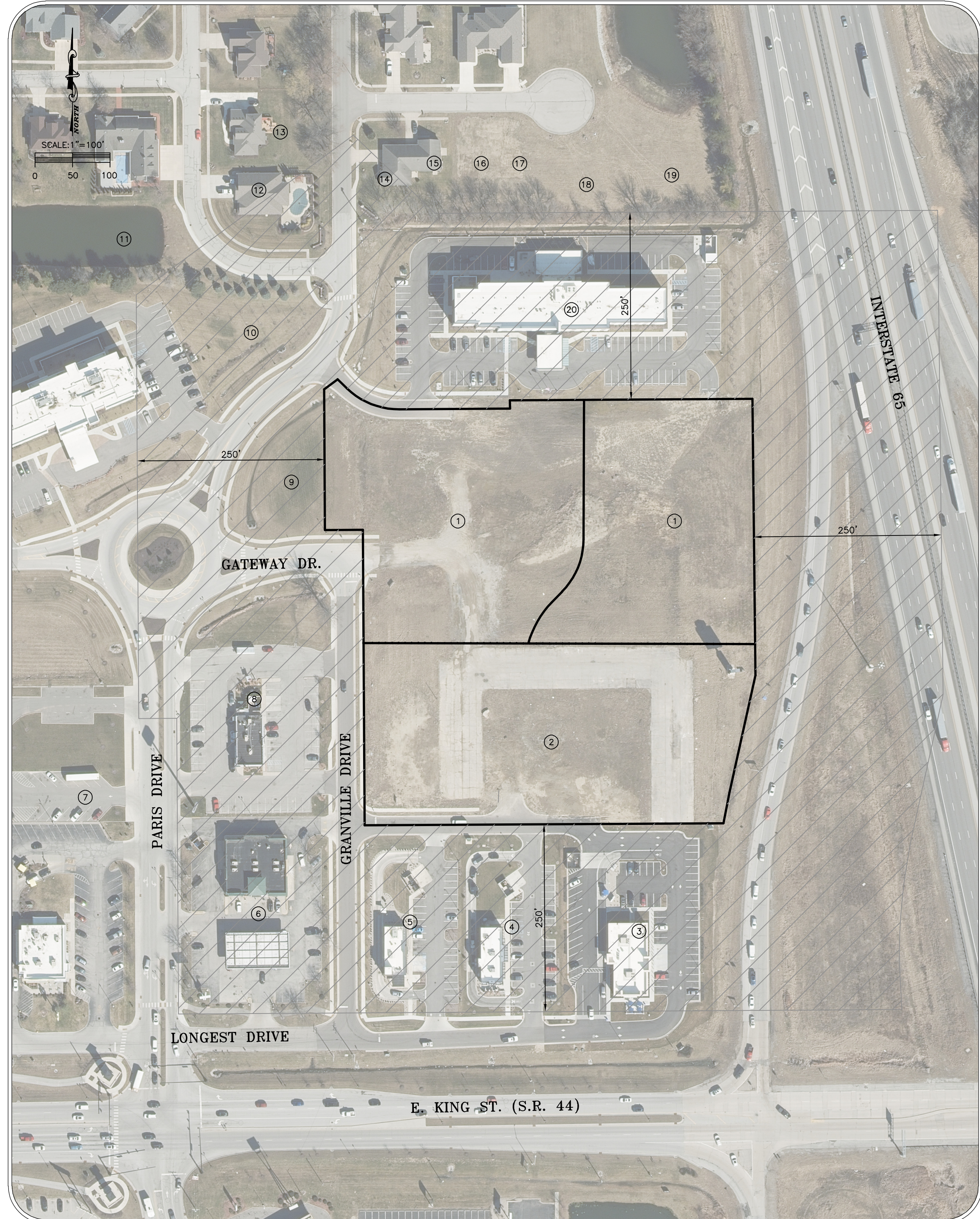


# FRANKLIN GATEWAY DEVELOPMENT SECTION 3 BLOCK A – PRIMARY PLAT

## SHEET INDEX

- |   |                             |
|---|-----------------------------|
| 1 | TITLE SHEET                 |
| 2 | TOPOGRAPHIC MAP             |
| 3 | PRIMARY PLAT                |
| 4 | DRAINAGE & STREET PLAN      |
| 5 | SANITARY SEWER & WATER PLAN |



**SITE MAP**

### SUBJECT LAND OWNERS

- ① J ENTERPRISES INN OF GRANVILLE DRIVE, LLC.  
INST. #2018-027043  
AUDITOR'S MAP #41-07-18-042-005.000-018
- ② FRANKLIN GATEWAY DEVELOPMENT LLC  
INST. #2018-022664  
AUDITOR'S MAP #41-07-18-042-004.000-018

### ADJOINING LAND OWNERS

- ③ S & L PROPERTIES FRANKLIN LLC  
INST. #2020-010366  
AUDITOR'S MAP #41-07-18-042-008.000-018
- ④ FRANKLIN RETAIL, LLC.  
INST. #2019-012353  
AUDITOR'S MAP #41-07-18-042-007.000-018
- ⑤ FRANKLIN RETAIL, LLC.  
INST. #2019-012353  
AUDITOR'S MAP #41-07-18-042-006.000-018
- ⑥ SHV27, LLC.  
INST. #2007-026816  
AUDITOR'S MAP #41-07-18-031-006.003-018
- ⑦ MCDONALD'S CORPORATION  
D.R. 241, PG. 412  
AUDITOR'S MAP #41-07-18-031-006.001-018
- ⑧ SHV REAL ESTATE 47 LLC  
INST. #2022-007570  
AUDITOR'S MAP #41-07-18-031-006.000-018
- ⑨ JART PROPERTIES INC.  
INST. #2017-013521  
AUDITOR'S MAP #41-07-18-031-003.000-018
- ⑩ FRANKLIN HOTEL ASSOCIATES, LLC.  
INST. #2018-009330  
AUDITOR'S MAP #41-07-18-031-008.000-018
- ⑪ FAIRWAY LAKES DEVELOPMENT  
FAIRWAY LAKES SEC. 1 COMMON AREA #1  
AUDITOR'S MAP #41-07-18-031-016.000-018
- ⑫ DIETRICH S. PAHL & J. MICHELLE PAHL  
INST. #2013-011763  
FAIRWAY LAKES SEC. II LOT 47  
AUDITOR'S MAP #41-07-18-024-038.000-018
- ⑬ MARK DOMINICK HENSLEY & JESSICA HENSLEY  
INST. #2013-023281  
FAIRWAY LAKES SEC. II LOT 46  
AUDITOR'S MAP #41-07-18-024-037.000-018
- ⑭ JOSEPH M. PFENNIG & MARCIA DIANNE PFENNIG  
INST. #2018-013975  
W. 1/2 LOT 178 – PARIS ESTATES SEC. 6  
AUDITOR'S MAP #41-07-18-024-001.001-018
- ⑮ KENNETH DICKEY  
INST. #2021-001271  
E. 1/2 LOT 178 – PARIS ESTATES SEC. 6  
AUDITOR'S MAP #41-07-18-013-001.000-018
- ⑯ JAMES H. FISHER  
INST. #2022-021775  
W. 1/2 LOT 177 – PARIS ESTATES SEC. 6  
AUDITOR'S MAP #41-07-18-013-051.000-018
- ⑰ JAMES H. FISHER  
INST. #2022-021775  
E. 1/2 LOT 177 – PARIS ESTATES SEC. 6  
AUDITOR'S MAP #41-07-18-013-002.000-018
- ⑱ BRIAN PFAEHLER  
INST. #2021-016090  
LOT 176 – PARIS ESTATES SEC. 6  
AUDITOR'S MAP #41-07-18-013-003.000-018
- ⑳ MICHAEL G. WAUGH & KATHLEEN H. WAUGH  
INST. #2023-006525  
LOT 175 – PARIS ESTATES SEC. 6  
AUDITOR'S MAP #41-07-18-013-004.000-018

### WRITTEN DESCRIPTION OF LOCATION OF PROPERTY:

6.85 ACRES IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST IN JOHNSON COUNTY, INDIANA, KNOWN AS BLOCK "A" IN FRANKLIN GATEWAY DEVELOPMENT SECTION 3, AND LOCATED ON THE EAST SIDE OF GRANVILLE DRIVE, GATEWAY DRIVE, AND PARIS DRIVE IN FRANKLIN, INDIANA.

### CURRENT ZONING:

MIXED-USE: REGIONAL CENTER (MXR)

### PARCEL NUMBERS:

AUDITOR'S MAP #41-07-18-042-005.000-018  
AUDITOR'S MAP #41-07-18-042-004.000-018

### LAND DESCRIPTION:

A PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BLOCK A OF "REPLAT OF BLOCK A FRANKLIN GATEWAY DEVELOPMENT – SECTION 3" AS RECORDED IN PLAT CABINET "E", SLIDE 4930.b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIAN, CONTAINING 6.85 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

### FLOODPLAIN INFORMATION:

THIS SITE IS IN THE MAPPED FLOOD PLAIN (ZONE "X"-UNSHADED (OUTSIDE 500 YEAR FLOOD PLAIN) ON THE NATIONAL FLOOD INSURANCE RATE MAP – PANEL NUMBER 18081C0232D, DATED AUGUST 2, 2007. ALL CONSTRUCTION, FILLING, GRADING OR ALTERATION OF THE MAPPED FLOOD PLAIN SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS IN THE FRANKLIN & JOHNSON COUNTY, INDIANA ZONING ORDINANCE AS PERIODICALLY AMENDED.

### BENCHMARK INFORMATION:

THE HORIZONTAL COORDINATE SYSTEM IS NAD83 INDIANA EAST 1301 AND THE VERTICAL DATUM IS NAVD88 BASED ON THE INDIANA CONTINUOUSLY OPERATING REFERENCE SYSTEM (INCORS).

### UTILITY INFORMATION:

THE EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ON THE DRAWING WERE OBTAINED FROM SURFACE MARKINGS BY OTHERS AND BY VISIBLE SURFACE INDICATIONS. INDEPENDENT LAND SURVEYING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY OF THE SURFACE MARKINGS MADE BY OTHERS. THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS NOT GUARANTEED. LOCATION OF ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY NEW CONSTRUCTION BEGINS. DEPTHS OF UNDERGROUND UTILITIES WERE NOT MARKED AND ARE UNKNOWN UNLESS NOTED OTHERWISE.

**OWNER**  
J ENTERPRISES INN  
OF GRANVILLE, LLC  
430 2ND ST.  
COLUMBUS, IN 47201  
PHONE: 812-379-2173  
CONTACT: JANEEN SPRAGUE  
EMAIL: spraguecompany@comcast.net

**OWNER**  
FRANKLIN GATEWAY  
DEVELOPMENT, LLC  
430 2ND ST.  
COLUMBUS, IN 47201  
PHONE: 812-379-2173  
CONTACT: JANEEN SPRAGUE  
EMAIL: spraguecompany@comcast.net

**DEVELOPER**  
FRANKLIN GATEWAY DEVELOPMENT, LLC  
430 2ND ST.  
COLUMBUS, IN 47201  
PHONE: 812-379-2173  
CONTACT: JANEEN SPRAGUE  
EMAIL: spraguecompany@comcast.net

**SURVEYOR**  
INDEPENDENT LAND SURVEYING  
414 SOUTH MAIN STREET  
BROWNSTOWN, IN 47220  
PHONE: 812-358-2882  
CONTACT: JONATHAN M. ISAACS  
EMAIL: jisaacs@ilsurveying.com

**ENGINEER**  
INDEPENDENT LAND SURVEYING  
414 SOUTH MAIN STREET  
BROWNSTOWN, IN 47220  
PHONE: 812-358-2882  
CONTACT: JAMES C. LEINART  
EMAIL: chad@ilsurveying.com



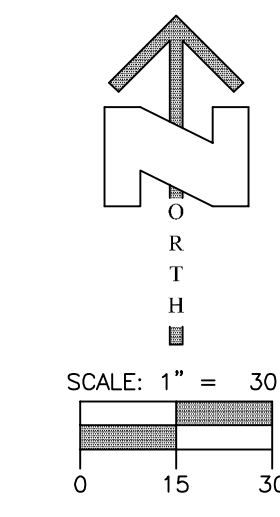
rev. no.		date		description		by	
PROJECT NAME CLIENT: SPRAGUE COMPANIES FRANKLIN GATEWAY DEVELOPMENT BLOCK A – PRIMARY PLAT FRANKLIN, INDIANA 46131							
SHEET TITLE: TITLE SHEET							
drawn by:	BS	scale:	1"=100'	date:	10/9/23	job no.	23338
SHEET							
1 / 5							
23338 Primary Plat.dwg							

**-TOPOGRAPHIC MAP-**  
**BLOCK A OF "REPLAT OF BLOCK A FRANKLIN**  
**GATEWAY DEVELOPMENT - SECTION 3"**  
**SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST**  
**FRANKLIN, INDIANA**

**LAND DESCRIPTION:**  
 BLOCK A OF "REPLAT OF BLOCK A FRANKLIN GATEWAY DEVELOPMENT - SECTION 3" AS RECORDED IN PLAT CABINET "E", SLIDE 493a,b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, CONTAINING 6.85 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°18'24" E	17.70'(R)
L2	S 53°43'06" W	22.31'(R)

CURVE TABLE						
CURVE	ARC DISTANCE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	41.82'(R)	1004.93'(R)	2°23'03"	20.91'(R)	S 11°16'42" W	41.82'(R)
C2	76.88'(R)	100.00'(R)	44°02'50"	40.45'(R)	S 68°19'49" E	75.00'(R)

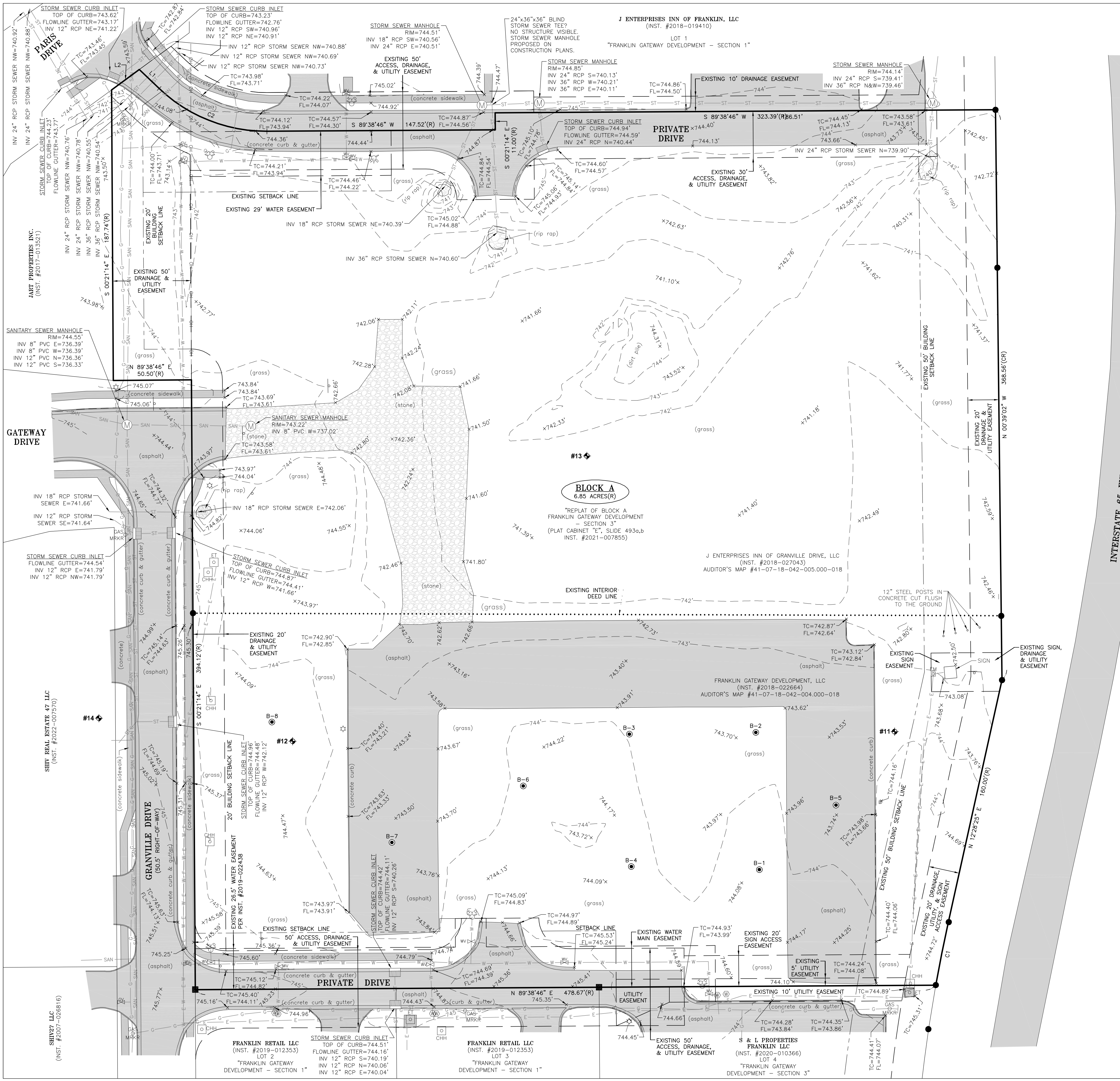


- LEGEND**
- #XX ◆ CONTROL POINT
  - FOUND 5/8" REBAR
  - FOUND MAG NAIL
  - B-# SOIL BORING
  - (R) RECORD PLAT DIMENSION
  - ..... INTERIOR DEED LINE
  - - - - - EASEMENT LINE
  - - - - - SETBACK LINE
  - (M) EXISTING MANHOLE
  - (I) EXISTING CURB INLET
  - (V) EXISTING WATER VALVE
  - (W) EXISTING WATER METER
  - (F) EXISTING FIRE HYDRANT ASSEMBLY
  - (G) EXISTING GAS VALVE
  - (G) EXISTING GAS LINE MARKER
  - (CH) EXISTING COMMUNICATIONS HANDHOLE
  - (C) EXISTING COMMUNICATIONS BOX/PEDESTAL
  - (M) EXISTING COMMUNICATIONS LINE MARKER
  - (E) EXISTING ELECTRIC METER
  - (T) EXISTING ELECTRIC TRANSFORMER
  - (L) EXISTING LIGHT
  - (S) EXISTING SIGN
  - SAN EXISTING SANITARY SEWER MAIN
  - ST EXISTING STORM SEWER
  - W-W EXISTING WATER LINE
  - G-G EXISTING GAS LINE
  - E-E EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING ELEVATION CONTOUR
  - x### EXISTING SPOT ELEVATION
  - TC TOP OF CURB AND/OR CONCRETE
  - FL FLOWLINE OF CURB

**NOTES:**

- THE BOUNDARY OF SUBJECT LAND, AND THE EASEMENTS CROSSING SUBJECT LAND, ARE SHOWN HEREON BY USING FOUND MONUMENTS AND THE GEOMETRICS OF A SURVEY PERFORMED BY THIS FIRM, INDEPENDENT LAND SURVEY, INC. (JOB #19275); CERTIFIED BY TIM M. ALLEN ON OCTOBER 27, 2020; AND RECORDED IN PLAT CABINET "E", SLIDE 493a,b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.
- THE UTILITIES ARE SHOWN HEREON PER VISIBLE EVIDENCE, MARKINGS FROM AN UNDERGROUND UTILITY LOCATE REQUESTED THROUGH INDIANA 811 (TICKET NUMBER 2307264465) ON JULY 26, 2023 AT 1:43 P.M.(EST).
- THE HORIZONTAL DATUM IS NAD83 (INDIANA EAST 1301 STATE PLANE), THE VERTICAL DATUM IS NAVD88. THE DATUMS ARE BASED ON THE INDIANA CONTINUOUSLY OPERATION REFERENCING SYSTEMS (INCORS).

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
11	1543194.32'	229616.54'	743.92'	5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL POINT"
12	1543188.13'	229227.41'	744.51'	5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL POINT"
13	1543372.53'	229417.64'	741.61'	5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL POINT"
14	1543202.98'	229102.20'	745.08'	MAG NAIL
15	1543689.94'	229148.42'	743.73'	MAG NAIL (NOT SHOWN; TBM #1728 SHOWN ON PLAT CABINET "E", SLIDE 435a,b)



INTERSTATE 65 EXIT RAMP

by: TMA

description:

date:

rev. no.:

PROJECT NAME: FRANKLIN GATEWAY DEVELOPMENT SECTION 3  
 CLIENT: SPRAGUE COMPANIES  
 BLOCK A - PRIMARY PLAT  
 FRANKLIN, INDIANA

414 South Main Street  
 Brownstown, Indiana 47220  
 Phone: 812-358-2605  
 Fax: 812-358-2605

3200 Sycamore Ct, Ste 2A  
 Columbus, Indiana 47203  
 Phone: 812-372-0996  
 Fax: 812-602-0454

www.ilsurveying.com

**Independent Land Surveying**

SHEET TITLE: TOPOGRAPHIC MAP

drawn by: SS, BS  
 scale: 1" = 30'  
 date: 10/9/23  
 job no. 23338

REGISTERED PROFESSIONAL ENGINEER  
 JAMES C. LEINART  
 No. 10707850  
 STATE OF INDIANA

REGISTERED LAND SURVEYOR  
 JOHN THOMAS M. ISAACS  
 No. LS20000015  
 STATE OF INDIANA

SHEET 2/5

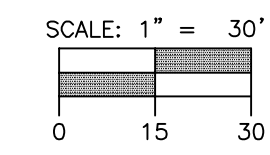
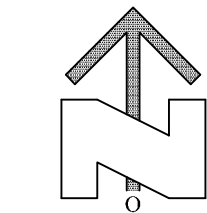
23338 Primary Plat.dwg

**-PRIMARY PLAT-**  
**BLOCK A OF "REPLAT OF BLOCK A FRANKLIN**  
**GATEWAY DEVELOPMENT - SECTION 3"**  
**SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST**  
**FRANKLIN, INDIANA**

**LAND DESCRIPTION:**  
 BLOCK A OF "REPLAT OF BLOCK A FRANKLIN GATEWAY DEVELOPMENT - SECTION 3" AS RECORDED IN PLAT CABINET "E", SLIDE 493a,b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, CONTAINING 6.85 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°18'24" E	17.70'(R)
L2	S 53°43'06" W	22.31'(R)

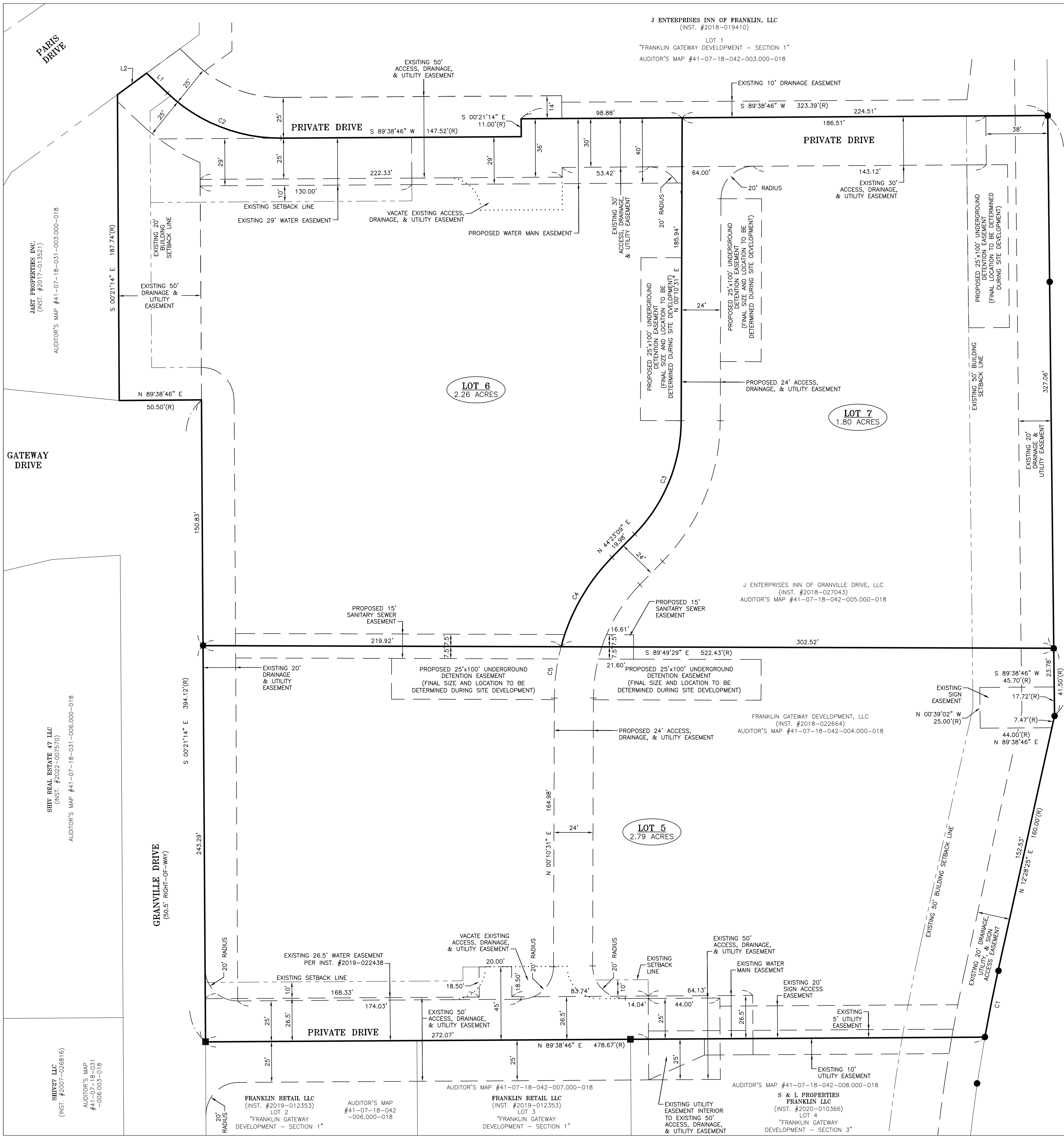
CURVE TABLE						
CURVE	ARC DISTANCE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	41.82'(R)	1004.93'(R)	2°23'03"	20.91'(R)	S 11°16'42" W	41.82'(R)
C2	76.88'(R)	100.00'(R)	44°02'50"	40.45'(R)	S 68°19'49" E	75.00'(R)
C3	77.16'	100.00'	44°12'38"	40.62'	N 22°16'50" E	75.26'
C4	63.82'	124.00'	29°29'27"	32.64'	S 29°38'25" W	63.12'
C5	31.86'	124.00'	14°43'11"	16.02'	S 07°32'06" W	31.77'



- LEGEND**
- FOUND 5/8" REBAR
  - FOUND MAG NAIL
  - (R) RECORD PLAT DIMENSION
  - EASEMENT LINE
  - ..... VACATE EASEMENT LINE
  - - - - - SETBACK LINE

**NOTES:**

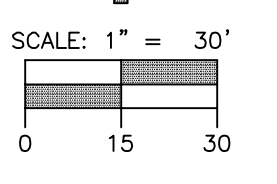
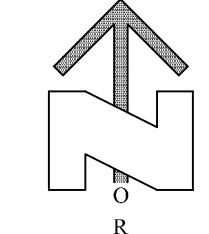
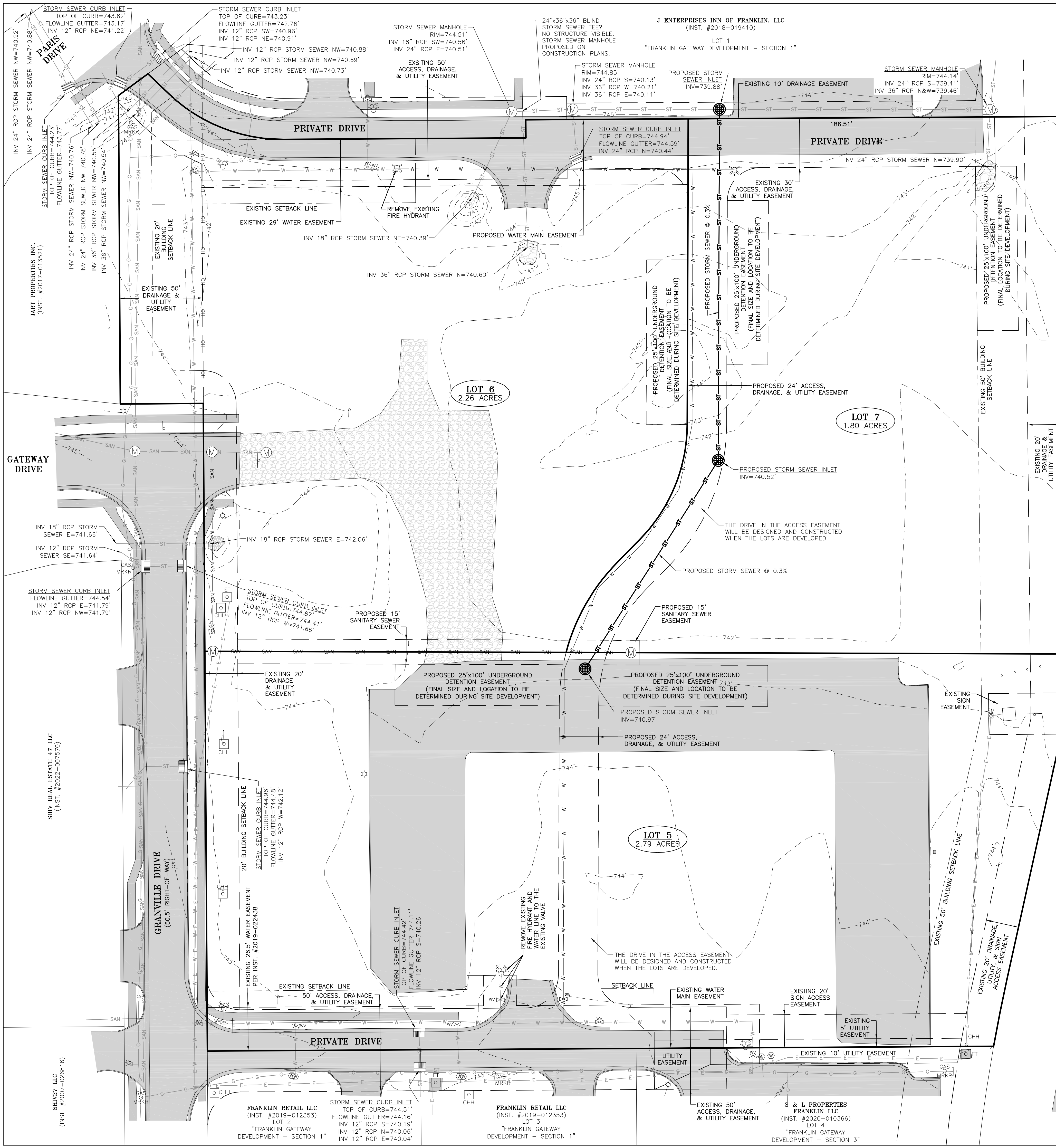
- THE BOUNDARY OF SUBJECT LAND, AND THE EASEMENTS CROSSING SUBJECT LAND, ARE SHOWN HEREON BY USING FOUND MONUMENTS AND THE GEOMETRICS OF A SURVEY PERFORMED BY THIS FIRM, INDEPENDENT LAND SURVEY, INC. (JOB #19275); CERTIFIED BY TIM M. ALLEN ON OCTOBER 27, 2020, AND RECORDED IN PLAT CABINET "E", SLIDE 493a,b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.
- ANY PROPOSED CONSTRUCTION OR IMPROVEMENTS SHALL NOT IMPAIR OR NEGATIVELY IMPACT ANY PRIVATE DRAIN TILE (IC 36-9-27.4-3), OR NATURAL SURFACE WATERCOURSE (IC 36-9-27.4-3). WHEN ENCOUNTERED, SAID TILE OR WATERCOURSE WILL BE RE-ROUTED SO NOT TO IMPAIR OR NEGATIVELY IMPACT SURFACE OR SUBSURFACE WATER FLOW.



INTERSTATE 65 EXIT RAMP

rev. no.	date	description	by	TMA
PROJECT NAME	CLIENT: SPRAGUE COMPANIES			
SHEET TITLE:	FRANKLIN GATEWAY DEVELOPMENT SECTION 3			
BLOCK A - PRIMARY PLAT	FRANKLIN, INDIANA			
drawn by:	SS, BS	scale:	1" = 30'	date:
10/9/23	job no.	23338		
SHEET				
3 / 5				
23338 Primary Plat.dwg				

**-DRAINAGE & STREET PLAN-**  
 BLOCK A OF "REPLAT OF BLOCK A FRANKLIN  
 GATEWAY DEVELOPMENT - SECTION 3"  
 SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST  
 FRANKLIN, INDIANA



- LEGEND**
- EASEMENT LINE
  - SETBACK LINE
  - EXISTING MANHOLE
  - EXISTING CURB INLET
  - EXISTING WATER VALVE
  - EXISTING WATER METER
  - EXISTING FIRE HYDRANT ASSEMBLY
  - EXISTING GAS VALVE
  - EXISTING GAS LINE MARKER
  - EXISTING COMMUNICATIONS HANDHOLE
  - EXISTING COMMUNICATIONS BOX/PEDESTAL
  - EXISTING COMMUNICATIONS LINE MARKER
  - EXISTING ELECTRIC METER
  - EXISTING ELECTRIC TRANSFORMER
  - EXISTING LIGHT
  - EXISTING SIGN
  - EXISTING SANITARY SEWER MAIN
  - EXISTING STORM SEWER
  - EXISTING WATER LINE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING ELEVATION CONTOUR
  - PROPOSED STORM SEWER LINE
  - PROPOSED STORM SEWER INLET
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED 8" WATER MAIN
  - PROPOSED WATER VALVE
  - PROPOSED FIRE HYDRANT

JART PROPERTIES INC. (INST. #2017-013521)  
 SHIV REAL ESTATE 47, LLC (INST. #2022-007510)  
 SHIV27 LLC (INST. #2007-026816)

J ENTERPRISES INN OF FRANKLIN, LLC (INST. #2018-019410)  
 "FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"

FRANKLIN RETAIL LLC (INST. #2019-012353)  
 LOT 2  
 "FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"

FRANKLIN RETAIL LLC (INST. #2019-012353)  
 LOT 3  
 "FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"

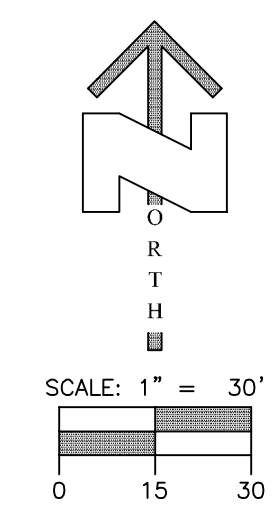
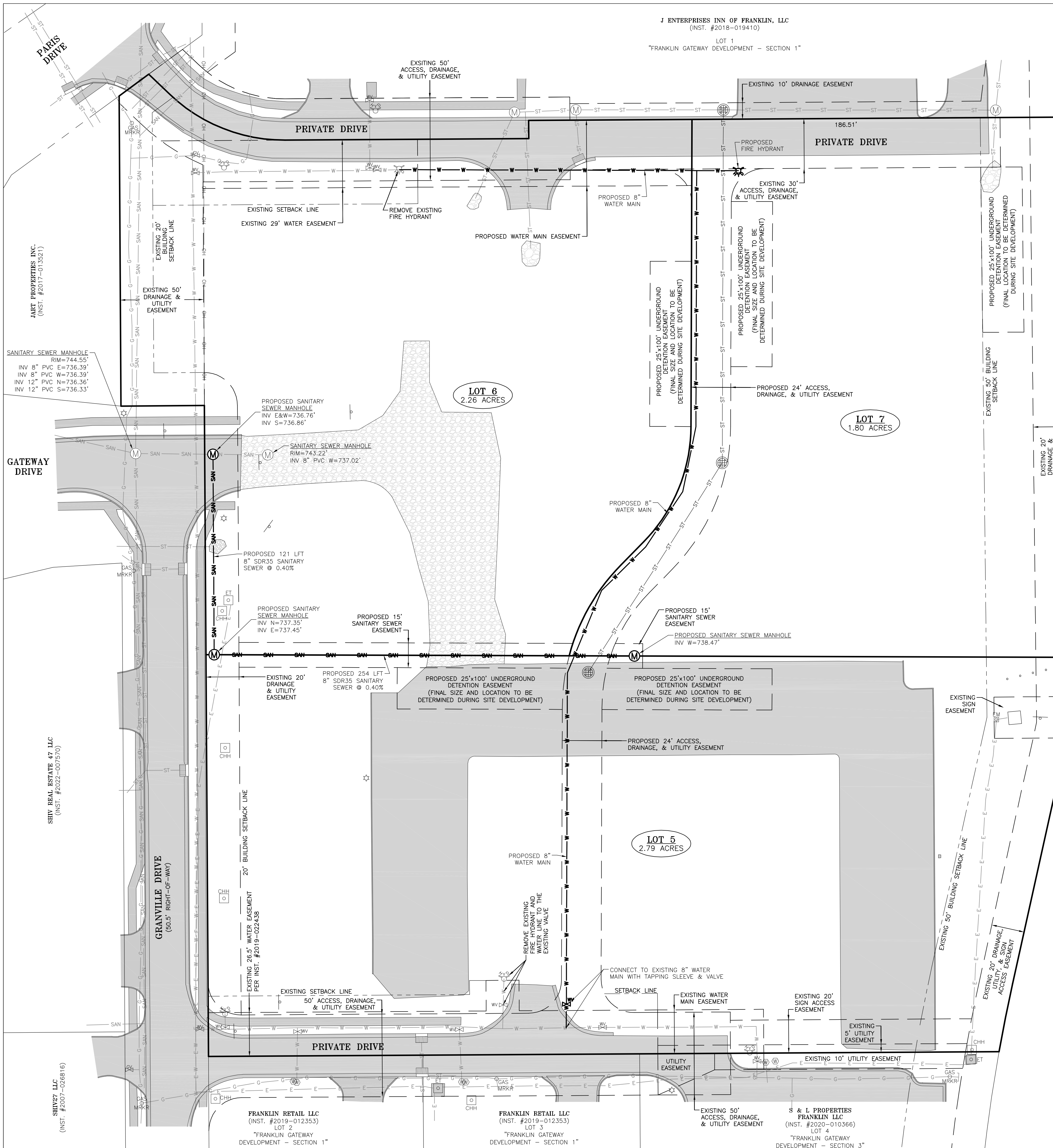
S & I PROPERTIES FRANKLIN LLC (INST. #2020-010366)  
 LOT 4  
 "FRANKLIN GATEWAY DEVELOPMENT - SECTION 3"

INTERSTATE 65 EXIT RAMP

by	TMA
description	
date	
rev. no.	
PROJECT NAME	CLIENT: SPRAGUE COMPANIES FRANKLIN GATEWAY DEVELOPMENT SECTION 3 BLOCK A - PRIMARY PLAT FRANKLIN, INDIANA 46131
Independent Land Surveying	414 South Main Street Browstown, Indiana 47220 Phone: 812-358-2605 Fax: 812-358-2605 3200 Sycamore Ct, Ste 2A Columbus, Indiana 47203 Phone: 812-372-0996 Fax: 812-602-0454 www.ilsurveying.com
SHEET TITLE:	DRAINAGE & STREET PLAN
drawn by:	SS, BS
scale:	1" = 30'
date:	10/9/23
job no.	23338
Professional Engineer Seal	JAMES C. LEINART REGISTERED PROFESSIONAL ENGINEER NO. 107850 STATE OF INDIANA
Professional Engineer Seal	JOHN THAN M. ISLAAS REGISTERED PROFESSIONAL ENGINEER NO. LS20000015 STATE OF INDIANA LAND SURVEYOR
SHEET	4 / 5
	23338 Primary Plat.dwg

**-SANITARY SEWER & WATER PLAN-**  
 BLOCK A OF "REPLAT OF BLOCK A FRANKLIN  
 GATEWAY DEVELOPMENT - SECTION 3"  
 SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST  
 FRANKLIN, INDIANA

J ENTERPRISES INN OF FRANKLIN, LLC  
 (INST. #2018-019410)  
 LOT 1  
 "FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"



- LEGEND**
- EASEMENT LINE
  - - - SETBACK LINE
  - (M) EXISTING MANHOLE
  - (C) EXISTING CURB INLET
  - (V) EXISTING WATER VALVE
  - (W) EXISTING WATER METER
  - (F) EXISTING FIRE HYDRANT ASSEMBLY
  - (G) EXISTING GAS VALVE
  - (S) EXISTING GAS LINE MARKER
  - (H) EXISTING COMMUNICATIONS HANDHOLE
  - (B) EXISTING COMMUNICATIONS BOX/PEDESTAL
  - (L) EXISTING ELECTRIC METER
  - (T) EXISTING ELECTRIC TRANSFORMER
  - (\*) EXISTING LIGHT
  - (S) EXISTING SIGN
  - SAN — EXISTING SANITARY SEWER MAIN
  - ST — EXISTING STORM SEWER
  - W — EXISTING WATER LINE
  - G — EXISTING GAS LINE
  - E — EXISTING UNDERGROUND ELECTRIC LINE
  - ST — PROPOSED STORM SEWER LINE
  - (M) PROPOSED STORM SEWER INLET
  - SAN — PROPOSED 8" SDR35 SANITARY SEWER LINE
  - (M) PROPOSED SANITARY SEWER MANHOLE
  - W — PROPOSED 8" WATER MAIN
  - (V) PROPOSED WATER VALVE
  - (F) PROPOSED FIRE HYDRANT

rev. no.	date	description	by
			TMA
PROJECT NAME: CLIENT: SPRAGUE COMPANIES			
FRANKLIN GATEWAY DEVELOPMENT SECTION 3			
BLOCK A - PRIMARY PLAT			
FRANKLIN, INDIANA 46131			
414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2605 Fax: 812-358-2605 3200 Sycamore Ct, Ste 2A Columbus, Indiana 47203 Phone: 812-372-0996 Fax: 812-602-0464 www.itsurveying.com			
Independent Land Surveying			
SHEET TITLE: SANITARY SEWER & WATER PLAN			
drawn by:	SS, BS	scale:	1" = 30'
date:	10/9/23	job no.	23338
JAMES C. LEINART REGISTERED 1077850 STATE OF INDIANA PROFESSIONAL ENGINEER			
JONATHAN M. ISAACS REGISTERED 152000015 STATE OF INDIANA LAND SURVEYOR			
SHEET			
5 / 5			
23338 Primary Plat.dwg			

JART PROPERTIES INC.  
 (INST. #2017-013521)

GATEWAY DRIVE

SHV REAL ESTATE 47, LLC  
 (INST. #2022-007516)

SHV27 LLC  
 (INST. #2007-026816)

FRANKLIN RETAIL LLC  
 (INST. #2019-012353)  
 LOT 2  
 "FRANKLIN GATEWAY  
 DEVELOPMENT - SECTION 1"

FRANKLIN RETAIL LLC  
 (INST. #2019-012353)  
 LOT 3  
 "FRANKLIN GATEWAY  
 DEVELOPMENT - SECTION 1"

S & I PROPERTIES  
 FRANKLIN LLC  
 (INST. #2020-010366)  
 LOT 4  
 "FRANKLIN GATEWAY  
 DEVELOPMENT - SECTION 3"

LOT 6  
 2.26 ACRES

LOT 7  
 1.80 ACRES

LOT 5  
 2.79 ACRES

INTERSTATE 65 EXIT RAMP