

FINAL PLAT

CUMBERLAND TRACE

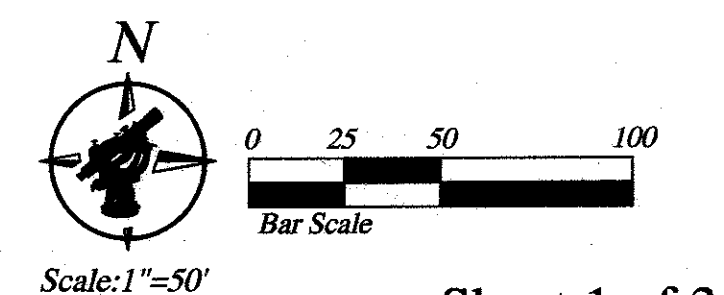
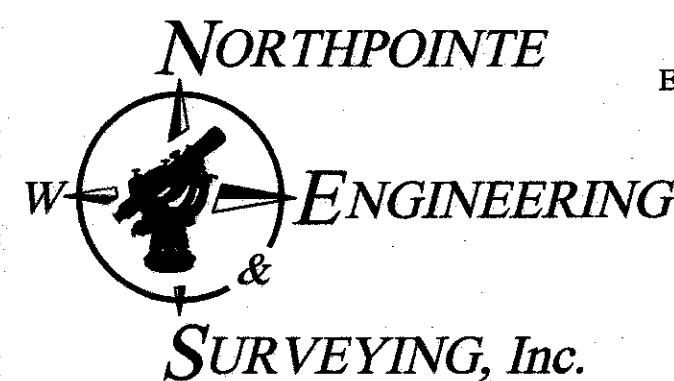
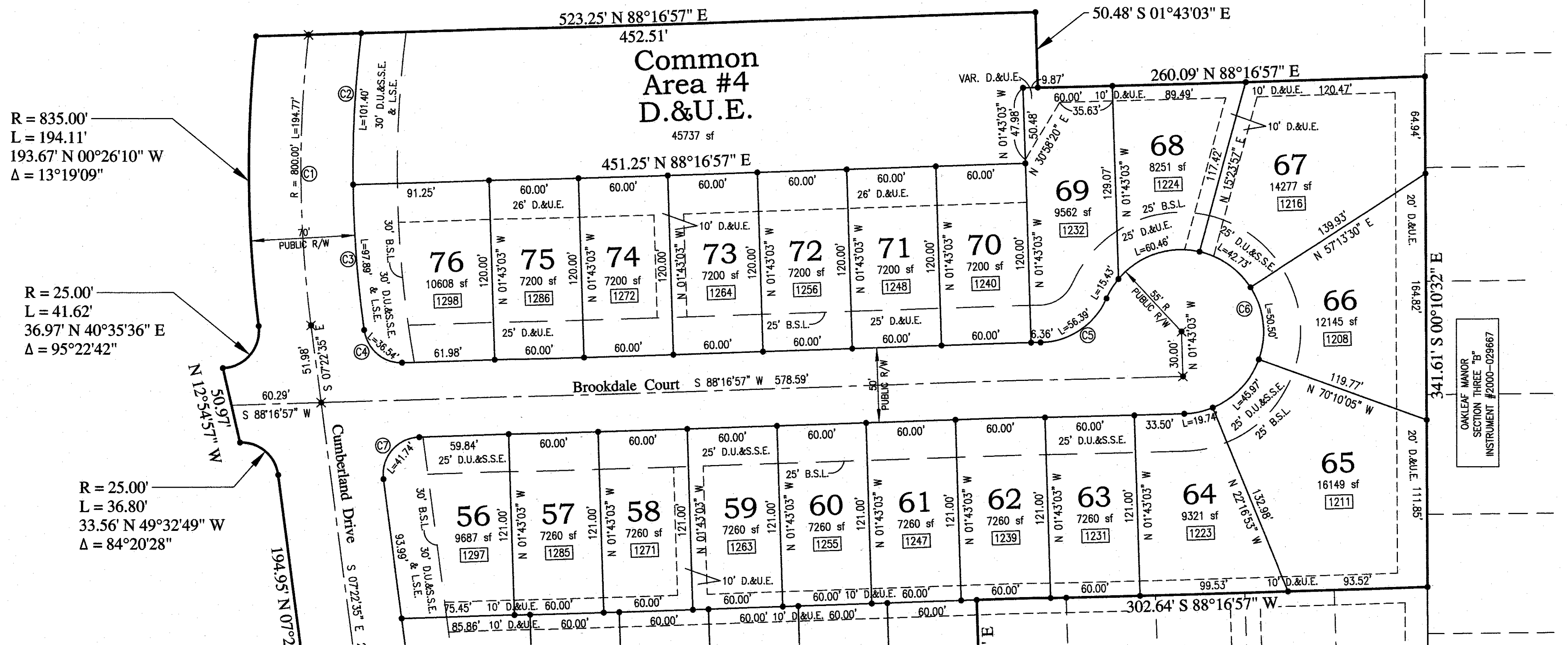
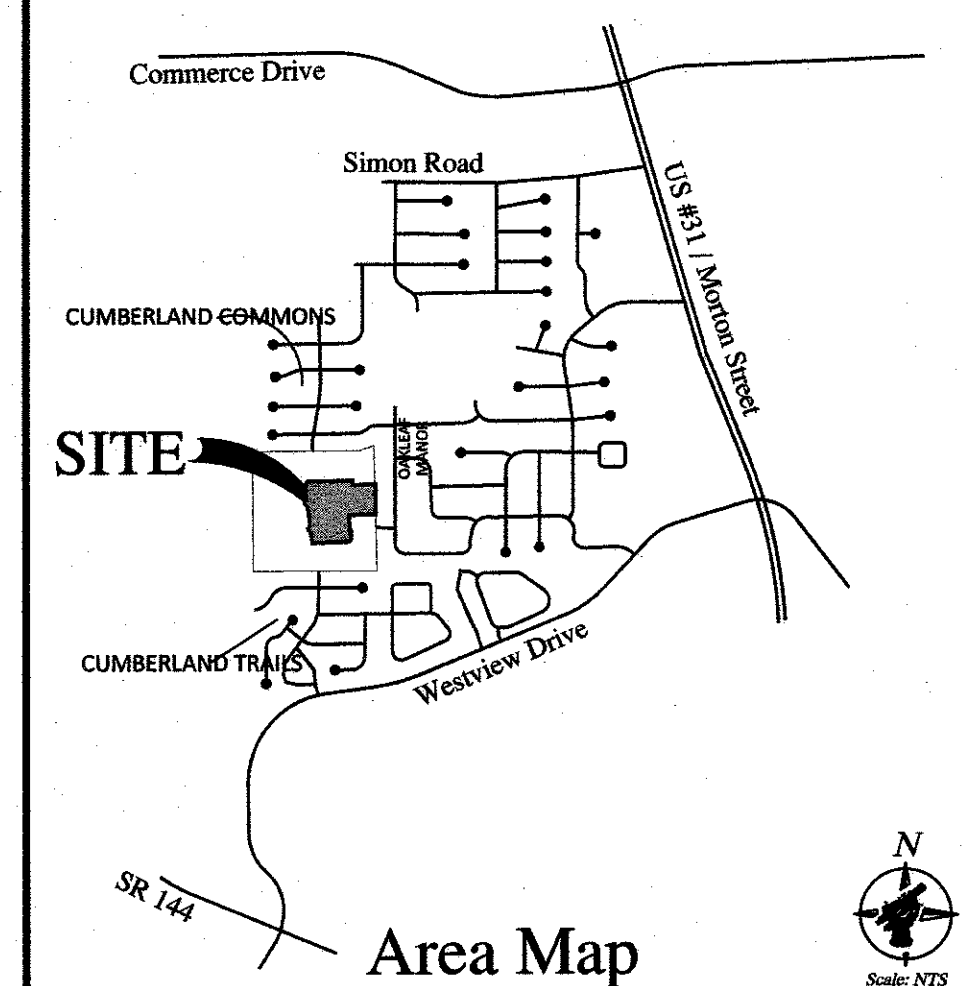
SECTION TWO

Franklin Township, City of Franklin, Johnson County, Indiana

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	194.77'	800.00'	13°56'58"	S 00°24'06" E	194.29'
C2	101.40'	765.00'	7°35'41"	N 03°09'28" E	101.33'
C3	97.89'	765.00'	7°19'54"	S 04°18'19" E	97.82'
C4	36.54'	25.00'	83°44'47"	N 49°50'39" W	33.37'
C5	56.39'	50.00'	64°37'23"	N 55°58'16" E	53.45'
C6	234.82'	55.00'	244°37'23"	S 34°01'44" E	92.97'
C7	41.74'	25.00'	95°39'32"	S 40°27'11" W	37.06'
C8	36.80'	25.00'	84°20'28"	S 49°32'49" E	33.57'
C9	41.74'	25.00'	95°39'32"	N 40°27'11" E	37.06'

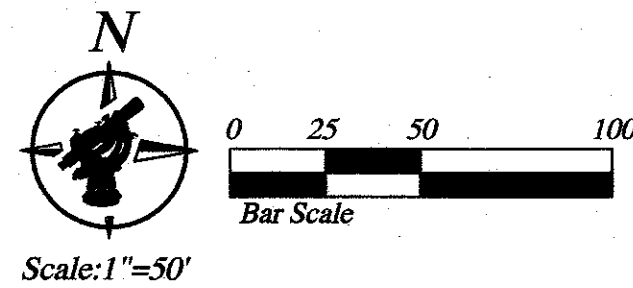
This plat is based upon a survey completed by Northpointe Engineering & Surveying, Inc. Recorded as Instrument # 2017-018344 in the office of the Johnson County Recorder

1	LEGEND
0000 sf	- LOT SQUARE FOOTAGE
0000	- ADDRESS
R/W	- RIGHT-OF-WAY
B.S.L.	- BUILDING SETBACK LINE
D.&U.E.	- DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	- DRAINAGE, UTILITY, & SANITARY SEWER EASEMENT
L.S.E.	- LANDSCAPE EASEMENT
(C)	- CURVE NUMBER
✱	- 5/8" REBAR SET WITH METAL CAP STAMPED NPES 20100076
•	- 5/8" REBAR SET WITH CAP STAMPED NPES 20100076
□	- 5/8" REBAR SET IN CONCRETE WITH CAP STAMPED NPES 20100076
VAR.	- VARIABLE



FINAL PLAT CUMBERLAND TRACE SECTION TWO

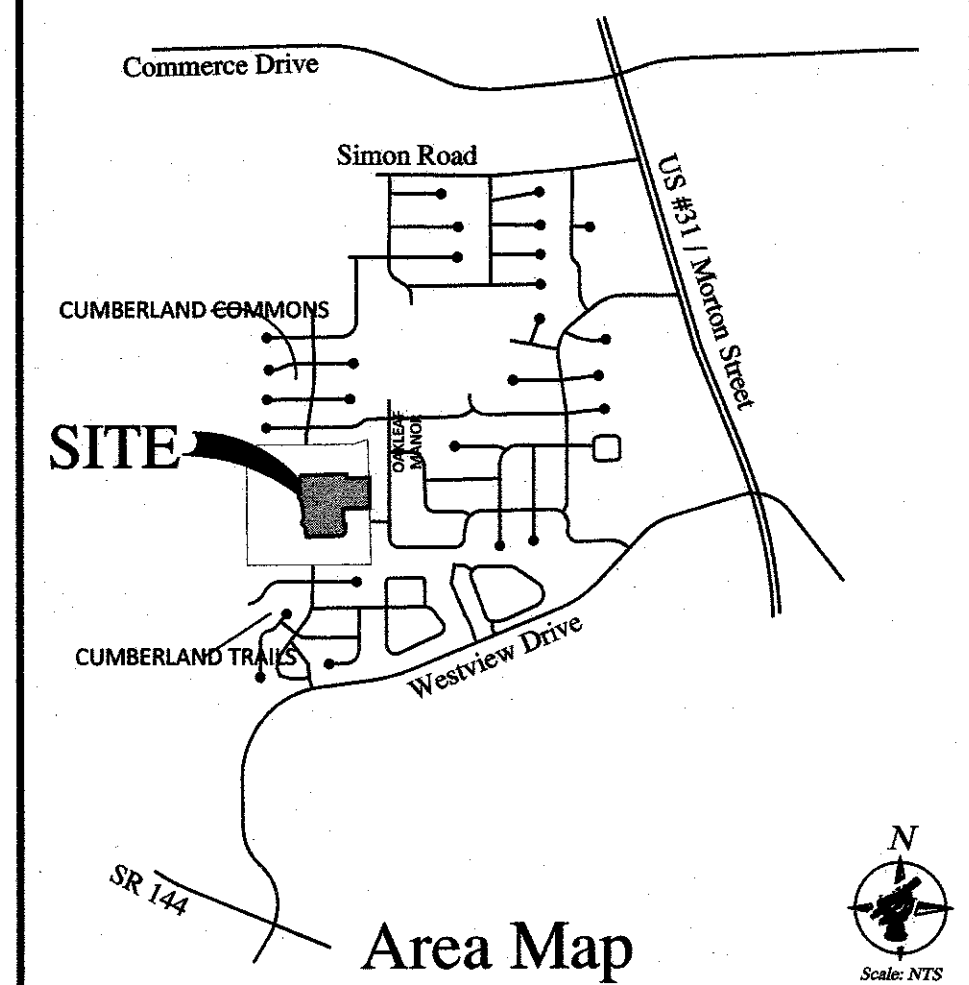
Franklin Township, City of Franklin, Johnson County, Indiana



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VAR.	- VARIABLE



33.56' N 49°32'49" W
Δ = 84°20'28"

R = 25.00'
L = 41.74'
37.05' N 40°27'11" E
Δ = 95°39'33"

R = 25.00'
L = 36.80'
33.56' N 49°32'49" W
Δ = 84°20'28"

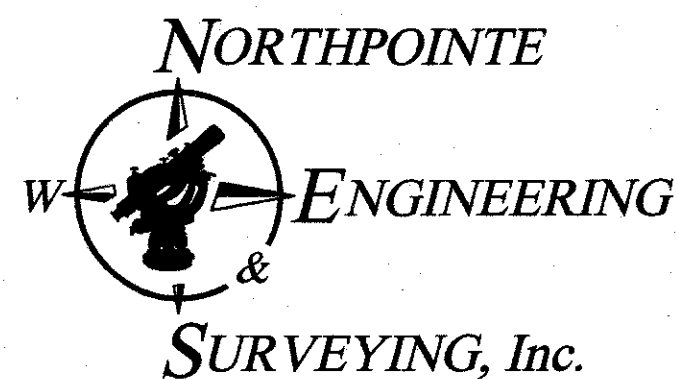
POINT OF BEGINNING

CUMBERLAND TRACE
SECTION ONE
INSTRUMENT #2017-003295
PLAT CABINET "E", PAGES 242 "A", "B" AND "C"

CUMBERLAND TRACE
SECTION ONE
INSTRUMENT #2017-003295
PLAT CABINET "E", PAGES 242 "A", "B" AND "C"

SOUTHWEST CORNER
SECTION 10, T12N, R4E
5/8" REBAR SET IN CONCRETE
WITH CAP STAMPED
NPES 20100076

SOUTH LINE N.W.1/4, N.W.1/4 SECTION 15, T12N, R4E



Engineering, Land Surveying
Consulting & Inspection

Donna Jo Smithers
Professional Land Surveyor
President / Owner

Venus L.L. Thorne
Professional Engineer

6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
www.npes.biz

FINAL PLAT CUMBERLAND TRACE SECTION TWO

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 14 day of August, 2017

Donna Jo Smithers
Professional Surveyor
State of Indiana
Registration Number 20100076



DESCRIPTION

Part of the Southwest Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian located in Franklin Township, Johnson County, Indiana described as follows:

Commencing at the Southwest Corner of said Quarter Section also being the northwest corner of Cumberland Trails First Section, Third Phase recorded as Instrument Number 2001-025690, Plat Book "D", Pages 373 "A" and "B" in the Office of the Johnson County Recorder; thence North 88 degrees 16 minutes 57 seconds East along the north line of said Quarter Section and along the north line of said Cumberland Trails First Section, Third Phase 1347.52 feet to the southwest corner of Oakleaf Manor Section Three "B" recorded as Instrument Number 2000-029667, Plat Book "D", Pages 336 "A" and "B" in said Recorders Office; thence North 00 degrees 10 minutes 32 seconds West along the west line of said Oakleaf Manor Section Three "B" 613.21 feet to the Point of Beginning of the herein described parcel; thence South 88 degrees 16 minutes 57 seconds West 302.64 feet; thence South 01 degrees 43 minutes 03 seconds East 173.00 feet; thence North 88 degrees 15 minutes 57 seconds East 16.85 feet; thence South 01 degrees 43 minutes 03 seconds East 95.92 feet; thence South 39 degrees 36 minutes 12 seconds West 33.68 feet; thence South 68 degrees 06 minutes 06 seconds West 25.46 feet; thence South 88 degrees 16 minutes 57 seconds West 396.89 feet; thence North 07 degrees 22 minutes 35 seconds West 107.99 feet to the point of curvature of a curve to the left having a central angle of 84 degrees 20 minutes 28 seconds and a radius of 25.00 feet, said curve subtended by a chord bearing of North 49 degrees 32 minutes 49 seconds West and a chord length of 33.56 feet; thence northwesterly along said curve 36.80 feet; thence North 12 degrees 55 minutes 38 seconds West 50.97 feet to the point of a non-tangent curve to the left having a central angle of 95 degrees 39 minutes 33 seconds and a radius of 25.00 feet, said curve subtended by a chord bearing of North 40 degrees 27 minutes 11 seconds East and a chord length of 37.05 feet; thence northeasterly along said curve 41.74 feet; thence North 07 degrees 22 minutes 35 seconds West 194.95 feet to the point of curvature of a curve to the left having a central angle of 84 degrees 20 minutes 28 seconds and a radius of 25.00 feet, said curve subtended by a chord bearing of North 49 degrees 32 minutes 49 seconds West and a chord length of 33.56 feet; thence northwesterly along said curve 36.80 feet; thence North 12 degrees 54 minutes 57 seconds West 50.97 feet to the point of a non-tangent curve to the left having a central angle of 95 degrees 22 minutes 42 seconds and a radius of 25.00 feet, said curve subtended by a chord bearing of North 40 degrees 35 minutes 36 seconds East and a chord length of 36.97 feet; thence northeasterly along said curve 41.62 feet to the point of curvature of a curve to the right having a central angle of 13 degrees 19 minutes 09 seconds and a radius of 835.00 feet, said curve subtended by a chord bearing of North 00 degrees 26 minutes 10 seconds West and a chord length of 193.67 feet; thence northwesterly along said curve 194.11 feet; thence North 88 degrees 16 minutes 57 seconds East 523.25 feet; thence South 01 degrees 43 minutes 03 seconds East 50.48 feet; thence North 88 degrees 16 minutes 57 seconds East 260.09 feet to the west line of aforesaid Oakleaf Manor Section Three "B"; thence South 00 degrees 10 minutes 32 seconds East along said west line 341.61 feet to the Point of Beginning containing 9.89 Acres more or less.

Subject to all easements, restrictions and rights-of-way.

This subdivision contains Thirty-Three (33) lots. Numbered Forty Four (44) through Seventy-Six (76) and Common Area Numbered Four (4) as shown. The size of lots and common area and widths of streets and easements are shown on figures denoting feet and decimal parts thereof.

1. This subdivision shall be known as Cumberland Trace Section Two located in within the City of Franklin, Johnson County, Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

2. This plat is based upon a survey completed by Northpointe Engineering & Surveying, Inc. recorded as Instrument Number 2016-000000 in the Office of the Johnson County Recorder. 2017-018344

3. 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, drains, 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 is 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.

4. There are strips of ground shown on the plat marked "D.U.&S.S.E." (Drainage, Utility and Sanitary Sewer Easement) are reserved for the use of the public utilities for the installation of water mains, poles, ducts, lines and wires and the drainage facilities, said strips are also reserved for the installation and maintenance of sanitary sewer mains and appurtenances subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land; but 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.

5. There are strips of ground shown on the plat marked "L.S.E." (Landscape Easement) are reserved for mounding and landscaping along Cumberland Drive. These landscape areas are to be maintained by the Cumberland Trace Home Owners Association.

6. Any field tile or underground drain which is encountered in construction of any improvement within this subdivision shall be perpetuated, and all owners of lots in this subdivision, their successors and assigns shall comply with the Indiana Drainage Code of 1965.

7. 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 grassways 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 Franklin Board of Public Works and Safety.

8. Any property owner altering, changing, or failing to maintain these drainage swales (ditches) will be held responsible for such action and will be given 10 days notice by certified mail to repair said damage.

9. No fence, wall, hedge, tree or shrub planting or other similar item which obstructs sight lines at 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.

10. Public Streets - The streets and public right-of-way shown herein, subject to construction standards and acceptance, are hereby dedicated to the public use to be owned and maintained by the governmental body having jurisdiction.

11. The sanitary sewers, and the connection thereto, shall be used only for and as a sanitary sewer system. No storm water, run-off water, down spouts, footing drains (perimeter drains) or sub-soil 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 the development must be connected, via a hard pipe connection, to a defined storm water drainage system in a manner which is acceptable to the City of Franklin.

12. 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.

13. All lands in the subdivision and the use of the lands in this subdivision by present and future owners or occupants, shall be subject to declaration of covenants, conditions and restrictions of Cumberland Trace ("Declaration") recorded as Instrument Number 2017-006206 in the Office of the Johnson County Recorder.

14. 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.

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 plat.

Witness my hand and seal this 14 day of August, 2017.

West Franklin Homes, LLC

Mark Alt
Manager

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared West Franklin Homes, LLC, Mark Alt, Manager, 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 14 day of August, 2017.

Venus L. Thorne
Notary Public Venus L. Thorne



My Commission Expires: 08.25.2023
County of Residence: Johnson

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 fifteenth (15) day of December, 2015.

Attest:

City of Franklin Plan Commission

Suzanne Findley, Secretary

Jim Martin, President

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

Joanna Myers, 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 21st day of August, 2017.

Steve Barnett, Mayor

Melissa L. Jones, Member

Bob Swinehamer, Member

Attest:

Jayne Rhoades
Jayne Rhoades, Clerk Treasurer

Received by the Johnson County Assessor:

Mark Alexander
Mark Alexander, County Assessor

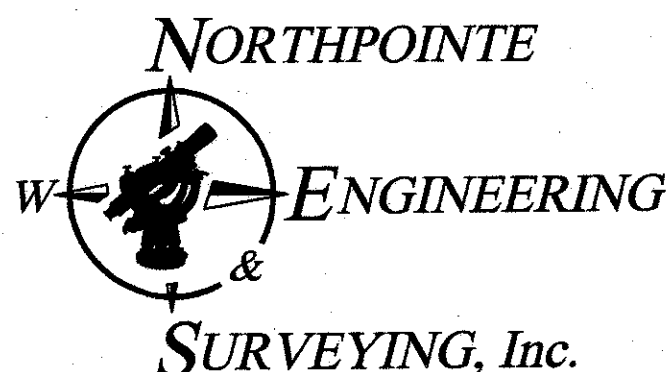
Entered for taxation this 24 day of August, 2017.

Pamela J. Burton, Auditor, Johnson County, Indiana

Instrument Number: 2017-019257

Received for record this 24th day of August, 2017.
At 3:58pm. and recorded in Plat Cabinet E, Page 275 a,b,c

Jill Jackson
Jill Jackson, Recorder, Johnson County, Indiana



Engineering, Land Surveying
Consulting & Inspection

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