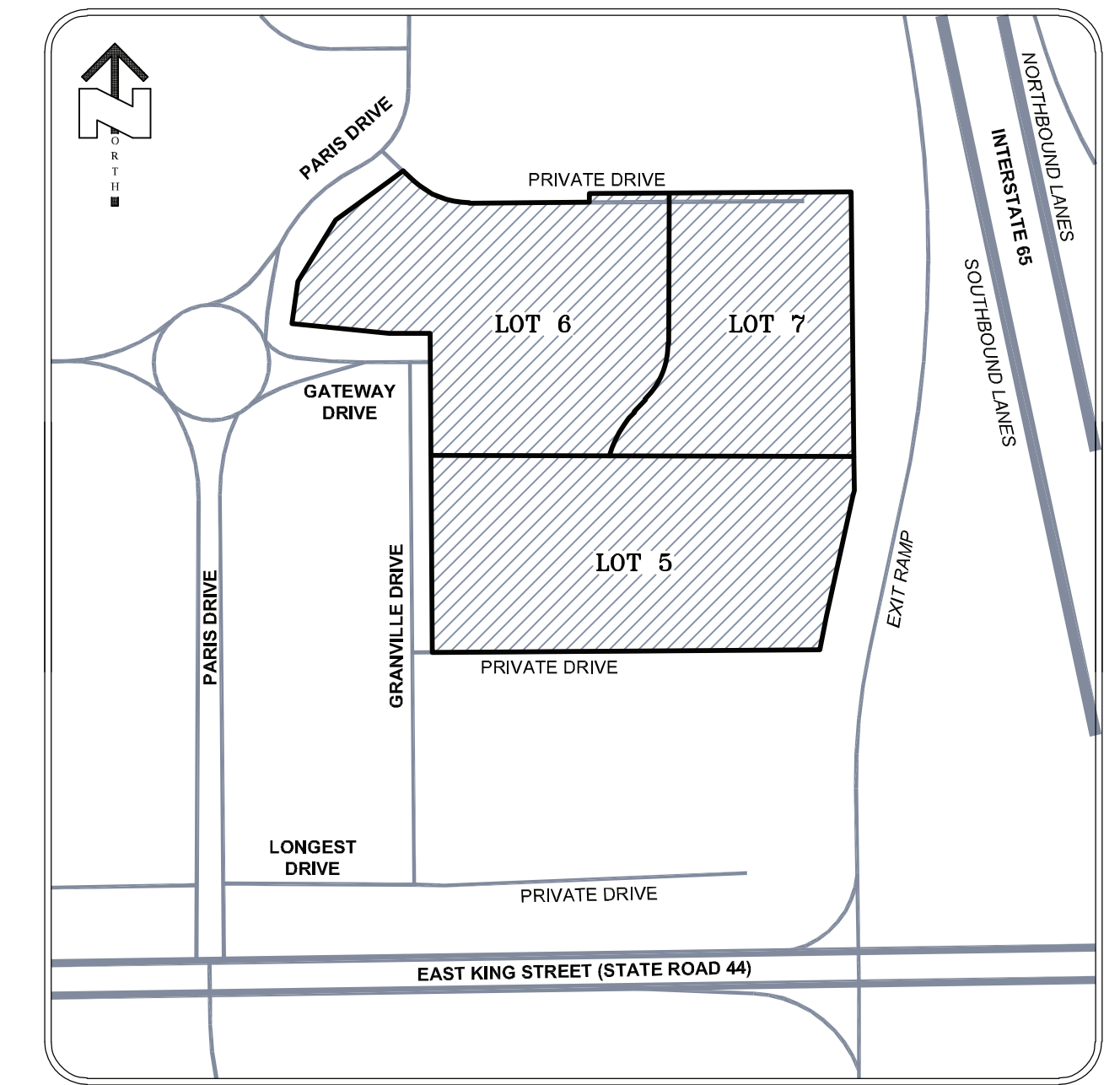


FRANKLIN GATEWAY DEVELOPMENT - SECTION 4

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

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
15	1543689.94'	229148.42'	743.73'	MAG NAIL (SAME AS TBM #1728 SHOWN ON PLAT CABINET "E", SLIDE 435a,b)

J ENTERPRISES INN OF FRANKLIN, LLC
(INST. #2018-019410)
LOT 1
"FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"
AUDITOR'S MAP #41-07-18-042-003.000-018



VICINITY MAP
NOT TO SCALE

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'

WRITTEN DESCRIPTION OF LOCATION OF PROPERTY:
7.20 ACRES IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST IN JOHNSON COUNTY, INDIANA, BEING BLOCK "A" IN FRANKLIN GATEWAY DEVELOPMENT SECTION 3 AND UNPLATTED GROUND, 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:
J ENTERPRISES INN OF GRANVILLE DRIVE, LLC
INSTRUMENT #2018-027043
AUDITOR'S MAP #41-07-18-042-005.000-018
FRANKLIN GATEWAY DEVELOPMENT LLC
INSTRUMENT #2018-022664
AUDITOR'S MAP #41-07-18-042-004.000-018
J ENTERPRISES INN OF GRANVILLE DRIVE, LLC
INSTRUMENT #2023-
AUDITOR'S MAP #41-07-18-031-003.000-018

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.

DATUM AND BENCHMARK INFORMATION:
THE HORIZONTAL COORDINATE SYSTEM IS NAD83 INDIANA EAST 1301 AND THE VERTICAL DATUM IS NAVD83 BASED ON THE INDIANA CONTINUOUSLY OPERATING REFERENCE SYSTEM (INCORS). THE BENCHMARK FOR THIS PLAT IS A MAG NAIL (POINT #15 AS SHOWN HEREON) LOCATED IN THE SIDEWALK ON THE EAST SIDE OF PARIS DRIVE, APPROXIMATELY 80' SOUTH OF THE CENTERLINE OF SAINT ANDREWS DRIVE.

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.

NOTE:
1) ANY PROPOSED CONSTRUCTION OR IMPROVEMENTS SHALL NOT IMPAIR OR NEGATIVELY IMPACT ANY PRIVATE DRAIN TILE (IC 36-9-27-2), 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.

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

FRANKLIN GATEWAY DEVELOPMENT - SECTION 4
BEING A REPLAT OF BLOCK A OF "REPLAT OF BLOCK A FRANKLIN GATEWAY DEVELOPMENT - SECTION 3" SEC. 18, T-12-N, R-5-E CITY OF FRANKLIN, INDIANA

SHEET: 1 OF 2 JOB NUMBER: 23338
SCALE: 1"=30' DWG REVISION DATES
DRAWN BY: B.STRINGER
DWG DATE: 11/2/23
DWG NAME: 23338 Secondary Plat.dwg

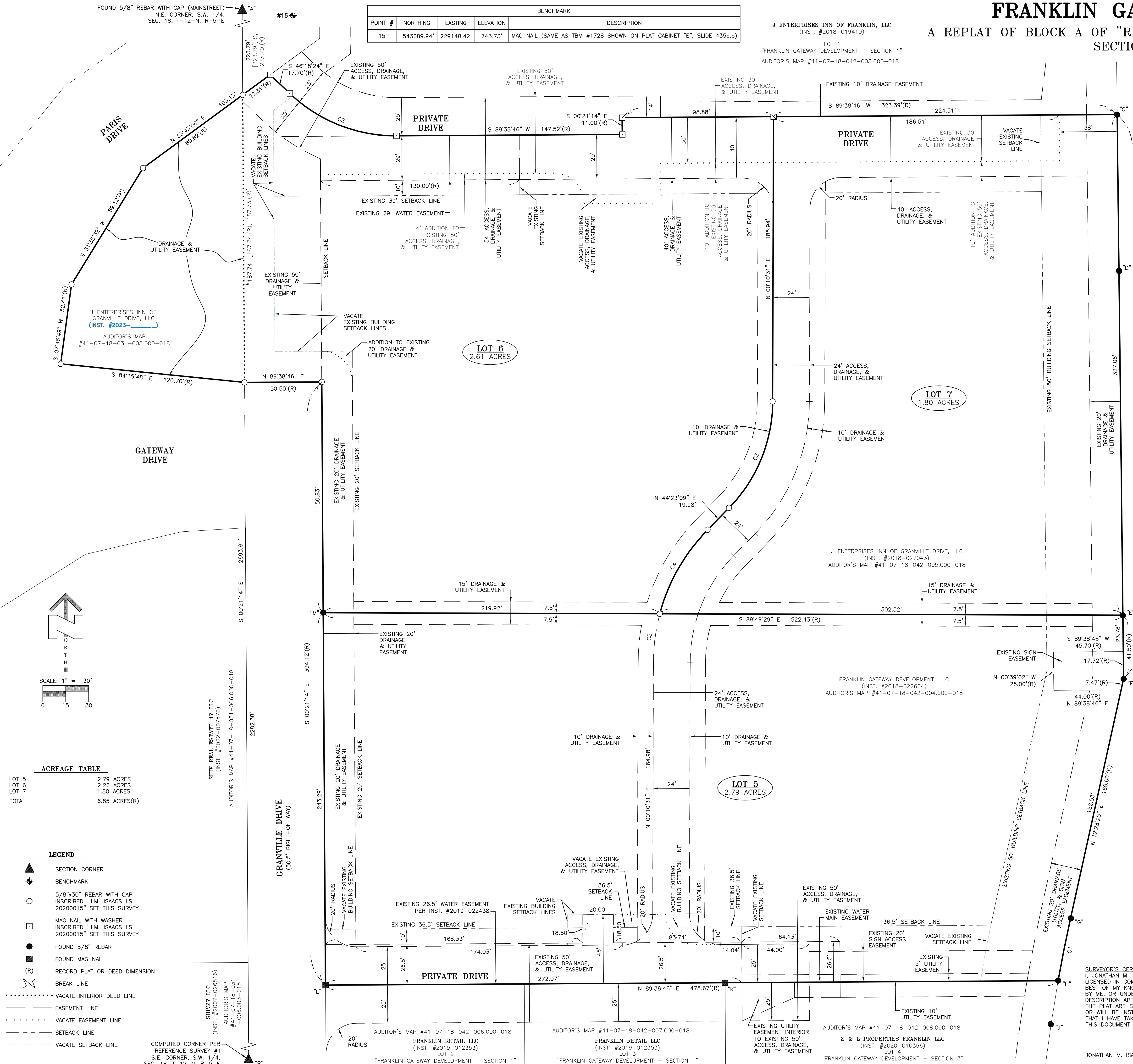
Independent Land Surveying
www.ilsurveying.com

414 South Main Street
Brownstown, Indiana 47220
Phone: 812-358-2882
Fax: 812-358-2605

3200 Sycamore Ct., Ste 2A
Columbus, Indiana 47203
Phone: 812-372-0998
Fax: 812-602-0484

SURVEYOR'S CERTIFICATE
I, JONATHAN M. ISAACS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION, OCTOBER 2023; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD OF TRANSFER OF THE LAND SHOWN ON THE PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED; FURTHERMORE, 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.

JONATHAN M. ISAACS, PLS LS-20200015 DATE



ACREAGE TABLE

LOT 5	2.79 ACRES
LOT 6	2.26 ACRES
LOT 7	1.80 ACRES
TOTAL	6.85 ACRES(R)

- LEGEND**
- ▲ SECTION CORNER
 - ◆ BENCHMARK
 - 5/8"x30" REBAR WITH CAP INSCRIBED "J.M. ISAACS LS 20200015" SET THIS SURVEY
 - MAG NAIL WITH WASHER INSCRIBED "J.M. ISAACS LS 20200015" SET THIS SURVEY
 - FOUND 5/8" REBAR
 - FOUND MAG NAIL
 - (R) RECORD PLAT OR DEED DIMENSION
 - BREAK LINE
 - VACATE INTERIOR DEED LINE
 - EASEMENT LINE
 - VACATE EASEMENT LINE
 - - - SETBACK LINE
 - - - VACATE SETBACK LINE

COMPUTED CORNER PER REFERENCE SURVEY #41-07-18-031 S.E. CORNER, S.W. 1/4, SEC. 18, T-12-N, R-5-E

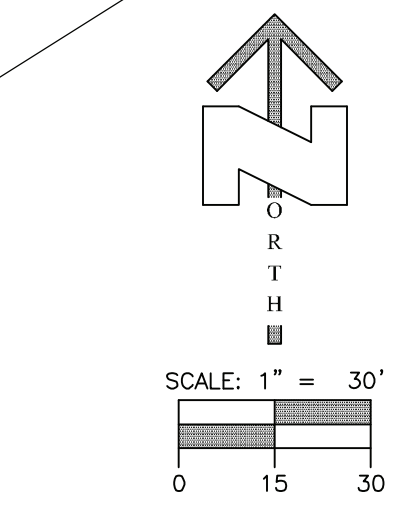
SHINY27 LLC (INST. #2007-026816) AUDITOR'S MAP #41-07-18-031-006.000-018

SHINY27 LLC (INST. #2022-007570) AUDITOR'S MAP #41-07-18-031-006.000-018

AUDITOR'S MAP #41-07-18-042-006.000-018
FRANKLIN RETAIL LLC (INST. #2019-012353) LOT 2 "FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"

AUDITOR'S MAP #41-07-18-042-007.000-018
FRANKLIN RETAIL LLC (INST. #2019-012353) LOT 3 "FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"

AUDITOR'S MAP #41-07-18-042-008.000-018
S & L PROPERTIES FRANKLIN LLC (INST. #2020-010366) LOT 4 "FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"



FOUND 5/8" REBAR WITH CAP (MAINSTREET) N.E. CORNER, S.W. 1/4, SEC. 18, T-12-N, R-5-E

