

FINAL PLAT COMMERCE POINT

FRANKLIN TOWNSHIP CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-referenced survey on any lines that are common with the new subdivision. I further certify that the said subdivision was platted under my direct supervision and control and is true and correct to the best of my knowledge and belief.

Witness my signature this 00 day of 00000, 2025

Donna Jo Smithers Professional Surveyor State of Indiana Registration Number 20100076

DESCRIPTION

PAD Commercial, LLC a Limited Liability Company Instrument Number 2015-023051 Parcel Numbers 41-08-10-012-002.000-009 | 41-08-10-012-001.001-009

DESCRIPTION

A part of the Northeast Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

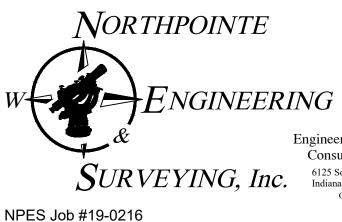
Commencing at the Northwest corner of said guarter section marked by a stone found in place; thence South 89 degrees 59 minutes 17 seconds East on and along the North line thereof a distance of 288.16 feet to the Point of Beginning marked by an iron pin set this survey; thence continuing South 89 degrees 59 minutes 17 seconds East on and along said North line a distance of 700.00 feet to an iron pin found on the West right-of-way of US Highway Number 31; thence South 13 degrees 22 minutes 53 seconds East on and along said right-of-way line a distance of 350.00 feet; thence North 89 degrees 59 minutes 17 seconds West a distance of 700.00 feet; thence North 13 degrees 22 minutes 53 seconds West a distance of 350.00 feet to the Point of Beginning containing 5.47 Acre more or less.

ALSO

A part of the Northeast Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said quarter section; thence South 89 degrees 59 minutes 17 seconds East on and along the North line thereof a distance of 288.16 feet; thence South 13 degrees 22 minutes 53 seconds East a distance of 350.00 feet to the Point of Beginning; thence South 89 degrees 59 minutes 17 seconds East a distance of 610.00 feet; thence South 05 degrees 12 minutes 24 seconds East on and along the west line of the lands of Franklin Community School Corporation a distance of 48.65 feet; thence South 86 degrees 17 minutes 49 seconds West on and along the north right-of-way of Commerce Drive a distance of 594.96 feet: thence North 13 degrees 22 minutes 53 seconds West a distance of 89.43 feet to the Point of Beginning containing 0.94 Acres more or less.

Containing in all 6.41 Acres more or less.



Engineering, Land Surveying Consulting & Inspection 6125 South East Street, Suite "B" napolis, Indiana 46227-2147 Office - 317-884-3020 www.npesindy.con

This subdivision contains Six (6) Lots. Numbered 1 through 6. The size of lots and common area and widths of streets and easements are shown on figures denoting feet and decimal parts thereof.

This subdivision shall be known as Commerce Point, located within the City of Franklin, Franklin Township, Johnson County, Indiana.

1. This plat is based upon a survey completed by Northpointe Engineering & Surveying, Inc. recorded as Instrument Number 0000000000000 in the Office of the Johnson County Recorder.

2. There are strips of ground as shown on the Plat marked "D & U.E." (drainage and utility easement). These strips are reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drainage facilities, ducts, lines and wires subject at all times to the proper authorities and to the easements herein reserved. No permanent or other structure of any kind are to be erected or maintained upon said strips of ground. Owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and the rights of the owners of other lots in this subdivision.

3. Any field tile or underground drain which is encountered in construction of improvements within this subdivision shall be perpetuated and all owners of lots in this subdivision their successors and assigns shall comply with Ind. Code§ 36-9-27, and any amendment thereof or any replacement statute.

4. Drainage swales (ditches) along the roadways and within the right of way and on dedicated easements are not to be altered, dug out, filled in, tiled or changed otherwise without the written permission of the Franklin Board of Public Works and Safety. Property owners must maintain these swales as sodded grass ways or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough so that said drainage swales (ditches) will not be damaged by such water. Driveways must be constructed over these swales or ditches only when appropriate structures have been permitted by the Greenwood Board of Public Works and Safety

5. There are strips of ground, shown on the plat, marked "No Access Easement" (N.A.E.) which prohibit ingress/egress across said strip. No drives are to be constructed across said strip.

6. No fence, wall, hedge, tree or shrub planting or other similar item which obstructs sight lines at an elevation between 2.5 and 8 feet above the street, shall be permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of said street lines (25 feet for minor streets and 50 feet for arterial streets), or in the case of a rounded property corner, from the intersection of the street right-of way lines extended.

7. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the edge of a driveway pavement or alley line. No driveway shall be located within 70 feet of the intersection of two street centerlines. If the available distance is less than 70 feet, the driveway shall be located at the greatest distance from the intersection of the street centerlines.

8. Where sanitary discharge can enter into a public or private sanitary sewer system by gravity flow, the lowest floor elevation where a plumbing fixture or floor drain is installed must be a minimum of 12 inches above the top of the lowest downstream or upstream manhole casting nearest to the subject lateral connection. Where the discharge cannot enter a system by gravity flow the effluent shall be directed into a tightly covered and vented sump from which the effluent shall be lifted and discharged into the system a minimum of 12 inches above the top of the lowest downstream or upstream manhole casting nearest to the subject lateral connection.

9. The sanitary sewer, and the connection thereto, shall be used only for and as a sanitary sewer system. No stormwater, run-off water, downspouts, footing drains (perimeter drains), or subsoil drainage shall be connected to the sanitary sewer system. No sump pumps shall be connected to the sanitary sewer system. All sump pumps to be installed on any lot of this development must be connected, via a hard pipe connection, to a defined stormwater drainage system in a manner which is acceptable to the City of Franklin.

10. This subdivision has been designed to include a stormwater quality best management practice (BMP(S) that must be maintained by the BMP(S) owner. Said BMP(S) is currently maintained by the developer, however upon the activation of the homeowners association, the operations and maintenance manual for such BMP(S)shall become the responsibility of said association subject to all fees and other City requirements.

11. Definitions

Front and side yard lines are hereby established as shown on this plat, between which lines and the property lines of the street. There shall be erected or maintained no building or structure.

A. Sidelines - Means a lot boundary that extends from the road on which a lot abuts to the rear line of said lot.

B. Rear Line - Means the boundary line that is farthest from and substantially parallel to the road on which the lot abuts, except that on corner lots, in which case it is the line parallel to the least amount of street frontage.

County of Residence:

After having given public notice of the time, place and nature of the hearing on the application for Primary Approvals of this subdivision by publication in the Daily Journal more than ten (10) days before the date set for hearing thereon, under authority provided by Chapter 138, Acts 1957, enacted by the General Assembly of the State of Indiana, and all acts supplemental and amendatory thereof, this plat was given Primary Approval by a majority of the members of the City of Franklin Plan Commission at a meeting held on the seventeenth (17) day of December,

2024.

Attest: City of Franklin Plan Commission

This plat is hereby recommended for acceptance by the City of Franklin Commission

12. All streets and rights-of-way shown, subject to construction standards and acceptance, are hereby dedicated to the public use, to be owned and maintained by the City of Franklin, Johnson County, Indiana.

13. 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. Proper function and maintenance of the drainage system may be enforced by the Board of Works and City Engineer. Drainage easements shall provide the City of Franklin the Right of Access.

14. Each lane of all southbound shared drives intersecting with Commerce Drive shall provide sufficient queue length for storage of a minimum of four (4) vehicles. The starting point for measuring the queue length will be a point located a minimum of four (4) feet from the pedestrian crossings.

15. Revise language of No Access Easement to reflect that it restricts vehicular access and does not apply to pedestrian access.

We the undersigned, owner of the real estate shown and described herewith, do hereby lay off plat and subdivide said real estate in accordance with the herein

Witness my hand and seal this ____ day of _____, 2025.

PAD Commercial, LLC

SIGNATURE: _____

PRINTED NAME | TITLE:

STATE OF INDIANA

) SS: COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared ____, who acknowledged the execution of the above and foregoing to be (his/her) voluntary act and deed, and who swore to the truth of the matters therein.

WITNESS my hand and notarial seal this ____ day of _____, 2025.

Notary Public -

My Commission Expires:

CERTIFICATE OF APPROVAL

Jim Martin. Secretary Norman L. Gabehart. President

Joanna 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 __, 2025.

Steve Barnett, Mayor Ken Austin, Member

Tina Gross, Member

Attest:

Received by the Johnson County Assessor: Mike Watkins, County Assessor Entered for taxation this ____ day of _____ , 2024. Elizabeth Alvey, Auditor, Johnson County, Indiana

Instrument Number:

Received for record this ____ day of _____ , 2024. m. and recorded in Plat Cabinet , Page At

Teresa Petro, Recorder, Johnson County, Indiana