

REPLAT OF BLOCK A OF THE THOMPSON COMMERCIAL SUBDIVISION SECONDARY PLAT

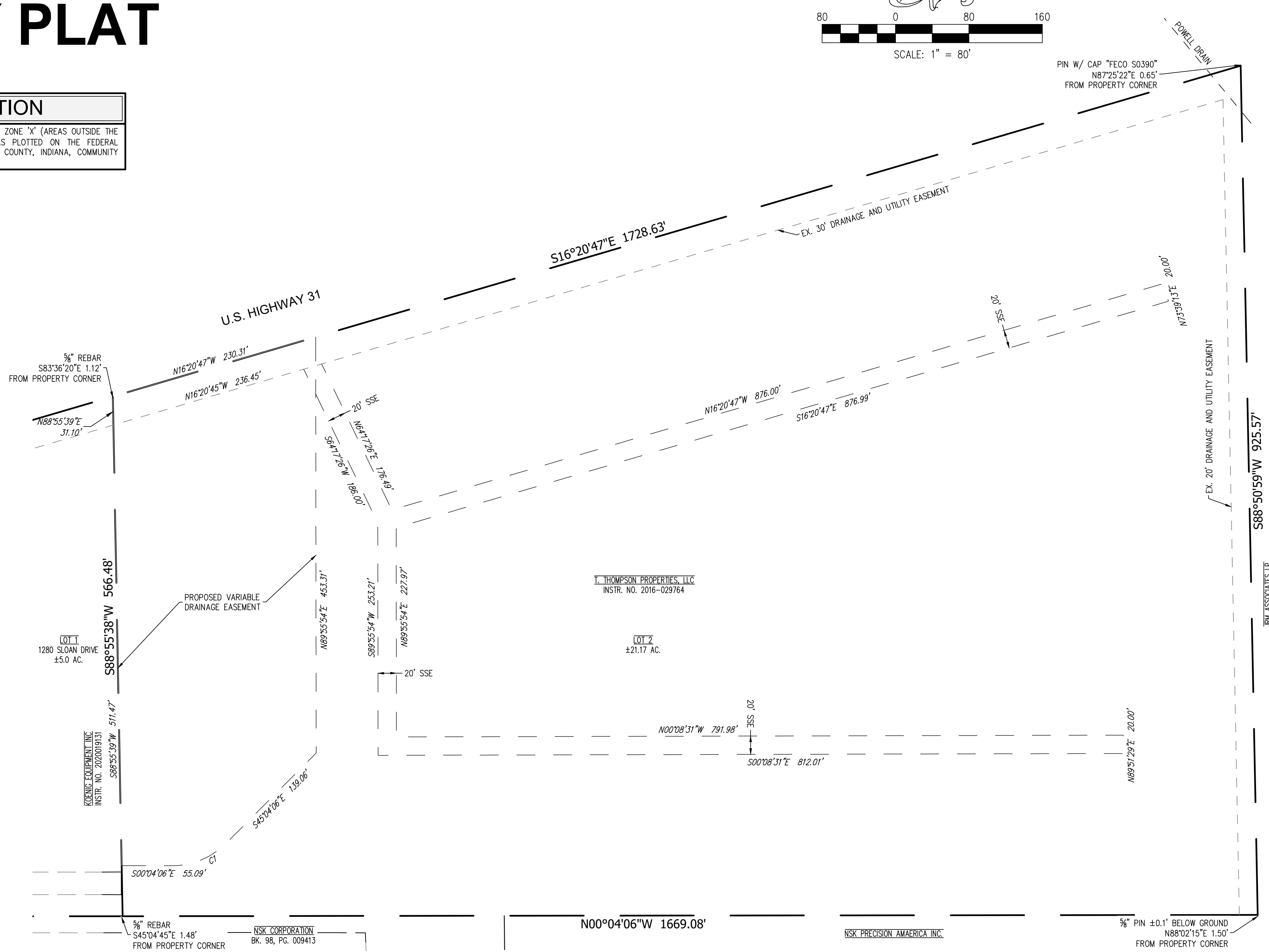
A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 3 EAST OF WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA



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 FLOOD HAZARD AREA AS PLOTTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18081C0139E, WHICH BEARS AN EFFECTIVE DATE OF 01/29/2021.

PROPOSED LEGEND

- PROPERTY LINE
- SEBACK LINE
- LOT LINES
- RIGHT-OF-WAY EASEMENT LINE
- BSL - BUILDING SETBACK LINE
- DUE - DRAINAGE & UTILITY EASEMENT
- NAE - NON-ACCESS EASEMENT
- AE & DUE - ACCESS, DRAINAGE & UTILITY EASEMENT
- SSE - SANITARY SEWER EASEMENT
- PERMANENT OUTSIDE BOUNDARY CORNER SET PER JOHNSON COUNTY (5/8" REBAR [1.0g/ft] IN 4"x4"x48" CONCRETE)
- PERMANENT OUTSIDE BOUNDARY CORNER WITHIN PAVEMENT SET PER JOHNSON COUNTY (2" MAG NAIL)
- PERMANENT PROPERTY LOT CORNER SET PER JOHNSON COUNTY (1"x36" PIPE [1.0g/ft])
- MONUMENT FOUND AS DESCRIBED



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.19	83.00	45.00	S22° 34' 06"E	63.53

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
 115 N. 17th AVENUE
 BEECH GROVE, IN 46107
 PHONE: (317) 780-1555
 CONTACT: GEORGE W. CHARLES II

PREPARED BY:



REPLAT OF BLOCK A OF THE THOMPSON COMMERCIAL SUBDIVISION SECONDARY PLAT

PROJECT NO.	DRAWN	DEP	CHECKED	GJI
DATE SEPTEMBER 7, 2023	DESIGNED	CDM	APPROVED	GWC



REPLAT OF BLOCK A OF THOMPSON COMMERCIAL SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 3 EAST OF WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

DEDICATION CERTIFICATE

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 THE REPLAT OF BLOCK A OF THE 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.

THERE ARE STRIPS OF GROUND VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT 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.

THE FOREGOING COVENANTS, OR RESTRICTION, 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 JUDGMENT 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 ERRECTED 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 _____, 2023.

T. THOMPSON PROPERTIES, LLC
 TOM THOMPSON, MEMBER

(SIGNATURE)

STATE OF INDIANA)
) SS:
 COUNTY OF JOHNSON)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED TOM THOMPSON 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 _____, 2023.

NOTARY PUBLIC _____
 RESIDENT OF _____ COUNTY, INDIANA
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

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

 JOE ABBAN, SECRETARY

THIS PLAT IS HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FRANKLIN BY:

 ALEX GETCHELL, SENIOR PLANNER

 MARK RICHARDS, CITY ENGINEER

ENTERED FOR TAXATION THIS ____ DAY OF _____, 2023.

 ELIZABETH ALVEY, COUNTY AUDITOR

RECEIVED FOR RECORD THIS ____ DAY OF _____, 2023.

AT _____ AND RECORDED IN PLAT CABINET ____ SLIDE ____

 TERESA K. PETRO, COUNTY RECORDER

COPY RECEIVED BY COUNTY ASSESSOR

 MIKE WATKINS, 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 _____, 2023.

 STEVE BARNETT, MAYOR

 MELISSA L. JONES, MEMBER

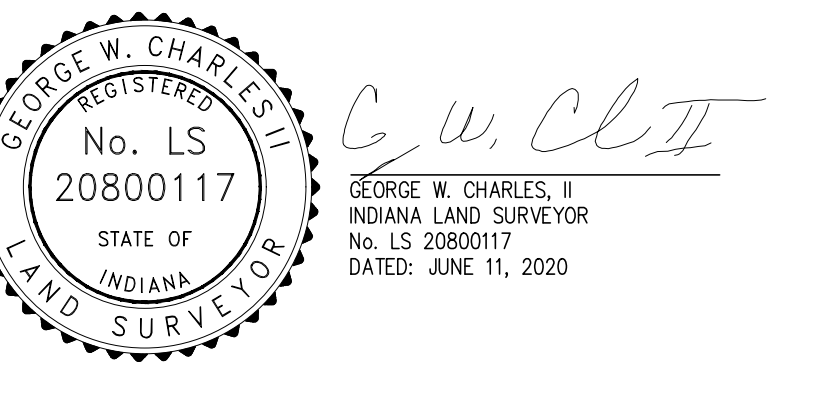
ATTEST:

 BOB SWINEHAMER, MEMBER

 JAYNE RHOADES, CLERK-TREASURER

SURVEYOR'S CERTIFICATE

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.



RECORDING NOTE

I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

GEORGE W. CHARLES II

DRAINAGE COVENANT

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.

LEGAL DRAIN NOTE

NO STRUCTURES OR IMPROVEMENTS SHALL BE PERMITTED WITHIN THE LEGAL DRAIN EASEMENT, ALL BUILDINGS, PLANTINGS, CROPS, TREES, SHRUBS, AND WOODY VEGETATION GROWN WITHIN THE EASEMENT, OR LEGAL DRAIN ARE AT THE RISK OF OWNER AND SUBJECT TO REMOVAL WITHOUT RESTITUTION (I.C. 36-9-27-33).

LEGAL DESCRIPTION

BLOCK A OF THE THOMPSON COMMERCIAL SUBDIVISION.

PREPARED BY:



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