

PRELIMINARY PLAT

FRANKLIN BUSINESS PARK, LOT 1

NE 1/4 & SE 1/4 SEC. 11 - T12N - R4E, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
ADDRESS: 1725 N. GRAHAM ROAD
ZONED: IG

LAND DESCRIPTION

Part of the Northeast Quarter and the Southeast Quarters of Section 11, Township 12 North, Range 4 East of the Second Principal Meridian, City of Franklin, Johnson County, Indiana, described as follows:

COMMENCING at a MAG Nail found marking the southwest corner of said Northeast Quarter proceed thence North 89 degrees 40 minutes 25 seconds East (assumed bearing) along the south line of said Northeast Quarter 40.00 feet to the east right of way of Graham Road as described in Deed Book 275, Page 611 in the Office of the Recorder of Johnson County and the POINT OF BEGINNING; thence North 00 degrees 10 minutes 11 seconds West along said right of way line 72.21 feet to the south line of the land of Owens-Illinois Closure, Inc. as described in Instrument Number 96-2491 in said county records, marked by a 5/8 inch rebar set with a cap stamped "BANNING ENG FIRM #0060" thence North 89 degrees 49 minutes 49 seconds East along the south line thereof 568.36 feet a 5/8 inch rebar found at the northwest corner of Klaier Plat recorded as Instrument Number 2006-028157 in said county records; thence South 90 degrees 10 minutes 11 seconds East along the west line of said platted land 859.22 feet to a 5/8 inch rebar found at the southwest corner thereof; thence South 89 degrees 49 minutes 49 seconds West along the westerly extension of the south line of the Klaier Plat 566.99 feet to the said east right of way, marked by a 5/8 inch rebar set with a cap stamped "BANNING ENG FIRM #0060" thence North 00 degrees 16 minutes 09 seconds West along said right of way line 787.01 feet to the POINT OF BEGINNING, containing 11.199 acres, more or less.

LEGEND

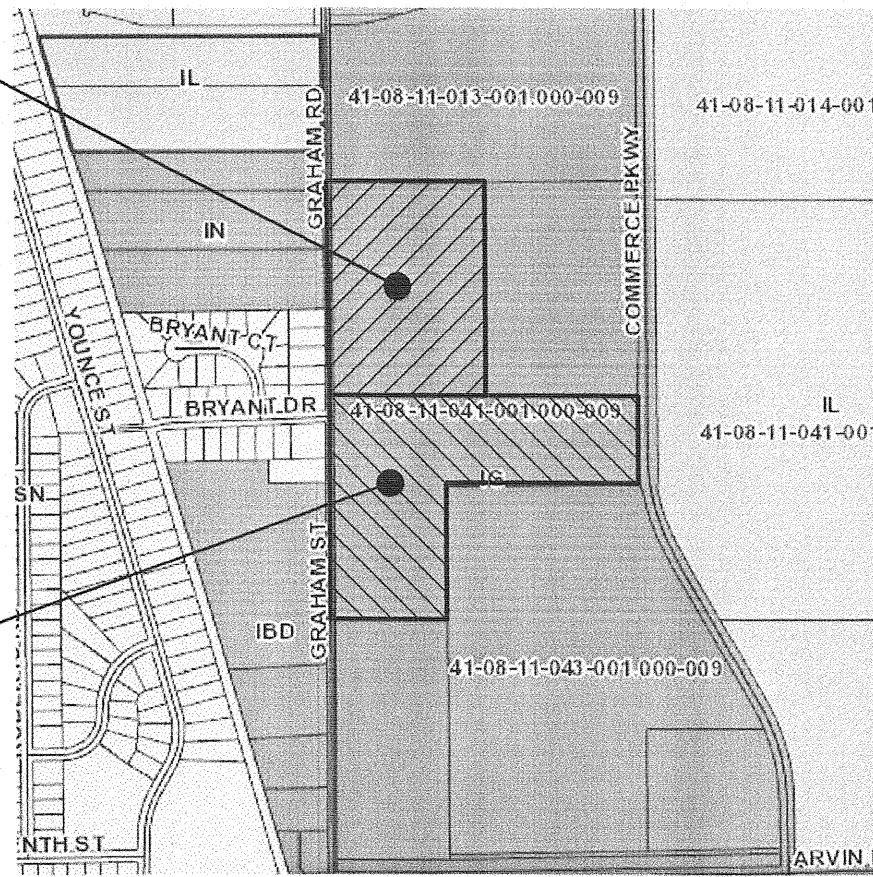
- | | |
|---------------------------------|---|
| EXISTING | PROPOSED |
| — X — FENCE LINE | — S — STORM SEWER |
| — · · · — FLOW LINE | — S — SANITARY SERVICE |
| — E — UNDERGROUND ELECTRIC LINE | — W — WATER SERVICE |
| — OE — OVERHEAD UTILITIES | — G — GAS SERVICE |
| — UF0 — FIBER OPTIC LINE | — E — ELECTRIC SERVICE |
| — G — GAS LINE | — RD — ROOF DRAIN |
| — ST — STORM SEWER PIPES | — · · · — FLOW LINE |
| — S — SANITARY SEWER PIPES | ● 5/8" REBAR WITH "BANNING ENG FIRM 0060" CAP SET |
| — W — WATER LINE | ○ MONUMENT FOUND |
| [E] ELECTRIC TRANSFORMER | |
| [G] GAS METER | |
| [U] UTILITY POLE | |
| [S] SIGN | |
| [T] TELEPHONE SPLICE BOX | |
| [F] FIRE HYDRANT | |
| [M] WATER METER | |
| [B] MAILBOX | |
| [SS] SANITARY SEWER STRUCTURE | |
| [V] WATER VALVE | |

NOTES:

- NO STREET TREES ARE SHOWN DUE TO THE LOCATION OF EXISTING WATER AND SANITARY SEWER EASEMENTS. (WAIVER REQUESTED)
- THE MAINTENANCE OF DRAINAGE SWALES AND OTHER DRAINAGE FEATURES SHALL BE THE RESPONSIBILITY OF THE LOT OWNER'S ASSOCIATION AND THE PROPER FUNCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM MAY BE ENFORCED BY THE BOARD OF PUBLIC WORKS AND SAFETY AND THE CITY ENGINEER.
- THIS SUBDIVISION IS SUBJECT TO ALL DRAINAGE SYSTEM DESIGN AND CONSTRUCTION STANDARDS OF THE FRANKLIN SUBDIVISION CONTROL ORDINANCE, ALL OTHER APPLICABLE ADOPTED STANDARDS OF THE CITY OF FRANKLIN, AND THE REQUIREMENTS OF THE CITY ENGINEER THAT PROVIDE FOR THE REPAIR AND MAINTENANCE OF THE SYSTEM.
- NO FLOODPLAINS EXIST ON THIS SITE. THIS SITE IS LOCATED IN FLOOD ZONE "X" PER FIRM MAP FOR JOHNSON COUNTY, INDIANA, MAP NO. 18081C0143D & 18081C0231D, DATED AUGUST 2, 2007.

TEAM SIX PROPERTIES, LLC

PROJECT LOCATION



CONTIGUOUS OWNED PROPERTY

LOCATION MAP
NO SCALE

KA195
REFERENCE MARK 2 IS A STANDARD DISK STAMPED FRANKLIN 1920 NO 2 1974 SET IN A DRILL HOLE IN THE TOP AND SOUTH EDGE OF THE CONCRETE BASE OF A SIGNAL LIGHT, 20 FEET EAST OF THE CENTERLINE OF CROWELL ST., 36 FEET SOUTH OF THE CENTERLINE OF MADISON ST., 59 FEET WEST OF THE WEST RAIL OF THE RAILROAD AND 6 FEET NORTHWEST OF THE MAPLE TREE ELEVATION 729.2, NAVD 88

TBM
A CUT "X" IN A CONCRETE PAD FOR UTILITY BOXES 54 FEET WEST OF THE WEST EDGE OF PAVEMENT OF COMMERCE PARKWAY, 1867 FEET NORTH, ALONG THE MEANDERINGS OF COMMERCE PARKWAY, OF THE INTERSECTION WITH ARVIN DRIVE. NAVD 88 ELEVATION = 774.86

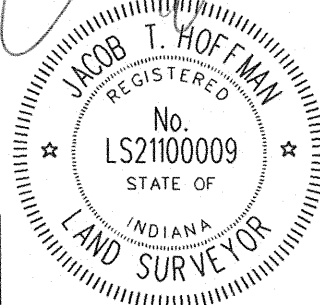
PROJECT APPLICANT
RUNNEBOHM CONSTRUCTION
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SHELBYVILLE, IN 46176
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PLANS PREPARED BY:

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CONTACT: RYAN LINDLEY

CERTIFIED BY:



Designed:	RL	Date
Drawn:	SJH	
Checked:		
Scale:	1" = 50'	
Date:	09-14-12	
Project No: 11191R		
Sheet No:		
C102		