



# BSTP DEVELOPMENT SUBDIVISION

## A 3 LOT SUBDIVISION IN FRANKLIN, INDIANA

### JOHNSON COUNTY

#### LAND AREA 279,338± SQ. FT. - 6.413 ACRES

#### DEVELOPER: BSTP MIDWEST, LLC

#### OWNED BY: PAD COMMERCIAL, LLC

#### SOURCE OF TITLE: INSTRUMENT #2018-023051

#### DATE OF RECORDING :10/05/2015

THE SUBJECT PROPERTY IS CURRENTLY ZONED "MXC"

All existing buildings & structures are to be removed.

EXISTING LEGAL DESCRIPTION AS SHOWN IN CURRENT DEED OF RECORD AS RECORDED AT INSTRUMENT #2015-023051 OF TAX PARCEL ID NUMBERS: 41-08-03-043-006.000-009 AND 41-08-10-012-002.000-009

TRACT 1:

A part of the Northeast quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said quarter section marked by a stone found in place; thence South 89 degrees 59 minutes 17 seconds East on and along the North line thereof a distance of 288.16 feet to the point of Beginning marked by an iron pin set this survey; thence continuing South 89 degrees 59 minutes 17 seconds East on and along said North line a distance of 700.00 feet to an iron pin found on the West right of way of U.S. Highway Number 31; thence South 13 degrees 22 minutes 53 seconds East on and along said right of way line a distance of 350.00 feet; thence North 89 degrees 59 minutes 17 seconds West a distance of 700.00 feet; thence North 13 degrees 22 minutes 53 seconds West a distance of 350.00 feet to the Point of Beginning.

Containing 5.471 Acres

TRACT 2:

A part of the Northeast Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northwest Corner of said quarter section; thence South 89 degrees 59 minutes 17 seconds East a distance of 288.16 feet; thence South 13 degrees 22 minutes 53 seconds east a distance of 350.00 feet to the point of beginning; thence South 89 degrees 59 minutes 17 seconds East a distance of 610.00 feet; thence South 05 degrees 12 minutes 24 seconds East on and along the west line of the lands of Franklin Community School Corporation a distance of 48.65 feet; thence South 86 degrees 17 minutes 49 seconds West on and along the North right-of-way of Commerce Drive a distance of 594.96 feet; thence North 13 degrees 22 minutes 53 seconds West a distance of 89.43 feet to the point of beginning, containing 0.941 acres, more or less.

BUILDING SETBACKS / REQUIRED YARDS

This plat is not creating or establishing any Building Setbacks or required yards. The controlling jurisdiction zoning ordinance shall dictate and control these items.

CROSS ACCESS BETWEEN LOTS

Lots 1, 2 and 3 of this plat are hereby granted cross access easements for pedestrian and vehicular ingress & egress on & across Lots 1, 2 and 3 of this plat along the driveways and sidewalks as they may exist from time to time.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X-UNSHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18081C0139D, WHICH BEARS AN EFFECTIVE DATE OF 08/02/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY

ZONE "X-UNSHADED" IS DEFINED AS "OTHER AREAS. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

Bob Isgrigg  
& Associates LLC  
Engineers & Land Surveyors

518 EAST COURT AVE.  
JEFFERSONVILLE, IN 47130  
TEL.: (812)285-1011  
FAX: (812)285-1012  
http://www.inKLandSurvey.com  
isgrigg@inklandsurvey.com

LEGEND

• DEGREES	STRAIGHT TRAFFIC FLOW
• FEET OR MINUTES	TURNING TRAFFIC FLOW
• INCHES OR SECONDS	TURNING/STRAIGHT TRAFFIC FLOW
• PLUS OR MINUS	HANDICAP PARKING
• EAST	BOLLARD
N NORTH	GATE
R/W RIGHT-OF-WAY	FENCE
S SOUTH	CABLE LINE
W WEST	UNDERGROUND ELECTRIC LINE
POWER POLE	OVERHANG ELECTRIC LINE
GUY POLE	FIBER OPTIC LINE
FLOOD LIGHT	GAS LINE
LIGHT POST	SANITARY SEWER LINE
CATCH BASIN	STORM SEWER LINE
DRAINAGE MANHOLE	WATER LINE
FIRE HYDRANT	
GAS VALVE	
SEWER MANHOLE	
WATER VALVE	

BOB ISGRIGG & ASSOCIATES LLC

CIVIL ENGINEERS / LAND SURVEYORS  
518 E. COURT AVENUE, JEFFERSONVILLE, IN 47130  
(812) 285-1011 Phone | (812) 285-1012 Fax  
http://www.inKLandSurvey.com

BOUNDARY SURVEY / EXISTING SITE PLAN OF:  
BSTP DEVELOPMENT SUBDIVISION  
2490 NORTH MORTON STREET, FRANKLIN, INDIANA  
ORDERED BY: BSTP MIDWEST, LLC  
OWNED BY: PAD COMMERCIAL, LLC

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BKN  
R.L.I.  
1"=30'  
5/22/2018  
6/1/2018  
1804-17C

DRAWN BY  
CHECKED BY  
SCALE  
DATE  
REVISED  
JOB NO.

SHEET NO.



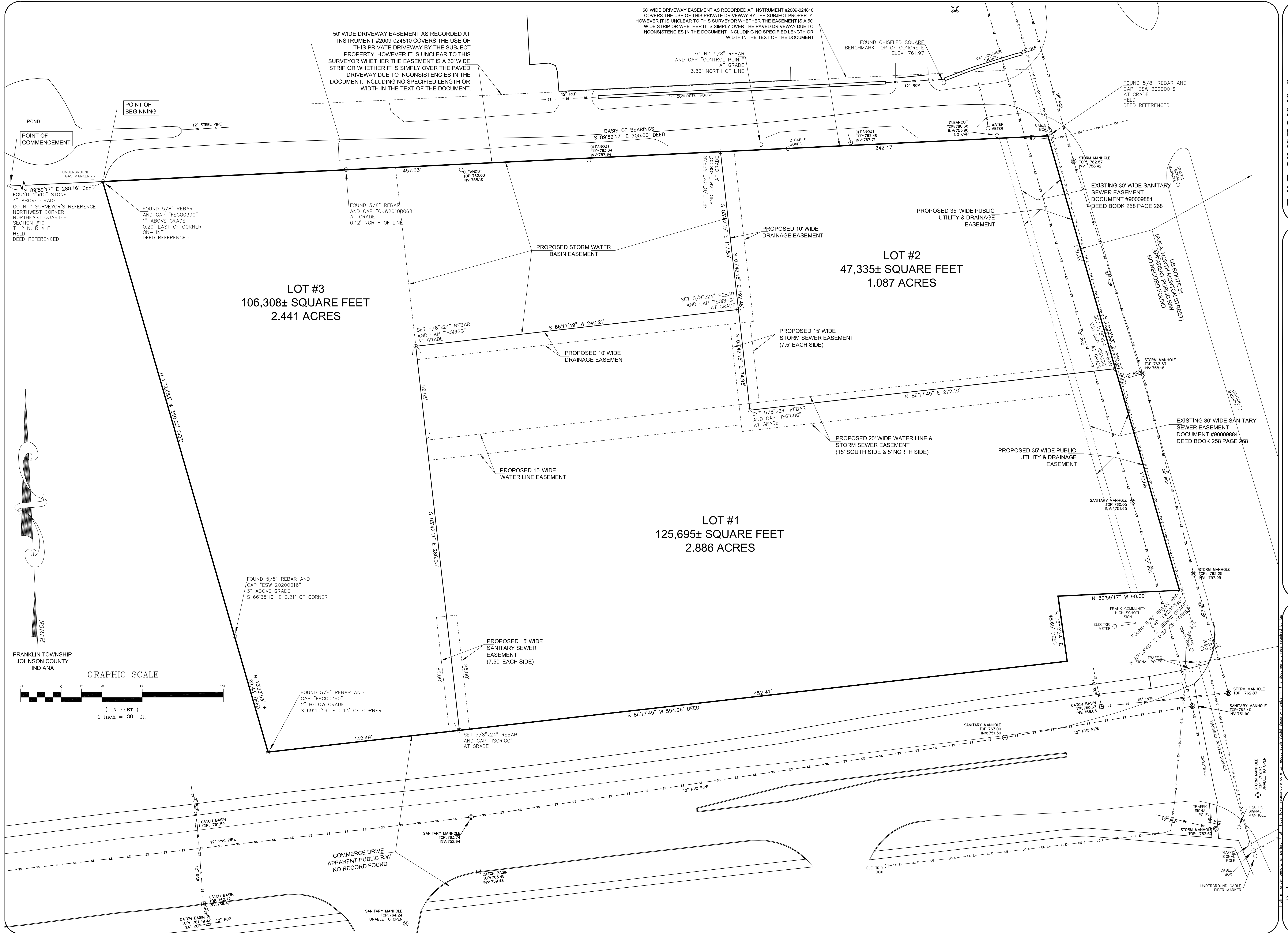




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