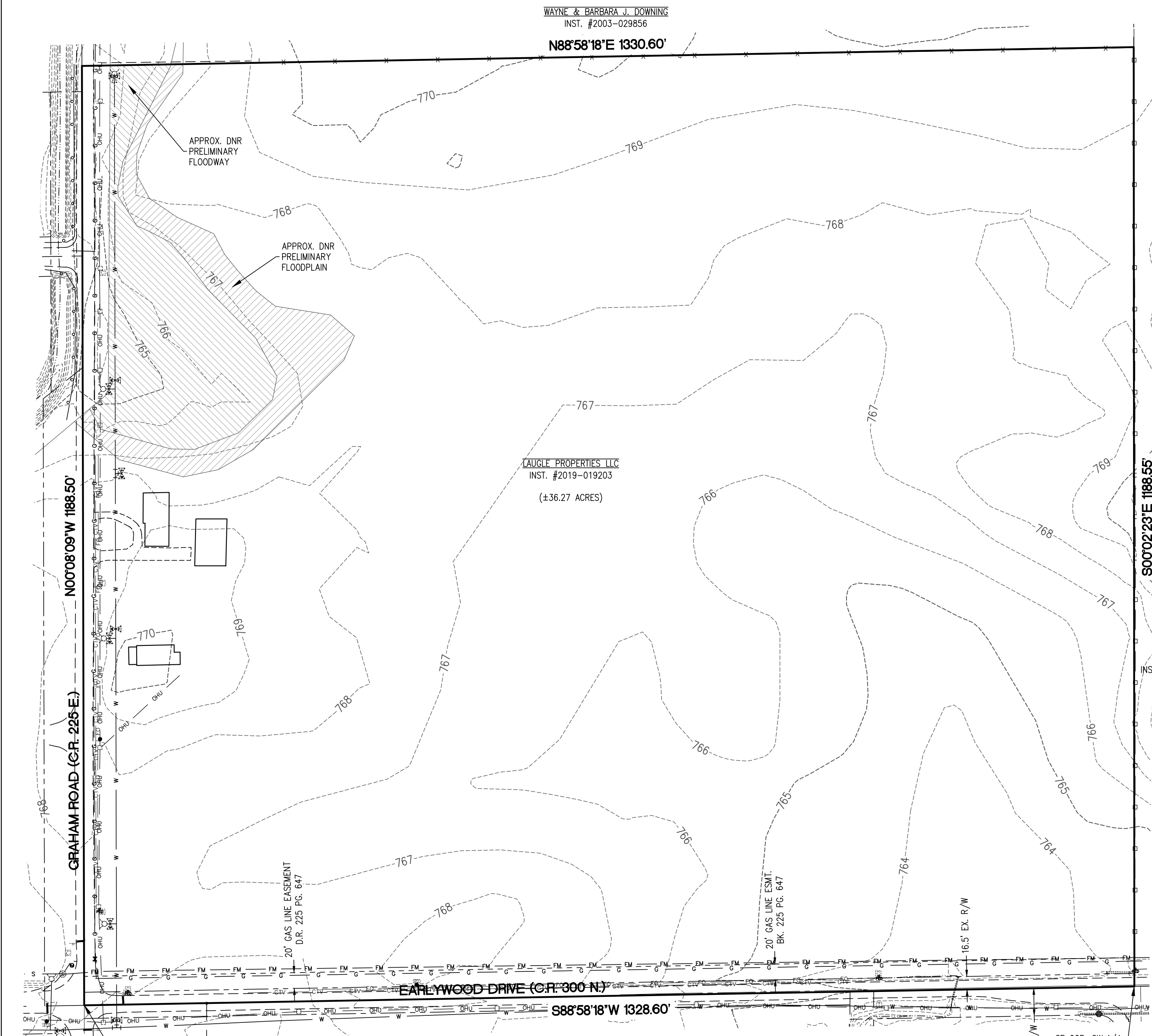


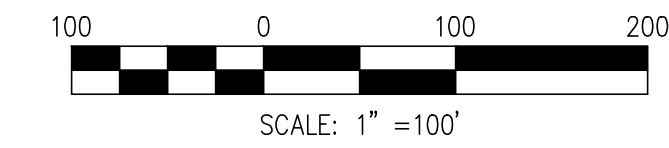
LAUGLE INDUSTRIAL PARK  
PRIMARY PLAT - EXISTING CONDITIONS

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF  
SECTION 35, TOWNSHIP 13 NORTH, RANGE 4 EAST,  
FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA



LOCATION MAP  
NO SCALE

LEGEND	
	POWERPOLE
	POWERPOLE W/ RISER
	GUY WIRE
	CABLE RISER
	MAILBOX
	SIGN
	GAS MARKER
	GAS METER
	TELEPHONE RISER
	TREES & TRUNK
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	TEMP. BENCHMARK
	WATER TEE
	45° BEND
	22.5° BEND
	11.25° BEND
	TAPPING SLEEVE
	WATER VALVE
	FIRE HYDRANT
	STORM CURB INLET
	LOCAL, NON-RESIDENTIAL
	R/W RIGHT-OF-WAY
	FYS FRONT YARD SETBACK
	SYS SIDE YARD SETBACK
	RYS REAR YARD SETBACK
	UE UTILITY EASEMENT
	AD&UE ACCESS, DRAINAGE & UTILITY EASEMENT
	CONTOURS
	PROPERTY LINE
	SECTION LINE
	RIGHT-OF-WAY
	PROP. RIGHT-OF-WAY
	EASEMENT LINE
	JOINER LINE
	PAVEMENT LINE
	FIELD LINE
	FENCE LINE
	CENTERLINE
	DITCH LINE
	ELECTRIC LINE
	OVERHEAD ELECTRIC
	GAS LINE
	WATER LINE
	STORM LINE
	TREE LINE
	PROP. EASEMENT LINE
	PROP. STORM SEWER W/ MANHOLE & END SECTION
	PROP. SANITARY SEWER W/ MANHOLE
	PROP. WATER LINE
	PROP. WATER SERVICE
	PROP. SANITARY LATERAL



PRELIMINARY

LAUGLE INDUSTRIAL PARK  
PRIMARY PLAT

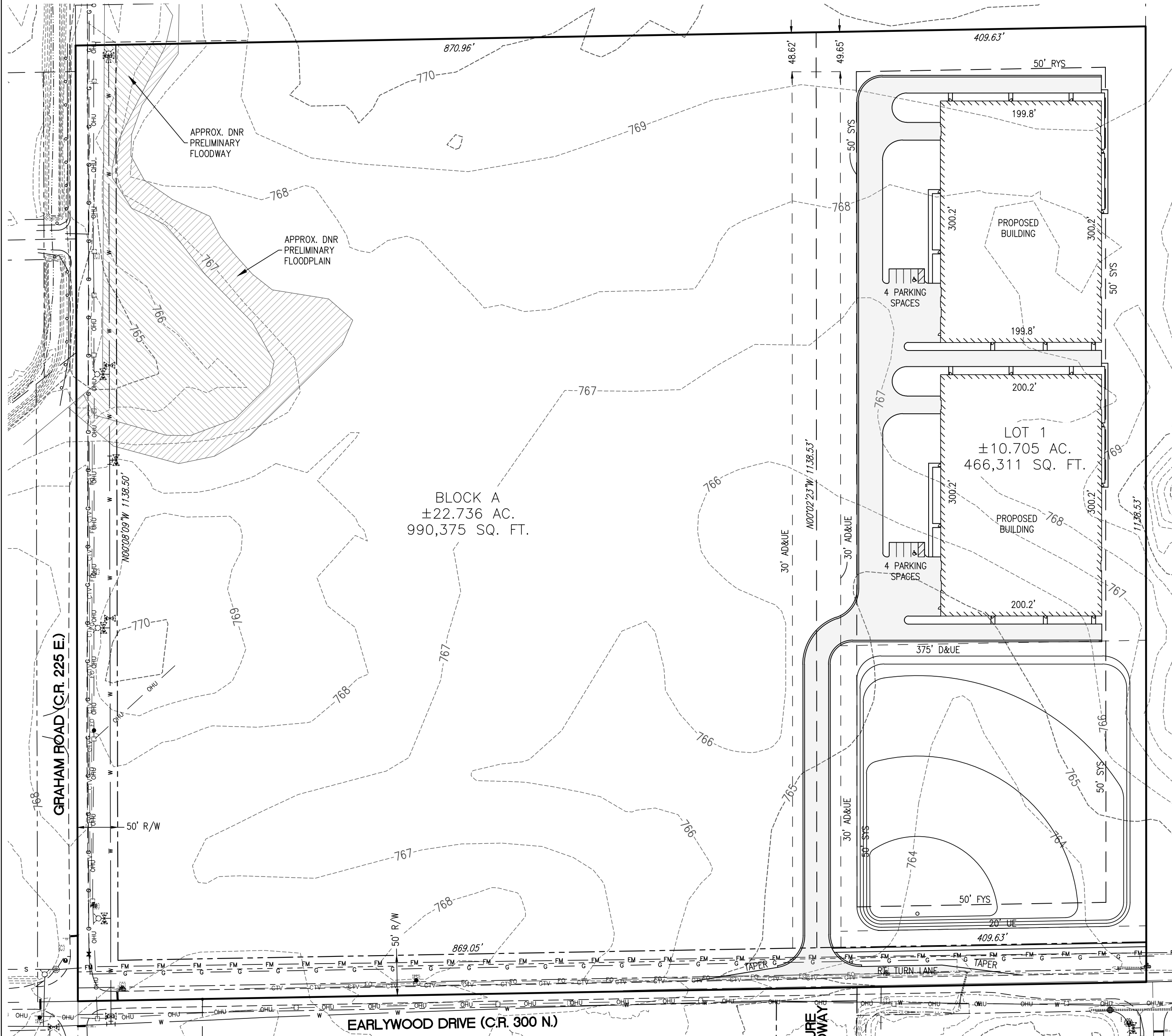
PROJECT NO.	-	DRAWN	CJL	CHECKED	GJI
DATE	APRIL 9, 2020	DESIGNED	GJI	APPROVED	GWC



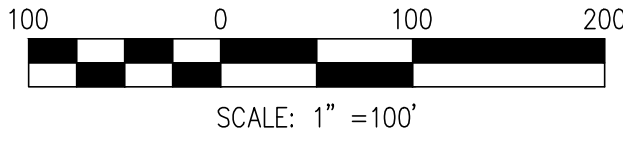
SHEET 1 of 4

LAUGLE INDUSTRIAL PARK  
PRIMARY PLAT - PROPOSED IMPROVEMENTS

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF  
SECTION 35, TOWNSHIP 13 NORTH, RANGE 4 EAST,  
FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA



LEGEND	
	POWERPOLE
	POWERPOLE W/ RISER
	GUY WIRE
	CABLE RISER
	MAILBOX
	SIGN
	GAS MARKER
	GAS METER
	TELEPHONE RISER
	TREES & TRUNK
	WATER METER
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	TEMP. BENCHMARK
	WATER TEE
	45° BEND
	22.5° BEND
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	TAPPING SLEEVE
	WATER VALVE
	FIRE HYDRANT
	STORM CURB INLET
	LOCAL, NON-RESIDENTIAL
	R/W RIGHT-OF-WAY
	FYS FRONT YARD SETBACK
	SYS SIDE YARD SETBACK
	RYS REAR YARD SETBACK
	UE UTILITY EASEMENT
	AD&UE ACCESS, DRAINAGE & UTILITY EASEMENT
	CONTOURS
	PROPERTY LINE
	SECTION LINE
	RIGHT-OF-WAY
	PROP. RIGHT-OF-WAY
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	ELECTRIC LINE
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	GAS LINE
	WATER LINE
	STORM LINE
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	PROP. EASEMENT LINE
	PROP. STORM SEWER W/ MANHOLE & END SECTION
	PROP. SANITARY SEWER W/ MANHOLE
	PROP. WATER LINE
	PROP. WATER SERVICE
	PROP. SANITARY LATERAL



THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM A ALTA/NSPS LAND TITLE SURVEY PERFORMED BY MAURER SURVEYING INC., JOB NO. 2320-ALTA-01 DATED JULY 11, 2019. THEREFORE, THE PROPERTY IS SUBJECT TO ANY OVERLAPS, GAPS, OR OTHER INCONSISTENCIES THAT SAID SURVEY MIGHT REVEAL.

NOTE: PER THE CITY OF FRANKLIN SUBDIVISION CONTROL ORDINANCE, SIDEWALKS ARE REQUIRED ALONG ALL PUBLIC RIGHTS-OF-WAY & STREET TREES SHALL BE PLANTED AT A RATIO OF 1 TREE PER 35 LF. OF STREET FRONTAGE.

LAUGLE INDUSTRIAL PARK  
DEVELOPMENT DATA SUMMARY

EXISTING ZONING: IG (INDUSTRIAL GENERAL)	2 AC. (87,120 SQ. FT.)
MINIMUM LOT AREA:	N/A
MAXIMUM LOT WIDTH:	100 FT.
MAXIMUM LOT DEPTH:	N/A
MAXIMUM LOT COVERAGE:	85%
MINIMUM FRONT YARD SETBACK:	50 FT.
MINIMUM SIDE YARD SETBACK:	50 FT.
MINIMUM REAR YARD SETBACK:	50 FT.
MAXIMUM HEIGHT OF BUILDINGS:	50 FT.
TOTAL NUMBER OF LOTS:	1 LOT
TOTAL NUMBER OF BLOCKS:	1 BLOCK
TOTAL PUBLIC RIGHT-OF-WAY:	2.83 AC.
TOTAL DEVELOPMENT AREA:	36.27 AC.
TOTAL DEVELOPMENT AREA W/O PUBLIC R/W:	33.44 AC.
ZONING OF ADJACENT PROPERTIES:	
NORTH	= A
EAST	= A
SOUTH	= IBO
WEST	= IBO & IG

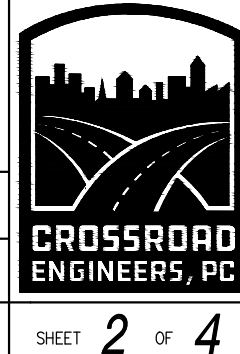
GENERAL PROJECT SUMMARY

THE PROPOSED LAUGLE INDUSTRIAL BUSINESS PARK IS A ±36.27 ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRAHAM ROAD AND EARLYWOOD DRIVE IN THE CITY OF FRANKLIN, IN. IT IS DESIRED TO CREATE ONE LOT AND ONE BLOCK FOR FUTURE INDUSTRIAL USES. A PRIVATE ROADWAY SHALL BE CONSTRUCTED TO SERVE THE DEVELOPMENT. ADDITIONALLY, PRIVATE WATER, SANITARY SEWER, DRAINAGE FACILITIES AND ALL OTHER NECESSARY UTILITIES SHALL BE CONSTRUCTED FOR THE DEVELOPMENT. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN THE SUMMER OF 2020.

PRELIMINARY

LAUGLE INDUSTRIAL PARK  
PRIMARY PLAT

PROJECT NO.	-	DRAWN	CJL	CHECKED	GJI
DATE	APRIL 9, 2020	DESIGNED	GJI	APPROVED	GWC



SHEET 2 of 4

**OWNER**  
LAUGLE PROPERTIES, LLC  
3719 E. 700 N.  
WHITELAND, IN 46184  
317-738-5966  
CONTACT: JACK LAUGLE  
jack@innovative-castings.com

**SURVEYOR**  
CROSSROAD ENGINEERS, PC  
3417 SHERMAN DRIVE  
BEECH GROVE, IN 46107  
PHONE: (317) 780-1555  
CONTACT: GEORGE W. CHARLES  
gwcharles@crossroadengineers.com



# LAUGLE INDUSTRIAL PARK PRIMARY PLAT - UTILITY PLAN

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF  
SECTION 35, TOWNSHIP 13 NORTH, RANGE 4 EAST,  
FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA

## LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 88 DEGREES 58 MINUTES 18 SECONDS WEST (BASIS OF BEARING S STATE PLANE COORDINATE SYSTEM - INDIANA EAST) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION 1328.60 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID HALF QUARTER SECTION 1188.50 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE LAND OF WAYNE AND BARBARA J. DOWNING, AS RECORDED AS INSTRUMENT NUMBER 2003-028658, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER; THENCE NORTH 88 DEGREES 58 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID DOWNING AND BEING PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION 1330.60 FEET TO A CAPPED REBAR STAMPED WITH MAURER SURVEY FIRM #0051, SAID POINT BEING ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 02 MINUTES 23 SECONDS EAST ALONG SAID EAST LINE 1188.55 FEET TO THE POINT OF BEGINNING, CONTAINING 36.27 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

## FLOODPLAIN INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN) AND IS NOT IN A SPECIAL HAZARD AREA AS PLOTTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18081C0143D, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 2007.

## BENCHMARK INFORMATION

**BTM #1**  
CUT "X" ON THE SOUTH CENTER OF A CONCRETE HEADWALL FOR A PIPE ENDSECTION ON THE NORTH SIDE OF COMMERCE DRIVE AND ON THE EAST SIDE OF A DRIVE ENTRANCE TO PREMIUM COMPOSITE TECHNOLOGY BUILDING APPROXIMATELY 590 FEET ALONG THE CENTERLINE OF COMMERCE DRIVE EAST OF GRAHAM ROAD AND 40 FEET NORTH OF THE CENTERLINE OF COMMERCE.  
ELEV. 753.41 (NAVD 88)

**BTM #2**  
TOP OF THE HEAD OF A LARGE BARN NAIL IN EAST SIDE OF POWER POLE #365-283 LOCATED ±19 FEET WEST OF THE CENTERLINE OF GRAHAM ROAD, ALSO LOCATED ±60 FEET DUE WEST OF A WOOD HEAD POST NEAR THE NORTHWEST CORNER OF THE SITE.  
ELEV. 768.38 (NAVD 88)

**BTM #3**  
MAG SPIKE IN THE NORTH FACE OF A POWER POLE (NO NUMBER) ±/- 60 FEET SOUTH OF THE CENTERLINE OF COMMERCE DRIVE & ±/- 35 FEET EAST OF THE CENTERLINE OF GRAHAM ROAD.  
ELEV. 757.11 (NAVD 88)

## LEGEND

	POWERPOLE		CONTOURS
	POWERPOLE W/ RISER		PROPERTY LINE
	GUY WIRE		SECTION LINE
	CABLE RISER		RIGHT-OF-WAY
	MAILBOX		PROP. RIGHT-OF-WAY
	SIGN		EASEMENT LINE
	GAS MARKER		ADJOMER LINE
	GAS METER		PAVEMENT LINE
	TELEPHONE RISER		FIELD LINE
	TREES & TRUNK		FENCE LINE
	FIRE HYDRANT		CENTERLINE
	WATER VALVE		DITCH LINE
	TEMP. BENCHMARK		ELECTRIC LINE
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	45° BEND		GAS LINE
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	11.25° BEND		STORM LINE
	TAPPING SLEEVE		TREE LINE
	WATER VALVE		PROP. EASEMENT LINE
	FIRE HYDRANT		PROP. STORM SEWER W/ MANHOLE & END SECTION
	STORM CURB INLET		PROP. SANITARY SEWER W/MANHOLE
	LOCAL, NON-RESIDENTIAL		PROP. WATER LINE
	R/W		PROP. WATER SERVICE
	FYS		PROP. SANITARY LATERAL
	SYS		
	RYS		
	UE		
	AD&UE		
	RIGHT-OF-WAY		
	FRONT YARD SETBACK		
	SIDE YARD SETBACK		
	REAR YARD SETBACK		
	UTILITY EASEMENT		
	AD&UE		

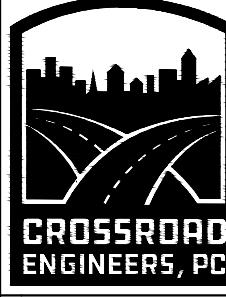
NOTE:  
PER THE CITY OF FRANKLIN  
SUBDIVISION CONTROL ORDINANCE,  
SIDEWALKS ARE REQUIRED ALONG ALL  
PUBLIC RIGHTS-OF-WAY & STREET  
TREES SHALL BE PLANTED AT A  
RATIO OF 1 TREE PER 35 LFT. OF  
STREET FRONTAGE.

THIS PLAT WAS PREPARED FROM  
INFORMATION OBTAINED FROM A  
ALTA/ACSM LAND TITLE SURVEY  
PERFORMED BY BANNING ENGINEERS  
AS PROJECT NUMBER 11191, DATED  
SEPTEMBER 21, 2011. THEREFORE,  
THE PROPERTY IS SUBJECT TO ANY  
OVERLAPS, CAPS, OR OTHER  
INCONSISTENCIES THAT SAID SURVEY  
MIGHT REVEAL.

PRELIMINARY

## LAUGLE INDUSTRIAL PARK PRIMARY PLAT

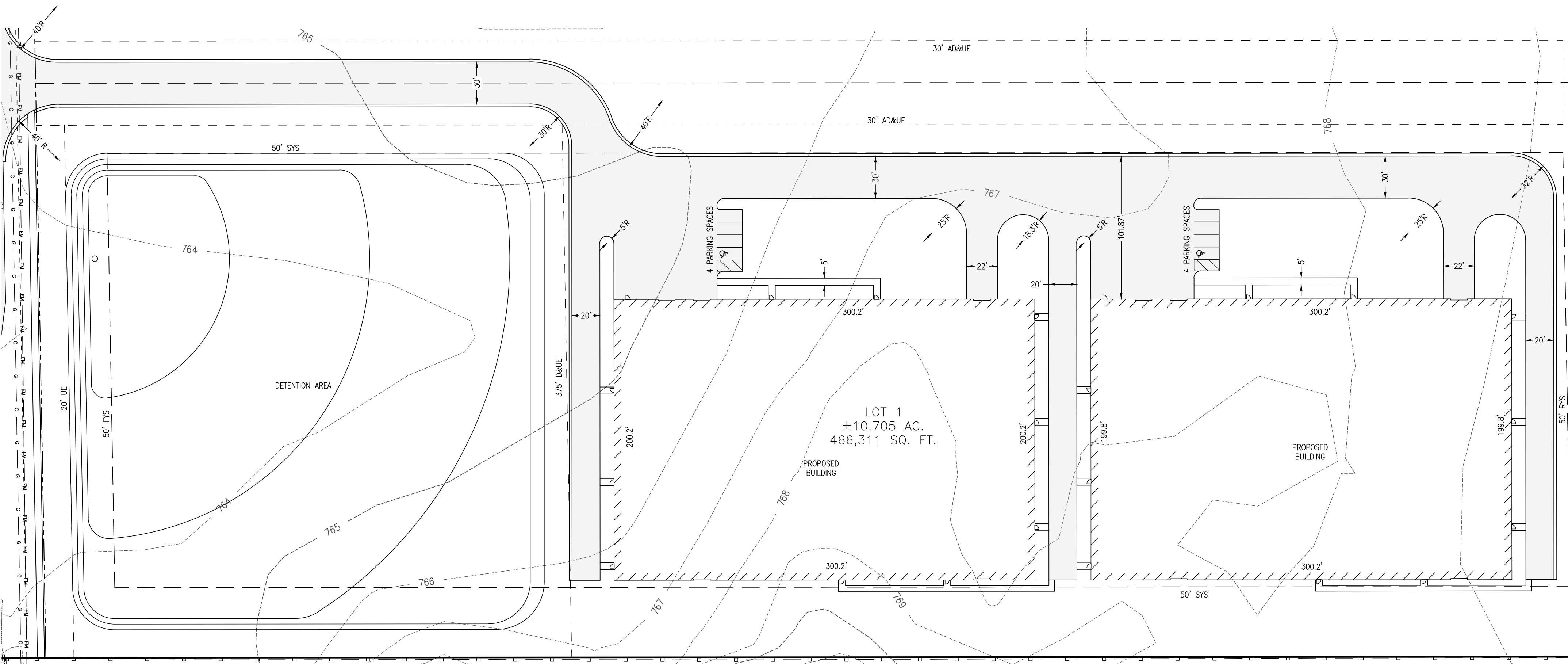
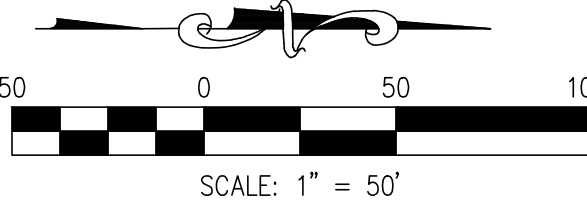
PROJECT NO.	DRAWN C.J.L.	CHECKED G.J.I.
DATE APRIL 9, 2020	DESIGNED G.J.I.	APPROVED G.W.C.



SHEET 3 of 4

# LAUGLE INDUSTRIAL PARK PRIMARY PLAT - DETAIL OF PROPOSED IMPROVEMENTS

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF  
SECTION 35, TOWNSHIP 13 NORTH, RANGE 4 EAST,  
FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA



PRELIMINARY

## LAUGLE INDUSTRIAL PARK PRIMARY PLAT

PROJECT NO.	DRAWN C.J.L.	CHECKED G.J.I.
DATE APRIL 9, 2020	DESIGNED G.J.I.	APPROVED G.W.C.



SHEET 4 of 4