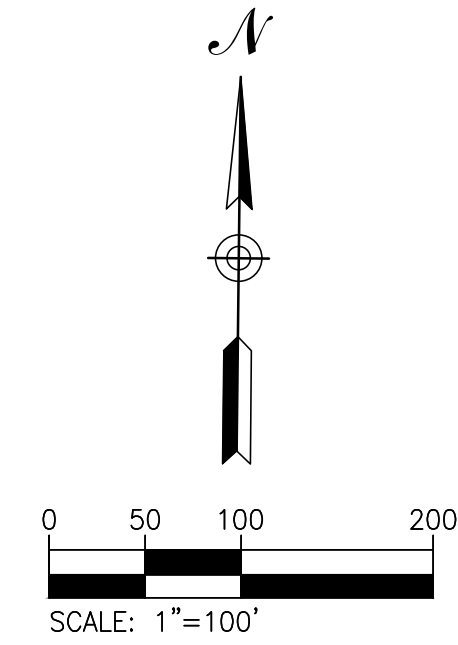


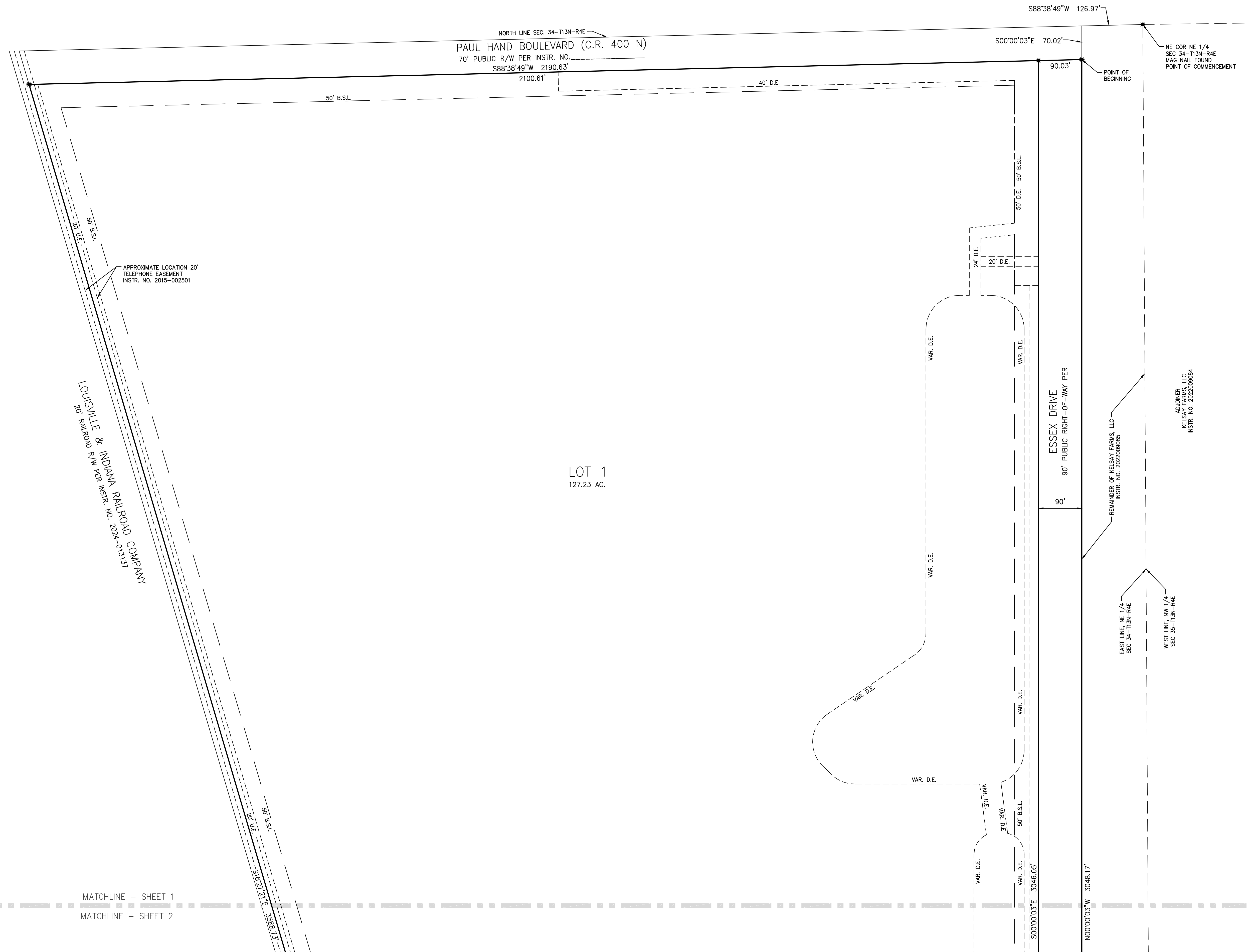
MALARKEY ROOFING SECONDARY PLAT

A Part of the Northeast 1/4 of Section 34,
Township 13 North, Range 4 East
City of Franklin, Johnson County, Indiana



LEGEND

- ROW RIGHT-OF-WAY WIDTH
- AC. ACRES
- VAR. VARIABLE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- REPRESENTS A 5/8" DIAMETER REBAR WITH A PLASTIC CAP STAMPED "K&G LS FIRM 0141"



SOURCE OF TITLE:
HERBERT MALARKEY ROOFING COMPANY
INSTR. NO. 2024-013135

THIS DOCUMENT WAS PREPARED BY: BRADY KUHN

**Kuhn & Gustafson
Land Surveying**

410 W. OAK STREET, SUITE 9B
ZIONSVILLE, IN 46077
(317)344-2822

K&G PROJECT NO.: 240154
LAST REVISION: 2024-10-08

THIS DOCUMENT WAS PREPARED FOR:

THIS SURVEY PREPARED FOR:

Kimley-Horn

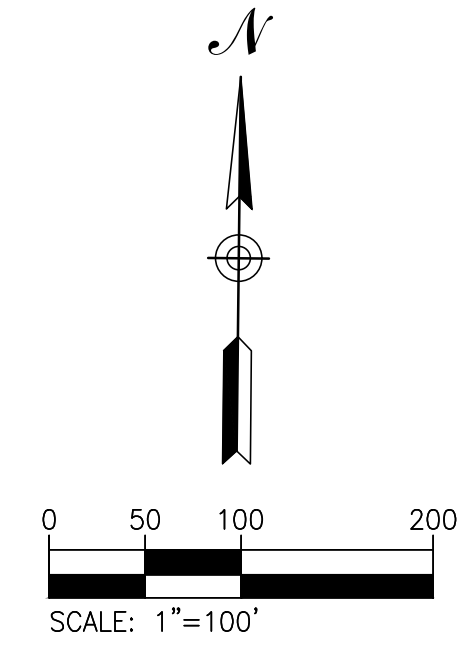
2024 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: 317-218-3560
WWW.KIMLEY-HORN.COM

MATCHLINE - SHEET 1
MATCHLINE - SHEET 2

MALARKEY ROOFING SECONDARY PLAT

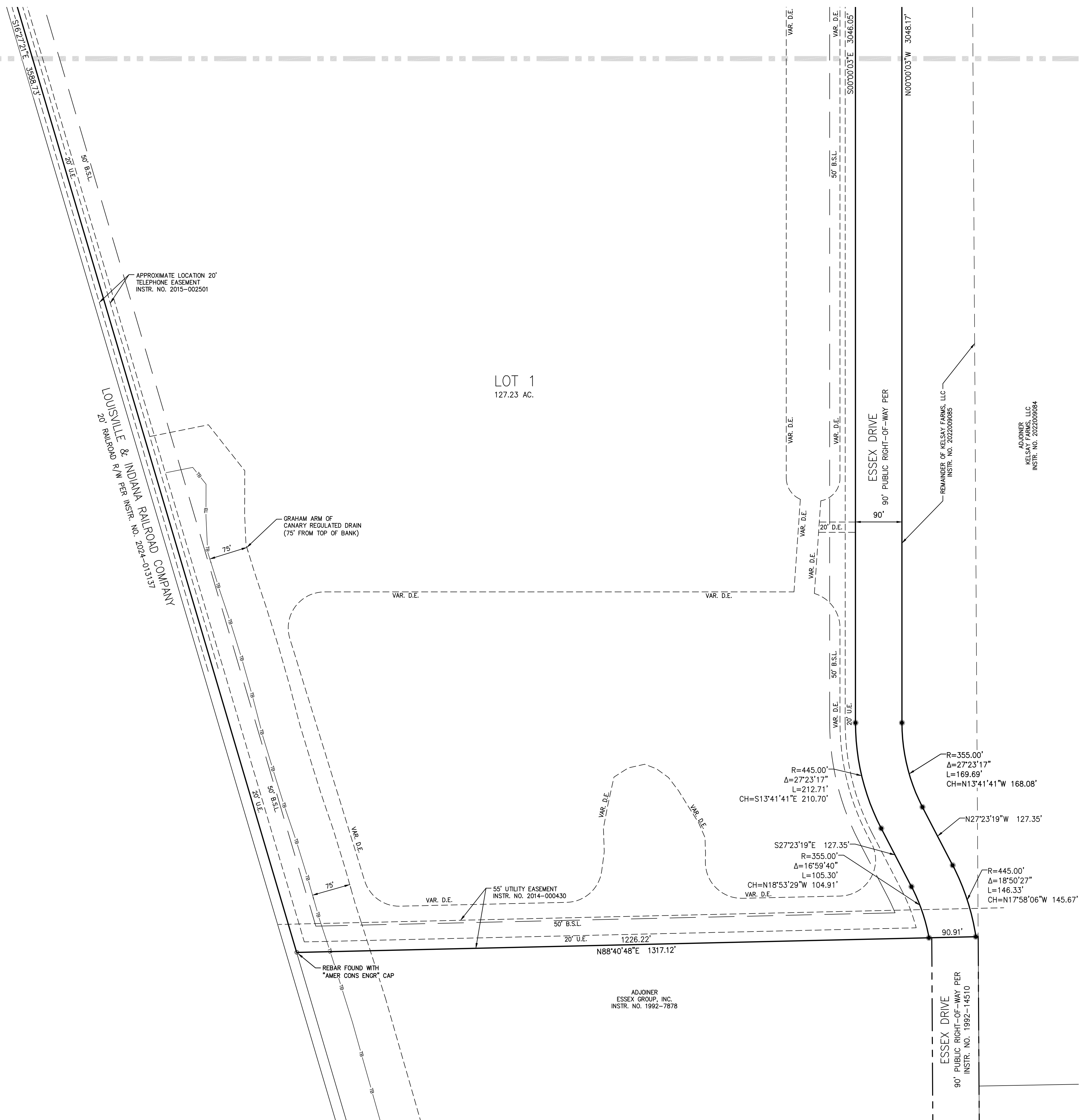
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ADJOINER
ESSEX GROUP, INC.
INSTR. NO. 1992-14510

ADJOINER
KELSAY FARM, LLC
INSTR. NO. 202209884

MALARKEY ROOFING SECONDARY PLAT

A Part of the Northeast 1/4 of Section 34,
Township 13 North, Range 4 East
City of Franklin, Johnson County, Indiana

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE WITHIN PLAT CORRECTLY REPRESENTS A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENTING AT A MAG NAIL MARKING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF SOUTH 88 DEGREES 38 MINUTES 49 SECONDS WEST (BEARINGS BASED ON EAST LINE OF SECTION 34 BEING SOUTH 00 DEGREES 20 MINUTES 21 SECONDS EAST) 126.97 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF PAUL HAND BOULEVARD AS DESCRIBED IN INSTRUMENT NO. 2024-013137 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 38 MINUTES 49 SECONDS WEST 2190.63 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF THE LAND OF LOUISVILLE AND INDIANA RAILROAD COMPANY AS DESCRIBED IN INSTRUMENT NO. 2024-013137 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 16 DEGREES 27 MINUTES 21 SECONDS EAST 3588.73 FEET TO THE NORTH LINE OF THE LAND OF ESSEX GROUP, INC. AS DESCRIBED IN INSTRUMENT NO. 1992-7878 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE ALONG SAID NORTH LINE THEREOF NORTH 88 DEGREES 40 MINUTES 49 SECONDS EAST 1317.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING NORTH 17 DEGREES 58 MINUTES 06 SECONDS WEST 145.67 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 148.33 FEET; THENCE NORTH 27 DEGREES 23 MINUTES 19 SECONDS WEST 127.35 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 355.00 FEET AND A CHORD BEARING NORTH 13 DEGREES 41 MINUTES 41 SECONDS WEST 168.08 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 169.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST 3048.17 FEET TO THE POINT OF BEGINNING, CONTAINING 134.44 ACRES, MORE OR LESS.

THIS PLAT CONSISTS OF ONE (1) LOT TO BE KNOWN AS LOT ONE (1) IN MALARKEY ROOFING SECONDARY PLAT TOGETHER WITH THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON. RIGHTS-OF-WAY SHOWN HEREON AND NOT YET DEDICATED TO THE PUBLIC ARE HEREBY DEDICATED FOR PUBLIC USE.

ALL DIMENSIONS SHOWN ON THIS PLAT ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN SUBDIVISION PLAT AND LAND DESCRIPTION IS BASED UPON AN ALTA/NSPS LAND TITLE SURVEY COMPLETED BY ME, DATED AUGUST 8, 2024 AND RECORDED AS INSTRUMENT NUMBER 2024-013134 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

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.

WITNESS MY SIGNATURE THIS _____ DAY OF _____, 2024.

BRADY KUHN
REGISTERED LAND SURVEYOR OF THE STATE OF INDIANA
REGISTRATION NUMBER LS20500007

DEDICATION CERTIFICATE

THE UNDERSIGNED _____ ARE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "MALARKEY ROOFING SECONDARY PLAT" AN ADDITION TO THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

THE "DRAINAGE EASEMENTS" (D.E.) AND "UTILITY EASEMENTS" (U.E.) AREAS SHOWN ON THIS PLAT MAY ALSO INCLUDE THE FOLLOWING TWO USES:

1. BY PEDESTRIAN OR BICYCLISTS, INCLUDING THE INSTALLATION OF A SIDEWALK OR BIKE PATH, AND
2. FOR ROADWAY EXPANSION, INCLUDING TURN LANES, TAPERS, SIGNAL POLES AND SIMILAR FACILITIES.

THE STRIPS OF OR AREAS OF LAND MARKED D.E., U.E. OR SANITARY SEWER EASEMENT (S.E.) OR ANY COMBINATION THEREOF NOT HERETOFORE DEDICATED AND SHOWN ON THIS PLAT ARE HEREBY DEDICATED AND SHALL BE RESERVED FOR THE USE, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES. WITHIN DRAINAGE EASEMENTS OR SANITARY SEWER EASEMENTS, NO STRUCTURES, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH PUBLIC UTILITY IS RESPONSIBLE, THE DRAINAGE EASEMENT OF EACH LOT AND ALL IMPROVEMENTS IN THE DRAINAGE EASEMENT, INCLUDING THE SLOPE AND DRAINAGE PATTERN, SHALL BE CONTINUOUSLY MAINTAINED AS A YARD AREA BY THE OWNER OF THE LAND.

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.

THE HEREIN DESCRIBED REAL ESTATE SHALL ALSO BE SUBJECT TO THE PROVISIONS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS INSTRUMENT # _____ BY THE RECORDER OF JOHNSON COUNTY, INDIANA.

THE FOREGOING PLAT COVENANTS, CONDITIONS, RESTRICTIONS AND LIMITATIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE 1ST DAY OF APRIL, 2022, AT WHICH TIME SAID PLAT COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A VOTE OF A MAJORITY OF THEN OWNERS OF THE BUILDING SITES COVERED BY THESE PLAT COVENANTS, CONDITIONS, RESTRICTIONS AND LIMITATIONS, IT IS AGREED TO CHANGE SUCH PLAT COVENANTS, CONDITIONS, RESTRICTIONS AND LIMITATIONS IN WHOLE OR IN PART. THIS PLAT AND ANY LOT PLATTED AS PART OF NEVER LOGISTICS PARK NORTH SHALL BE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF SAID DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS.

INVALIDATION OF ANY ONE OF THE FOREGOING PLAT COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PLAT COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE COVENANTS 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 NEVER LOGISTICS PARK NORTH AND THEIR HEIRS AND/OR ASSIGNS.

BY: _____

STATE OF INDIANA }
COUNTY OF JOHNSON }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE STATE OF INDIANA, PERSONALLY APPEARED _____ OF _____ WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024

NOTARY PUBLIC:

RESIDING IN _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF THE HEARING ON THE APPLICATION FOR PRIMARY PLAT APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATIONS 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

_____ DAY OF _____, 2024.

CITY OF FRANKLIN PLAN COMMISSION

BY:

NORMAN L. GABEHART, PRESIDENT

ATTEST:

JIM MARTIN, SECRETARY

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

JOANNA M. TENNELL, SENIOR PLANNER

MARK RICHARDS, CITY ENGINEER

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 _____, 2024.

STEVE BARNETT, MAYOR

STEVE BARNETT, CHAIRMAN

KEN AUSTIN, MEMBER

TINA GROSS, MEMBER

CERTIFICATE OF APPROVAL

_____ DAY OF _____, 2024

MIKE WATKINS
JOHNSON COUNTY ASSESSOR

DULY ENTERED FOR TAXATION - SUBJECT TO FINAL ACCEPTANCE

_____ DAY OF _____, 2024

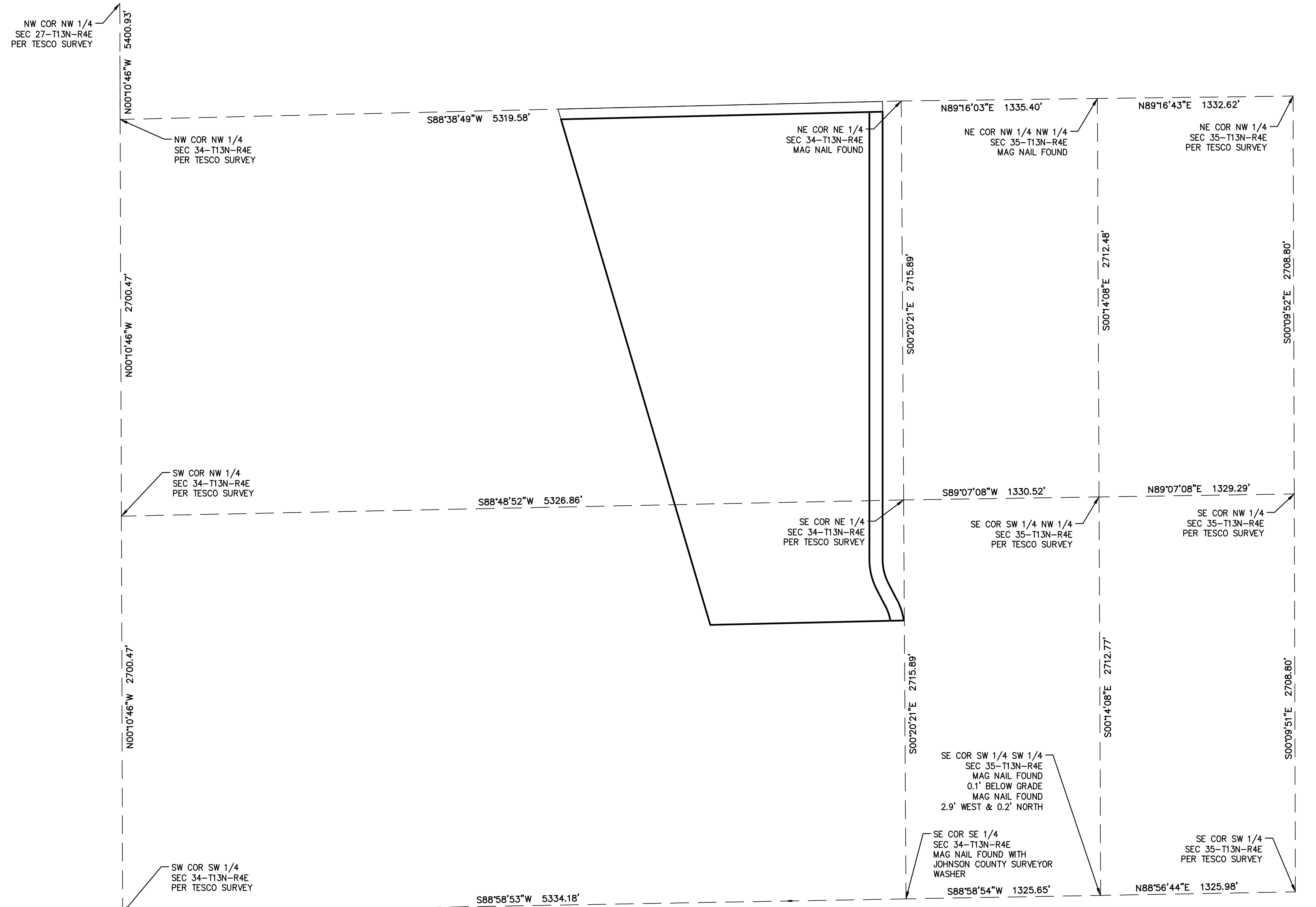
ELIZABETH ALVEY
JOHNSON COUNTY AUDITOR

INSTRUMENT: _____

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2024

AT _____ AND RECORDED IN PLAT CABINET _____, PAGE _____

TERESA PETRO
JOHNSON COUNTY RECORDER



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