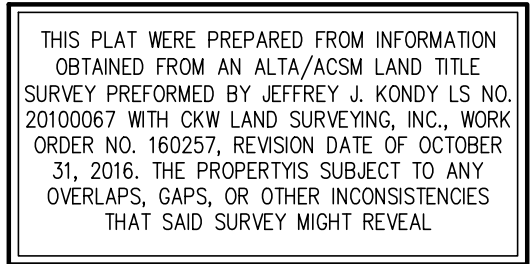








A PART OF THE SOUTHWEST QUATER OF SECTION 34,
TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE
SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA





LEGEND

	PROPERTY LINE
	PROP. LOT LINE
	PROP. EASMENT LINE
	ADJACENT LOT LINE
	EX. SETBACK LINE
	TEMP. BENCHMARK
RW	RIGHT-OF-WAY
FYS	FRONT YARD SETBACK
	INTERIOR MARKER
	MIN. 5/8" Ø BY 24" LONG REBAR
	MONUMENT FOUND

OWNER
T. THOMPSON PROPERTIES, LLC
1193 W. STONE RIDGE COURT,
GREENWOOD, IN 46143
CONTACT: TOM THOMPSON
EMAIL: thompson@fletcherchrysler.com
PHONE: (317) 690-0774

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

	<h2 style="margin: 0;">THOMPSON COMMERCIAL SUBDIVISION SECONDARY PLAT</h2>					
	PROJECT NO.	DRAWN	K/LF	CHECKED	G/J	
	DATE JUNE 11, 2020	DESIGNED	CDM	APPROVED	GWC	SHEET 1 of 2

A PART OF THE SOUTHWEST QUATER OF SECTION 34,
TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE
SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA

WE THE UNDERSIGNED, T. THOMPSON PROPERTIES, LLC, OWNER OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THOMPSON COMMERCIAL SUBDIVISION, AN ADDITION TO THE CITY OF FRANKLIN. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAN AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, AND SIGNS SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED, NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR EACH LOT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNER AND SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE MAINTENANCE OF ALL INLETS, OPEN DITCHES, PIPES, SWALES, MANHOLES AND DETENTION PONDS. THE COST AND EXPENSE OF SUCH MAINTENANCE SHALL BE THE LOT OWNER'S RESPONSIBILITY.

ALL LANDS IN THE SUBDIVISION AND THE USE OF LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN INSTRUMENT _____ IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

THE FOREGOING COVENANTS, OR RESTRICTIONS, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM (A 25-YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS, OR RESTRICTIONS, SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDINGS COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS, BY JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS AND RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT REMAINING PORTIONS NOT SO AFFECTED.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, _____

TOM THOMPSON

(SIGNATURE)

[illegible]

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND
STATE, PERSONALLY APPEARED _____
_____ FOR EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED
THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT
AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, _____

NOTARY PUBLIC

RESIDENT OF _____ COUNTY, INDIANA

MY COMMISSION EXPIRES: _____

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 21st DAY OF APRIL, 2020.

CITY OF FRANKLIN PLAN COMMISSION BY:

JIM MARTIN, PRESIDENT

SUZANNE FINDLEY, SECRETARY

JOANNA MYERS, SENIOR PLANNER

MARK RICHARDS, CITY ENGINEER

ENTERED FOR TAXATION THIS _____ DAY OF _____, _____

_____ NO. _____

RECEIVED FOR RECORD THIS _____ DAY OF _____, _____

AT _____ AND RECORDED IN PLAT CABINET _____ SLIDE _____

JILL JACKSON, COUNTY RECORDER

COPY RECEIVED BY COUNTY ASSESSOR

MARK ALEXANDER, COUNTY ASSESSOR

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

STEVE BARNETT, MAYOR

BOB SWINEHAMER, MEMBER

ATTEST:

JAYNE RHOADES, CLERK-TREASURER

I, GEORGE W. CHARLES, II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT WAS PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY JEFFREY J. KONDY LS NO. 20100067 WITH CKW LAND SURVEYING, INC., WORK ORDER NO. 160257, REVISION DATE OF OCTOBER 31, 2016. THE PROPERTY IS SUBJECT TO ANY OVERLAPS, GAPS, OR OTHER INCONSISTENCIES THAT SAID SURVEY MIGHT REVEAL.



GEORGE W. CHARLES, II
INDIANA LAND SURVEYOR
No. LS 20800117
DATED: JUNE 11, 2020

ORIGINATING BENCHMARK

DESIGNATION - X 13
PID - KA0010
STATE/COUNTY - IN/MORGAN
USGS QUAD - MOORESVILLE EAST (1980)

VERT ORDER - FIRST CLASS II

DESCRIBED BY COAST AND GEODETIC SURVEY 1946
1.2 MI N FROM WAVERLY, IN JOHNSON COUNTY, 1.2 MILES NORTH ALONG STATE HIGHWAY 37 FROM THE
STATE HIGHWAY 144 AT WAVERLY, MORGAN COUNTY, 125 YARDS NORTH OF THE
MORGAN-JOHNSON COUNTY LINE, 26 FEET WEST OF THE CENTERLINE OF THE HIGHWAY, IN LINE WITH THE WEST
RIGHT-OF-WAY FENCE, 1.5 FEET SOUTH OF A WHITE WOODEN WITNESS POST, AND ABOUT 2 FEET HIGHER THAN
THE HIGHWAY. A STANDARD DISK, STAMPED 686.370 X 13 1930 AND SET IN THE TOP OF A CONCRETE POST
PROJECTING 7 INCHES ABOVE GROUND.

RECOVERY NOTE: IN DEPT. OF NAT RES 1985
NEW DESC. - AT THE INTERSECTION OF NEW STATE ROAD 144 AND OLD STATE ROAD 37, IN THE SOUTHWEST
QUARTER OF THE INTERSECTION, WITNESS POST IS GONE RIGHT-OF-WAY FENCE IS GONE, ALL OTHER INFORMATION
APPEARS TO BE CORRECT.


ELEVATION = 685.94 (NAVD 88)

TM# 406
CUT "X" UPST WEST-NORTHWEST CARRIAGE BOLT (UPPER) ON HYDRANT AT SOUTHEAST CORNER OF SLOAN DRIVE
AND U.S. HIGHWAY 31.

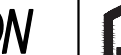
ELEVATION = 777.93

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER MARKED BY A REBAR FOUND 0.8 FEET BELOW GROUND AND CONTAINING AN IRON PEG THREE INCHES LONG; THENCE SOUTH 69 DEGREES 59' 00" WEST (BEARING) ON AND ALONG THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER A DISTANCE OF 144.72 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 88 DEGREES 50 MINUTES AND 59 SECONDS WEST A DISTANCE OF 92.57 FEET TO A POINT OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51; THENCE SOUTH 88 DEGREES 50 MINUTES AND 59 SECONDS WEST A DISTANCE OF 11.00 FEET TO A POINT OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51; THENCE SOUTH 72.63 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 59 SECONDS WEST A DISTANCE OF 440.94 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 59 SECONDS WEST A DISTANCE OF 1669.06 FEET TO THE POINT OF BEGINNING CONTAINING 26.17 ACRES, MORE OR LESS.



THOMPSON COMMERCIAL SUBDIVISION SECONDARY PLAT



PROJECT NO.	DRAWN	K.L.F.	CHECKED	G.J.I.
DATE	JUNE 11, 2020	DESIGNED	CMD	APPROVED
			GWC	

Transportation & Development Consultants
1000 Lakeside Blvd., Suite 200, Indianapolis, IN 46202-1000

SHEET

1 of 2