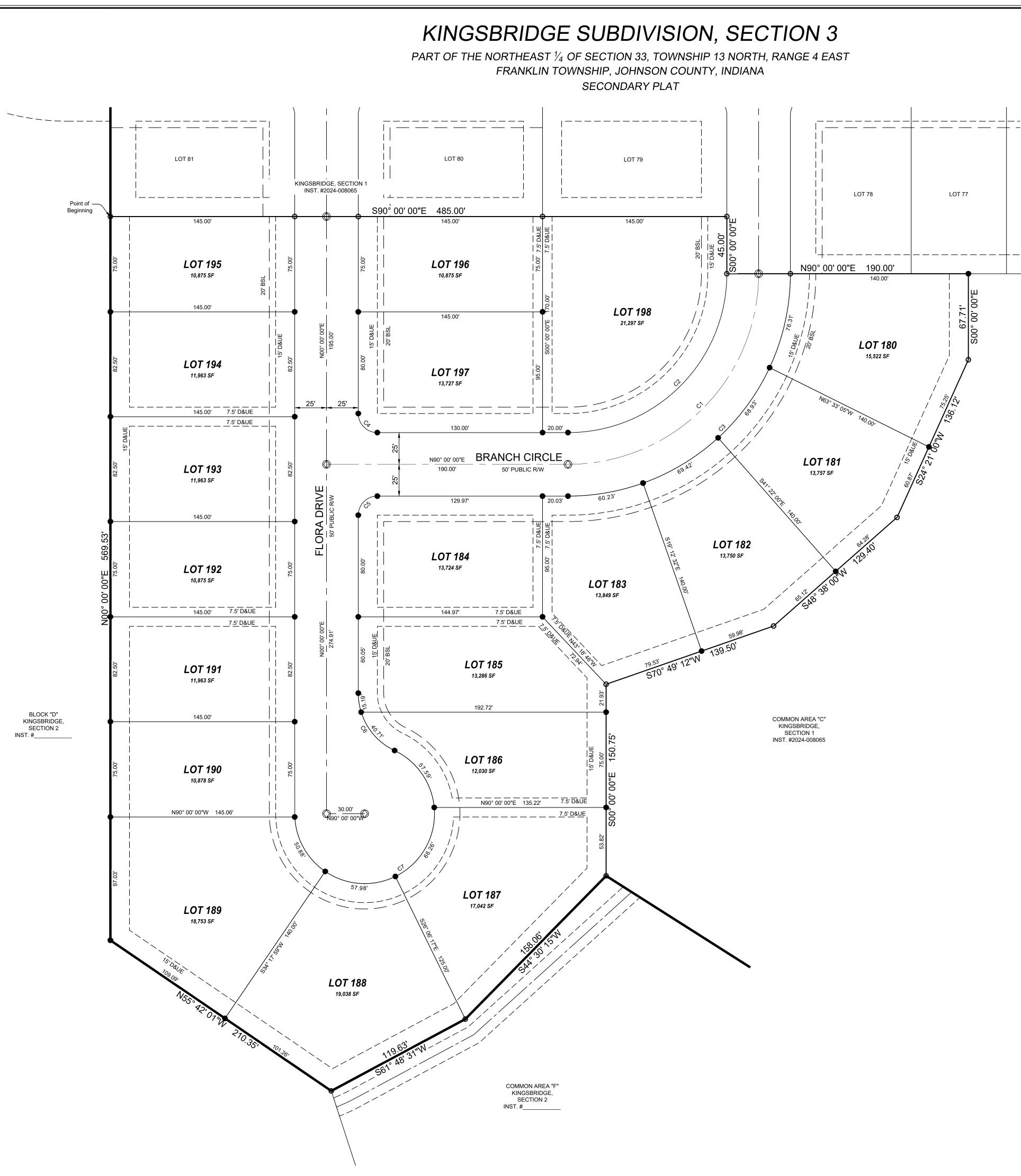


Brian L. Haggard, PLS 171 N. Main St, Martinsville, IN 46151 Phone: 765.600.2501 infomartinsville@v3co.com Surveyors - Scientists - Engineers

THIS INSTRUMENT PREPARED FOR:

KINGSBRIDGE DEVELOPER, LLC 9757 WESTPOINT DR, SUITE 600 INDIANAPOLIS, IN 46256



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	
C1	150.00	235.62'	N 45°00'00" E	212.13'	090°00'00"	
C2	125.00	196.35'	S 45°00'00" W	176.78'	090°00'00"	
C3	175.00	274.89'	N 45°00'00" E	247.49'	090°00'00"	
C4	15.00	23.56'	N 45°00'00" W	21.21'	090°00'00"	
C5	15.00	23.56'	S 45°00'00" W	21.21'	090°00'00"	
C6	50.00	55.87'	S 32°00'45" E	53.01'	064°01'29"	
C7	55.00	232.76'	N 56°03'58" E	94.05'	242°28'19"	

SHEET 1 OF 2

PROJECT: 211197.3 DATE: 08/30/2024

REVISIONS

AC	ACRES
BSL	BUILDING SETBACK LINE
D&UE	DRAINAGE & UTILITY EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
R/W	RIGHT-OF-WAY
SF	SQUARE FEET

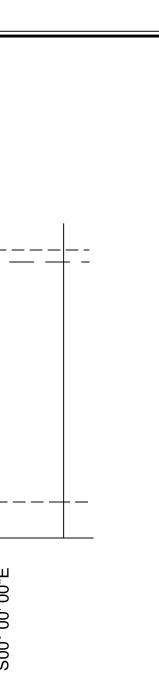
Know what's **below.** Call before you dig.

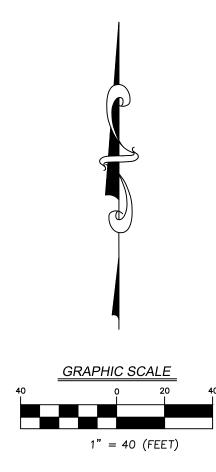
LEGEND LOT ADDRESS

0000

	PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT. MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).
•	A 5/8"X24" REBAR WITH CAP STAMPED "V3 PX IN FIRM #0092" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
$\bigcirc$	DENOTES A STREET CENTERLINE MONUMENT. EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 24" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).
0	DENOTES A SURVEY MONUMENT RECOVERED DURING THE ORIGINAL BOUNDARY SURVEY.
	4" X 4" X 48" DEEP CONCRETE MONUMENT SET WITH 5/8" REBAR CAST IN THE CENTER. (SEE CROSS-REFERENCED SURVEY OF RECORD FOR MONUMENTS FOUND AT OR NEAR THE CONCRETE MONUMENTS SET. EXISTING FOUND MONUMENTS ARE

SUBDIVISION MONUMENTATION







Brian L. Haggard, PLS 171 N. Main St, Martinsville, IN 46151 Phone: 765.600.2501 infomartinsville@v3co.com

Surveyors - Scientists - Engineers THIS INSTRUMENT PREPARED FOR:

KINGSBRIDGE DEVELOPER, LLC 9757 WESTPOINT DR, SUITE 600 INDIANAPOLIS, IN 46256

## SURVEYOR CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE INCLUDED PLAT CORRECTLY REPRESENTS A SUBDIVISION IN THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 81 IN KINGSBRIDGE, SECTION 1, AS PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2024-008065 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (BEARING FROM KINGSBRIDGE, SECTION 1 PLAT) ALONG A SOUTH LINE OF SAID PLAT 485.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A WESTERLY LINE OF SAID PLAT 45.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 190.00 FEET: THENCE ALONG THE WESTERLY LINES OF COMMON AREA "C" OF SAID KINGSBRIDGE, SECTION 1 THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 67.71 FEET; 2) SOUTH 42 DEGREES 21 MINUTES 00 SECONDS WEST 136.12 FEET; 3) SOUTH 48 DEGREES 38 MINUTES 00 SECONDS WEST 129.40 FEET; 4) SOUTH 70 DEGREES 49 MINUTES 12 SECONDS WEST 139.50 FEET; 5) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 150.75 FEET TO THE NORTHERLY CORNER OF COMMON AREA "F" OF KINGSBRIDGE, SECTION 2 AS RECORDED AS INSTRUMENT NUMBER THENCE SOUTH 44 DEGREES 30 MINUTES 15 SECONDS WEST ALONG THE WESTERLY LINE OF SAID COMMON AREA "F" 158.06 FEET; THENCE SOUTH 61 DEGREES 48 MINUTES 31 SECONDS WEST ALONG SAID WESTERLY LINE 119.63 FEET TO AN EASTERLY CORNER OF BLOCK "D" IN SAID KINGSBRIDGE, SECTION 2; THENCE NORTH 55 DEGREES 42 MINUTES 01 SECONDS WEST ALONG AN EASTERLY LINE OF SAID BLOCK "D" 210.35 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG AN EASTERLY LINE 569.53 FEET TO THE POINT OF BEGINNING, CONTAINING 7.264 ACRES, MORE OR LESS.

THIS SUBDIVISION CONSISTS OF 19 LOTS NUMBERED 180 - 198 (ALL INCLUSIVE). THE SIZE OF LOTS, COMMON AREAS AND WIDTH OF STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. CROSS-REFERENCE IS HEREBY MADE TO A SURVEY PREPARED BY V3 COMPANIES. IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE RECORDED AS INSTRUMENT NO. 2024-001379 IN THE OFFICE OF THE RECORDER FOR JOHNSON COUNTY, INDIANA.

I FURTHER CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS REFERENCED SURVEY, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

ALSO, THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS, AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

WITNESS MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BRIAN L. HAGGARD PROFESSIONAL SURVEYOR STATE OF INDIANA - LS29800001

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, BRIAN L. HAGGARD.

PREPARED BY BRIAN L. HAGGARD, PS, V3 COMPANIES, 171 N MAIN STREET, MARTINSVILLE, IN 46151.

## KINGSBRIDGE SUBDIVISION, SECTION 3

PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 4 EAST FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA

SECONDARY PLAT

I, TIMOTHY J. WALTER OF KINGSBRIDGE DEVELOPER, LLC, OWNER OF THE REAL ESTATE DESCRIBED HEREON

PER INSTRUMENT NUMBERS 2022-000348 AND 2022-000349 IN THE OFFICE OF THE RECORDER OF JOHNSON

COUNTY, INDIANA, BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC, ITS MANAGER DO HEREBY LAY

SUBDIVISION, SECTION 3, IN FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA. ALL STREETS SHOWN AND

HERETOFORE DEDICATED AND SHOWN ON THIS PLAT ARE HERE BY DEDICATED AND SHALL BE RESERVED

FOR THE USE, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES SUBJECT

EASEMENTS, NO STRUCTURES, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN

WHICH MAY DAMAGE OR CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS OR

DRAINAGE EASEMENT OF EACH LOT AND ALL IMPROVEMENTS IN THE DRAINAGE EASEMENT, INCLUDING THE

SLOPE AND DRAINAGE PATTERN, SHALL BE CONTINUOUSLY MAINTAINED AS A YARD AREA BY THE OWNER OF

THIS SUBDIVISION IS SUBJECT TO ALL DRAINAGE SYSTEM DESIGN AND CONSTRUCTION STANDARDS OF THE

FRANKLIN SUBDIVISION CONTROL ORDINANCE, ALL OTHER APPLICABLE ADOPTED STANDARDS OF THE CITY

MAINTENANCE OF THE SYSTEM. PROPER FUNCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM MAY BE

THE STREET TREES AND SIDEWALKS ALONG THE FRONTAGE OF EACH INDIVIDUAL LOT SHALL BE INSTALLED

AMENDMENTS THERETO. SAID PLAT IS HEREBY SUBJECT TO THE APPROVED P.U.D. ORDINANCE #2021-22 AND

ENFORCED BY THE BOARD OF WORKS AND CITY ENGINEER. DRAINAGE EASEMENTS SHALL PROVIDE THE

OF FRANKLIN, AND THE REQUIREMENTS OF THE CITY ENGINEER THAT PROVIDE FOR THE REPAIR AND

THIS PLAT IS HEREBY MADE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND

RESTRICTIONS OF KINGSBRIDGE SUBDIVISION RECORDED AS INSTRUMENT NO. 2024-008064 AND ANY

RECORDED AS INST. #2021029946 AND AMENDED IN ORDINANCE #2023-03 AND RECORDED AS INST.

#2023007465, AND ANY ADDITIONAL AMENDMENTS, MODIFICATIONS OR ZONING MAP CHANGES MADE

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT THIS DAY OF

AS PART OF THE CONSTRUCTION PHASE OF THE HOME ON EACH INDIVIDUAL LOT.

OFF AND PLAT THE DESCRIBED REAL ESTATE INTO THE SUBDIVISION TO BE KNOWN AS KINGSBRIDGE

NOT HEREFORE DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF FRANKLIN, JOHNSON COUNTY,

THE STRIPS OF OR AREAS OF LAND MARKED D.E. AND/OR U.E. OR ANY COMBINATION THEREOF NOT

AT ALL TIMES TO THE PROPER AUTHORITIES. WITHIN DRAINAGE EASEMENTS OR SANITARY SEWER

WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE

EASEMENTS. EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC UTILITY IS RESPONSIBLE, THE

) SS COUNTY OF BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. WALTER, VICE PRESIDENT OF KINGSBRIDGE DEVELOPER, LLC, AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIXED HIS SIGNATURE THERETO.

WITNESS MY SIGNATURE AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC, ITS MANAGER

NOTARY PUBLIC

DEDICATION CERTIFICATE

INDIANA.

THE LAND.

THERETO.

OWNER:

\_\_\_\_\_, 20\_\_\_.

KINGSBRIDGE DEVELOPER, LLC

**VICE PRESIDENT - DEVELOPMENT** 

TIMOTHY J. WALTER

STATE OF INDIANA

CITY OF FRANKLIN THE RIGHTS OF ACCESS.

COUNTY OF RESIDENCE

PRINTED NAME

MY COMMISSION EXPIRES

\_, 20\_\_.

CERTIFICATE OF APPROVAL

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATION MORE THAN TEN (10) DAYS BEFORE THE HEARING THEREON, UNDER AUTHORITY PROVIDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE FRANKLIN PLAN COMMISSION AT A MEETING HELD ON THE 17 DAY OF AUGUST, 2021.

CITY OF FRANKLIN PLAN COMMISSION BY:

NORMAN GABEHART, PRESIDENT

THIS PLAT IS HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FRANKLIN BY:

JOANNA M. TENNELL, SENIOR PLANNER

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, THAT THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

STEVE BARNETT, MAYOR

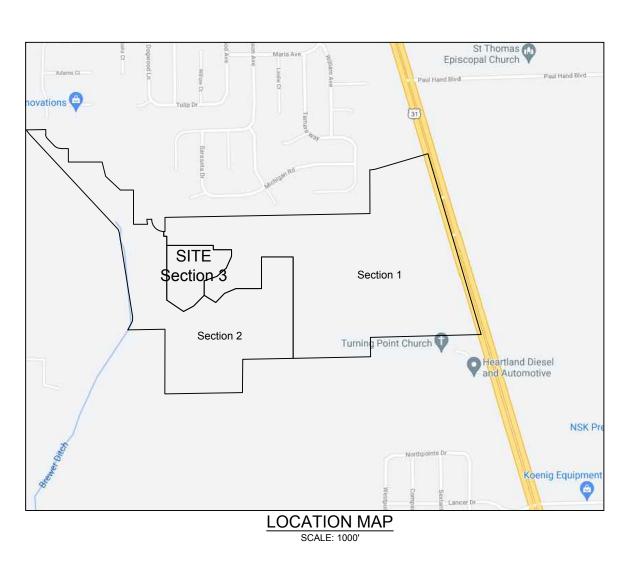
KEN AUSTIN. MEMBER

RECEIVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ AT INSTRUMENT NO. AND RECORDED IN PLAT CABINET \_\_\_\_\_. SLIDE \_\_\_\_\_

TERESA PETRO, COUNTY RECORDER

COPY RECEIVED BY THE COUNTY ASSESSOR

ENTERED FOR TAXATION THIS DAY OF \_\_\_\_, 20\_\_\_\_



JIM MARTIN, SECRETARY

MARK A. RICHARDS, CITY ENGINEER

TINA GROSS, MEMBER

JAN JONES, CLERK-TREASURER

MIKE WATKINS, COUNTY ASSESSOR

ELIZABETH ALVEY, COUNTY AUDITOR

PROJECT: 211197 DATE: 08/30/202

REVISIONS

SHEET 2 OF 2