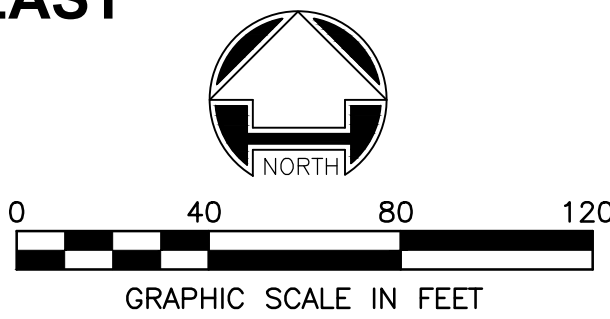
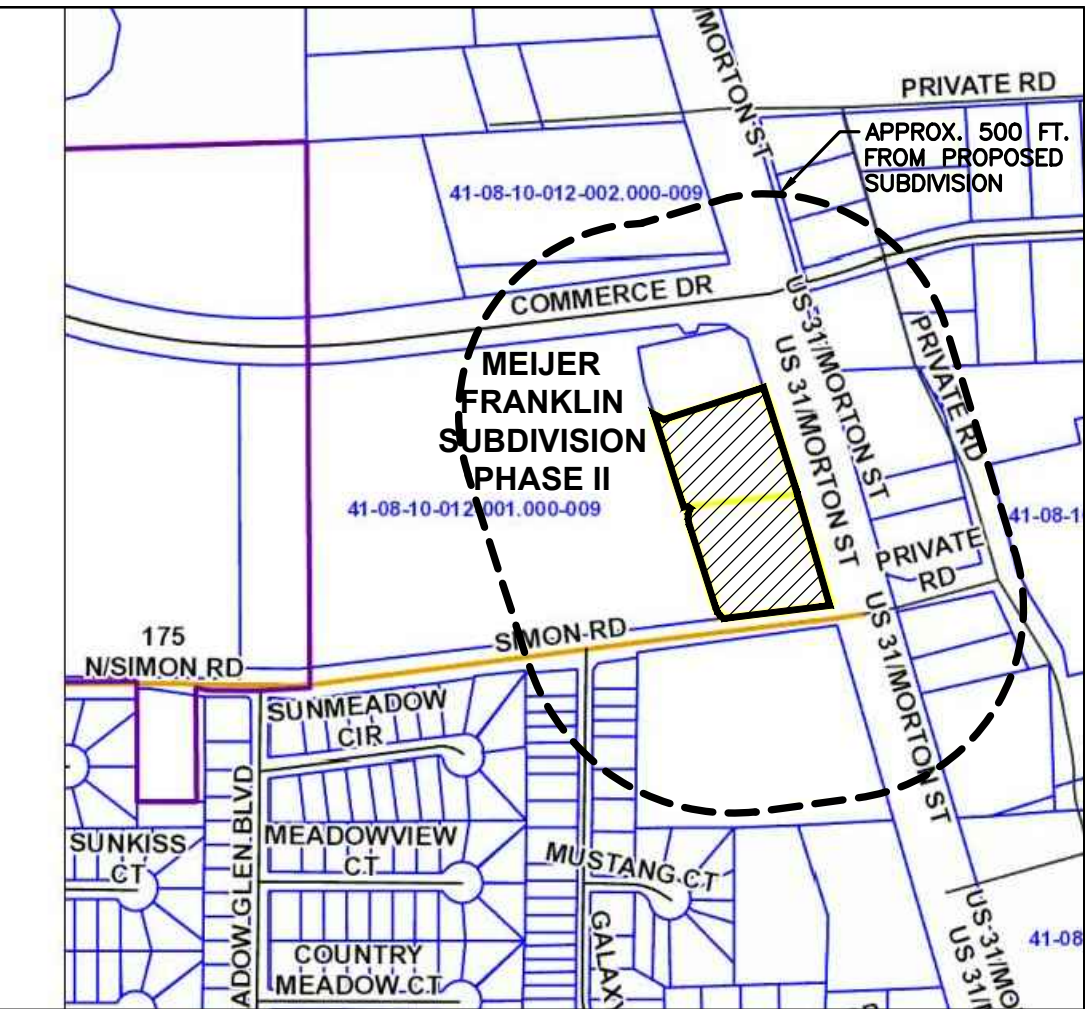


PRIMARY PLAT
OF
MEIJER FRANKLIN SUBDIVISION, PHASE II
AND REPLAT OF LOT 3 AND BLOCK 1

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND
NORTHWEST QUARTER OF SECTION 10 , TOWNSHIP 12 NORTH, RANGE 4 EAST
OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA.



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CURB INLET
	PROPOSED CURB INLET
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED END SECTION
	PROPOSED STORM MANHOLE
	PROPOSED CLEANOUT
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	GAS METER
	GAS UTILITY MARKER
	ELECTRIC UTILITY MARKER
	ELECTRIC PEDESTAL
	PULLBOX
	TRANSFORMER
	EXISTING FIRE HYDRANT
	WATER METER PIT
	WATER VALVE
	WATER UTILITY MARKER
	FIBEROPTIC LINE MARKER
	FIBEROPTIC UTILITY MARKER
	TELEPHONE PEDESTAL
	CABLE TV RISER
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLES
	POWER POLE
	POWER/TELEPHONE/LIGHT POLE
	TELEPHONE POLE
	TELEPHONE/POWER POLE
	TELEPHONE/POWER/CABLE POLE
	GUY WIRE
	SIGN
	BENCHMARK
	FOUND IRON PIN
	FOUND STONE
	SET MONUMENT
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING TREE/SHRUB LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER
	PROPOSED WATER
	PROPOSED FIRE PROTECTION
	EXISTING GAS
	EXISTING OVERHEAD ELECTRIC
	EXISTING OVERHEAD ELECTRIC/TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND ELECTRIC
	EXISTING CONDUIT
	PROPOSED CONDUIT
	EXISTING FIBEROPTIC
	EXISTING OVERHEAD TELEPHONE
	EXISTING UNDERGROUND TELEPHONE
	PROPOSED UNDERGROUND TELEPHONE
	EXISTING DITCH
	EXISTING FENCE
	EXISTING CONTOUR
	PROPOSED CONCRETE



VICINITY MAP
SCALE: 1"=500'

SUBJECT PROPERTY DESCRIPTION:

A PART OF MEIJER FRANKLIN SUBDIVISION, AN ADDITION TO THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED APRIL 6, 2016 IN PLAT CABINET E, PAGES 203 A, B, C, D, E & F, AS INSTRUMENT NO. 2006-007279, IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN SAID MEIJER FRANKLIN SUBDIVISION; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 31 (U.S. HIGHWAY 31) THE FOLLOWING TWO (2) COURSES: 1) SOUTH 17 DEGREES 37 MINUTES 51 SECONDS EAST 288.64 FEET, 2) SOUTH 16 DEGREES 12 MINUTES 17 SECONDS EAST 303.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 175 NORTH (ALSO KNOWN AS SIMON ROAD), SAID LINE LYING 35.00 FEET NORTH OF AND PARALLEL TO THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 175 NORTH; THENCE SOUTH 82 DEGREES 55 MINUTES 15 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 278.23 FEET; THENCE NORTHWESTERLY 34.60 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 37 DEGREES 27 MINUTES 11 SECONDS WEST AND A LENGTH OF 33.91 FEET; THENCE NORTH 17 DEGREES 37 MINUTES 51 SECONDS WEST 231.78 FEET; THENCE NORTHEASTERLY 47.52 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 09 DEGREES 35 MINUTES 55 SECONDS EAST 45.76 FEET; THENCE SOUTH 83 DEGREES 07 MINUTES 18 SECONDS WEST 21.31 FEET; THENCE NORTH 17 DEGREES 37 MINUTES 51 SECONDS WEST 253.08 FEET; THENCE SOUTH 62 DEGREES 37 MINUTES 51 SECONDS EAST 28.28 FEET; THENCE NORTH 72 DEGREES 22 MINUTES 09 SECONDS EAST 272.58 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.77 ACRES, MORE OR LESS. THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

ZONING INFORMATION:

LOT 3 = CITY OF FRANKLIN: MXR (MIXED USE: REGIONAL CENTER)
BLOCK 1 (LOTS 4 & 5) = CITY OF FRANKLIN: MXC (MIXED USE: COMMUNITY CENTER)
GW-OL (GATEWAY OVERLAY)

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88.
IRON ROD SET - SEE DRAWING FOR LOCATION.

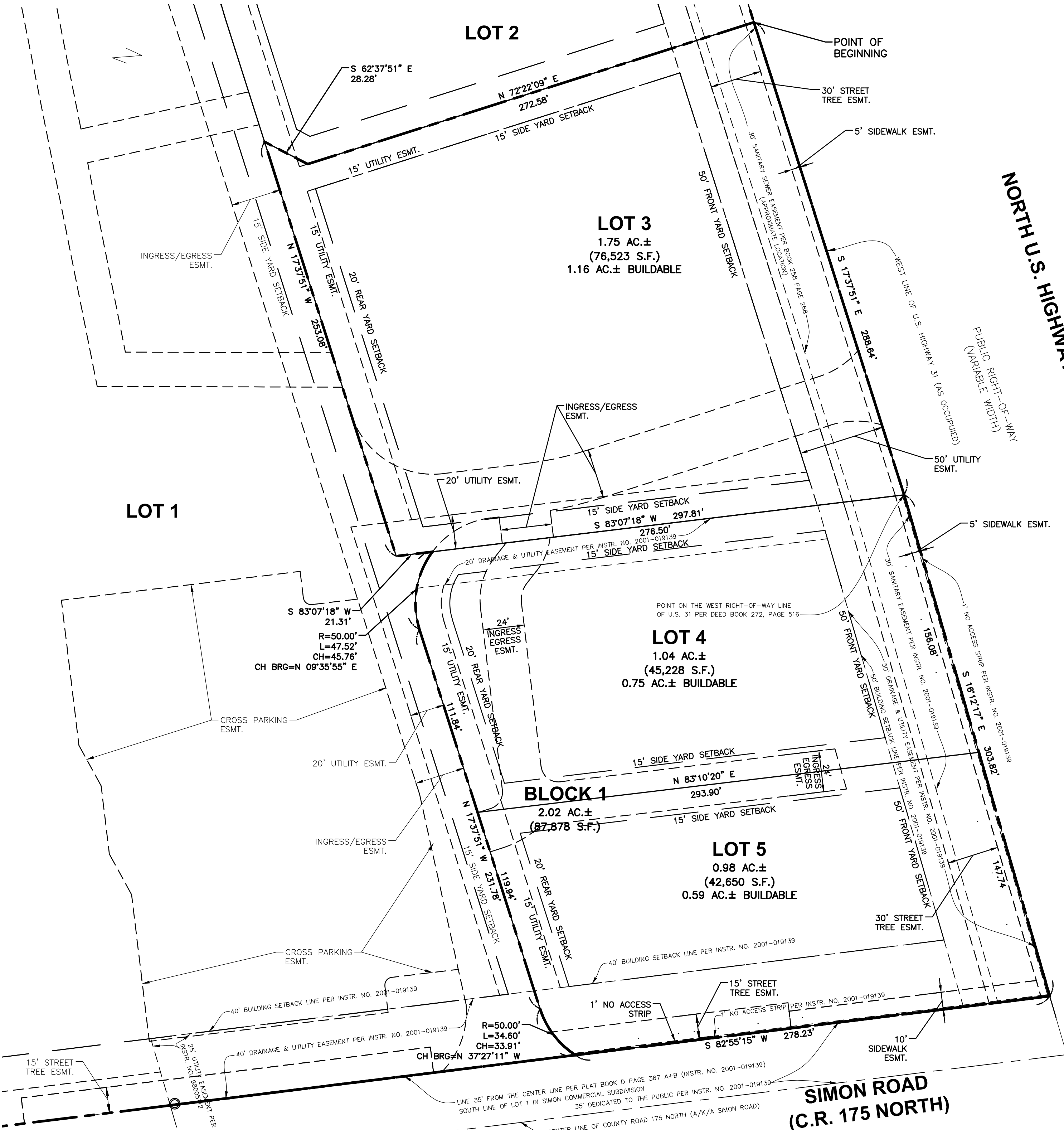
ELEVATION = 762.12'

MINIMUM FLOOD PROTECTION GRADE

ELEVATION = 763.75'

FLOOD ZONE INFORMATION:

ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 18081C0139D, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 2, 2007, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



PREPARED BY:



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OWNER:

Lot 3:
Meijer Stores Limited Partnership
2929 Walker Avenue, NW
Grand Rapids, MI 49544
616.453.6711

Block 1 (Lots 4 & 5):
Simon Road Franklin LLC
901 Wabash Avenue, Suite 300
Terre Haute, IN 47807

DEVELOPER:

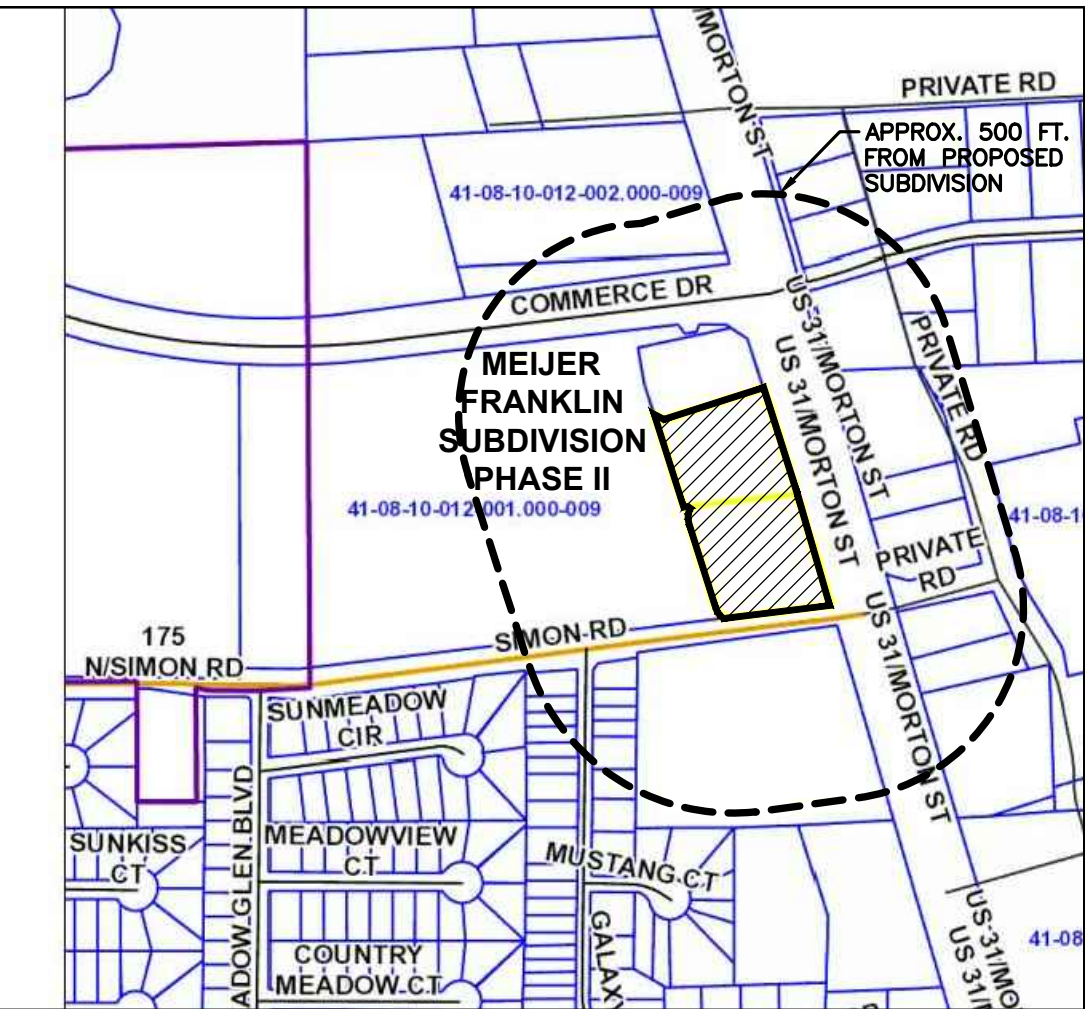
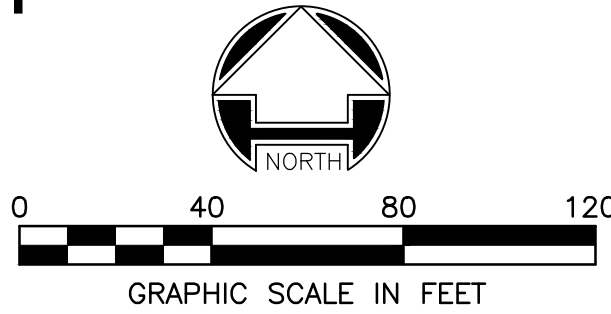
Meijer Stores Limited Partnership
2929 Walker Avenue, NW
Grand Rapids, MI 49544
616.453.6711

NOTES:

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VICINITY MAP
SCALE: 1"=500'

SYMBOL	DESCRIPTION
□	EXISTING CURB INLET
■	PROPOSED CURB INLET
□	EXISTING CATCH BASIN
■	PROPOSED CATCH BASIN
⊖	EXISTING CATCH BASIN
⬇	PROPOSED END SECTION
●	PROPOSED STORM MANHOLE
⊙	PROPOSED CLEANOUT
⊕	EXISTING SANITARY MANHOLE
●	PROPOSED SANITARY MANHOLE
⊖	EXISTING SANITARY CLEANOUT
⊗	GAS METER
+	GAS UTILITY MARKER
+	ELECTRIC UTILITY MARKER
⊞	ELECTRIC PEDESTAL
⊞	PULLBOX
⊞	TRANSFORMER
△	EXISTING FIRE HYDRANT
⊞	WATER METER PIT
⊞	WATER VALVE
+	WATER UTILITY MARKER
⊞	FIBEROPTIC LINE MARKER
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⊞	TELEPHONE PEDESTAL
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⊞	TELEPHONE POLE
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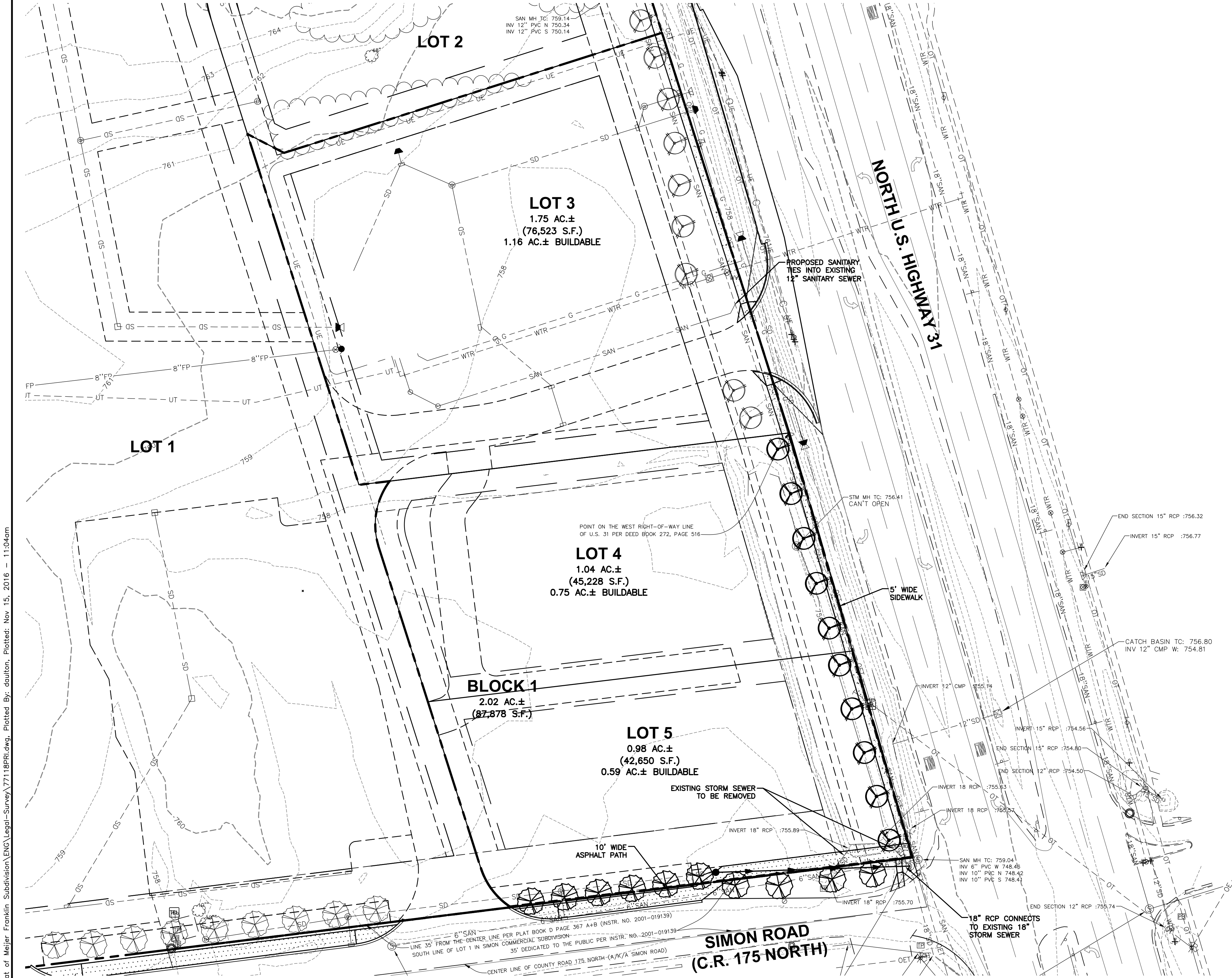
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