

Plat shall be called:

Farm Bureau Co-op Plat

LEGAL being platted:

P+NE 14-12-4

2.4389A

Date of Plat:

May 17, 2004

~~Tax~~ Area

Franklin

Owner (s)

Key Franklin Properties

Approval: Municipal ☒ County ☐

Assessor's Signature ☒

Auditor's Signature ☒ (Signifying transfer)

Notary's Signature ☒ Seal ☒ County of Residence ☒ Date of Expiration ☒

ALL SIGNATURES MUST HAVE NAME TYPED OR PRINTED BENEATH THEM.

FIXED LINE MYLAR WILL BE SUPPLIED BY:
If other than above Engineer, whose
company or name appears on plat.

Name

Address

Telephone Number()

form 9/21/94 Johnson County Recorder

FILED: Instrument No.

Cabinet (D) Slide (51344B)

FEE \$ 23

DATE/TIME of recording:

Recorded Johnson County, Indiana

Sue Anne Misiniec, Recorder

Date 05/21/2004 Time 13:00:27 1 of 2 Pgs

Inst # 2004-014893 OFF

Fee Amt: 23.00

Engineer's Signature ☒ Seal ☒

RECORDING PROCESSED BY:

On door of cabinet

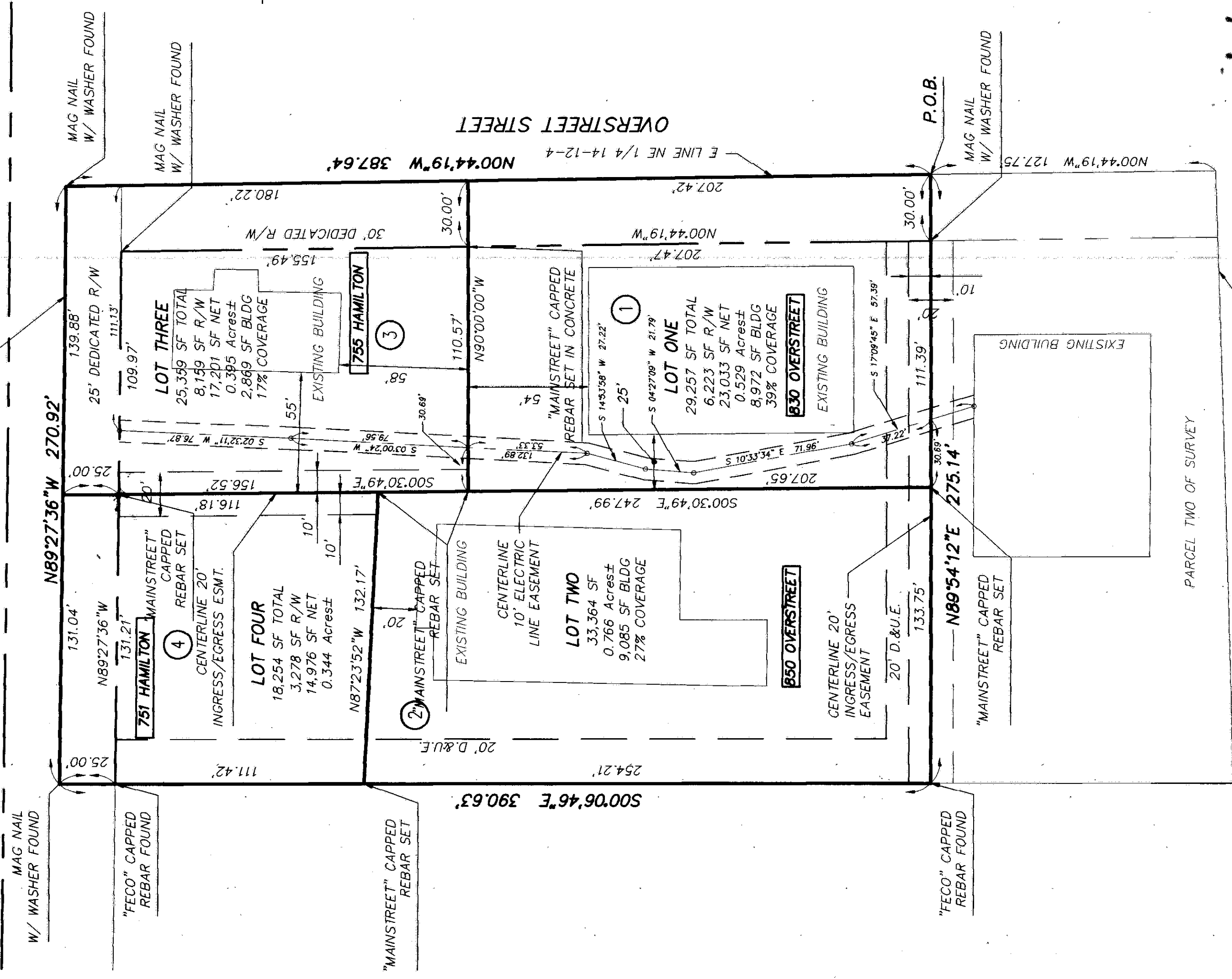
Indexed into Computer

Subdivision Code

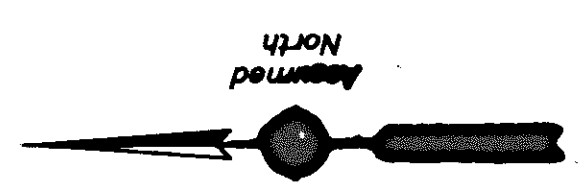
FIXED LINE RECEIVED: / /

FARM BUREAU CO-OP PLAT
A PART OF SECTION 14, TWP. 12N, RNG. 04E
CITY OF FRANKLIN, INDIANA

CENTERLINE HAMILTON AVE.



- LEGEND**
- ① LOT NUMBER
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET
 - BLDG BUILDING
 - ESMT EASEMENT



NOTE
This plat and existing building locations are based on a survey made by Franklin Engineering-Company on October 31, 2000 (Project No. 00-395).

MAIN STREET CONSULTING COMPANY
99 West Jefferson Street
Franklin, Indiana 46131
PH: 317.736.0579
FAX: 317.736.0929
www.mainstreetconsulting.com

PARCEL TWO OF SURVEY

N LINE EARLYWINE ADDITION (PLAT BOOK 2, PAGE 77)

4/27/2007 Plat of Survey/Engineer's
Scale: 1"=40'

FARM BUREAU CO-OP PLAT
A PART OF SECTION 14, TWP. 12N, RNG. 04E
CITY OF FRANKLIN, INDIANA

PLAT CABINET: D SLIDE: 513B
INSTRUMENT NO. 2004-14893

LAND DESCRIPTION

Part of the Northeast Quarter of Section 14, Township 12 North, Range 4 East of the Second Principal Meridian, Franklin Township, Johnson County, Indiana, more particularly described as follows:

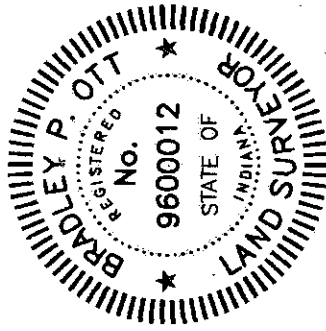
Commencing at the intersection of the North line of Earlywines Addition (Plat Book 2, Page 77) with the East line of said Quarter Section; thence North 00 degrees 44 minutes 19 seconds West on and along said East line a distance of 127.75 feet to the Point of Beginning; thence continuing North 00 degrees 44 minutes 19 seconds West along said East line a distance of 387.64 feet to the centerline of Hamilton Avenue; thence North 89 degrees 27 minutes 36 seconds West along said centerline a distance of 270.92 feet; thence South 00 degrees 06 minutes 46 seconds East a distance of 390.63 feet; thence North 89 degrees 54 minutes 12 seconds East a distance of 275.14 feet to the Point of Beginning, containing 2.4389 acres, more or less, subject however to all legal rights-of-way and easements of record.

This subdivision consists of 4 lots, numbered 1 through 4 together with streets and easements as shown hereon. The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof. Cross-reference is hereby made to a survey made by Franklin Engineering Company on October 31, 2000 (Project No. 00-395).

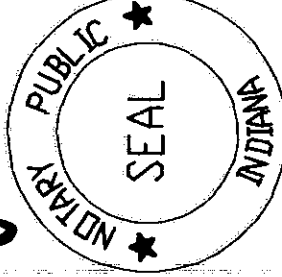
I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands platted within the cross-referenced survey, and that to the best of my knowledge and belief there has been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

WITNESS MY SIGNATURE THIS 30TH DAY OF JUNE 2003.

Bradley P. Ott
Bradley P. Ott
Registered Land Surveyor
Indiana-9600012



County of Residence Johnson
Notary Public signature Shelly K. Chesser
Notary Public printed Shelly K. Chesser
My commission expires 7/1/07



DEDICATION CERTIFICATE

The undersigned, Key Franklin Properties, owners of the hereon described real estate, hereby lay(s) off, plats and subdivides said real estate described on this page, in accordance with the plat and certificate.

This subdivision shall be known and designed as the Farm Bureau Co-Op Plat, an addition to the City of Franklin, Indiana. All streets, alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

The lots contained in this plat or any portion thereof shall be subject to the following restrictions which restrictions shall be considered and hereby are declared to be covenants running with the land, which said restrictive covenants are as follows, to-wit:

There are strips of ground marked "Drainage and Utility Easements" (D&UE) shown on the plat which are hereby reserved for public utilities, and owners of lots in this subdivision, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drainage improvements, drains, ducts, lines, and wires. Purchasers of lots in this subdivision shall take their titles subject to the easements hereby created and subject at all times to the rights of proper authorities to service the utilities and the easements hereby created, and no permanent structure of any kind, and no part thereof, except fences and sidewalks, shall be built, erected or maintained on said "Drainage and Utility Easements" (D&UE).

Obstructions shall not be placed, in nor be permitted to remain in areas designated as drainage easements without the permission of the City of Franklin Plan Commission. These areas shall be preserved and maintained as permanent drainage easements.

These covenants shall run with the land and shall be binding on the owner or owners of the Lots in this subdivision.

Witness our hands and seals this 17th day of May 2004

9823 X
For Key Franklin Properties

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

Before me, the undersigned notary public, in and for the State of Indiana, personally appeared a representative of Key Franklin Properties who acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purpose expressed herein.

WITNESS MY HAND AND SEAL THIS 17th DAY OF May 2004

CERTIFICATE OF APPROVAL

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 as provided for in Section 3.4 of the Subdivision Control Ordinance for the City of Franklin at a

meeting held on the 17th day of December 2002.

CITY OF FRANKLIN PLAN COMMISSION

James A. Matthews, Jr.
President
ATTEST: Jeffrey L. Conner
City Clerk

This plat is recommended for approval by the Franklin Plan Commission.

David Wan
Plan Director
W&P

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

27th day of April 2004

Donna Jones-Matthews
Mayor
Attest: Steven D. Houghland
City Clerk

ENTERED FOR TAXATION this 17th day of May 2004

Brenda Jones-Matthews
Auditor
Brenda Jones-Matthews

RECEIVED FOR RECORD this 21st day of May 2004 at 1:00 P.M. and recorded in Plat Cabinet D Slide 513A+B

Instrument No. 2004-014893

Sue Sue Mims
Recorder
SUE SUE MIMS

Copy received by County Assessor: Marla A. Hash

MAIN STREET
CONSULTING COMPANY

99 West Jefferson Street
Franklin, Indiana 46131
PH: 317.735.0578
FAX: 317.735.0929
www.mainsstreetconsulting.com

4/27/2007 Shelly K. Chesser
Notary Public
2007-010753