

ALTA/NSPS LAND TITLE SURVEY

SW QTR. SEC. 11, T-12N, R-4E
 CITY OF FRANKLIN
 COUNTY OF JOHNSON
 STATE OF INDIANA

BENCHMARKS:

- BOX CUT E-SIDE LIGHTPOLE BASE
 N 1546573
 E 218072
 ELEV. = 752.05
- BOX CUT N-SIDE LIGHTPOLE BASE
 N 1546534
 E 215831
 ELEV. = 751.11
- SE ANCHOR BOLT LIGHTPOLE BASE
 N 1546755
 E 215806
 ELEV. = 750.40



LOCATION MAP

REFERENCES:

- COUNTY TAX MAP.
- DEEDS AS REFERENCED ON SURVEY.

INDIANA 811

UTILITIES SHOWN ON SURVEY WERE LOCATED BASED ON FIELD MARKINGS PROVIDED BY 1/13/2021 811 REQUEST CONFIRMATION NO. 2101134995

BASIS OF BEARING & DATUM:

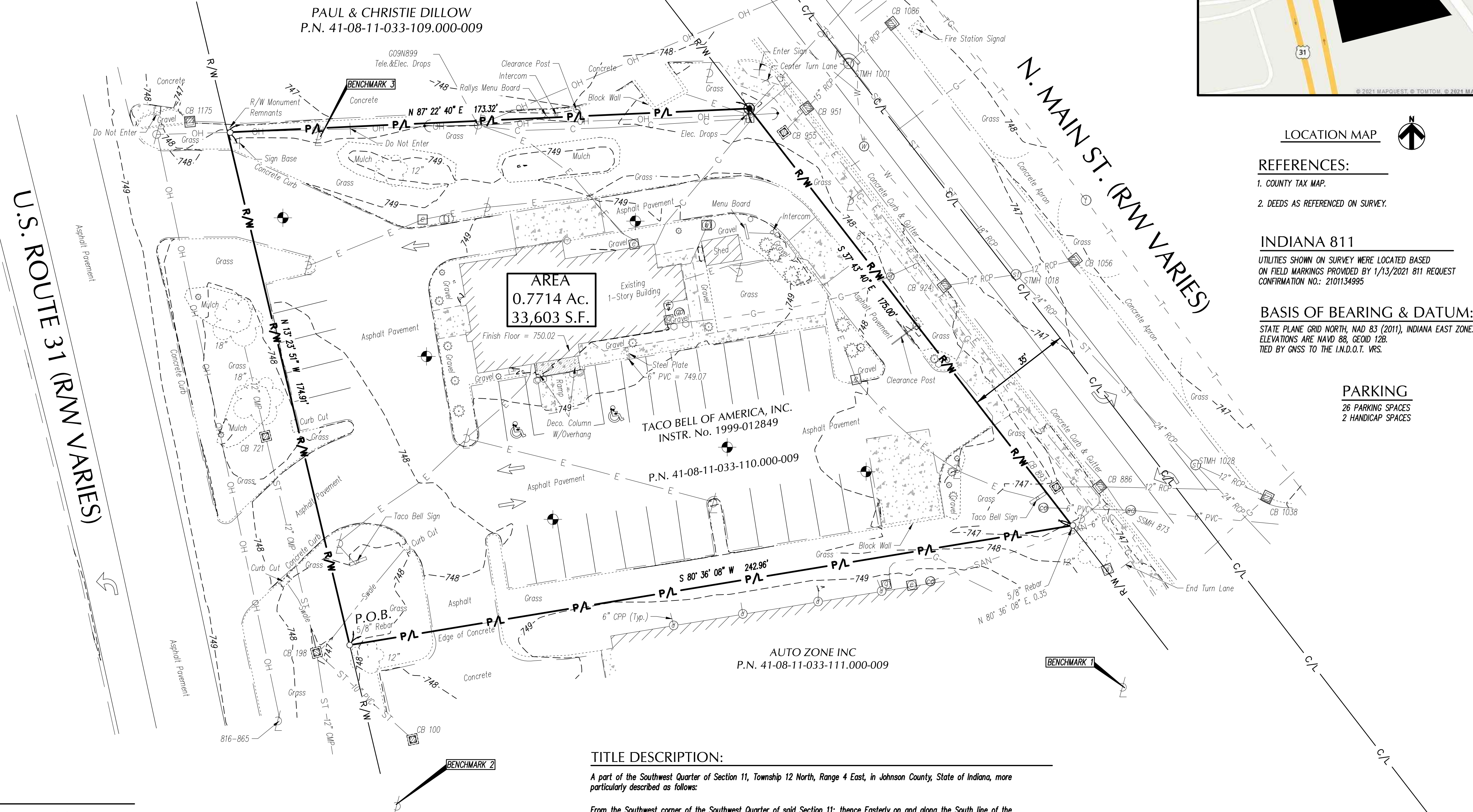
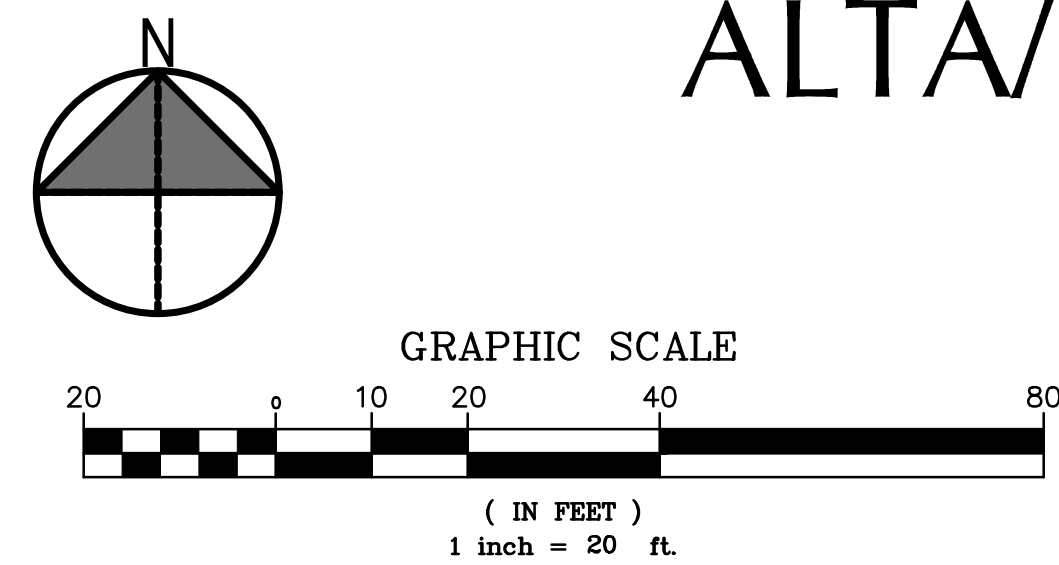
STATE PLANE GRID NORTH, NAD 83 (2011), INDIANA EAST ZONE. ELEVATIONS ARE NAVD 88, GEOID 12B. TIED BY GNSS TO THE I.N.D.O.T. VRS.

PARKING

- 26 PARKING SPACES
- 2 HANDICAP SPACES

LEGEND:

- 5/8" x 30" REBAR WITH CAP "GPD" SET
- EXISTING IRON PIN FOUND AS NOTED
- EXISTING MONUMENT BOX FOUND AS NOTED
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING POWER & TELEPHONE POLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC PULLBOX
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING DOWN SPOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING GREASE PIT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SPRINKLER HEAD
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING POST OR BOLLARD
- EXISTING SIGN
- EXISTING HANDICAP SIGN
- EXISTING CLEANOUT
- EXISTING GUY WIRE
- EXISTING CONCRETE PAD/AREA/SIDEWALK
- EXISTING SOIL BORING
- EXISTING CURB
- P/L - EXISTING PROPERTY LINE
- R/W - EXISTING RIGHT OF WAY LINE
- C/L - EXISTING CENTER LINE
- OH - EXISTING OVERHEAD UTILITY LINES
- G - EXISTING UNDERGROUND GAS LINES
- ST - EXISTING UNDERGROUND STORM LINES
- SAN - EXISTING UNDERGROUND SANITARY LINES
- W - EXISTING UNDERGROUND WATER LINES
- E - EXISTING UNDERGROUND ELECTRIC LINES
- T - EXISTING UNDERGROUND TELEPHONE LINES
- C - EXISTING UNDERGROUND CABLE LINES
- BUSH/SHRUB
- DECIDUOUS TREE
- P.O.B. POINT OF BEGINNING



GENERAL NOTES:

- THE DESCRIBED REAL ESTATE IS IN A ZONE X, AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM PANEL NO. 18081022270, EFFECTIVE DATE OF AUGUST 2, 2007.
- UTILITY, STORM, OR SANITARY LINES SHOWN HEREON THAT ARE NOT DRAWN TO AN APPROPRIATE APPURTENANCE OR BUILDING ARE AN INDICATION OF AN UNKNOWN UTILITY CONNECTION OR A UTILITY OUTSIDE OF THE PROJECT SCOPE THAT HAS NOT BEEN INVESTIGATED FURTHER, AND ARE PROVIDED TO SHOW THEIR APPROXIMATE DIRECTION ONLY.
- AS A RESULT OF 811 COORDINATION, SOME OF THE SUBSURFACE UTILITY LINES SHOWN HEREON WERE MARKED ON THE GROUND BY THIRD PARTIES, OR DEPICTED IN RECORDS/MAPPING PROVIDED BY THIRD PARTIES THAT MAY OR MAY NOT SHOW ACCURATE LOCATION INFORMATION. THE THIRD PARTIES INVOLVED IN SAID COORDINATION WERE NOT CONTRACTUALLY OBLIGATED TO GPD GROUP. GPD GROUP ACCEPTS NO LIABILITY OR RESPONSIBILITY ARISING OUT OF ANY MATTERS RELATING TO THE MARKINGS OR INFORMATION PROVIDED BY THE 811 COORDINATION OF SAID SUBSURFACE UTILITIES. NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OR ACCURACY OF ANY 811 PROVIDED SUBSURFACE UTILITY LABELED IN THE DRAWING AS "RQ2" (RELIABILITY QUALITY 2) AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- GPD GROUP PERFORMED SUBSURFACE UTILITY LOCATING SERVICES ON THIS PROJECT IN ACCORDANCE WITH OUR AGREED UPON SCOPE AND SPECIFICATIONS OF PERFORMANCE. THE SUBSURFACE UTILITY LINES MARKED BY US ARE FROM READINGS/INDICATIONS OF OUR EQUIPMENT ON EFFORTS DATED 1/19/2021. GPD GROUPS CONFIDENCE IN THE LOCATION OF THE SUBSURFACE UTILITY IS INDICATED IN THE DRAWING AS "RQ1" (RELIABILITY QUALITY 1).
- THIS SURVEY IS NOT FOR THE PURPOSE OF LOCATING OR IDENTIFYING ANY POLLUTANTS OR HAZARDOUS MATERIALS ON OR UNDER THE PROPERTY SHOWN HEREON.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO WETLAND MARKINGS FOUND.
- GPD GROUP AND/OR THE SURVEYORS COMMENTS REGARDING BOUNDARIES, LOCATION AND/OR LIMITS OF THE RIGHTS OF WAY, EASEMENTS AND/OR SERVITUDES AS SHOWN HEREON ARE SOLELY RELATED TO THE LOCATION OF SAID ITEMS AND IS BASED ON THE INFORMATION GATHERED DURING THE FIELD SURVEY AND A REVIEW OF THE INFORMATION PROVIDED IN THE TITLE COMMITMENT REFERENCED HEREON. COMMENTS REGARDING TITLE ITEMS DO NOT REPRESENT A LEGAL OPINION ON THE EXISTENCE, TERMINATION, AFFECTS OR BENEFITS OF SAID ITEMS, AS THAT IS A QUESTION OF LAW AND OUTSIDE THE RESPONSIBILITIES OF THE SURVEYOR.

INVERTS:

CB 100 T/C = 747.46	STMH 1018 T/C = 747.16
10" PVC (NW) UNABLE TO MEASURE VEHICLE OVER STRUCTURE	12" RCP (W) = 742.91
	12" RCP (E) = 742.86
	18" RCP (N) = 739.66
	24" RCP (S) = 739.56
CB 198 T/C = 747.63	STMH 1028 T/C = 746.57
10" PVC (SE) = 744.43	12" RCP (SE) = 741.27
12" CMP (N&S) = 743.63	24" RCP (N&S) = 739.37
CB 721 T/C = 747.54	CB 1038 T/C = 746.07
12" CMP (N&S) = 744.09	12" RCP (NW) = 741.47
CB 886 T/C = 746.46	12" RCP (W) = 743.28
12" RCP (E&W) = 743.01	CB 1056 T/C = 746.68
CB 893 T/C = 746.96	12" RCP (W) = 743.28
12" RCP (E) = 743.56	CB 1086 T/C = 747.24
CB 924 T/C = 746.89	12" RCP (W) = 744.09
12" RCP (E) = 743.54	CB 1175 T/C = 746.46
CB 951 T/C = 747.21	15" RCP (E&W) = 743.81
15" RCP (E&W) = 743.81	SSMH T/C = 746.43
STMH 1001 T/C = 747.62	6" PVC (E,W,&S) = 742.53
COULD NOT OPEN	

TITLE DESCRIPTION:

A part of the Southwest Quarter of Section 11, Township 12 North, Range 4 East, in Johnson County, State of Indiana, more particularly described as follows:

From the Southwest corner of the Southwest Quarter of said Section 11; thence Easterly on and along the South line of the Southwest Quarter of Section 11 a distance of 113.28 feet to a point; thence Northerly on and along a line parallel to the West line of the Southwest Quarter of said Section 11 a distance of 238.86 feet to a point on the Easterly right-of-way line of U.S. Route 31; said point being the point of beginning.

From the point of beginning, North 13 degrees 55 minutes 55 seconds West, on and along the Easterly right-of-way line of U.S. Route 31 a distance of 175.00 feet to the Point of Intersection of the East right-of-way line of U.S. Route 31 with the South right-of-way line of Main Street in Franklin Indiana; thence North 88 degrees 44 minutes 05 seconds East, on and along the South right-of-way line of Main Street, a distance of 173.88 feet to a point on the Westerly right-of-way line of Main Street; thence South 38 degrees 07 minutes 55 seconds East on and along the Westerly right-of-way line of Main Street, a distance of 175.00 feet to a point; thence South 80 degrees 03 minutes 05 seconds West, a distance of 243.15 feet to the Point of Beginning.

CERTIFICATION:

TO: TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 8, 9, 10(a), 10(b), 11, 13, 18, 19, 20 AND 21 (TACO BELL SURVEY REQUIREMENTS) OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON 1/19/2021



Steven L. Mullaney
 STEVEN L. MULLANEY, P.S. No. LS21100013
 DATE 05/20/2021

REV.	DATE	DESCRIPTION

TACO BELL
 1579 N. MORTON STREET
 FRANKLIN, INDIANA

ISSUED FOR:	PERMIT
BID	CONSTRUCTION
RECORD	RECORD

PROJECT MANAGER	DESIGNER
SLM	MLC

JOB NO.
 2018088.31

1 of 1