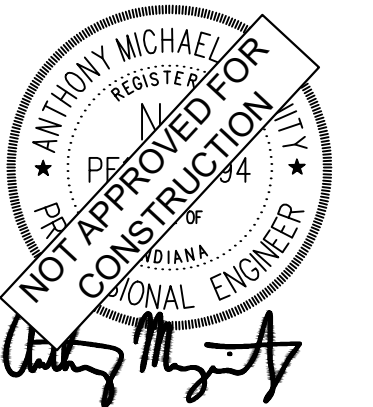
PROJ. NO.
170509000

DWG. NO.
PP-01

SHEET
REV 0

TITLE- PRIMARY PLAT

PROFESSIONAL SEAL



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DWG SIZE: 36" X 24"

REV

DESCRIPTION

DATE

IS.BY

REV

DESCRIPTION

DATE

IS.BY

SCALE: AS NOTED

DRWN.: VG

CHKD.: AMM

APPD.:

APPD.:

DATE : 8/5/24



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