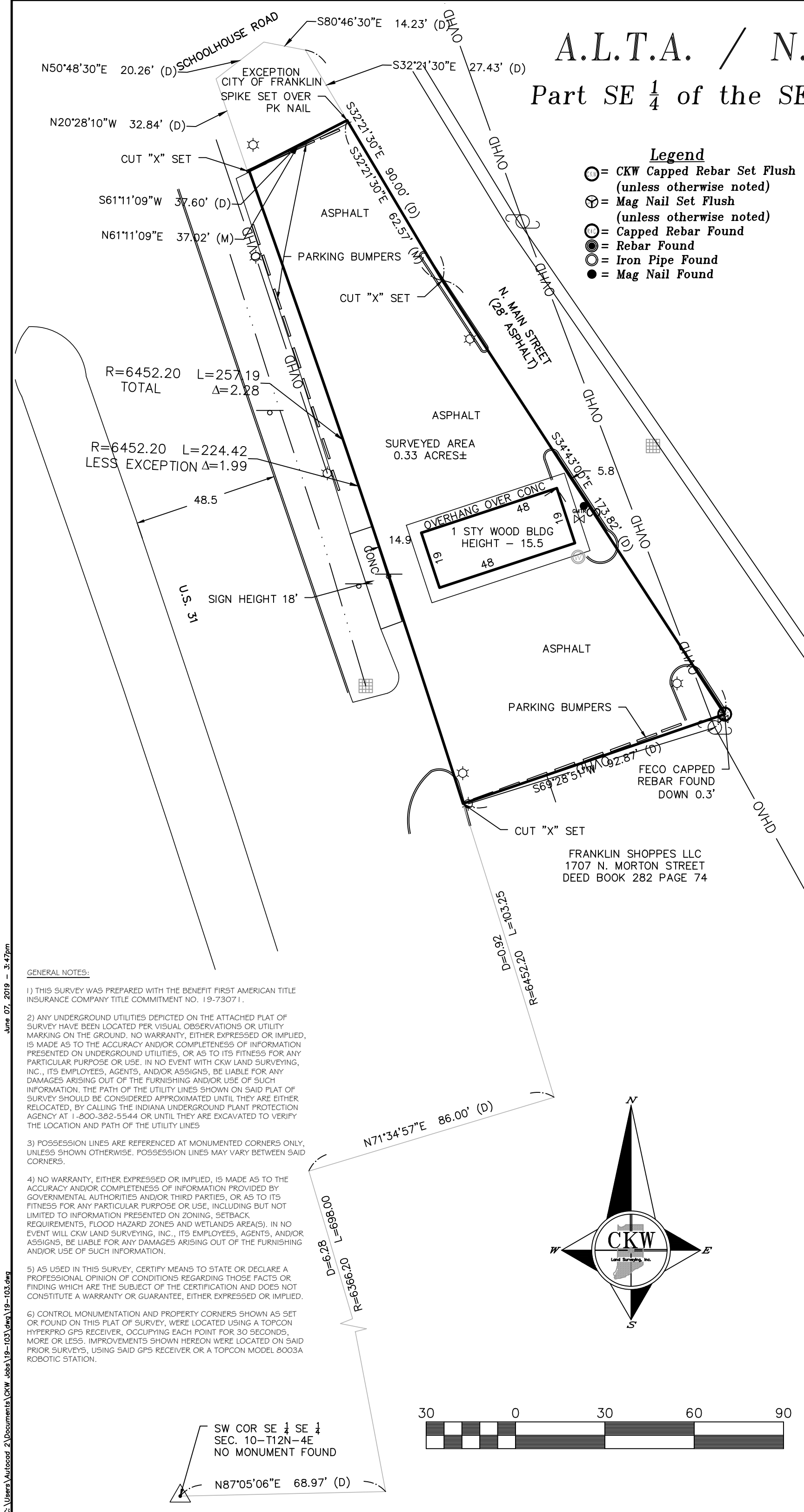


C:\Users\mufosad\_2\Documents\CKW Jobs\19-103.dwg June 07, 2019 - 3:47pm



# A.L.T.A. / N.S.P.S. Survey

## Part SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Sec. 10-T12N-R4E

- Legend**
- = CKW Capped Rebar Set Flush (unless otherwise noted)
  - ⊗ = Mag Nail Set Flush (unless otherwise noted)
  - ⊙ = Capped Rebar Found
  - ⦿ = Iron Pipe Found
  - = Mag Nail Found

LAND DESCRIPTION: (COMMITMENT NO. 19-73071)

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING ALSO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 IN THE SAME TOWNSHIP AND RANGE, THENCE NORTH 87 DEGREES 05 MINUTES 06 SECONDS EAST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER QUARTER SECTION A DISTANCE OF 68.97 FEET TO A POINT IN THE CENTERLINE OF U.S. HIGHWAY 31, DESIGNATED AS FEDERAL ROAD DIVISION NO. 4, INDIANA FI PROJECT NO. 9(4)1946; THENCE NORTHWESTERLY ON AND ALONG THE CENTERLINE OF SAID ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 6366.20 FEET, AN ARC DISTANCE OF 698.00 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 697.65 FEET AND A BEARING OF NORTH 15 DEGREES 16 MINUTES 36 SECONDS WEST TO STATION 1165+00 ON SAID ROAD PROJECT; THENCE NORTH 71 DEGREES 34 MINUTES 57 SECONDS EAST 86.00 FEET TO A P-K NAIL FOUND IN PLACE ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD; THENCE ON AND ALONG AN ARC OF SAID RIGHT-OF-WAY, SAID ARC HAVING A RADIUS OF 6452.2 FEET, AN ARC DISTANCE OF 103.25 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 18 DEGREES 52 MINUTES 40 SECONDS WEST AND A LENGTH OF 103.25 FEET TO A P-K NAIL FOUND IN PLACE AND MARKING THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING ON AND ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT, AN ARC DISTANCE OF 257.19 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES 28 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF 257.17 FEET TO AN IRON PIN SET ON THE SOUTHWESTERLY EXTENDED SOUTH RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD AS INDICATED ON THE LOCHRY ADDITION-SECOND SECTION TO THE CITY OF FRANKLIN PLAT OF RECORD AS RECORDED IN PLAT BOOK 3, PAGE 78 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER; THENCE NORTH 50 DEGREES 48 MINUTES 30 SECONDS EAST ON AND ALONG SAID EXTENDED RIGHT-OF-WAY LINE 20.26 FEET TO AN IRON PIN SET; THENCE SOUTH 80 DEGREES 46 MINUTES 30 SECONDS EAST 14.23 FEET TO AN IRON PIN SET; THENCE SOUTH 32 DEGREES 21 MINUTES 30 SECONDS EAST 90.00 FEET TO A P-K NAIL SET ON THE SOUTHERLY LINE OF A 50.35 FOOT WIDE RIGHT-OF-WAY AREA INDICATED ON SAID LOCHRY ADDITION PLAT, SAID RIGHT-OF-WAY AREA NOW BEING LOCALLY KNOWN AS NORTH MAIN STREET; THENCE SOUTH 34 DEGREES 43 MINUTES EAST 173.82 FEET TO A CONCRETE NAIL SET; THENCE SOUTH 69 DEGREES 30 MINUTES WEST 92.84 FEET TO THE PLACE OF BEGINNING, CONTAINING 15,535 SQUARE FEET (0.3566 ACRE), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, BEING ALSO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 IN THE SAME TOWNSHIP AND RANGE, THENCE NORTH 87 DEGREES 05 MINUTES 06 SECONDS EAST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER QUARTER SECTION A DISTANCE OF 68.97 FEET TO A POINT IN THE CENTERLINE OF U.S. HIGHWAY 31, DESIGNATED AS FEDERAL ROAD DIVISION NO. 4, INDIANA FI PROJECT NO. 9(4)1946; THENCE NORTHWESTERLY ON AND ALONG THE CENTERLINE OF SAID ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 6366.20 FEET, AN ARC DISTANCE OF 698.00 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 697.65 FEET AND A BEARING OF NORTH 15 DEGREES 16 MINUTES 36 SECONDS WEST TO STATION 1165+00 ON SAID ROAD PROJECT; THENCE NORTH 71 DEGREES 34 MINUTES 57 SECONDS EAST 86.00 FEET TO A P-K NAIL FOUND IN PLACE ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD; THENCE ON AND ALONG AN ARC OF SAID RIGHT-OF-WAY, SAID ARC HAVING A RADIUS OF 6452.2 FEET, AN ARC DISTANCE OF 103.25 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 18 DEGREES 52 MINUTES 40 SECONDS WEST AND A LENGTH OF 103.25 FEET TO A P-K NAIL FOUND IN PLACE, THENCE CONTINUING ON AND ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT, AN ARC DISTANCE OF 257.19 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES 28 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF 257.17 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERLY EXTENDED SOUTH RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD AS INDICATED ON THE LOCHRY ADDITION-SECOND SECTION TO THE CITY OF FRANKLIN PLAT OF RECORD AS RECORDED IN PLAT BOOK 3, PAGE 78 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER MARKING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 50 DEGREES 48 MINUTES 30 SECONDS EAST ON AND ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.26 FEET TO AN IRON PIN FOUND THIS SURVEY; THENCE SOUTH 80 DEGREES 46 MINUTES 30 SECONDS EAST 14.23 FEET TO AN IRON PIN FOUND THIS SURVEY; THENCE SOUTH 32 DEGREES 21 MINUTES 30 SECONDS EAST 27.43 FEET TO A P-K NAIL SET ON THE SOUTHERLY LINE OF A 50.35 FOOT WIDE RIGHT-OF-WAY AREA INDICATED ON SAID LOCHRY ADDITION PLAT, SAID RIGHT-OF-WAY AREA NOW BEING LOCALLY KNOWN AS NORTH MAIN STREET; THENCE SOUTH 34 DEGREES 43 MINUTES EAST 173.82 FEET TO THE PLACE OF BEGINNING, CONTAINING 712 SQUARE FEET (0.026 ACRE), MORE OR LESS.

FLOOD HAZARD STATEMENT:

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR FRANKLIN, INDIANA, COMMUNITY PANEL NO. 18081C 0227 D, DATED AUGUST 2, 2007, THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

ZONING:

THE PROPERTY IS ZONED MIXED-USE: COMMUNITY CENTER (MXC) AND IS WITHIN THE U.S.31 OVERLAY.

SURVEYORS COMMENTS:

THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN ALTANSPS LAND TITLE SURVEY ON THE ABOVE DESCRIBED REAL ESTATE. THE EXISTING BUILDING IS TO BE REMOVED AND A NEW BUSINESS WILL BE ESTABLISHED ON THIS SITE. A PREVIOUS UNRECORDED SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED BY FRANKLIN ENGINEERING COMPANY IN 2003, A COPY OF WHICH WAS SUPPLIED TO US BY THE CLIENT. THE DESCRIPTION OF THE PROPERTY (WHICH IS DEPICTED ABOVE) AS PROVIDED IN THE TITLE COMMITMENT, WAS PREPARED FROM THIS 2003 SURVEY. WE RECOVERED TWO CALLED FOR MONUMENTS ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET. THESE MONUMENTS MEASURED WITHIN 0.04 FEET OF THE RECORD DISTANCES CALCULATED FROM THE LEGAL DESCRIPTION. WHEN WE SET THE REMAINING PROPERTY CORNERS WE FOUND A REBAR LYING DOWN NEAR THE LOCATION OF THE SOUTHWEST PROPERTY CORNER. NEW ROADWORK ALONG U.S.31 AND SCHOOLHOUSE LANE REMOVED THE REMAINING CALLED-FOR MONUMENTS. THE MONUMENTS SET ALONG THE EAST RIGHT-OF-WAY LINE OF U.S.31 WERE FOUND TO BE AT 86 FEET FROM THE CENTERLINE (WITHIN RELATIVE POSITIONAL PRECISION). IMPROVEMENTS ALONG SAID EAST RIGHT-OF-WAY WERE FOUND TO BE BUILT IN THE RIGHT-OF-WAY AS SHOWN ON THE DRAWING THAT ACCOMPANIES THIS REPORT.

NO SCHEDULE B, PART II ITEMS AFFECTED THE SURVEY.

ITEM 16 - THERE WERE NO SIGNS OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.  
ITEM 19 - THERE WERE NO MARKED DELINEATED WETLANDS ON SUBJECT ON DATE OF FIELDWORK.

SURVEYOR'S REPORT: IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTION 1 THROUGH 19 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

VARIANCE IN THE REFERENCED MONUMENTS;  
DISCREPANCIES IN RECORDED DESCRIPTIONS AND PLATS;  
INCONSISTENCIES IN LINES OF OCCUPATION;  
THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES FOR EACH CLASSIFICATION OF SURVEY ARE AS FOLLOWS:  
(1) URBAN SURVEYS: 0.07 FEET (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.  
(2) SUBURBAN SURVEYS: 0.13 FEET (40 MILLIMETERS) PLUS 100 PARTS PER MILLION.  
(3) RURAL SURVEYS: 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION.  
AS DEFINED IN IAC 865, THIS SURVEY IS A RETRACEMENT SURVEY AS DEFINED IN IAC 865, OF A TRACT OF LAND.

FINDING OF FACTS:

WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYS ACCEPT A MONUMENT DOES NOT MAKE IT CORRECT. THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT. COMMON REPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE, THE LOCATION OF ANY OF THE ABOVE-DISCUSSED MONUMENTS MAY YET BE CONTRADICTED AND OVERCOME BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY PROPERTY BOUNDARY, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION FOR THE CORNERS. BECAUSE A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF THESE CORNERS IS UNKNOWN.

IF FENCES ARE TO BE INSTALLED, IT SHOULD BE KEPT IN MIND THE UNCERTAINTIES OF CORNERS FOUND AND SET. AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AREA AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 0.07 FEET ±  
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS: NONE  
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: 5 FEET ± (ALONG U.S.31)

REFERENCE INFORMATION:

FIRST AMERICAN TITLE COMMITMENT NO. 19-73071, DATED MAY 8 2019  
SUBJECT AND ADJOINER DEEDS  
TAX MAPS, & EASEMENT RECORDS  
INDOT REG 14973

CERTIFICATION:

TO JAMES R. WHEELER, CONSTANCE M. WHEELER, JOHNSON COUNTY LAND TITLE, FIRST AMERICAN TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,7a,8,11a,13,16,19,20 (\$1,500,000.00) OF TABLE A THEREOF.

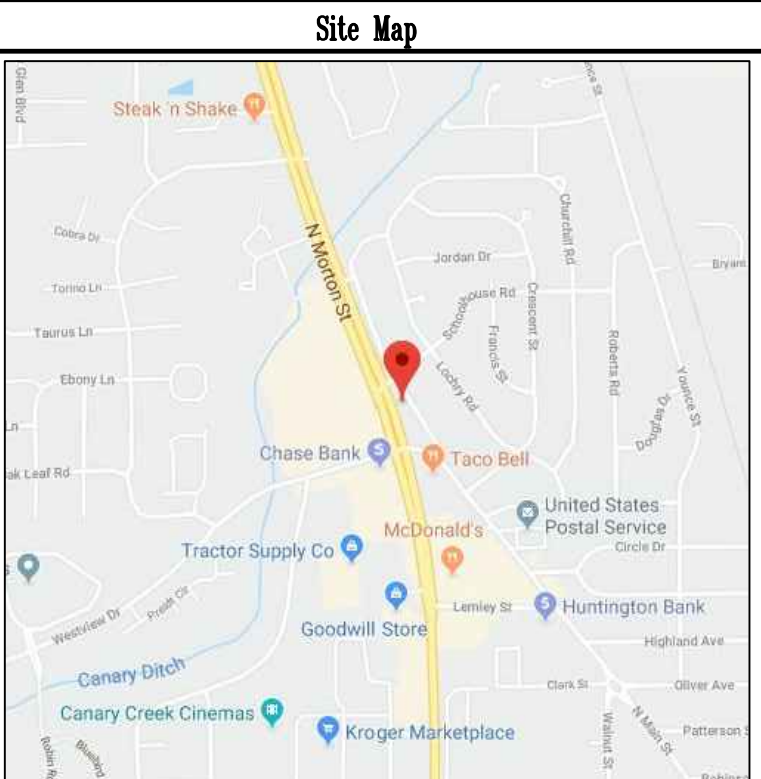
THE FIELDWORK WAS COMPLETED ON JUNE 4, 2019.

DATE OF PLAT OR MAP: JUNE 7, 2019.

"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." - JEFFREY J. KONDY

SURVEYORS SIGNATURE

JEFFREY J. KONDY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 20100068



Revisions			

JEFFREY J. KONDY  
REGISTERED  
No. LS20100068  
STATE OF INDIANA  
LAND SURVEYOR

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(317) 736-0791 - Fax

**Prepared For:**  
**James R. & Constance M. Wheeler**  
1795 N. Morton Street  
Franklin, Indiana 46131

**Project**  
1795 N. Morton Street  
Franklin, Indiana  
Franklin Township,  
Johnson County

**Sheet Title**  
A.L.T.A. / N.S.P.S. Survey

Scale 1" = 30'	Prepared By: CP	Designed N/A	Checked JJK
Work Order No. 190053		Sheet Number	
Date: June 7, 2019		1	Of 1