



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (April 8, 2026 Meeting)

**Docket No. / Project Title:** SUB-26-19 (Columbus Gateway Major Subdivision Preliminary Plat Revision)

**Staff:** Andres M. Nieto

**Applicant:** Midland Atlantic Properties

**Property Size:** +/- 20.73 acres

**Current Zoning:** CR (Commercial: Regional)  
FDOL (Front Door Overlay District)

**Location:** 2480 Jonathan Moore Pike, in the City of Columbus.

#### Request Summary:

The applicant is requesting approval of a revision to the previously approved major subdivision preliminary plat consistent with Subdivision Control Ordinance Chapter 16.16. The proposed revision would adjust the configuration of the People Trail through the development and access for Lots 1 & 7 of the subdivision.

#### Modifications:

The applicant is proposing the following modification(s) from the subdivision control ordinance design or improvement standards that would typically apply to this development: None.

#### Discretionary Features:

The applicant is proposing the following feature(s) that are established by the Subdivision Control Ordinance as being subject to Plan Commission review and approval.

1. **People Trail Rerouting** – While not a subdivision control ordinance issue specifically, the applicants are proposing relocating the People Trail in this area. The details of any relocation will be subject to review by the Parks Board and Board of Public Works & Safety. However, Plan Commission input on this topic and the incorporation of City concerns may be included with the preliminary plat consideration.

#### Plan Commission Process, Options, & Preliminary Staff Recommendation:

##### Step 1 - Modification Request(s):

The initial step in the approval process is for the Plan Commission to determine whether or not any requests for modification from the design or improvement standards of the Subdivision Control Ordinance can be supported based on the decision criteria provided. Subdivision Control Ordinance Section 16.32.020 indicates that the Plan Commission may grant a modification of the standards upon the determination that each provided criterion has been met. A separate motion with specific findings is recommended for each requested modification. The Plan Commission may attach conditions to any approved modification that are related to that modification and “will reasonably secure the objectives and requirements” of the Subdivision Control Ordinance (Section 16.32.030(B)).

None.

**Step 2 - Required Revision(s):**

The Plan Commission should identify any needed corrections or additions to the proposed plat that are necessary to meet the requirements of the Subdivision Control Ordinance and for which modifications have not been approved. The Plan Commission should also stipulate any changes necessary for the subdivision to comply with the Commission's determinations on those design or improvement details that are at its discretion. Any required revisions must enforce the requirements of the Subdivision Control Ordinance. Discretionary features include those specifically indicated as such by the Subdivision Control Ordinance (such as the number of lots to be served by access easement) and those for which ensuring compliance requires the case-by-case application of the requirements by the Commission (such as street names, traffic calming, or supplementary travel lanes).

Preliminary Staff Recommendation: The following required revisions should be included as part of the plat approval:

1. Sheet C1.0 – Preliminary Plat:
  - a. The word “proposed” shall be omitted from the notes referencing Lot 1 and Lot 7’s limited access areas.
  - b. The access easement shall be relabeled as an “access easement and reserved right-of-way”.
  - c. The property boundary for Lot 1 should be moved to be adjacent to the access easement on Lot 7. In other words, the easement and reserved right-of-way should be completely located on Lot 7, and not on Lot 1.
2. Sheet C3.0 – Development Plan:
  - a. The access easement shall be relabeled as an “access easement and reserved right-of-way”.
  - b. The property boundary for Lot 1 should be moved to be adjacent to the access easement on Lot 7. In other words, the easement and reserved right-of-way shall be completely located on Lot 7, and not on Lot 1.
  - c. Curb ramps shall be added on the north and south sides of Gateway Trail where it connects with the Johnson Boulevard intersection
3. Sheet L.1.0 – Landscape Plan:
  - a. The access easement shall be relabeled as an “access easement and reserved right-of-way”.
  - b. The property boundary for Lot 1 should be moved to be adjacent to the access easement on Lot 7. In other words, the easement and reserved right-of-way shall be completely located on Lot 7, and not on Lot 1.

**Step 3 - Request Approval, Denial, or Continuance:**

In reviewing a request for major subdivision approval, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure and Subdivision Control Ordinance Section 16.40.050. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion for approval should (1) note any approved modification(s) and (2) incorporate any required revisions.

Preliminary Staff Recommendation: Approval, including the required revisions listed above.

| <b>Current Property Information (entire subdivision site):</b> |                              |
|----------------------------------------------------------------|------------------------------|
| <b>Land Use:</b>                                               | Vacant                       |
| <b>Site Features:</b>                                          | Ponds, People Trail, woods.  |
| <b>Flood Hazards:</b>                                          | 100- and 500-year Floodplain |

|                                                                                         |                                                                |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Special Circumstances:</b><br>(Airport Hazard Area, Wellfield Protection Area, etc.) | CFD-OL (Columbus Front Door Overlay District)                  |
| <b>Vehicle Access:</b>                                                                  | Jonathan Moore Pike (Principal Arterial, Commercial, Suburban) |

| <b>Surrounding Zoning and Land Use (entire subdivision site):</b> |                                                                            |                                  |
|-------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------|
|                                                                   | <b>Zoning:</b>                                                             | <b>Land Use:</b>                 |
| <b>North:</b>                                                     | AP (Agriculture: Preferred)                                                | Agriculture, woods               |
| <b>South:</b>                                                     | CR (Commercial: Regional)<br>CFD-OL (Columbus Front Door Overlay District) | Commercial                       |
| <b>East:</b>                                                      | CR (Commercial: Regional)<br>CFD-OL (Columbus Front Door Overlay District) | Commercial, woods                |
| <b>West:</b>                                                      | CR (Commercial: Regional)<br>CFD-OL (Columbus Front Door Overlay District) | Interstate 65, commercial, woods |

| <b>Interdepartmental Review:</b>   |              |
|------------------------------------|--------------|
| <b>City Engineering:</b>           | No comments. |
| <b>City Utilities:</b>             | No comments. |
| <b>Parks Department:</b>           | No comments. |
| <b>Fire Department:</b>            | No comments. |
| <b>Department of Public Works:</b> | No comments. |

### History of this Location:

- At the December 10, 2025 meeting the Columbus Plan Commission heard the request for the original "Columbus Gateway Major Subdivision Preliminary Plat" (PP-2025-004), and subsequently approved the plat as a whole, subject to revisions listed in the Staff Report (listed below):
  - Sheet C1.0 – Preliminary Plat:*
    - Johnson Boulevard shall not be labeled as "N" or "North".*

- *The full extent of all existing and proposed areas of “no access” from adjacent streets, especially Jonathan Moore Pike, shall be clearly, graphically indicated, with no access along the entire Jonathan Moore Pike frontage.*
- *Sheet C2.0 – Typical Street Sections:*
  - *Johnson Boulevard shall not be labeled as “N” or “North”.*
- *Sheet C3.0 – Development Plan:*
  - *Johnson Boulevard shall not be labeled as “N” or “North”.*
  - *The full extent of all existing and proposed areas of “no access” from adjacent streets, especially Jonathan Moore Pike, shall be clearly, graphically indicated.*
  - *The sidewalk extension from Gateway Trail to the People Trail to the west shall be platted within a minimum 15-foot-wide public access easement.*
- *The relocated portion of the People Trail, including its easement, shall not be at less than an elevation of 618 feet, its approximate elevation in the area proposed to be vacated.*
- *The dead-end of Gateway Trail shall be re-designed as a cul-de-sac meeting the requirements of the Subdivision Control Ordinance.*

Three total modifications were requested as part of this approval. The Plan Commission approved 2, and denied 1 modification listed below, each with unanimous 7 -0 votes.

1. (Dead-end Length): To allow a permanent dead-end street (Gateway Trail) to be +/- 1,200 feet in length, +/- 550 feet longer than the minimum permitted length of 550 feet. **Approved**
2. (Cul-de-sac Design) To allow an alternative “hammerhead” turnaround design for a permanent dead-end street (Gateway Trail), instead of the typically required cul-de-sac. **Denied**
3. (Sidewalk Installation): To allow a portion of Johnson Boulevard (east side of street) to be improved without sidewalks. **Approved.**

## History of this Application:

The relevant history of this application includes the following:

- The proposed preliminary plat revision was reviewed by the Columbus Subdivision Review Committee at its March 19, 2026 meeting and forwarded to the Plan Commission.

## Planning Consideration(s):

The following general site considerations, community planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to revise a previously approved major subdivision preliminary plat. This revision consists of re-routing of the People Trail, and slightly adjusting the accesses for Lots 1 & 7 of the subdivision (at the end of Gateway Trail).
2. The current People Trail, proposed to be re-routed, is within an easement owned by the City of Columbus. The vacation of that easement, its replacement, and the design of the replacement People Trail will be subject to the review and approval of the Parks Board and Board of Public Works and Safety, in consultation with staff from the Parks, Engineering, Planning, and Legal departments.
3. Gateway Trail is proposed to be a cul-de-sac with a “50-foot access easement” extending directly west from the cul-de-sac into Lot 7, to serve Lot 1 & 7. The People Trail is proposed to be routed around the cul-de-sac and down the property boundary between Lots 1 & 2, directly adjacent to a proposed “25-foot utility easement”. This design minimizes the number of crossings between the People Trail, Gateway Trail, and any future driveways serving lots within the development. As it is designed, the only crossing will occur at the proposed access easement on Lot 7.
4. Section 16.24.060(A)(1)(a)(iii) of the Subdivision Control Ordinance gives Plan Commission discretion over sidewalk connections to parks or recreation facilities that are close in proximity to each other.

5. The sizes of Lots 3 & 4 have changed as part of this revision, as well as the boundary between them and where the location of the “20-foot access, drainage, and utility easement” extending from Jonathan Moore Pike to Gateway Trail. In the previously approved preliminary plat, the 20-foot easement straddled the boundary of Lots 3 & 4, providing 10 feet of the easement on each side of the property boundary. It is now proposed as being completely located on Lot 4.
6. The entirety of the subject property is located within the Columbus Front Door Overlay Zoning District, which is intended to enhance the architectural character of the area, ensuring that well thought out and designed buildings are constructed at the vital gateways into the city. This is a Site Development Plan District consistent with Chapter 12.8 of the Zoning Ordinance, which means the development of each of these proposed lots and their driveways will be subject to Plan Commission discretion at the appropriate time.

### **Applicable Subdivision Control Ordinance Requirement(s):**

The following provisions of the Subdivision Control Ordinance apply to the consideration of this application:

1. Section 16.24.060 (A)(1)(a)(iii) Additional Sidewalk Locations: Additional connections may be required by the Plan Commission where necessary to provide pedestrian connections to schools, churches, parks or recreational areas, shopping areas, adjacent neighborhoods, or other similar facilities.

**Record No: SUB-26-19**

Subdivision Application

Status: Active

Submitted On: 3/9/2026

**Primary Location**O NO STREET  
, 00000**Owner**MAP GATEWAY LLC  
E 82ND ST 3801 INDIANAPOLIS, IN 46240**Applicant Information****Hide****What is your Company/Business/Institution Name (if applicable)?**

Kimley-Horn &amp; Associates, Inc.

**Are you filing this application on behalf of someone else or a client?\***

Yes

**Development Activity / Change Proposed****Hide****Subdivision Type\***

Major - Preliminary Plat

**Proposed Subdivision Name\***

Columbus Gateway

**Total Number of Existing Parcels\***

1

**Total Number of Proposed Parcels (all lots, common areas, tract, etc.)\***

8

**Total Number of New Lots**

7

**Total Land Area (Acres)\***

20.73

**Are you requesting any modifications of the Subdivision Control Ordinance requirements?\***

Yes

## Pre-Application Meeting

[Hide](#)

Have you had a pre-application meeting with the Planning Department?

Yes

What staff member did you meet with?\*

Jeff Bergman

When did you meet?\*

03/04/2026

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## Applicant Signature / Acknowledgement

[Hide](#)

The undersigned acknowledges that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief.

**Applicant Signature\***

✓ Connor Mark V Strege  
Mar 9, 2026



March 26, 2026

Andres M. Nieto  
City of Columbus  
123 Washington Street  
Columbus, IN 47201

**RE:    *Columbus Gateway Major Subdivision Preliminary Plat Revision  
(Plan Commission Case #SUB-26-19)***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated March 19, 2026. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

**Planning Department Comments**

**2. Application Materials**

- a. If the stub street on Gateway Trail is to be removed (as was discussed at the SRC meeting), then no modifications need to be requested.

***Response: The stub ROW west of the cul-de-sac bulb has been removed and replaced by a 50-ft access easement as discussed at SRC.***

- b. If however the stub street stays, two modifications will need to be applied for – (1) to allow a permanent dead end street, and (2) to allow a dead end longer than was previously approved.

***Response: The stub ROW has been replaced with a 50-ft access easement. It is understood that no further modification approvals are required.***

**3. General Comments**

- a. In the Subdivision Review Committee meeting, we discussed the re-design of the cul-de-sac of Gateway Trail with an access easement extending westward, instead of street/right-of-way extension.

***Response: The stub ROW west of the cul-de-sac bulb has been removed and replaced by a 50-ft access easement as discussed at SRC.***

- b. In the title block, the name of the project shall be revised to “Columbus Gateway Major Subdivision Preliminary Plat Revision”. This will be required on all sheets.

***Response: The Cover Sheet and titleblock have been revised to indicate the specified language.***

**4. Cover Page**

- a. Rename “Columbus Gateway Major Subdivision Preliminary Plat Revision”.

***Response: The Cover Sheet and titleblock have been revised to indicate the specified language.***

- b. In the Agency Contacts table, remove "...Economic Development" from the Planning Department contact line.

***Response: The Agency Contacts table has been revised as requested.***

**5. Alta Survey**

- a. None

***Response: This comment has been duly noted.***

**6. Sheet C1.0:**

- a. Revise the property line notation between Lot 3 and Lot 4 to clearly indicate where the adjusted property line is located.

***Response: The specified property line label has been adjusted as requested.***

- b. Revise the drawing to depict Gateway Trail cul-de-sac and access easement as we spoke about in the SRC meeting. This easement should note that it is intended to serve.

***Response: Limits of "no access" along Lot 1 and Lot 7 frontage have been explicitly identified on Sheet C1.0 as requested at SRC meeting.***

**7. Sheet C2.0**

- a. None

***Response: This comment has been duly noted.***

**2. Sheet C3.0**

- a. Revise the drawing to depict Gateway Trail cul-de-sac and access easement as we spoke about in the SRC meeting. In this drawing, the access easement does not need be shown, only the improvements in the public ROW.

***Response: The stub ROW west of the cul-de-sac bulb has been removed and replaced by a 50-ft access easement as discussed at SRC. The access easement and associated pavement improvements have been removed from Sheet C3.0.***

**3. Sheet C4.0**

- a. None

***Response: This comment has been duly noted.***

4. Sheet C4.1
  - a. None

***Response: This comment has been duly noted.***

5. Sheet C4.2
  - a. None

***Response: This comment has been duly noted.***

6. L1.0
  - a. The SCO requires street trees based on the linear distance of lot frontage. As we discussed at SRC, if you move forward with the currently proposed road extension, 27 total street trees will be required along the new street. If this design is revised as discussed at SRC, this will not be needed, assuming the length of Gateway Trail is not changing from the previously approved length.

***Response: The ROW extension west of the cul-de-sac bulb has been removed from the plat. Subsequently, it is understood that no additional street trees are required.***

7. Sheet L1.1
  - a. None

***Response: This comment has been duly noted.***

#### County Auditors Comments

- Owner name and parcel info missing

***Response: Updated subject parcel ownership information has been added to the Cover Sheet, underneath the contact information tables.***

#### Columbus City Engineering Comments

- Comments shared at SRC Committee

***Response: This comment has been duly noted.***

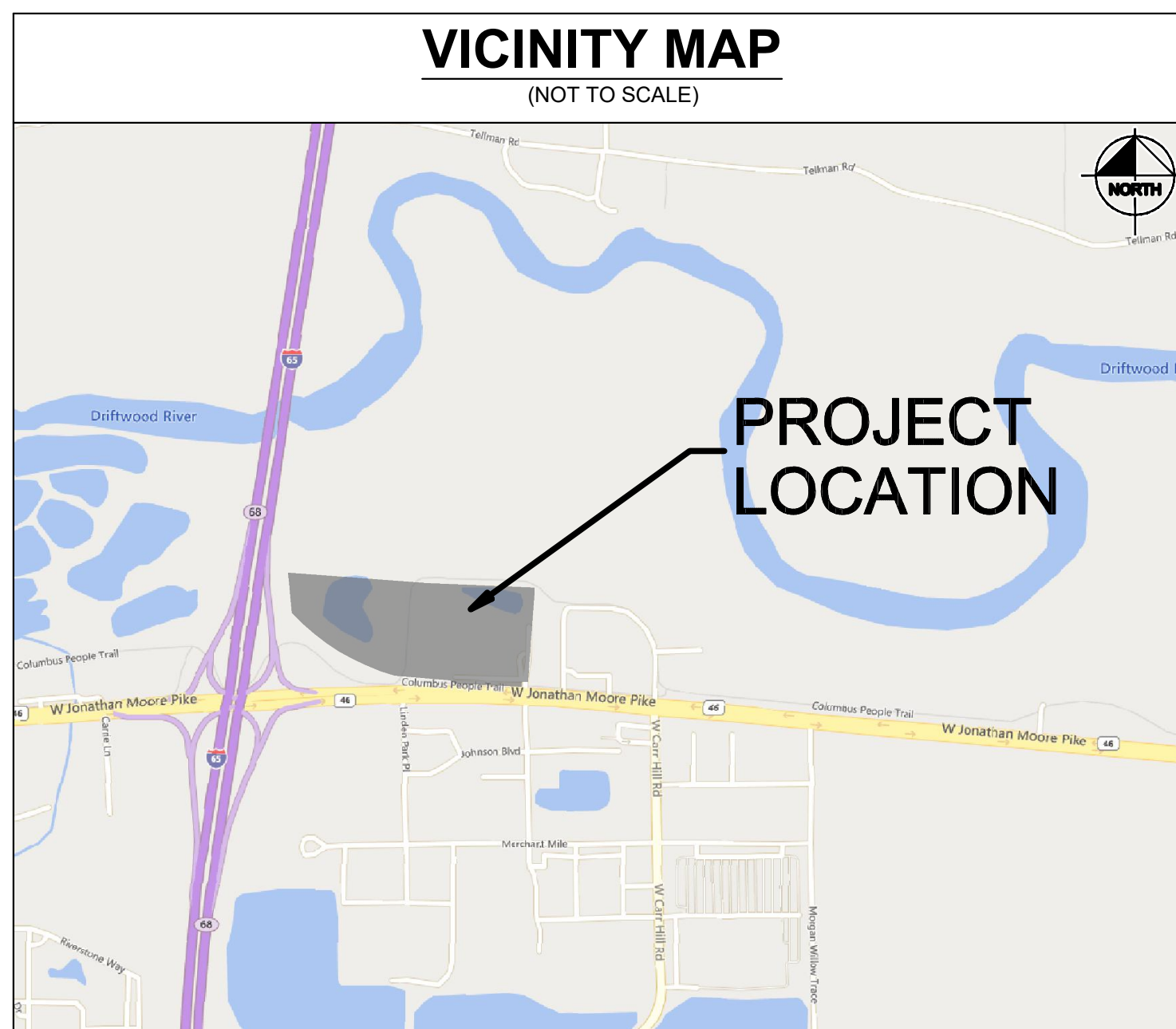
COLUMBUS GATEWAY  
VISION PRELIMINARY P  
SECTION 26, T17N, R5E  
2480 JONATHAN MOORE PIKE  
COLUMBUS, IN 47201

| UTILITY AND GOVERNING AGENCY CONTACTS |                                         |                                              |              |                 |
|---------------------------------------|-----------------------------------------|----------------------------------------------|--------------|-----------------|
| SERVICE / JURISDICTION                | COMPANY / DEPT.                         | ADDRESS                                      | PHONE NUMBER | CONTACT         |
| SANITARY SEWER                        | COLUMBUS CITY UTILITIES                 | 1111 McCLURE ROAD<br>COLUMBUS, IN 47201      | 812-372-8861 | RANDY DUCKWORTH |
| WATER                                 | COLUMBUS CITY UTILITIES                 | 1111 McCLURE ROAD<br>COLUMBUS, IN 47201      | 812-372-8861 |                 |
| STORM SEWER                           | CITY OF COLUMBUS<br>ENGINEERING DEPT.   | 123 WASHINGTON STREET<br>COLUMBUS, IN 47201  | 812-376-2643 |                 |
| ELECTRICITY                           | DUKE ENERGY                             | 2727 CENTRAL AVENUE<br>COLUMBUS, IN 47201    | 812-375-2004 |                 |
| NATURAL GAS                           | VECTREN ENERGY                          | 4324 MIDDLE ROAD<br>COLUMBUS, IN 47203       | 812-348-6710 |                 |
| TELEPHONE /<br>COMMUNICATIONS         | AT&T                                    | 420 7TH STREET<br>COLUMBUS, IN 47201         | 812-376-2887 |                 |
| COUNTY SURVEYOR                       | BARTHOLOMEW COUNTY<br>SURVEYOR'S OFFICE | 440 THIRD ST., STE 400<br>COLUMBUS, IN 47201 | 812-379-1525 | TOM FINKE       |
| PLANNING                              | CITY OF COLUMBUS                        | 123 WASHINGTON STREET<br>COLUMBUS, IN 47201  | 812-376-2556 | ANDRES NIETO    |

| PROJECT TEAM        |                                |                                                     |              |                         |
|---------------------|--------------------------------|-----------------------------------------------------|--------------|-------------------------|
| ROLE                | COMPANY                        | ADDRESS                                             | PHONE NUMBER | CONTACT                 |
| DEVELOPER           | MIDLAND ATLANTIC               | 3801 E. 82ND STREET<br>INDIANAPOLIS, IN 46240       | 317-597-1714 | KELLY BOYLE             |
| CIVIL ENGINEER      | KIMLEY-HORN & ASSOCIATES, INC. | 500 E. 96TH ST., STE 300,<br>INDIANAPOLIS, IN 46240 | 317-218-9560 | CONNOR STREGE, P.E.     |
| LANDSCAPE ARCHITECT | KIMLEY-HORN & ASSOCIATES, INC. | 500 E. 96TH ST., STE 300,<br>INDIANAPOLIS, IN 46240 | 317-218-9560 | MATT LUCE, PLA          |
| LAND SURVEYOR       | INDEPENDENT LAND SURVEYING     | 3200 SYCAMORE CT., STE. 2A<br>COLUMBUS, IN 47203    | 812-372-0996 | JONATHAN M. ISAACS, PLS |

| PARCELS INFORMATION     |                 |                          |
|-------------------------|-----------------|--------------------------|
| PARCEL NUMBER           | OWNER           | ADDRESS                  |
| 03-95-22-000-000.100-05 | MAP GATEWAY LLC | 2480 JONATHAN MOORE PIKE |
| 03-95-27-110-000.100-05 | MAP GATEWAY LLC | JONATHAN MOORE PIKE      |

(NOT TO SCALE)



CONSTRUCTION OF ± 1,047 LF OF ROADWAY INFRASTRUTURE, SIDEWALKS  
AND WET AND DRY UTILITIES ON ±20.73 AC. PROJECT IS IN SECTION 26 OF  
T17N, R5E IN THE CITY OF COLUMBUS, BARTHOLOMEW COUNTY, INDIANA

(SHOWN VERBATIM PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FILE NUMBER 24-3104)

LOT ONE (1) IN OLD COLUMBUS HOLIDAY INN REPLAT AS RECORDED IN PLAT BOOK "N", PAGE 120 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

EXCEPT: A PART OF LOT 1 IN OLD COLUMBUS HOLIDAY INN REPLAT, AN ADDITION TO THE CITY OF COLUMBUS, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK N, PAGE 120, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 87 DEGREES 38 MINUTES 18 SECONDS EAST 70.89 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH 5 DEGREES 10 MINUTES 42 SECONDS EAST 292.84 FEET; THENCE SOUTH 51 DEGREES 38 MINUTES 14 SECONDS EAST 381.50 FEET TO THE SOUTHWESTERN LINE OF SAID LOT; THENCE NORTH 62 DEGREES 49 MINUTES 50 SECONDS WEST 96.33 FEET ALONG SAID SOUTHWESTERN LINE; THENCE ALONG SAID SOUTHWESTERN LINE NORTHWESTERLY 109.53 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 566.62 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 21 MINUTES 59 SECONDS WEST A LENGTH OF 109.36 FEET; THENCE NORTH 49 DEGREES 12 MINUTES 15 SECONDS WEST 133.88 FEET ALONG SAID SOUTHWESTERN LINE TO THE CORNER OF SAID LOT; THENCE NORTH 25 DEGREES 01 MINUTES 24 SECONDS WEST 133.51 FEET ALONG THE WESTERN LINE OF SAID LOT; THENCE ALONG SAID WESTERN LINE NORTHERLY 232.51 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 551.62 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 14 DEGREES 45 MINUTES 13 SECONDS WEST AND A LENGTH OF 230.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.535 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF LOT 1 IN OLD COLUMBUS HOLIDAY INN REPLAT, AN ADDITION TO THE CITY OF COLUMBUS, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK N, PAGE 120, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82 DEGREES 39 MINUTES 36 SECONDS WEST 52.22 FEET ALONG THE SOUTHERN LINE OF SAID LOT; THENCE NORTH 87 DEGREES 23 MINUTES 39 SECONDS WEST 435.65 FEET ALONG SAID SOUTHERN LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE NORTH 87 DEGREES 23 MINUTES 39 SECONDS WEST 20.37 FEET ALONG SAID SOUTHERN LINE; THENCE NORTH 84 DEGREES 58 MINUTES 36 SECONDS WEST 294.84 FEET ALONG SAID SOUTHERN LINE; THENCE ALONG SAID SOUTHERN LINE WESTERLY 217.16 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 666.39 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 79 DEGREES 17 MINUTES 33 SECONDS WEST AND A LENGTH OF 216.20 FEET; THENCE SOUTH 80 DEGREES 48 MINUTES 17 SECONDS EAST 103.24 FEET; THENCE SOUTH 85 DEGREES 15 MINUTES 01 SECOND EAST 355.31 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 59 SECONDS EAST 73.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.152 ACRES, MORE OR LESS.

ALSO; EXCEPT: A PART OF LOT 1 IN OLD COLUMBUS HOLIDAY INN REPLAT, AN ADDITION TO THE CITY OF COLUMBUS, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK N, PAGE 120, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82 DEGREES 39 MINUTES 36 SECONDS WEST 52.22 FEET ALONG THE SOUTHERN LINE OF SAID LOT; THENCE NORTH 87 DEGREES 23 MINUTES 39 SECONDS WEST 254.42 FEET ALONG SAID SOUTHERN LINE; THENCE NORTH 85 DEGREES 58 MINUTES 16 SECONDS EAST 70.75 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 52 SECONDS EAST 65.42 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 42 SECONDS EAST 129.84 FEET; THENCE NORTH 16 DEGREES 01 MINUTE 50 SECONDS EAST 25.72 FEET; THENCE NORTH 2 DEGREES 27 MINUTES 04 SECONDS EAST 30.00 FEET; THENCE SOUTH 87 DEGREES 26 MINUTES 42 SECONDS EAST 35.05 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 2 DEGREES 36 MINUTES 45 SECONDS WEST 69.70 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.107 ACRES. MORE OR LESS

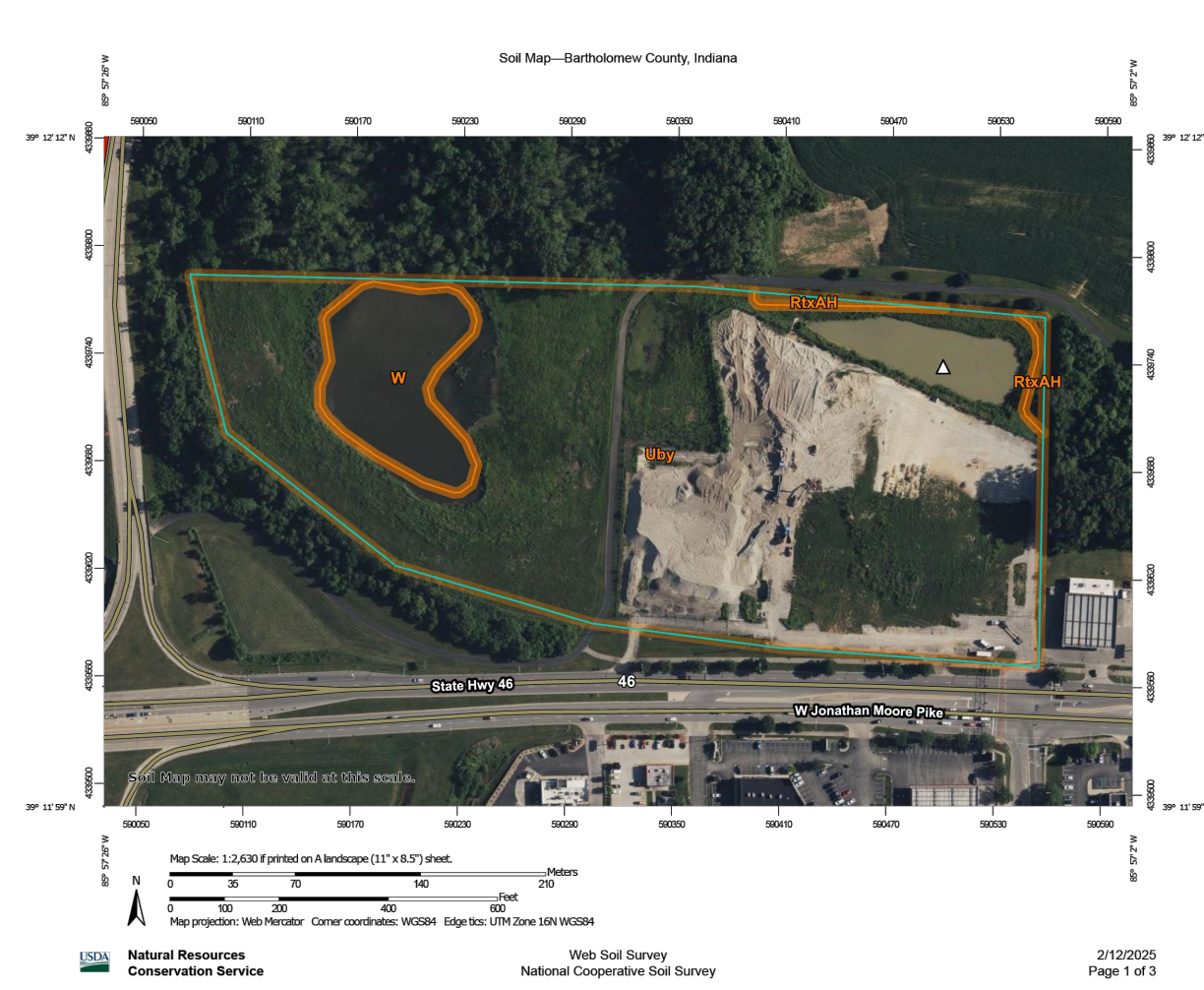
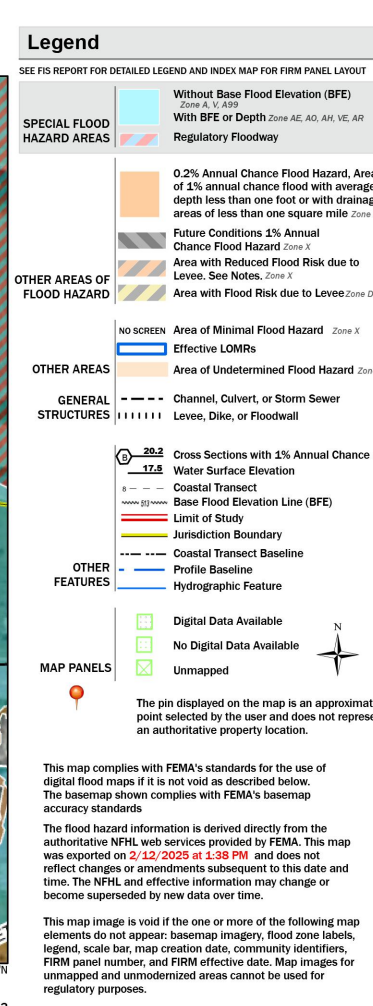
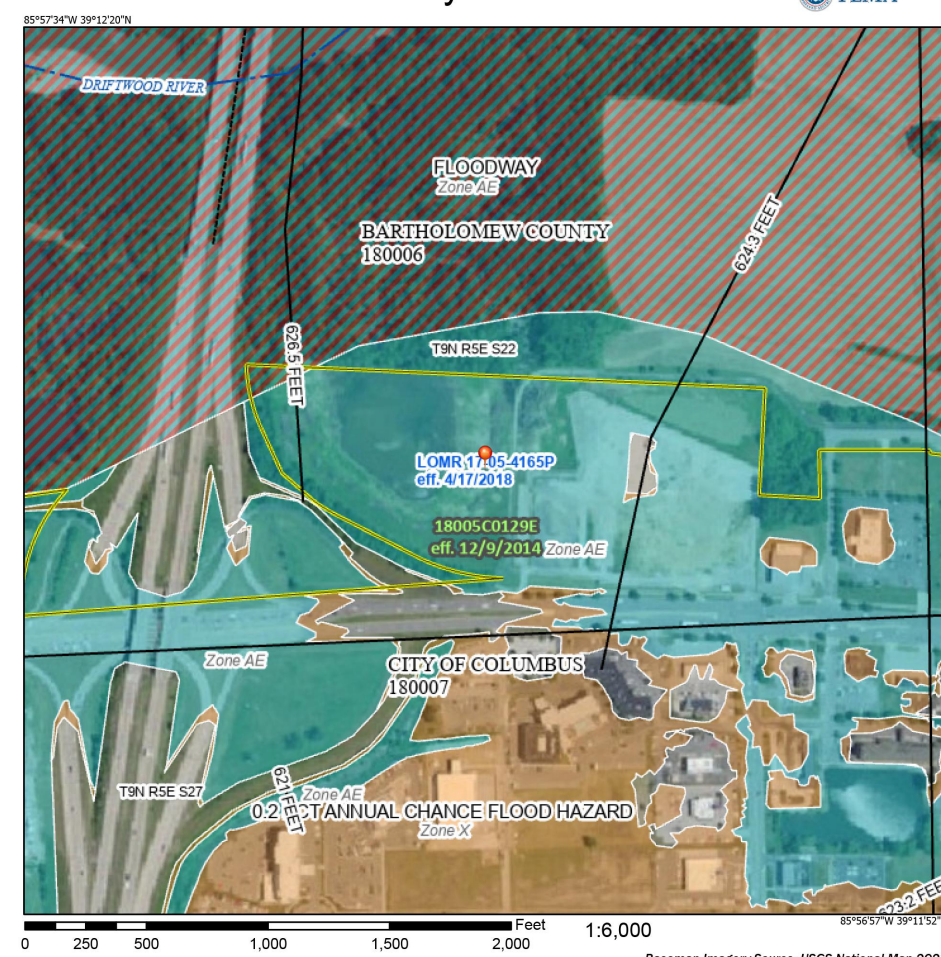
Under authority provided by IC 36-7-4-700, Subdivision Control, and any amendment thereto, this plat was given PRIMARY APPROVAL by the City of Columbus, Indiana, as follows:

Approved by the Plan Commission at a meeting held \_\_\_\_\_.

President (Michael Kinder)

Secretary (Laura Garrett)

Void unless secondary approval is received by \_\_\_\_\_, \_\_\_\_\_

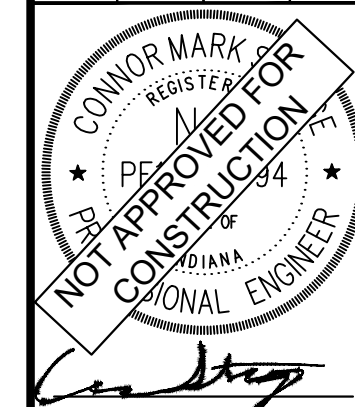


| SHEET LIST TABLE |                                |
|------------------|--------------------------------|
| SHEET NUMBER     | SHEET TITLE                    |
| C0.0             | TITLE SHEET                    |
| V0.1             | ALTA SURVEY                    |
| V0.2             | ALTA SURVEY                    |
| C0.1             | EXISTING CONDITIONS PLAN       |
| C1.0             | PRELIMINARY PLAT               |
| C2.0             | TYPICAL SECTIONS               |
| C3.0             | DEVELOPMENT PLAN               |
| C4.0             | INITIAL EROSION CONTROL PLAN   |
| C4.1             | TEMPORARY EROSION CONTROL PLAN |
| C4.2             | FINAL EROSION CONTROL PLAN     |
| L1.0             | LANDSCAPE PLAN                 |

[illegible]

**Kimley»Horn**  
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
500 EAST 96TH STREET, SUITE 300,  
INDIANAPOLIS, IN 46240  
PHONE: 317-218-9560  
WWW.KIMLEY-HORN.COM

|              |          |
|--------------|----------|
| SCALE:       | AS NOTED |
| DESIGNED BY: | NJB      |
| DRAWN BY:    | NJB      |
| CHECKED BY:  | NJB      |



**MIDLAND ATLANTIC**  
PROPERTIES

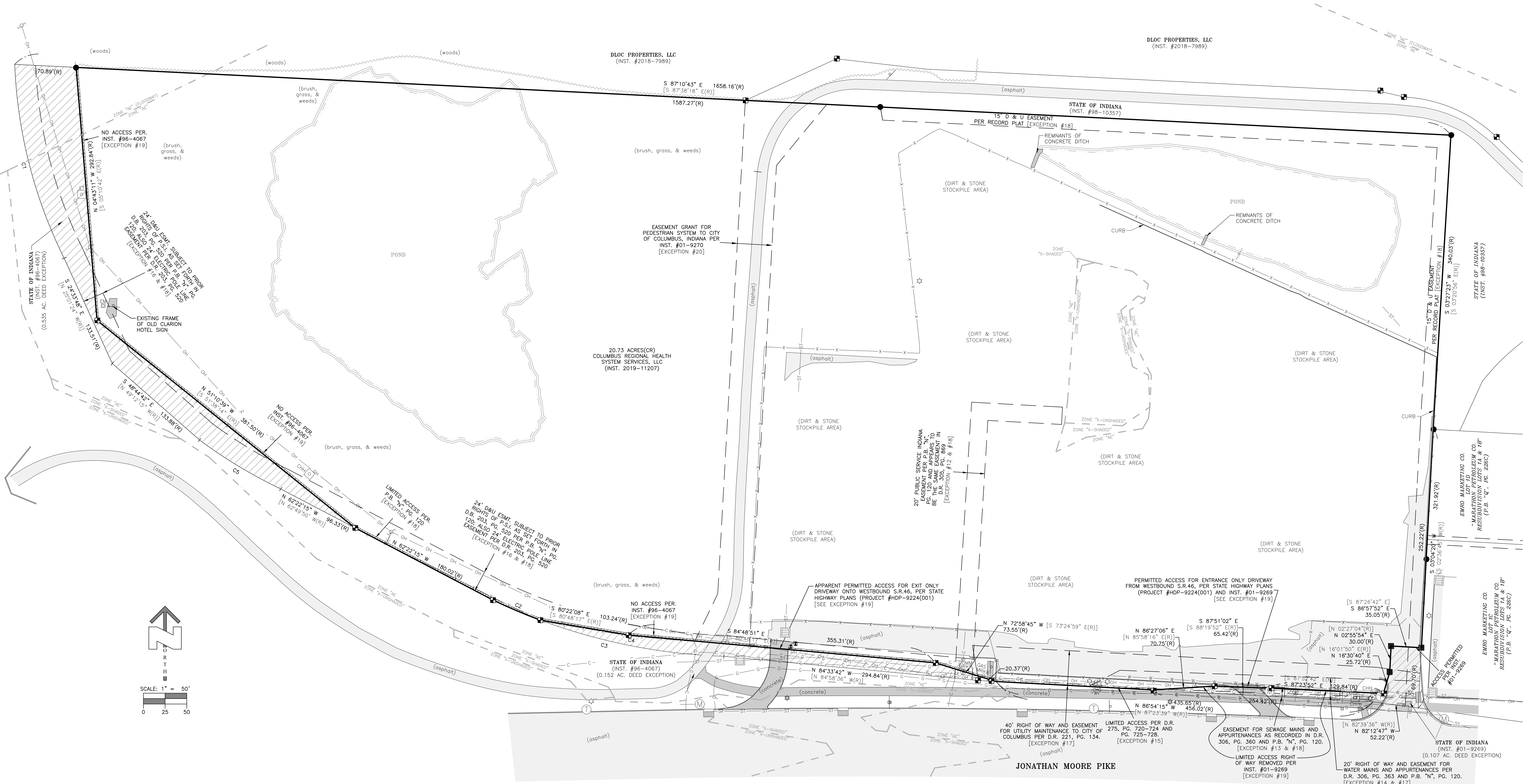
# TITLE SHEET

**COLUMBUS GATEWAY**  
**MAJOR SUBDIVISION**  
**PRELIMINARY PLAT REVISION**  
**SECTION 26, T17N, R5E**  
**2480 JONATHAN MOORE PIKE**  
**COLUMBUS, IN 47201**

|                               |
|-------------------------------|
| ORIGINAL ISSUE:<br>03/09/2026 |
| KHA PROJECT NO.<br>170088018  |
| SHEET NUMBER                  |

C0.0

ATLA/NSPS LAND TITLE SURVEY



| LEGEND |                                        |       |                                     |                  |                                                                         |
|--------|----------------------------------------|-------|-------------------------------------|------------------|-------------------------------------------------------------------------|
| ●      | FOUND 5/8" REBAR                       |       | EXISTING GAS LINE MARKER            |                  | EXISTING EDGE OF WOODS                                                  |
| ■      | FOUND MAG NAIL                         |       | EXISTING COMMUNICATIONS HANDHOLE    |                  | EXISTING EDGE OF POND                                                   |
| ■      | FOUND CONCRETE<br>RIGHT-OF-WAY MARKER  |       | EXISTING COMMUNICATIONS LINE MARKER | —ST—             | EXISTING STORM SEWER                                                    |
| (R)    | RECORD DEED AND/OR PLAT DIMENSION      |       | EXISTING TRAFFIC SIGNAL HANDHOLE    | —W—W—            | EXISTING WATER LINE                                                     |
| (CR)   | COMPUTED DEED AND/OR<br>PLAT DIMENSION |       | EXISTING ELECTRIC TRANSFORMER       | —G—G—            | EXISTING GAS LINE                                                       |
| —      | EASEMENT LINE                          |       | EXISTING LIGHT                      | —C—C—            | EXISTING COMMUNICATIONS LINE                                            |
| —      | FEMA FLOOD LINE                        |       | EXISTING UTILITY POLE               | —OH—             | EXISTING OVERHEAD ELECTRIC/<br>COMMUNICATIONS LINE                      |
|        | EXISTING MANHOLE                       |       | EXISTING GUY WIRE                   |                  | EXISTING CONCRETE                                                       |
|        | EXISTING YARD INLET                    |       | EXISTING SIGN                       |                  | EXISTING ASPHALT                                                        |
|        | EXISTING CURB INLET                    | —     | EXISTING BOLLARD                    |                  | EXISTING AREA OF<br>CONTINUAL DISTURBANCE                               |
|        | EXISTING BEEHIVE INLET                 | —X—X— | EXISTING FENCE                      |                  | LIMITED ACCESS RIGHT-OF-WAY NOTATION                                    |
|        | EXISTING WATER VALVE                   | —SAN— | EXISTING SANITARY SEWER MAIN        | [EXCEPTION #X#X] | SCHEDULE B PART TWO EXCEPTION AS<br>LISTED IN TITLE COMMITMENT #24-3104 |
|        | EXISTING WATER METER                   | —     | EXISTING EDGE OF WATER              |                  | RECORD DEED EXCEPTION                                                   |
|        | EXISTING FIRE HYDRANT ASSEMBLY         |       | EXISTING COMMUNICATIONS HANDHOLE    |                  |                                                                         |
|        |                                        |       | EXISTING ELECTRIC METER             |                  |                                                                         |

| CURVE TABLE |              |            |           |            |                                  |
|-------------|--------------|------------|-----------|------------|----------------------------------|
| CURVE       | ARC DISTANCE | RADIUS     | DELTA     | TANGENT    | CHORD BEARING                    |
| C1          | 232.51'(R)   | 551.62'(R) | 24°09'00" | 118.01'(R) | N 14°17'39" W [N 14°45'13" W(R)] |
| C2          | 58.77'       | 666.39'(R) | 5°03'11"  | 29.40'     | N 66°58'16" W                    |
| C3          | 275.92'(R)   | 666.39'(R) | 2°34'32"  | 139.97'(R) | N 76°18'23" W [N 59°21'59" W(R)] |
| C4          | 217.15'      | 666.39'(R) | 18°40'15" | 109.55'    | N 78°49'58" W                    |
| C5          | 109.53'(R)   | 566.62'(R) | 11°04'32" | 54.94'(R)  | N 58°54'25" W [N 59°21'59" W(R)] |

I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

JONATHAN M. ISAACS

ALTA/NSPS LAND TITLE SURVEY  
MIDLAND ATLANTIC PROPERTIES  
CITY OF COLUMBUS  
BARTHOLOMEW COUNTY, INDIANA

SHEET: 1 OF 2  
SCALE: 1"=50'  
DRAWN BY: S.STROTMAN  
DWG DATE: 12/1/25  
DWG NAME: 24393 Revised ALTA 12-15-25.dwg

JOB NUMBER: 24393  
DWG REVISION DATES  
12/2/25  
12/15/25

414 South Main Street  
Brownsburg, Indiana 47220  
Phone: 812-358-2882  
Fax: 812-358-2605

3500 Sycamore Ct., Ste. 2A  
Columbus, Indiana 47203  
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# ATLA/NSPS LAND TITLE SURVEY

| TABLE A ITEMS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1)            | MONUMENTS ARE FOUND OR SET THIS SURVEY MARKING CORNERS OF SUBJECT LAND AS SHOWN AND DIMENSIONED HEREON.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2)            | THE ADDRESS PROVIDED IN THE TITLE COMMITMENT FOR SUBJECT LAND IS 2480 JONATHAN MOORE PIKE, COLUMBUS, INDIANA, 47201.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3)            | SUBJECT LAND IS IN THE MAPPED FLOOD PLAIN ZONE "X"-UNSHADED (OUTSIDE 500 YEAR FLOOD PLAIN), ZONE "X"-SHADED (INSIDE 500 YEAR FLOOD PLAIN), AND ZONE "AE" (INSIDE 100 YEAR FLOOD PLAIN), DISTRICTS ON THE NATIONAL FLOOD INSURANCE RATE MAP – PANEL NUMBER 18005C0129E, DATED DECEMBER 9, 2014 REVISED APRIL 17, 2018 TO REFLECT LOMR CASE NUMBER (CASE NO. 17–05–4165P).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4)            | THE FIELD MEASURED ACREAGE OF SUBJECT LAND IS 20.73 ACRES, WHICH AGREES WITH THE COMPUTED RECORD DEED ACREAGE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 6a)           | A ZONING LETTER OR REPORT WAS NOT PROVIDED BY THE CLIENT. PER THE CITY OF COLUMBUS, INDIANA ZONING ORDINANCE OF CURRENT ADOPTION (ADOPTED APRIL 3, 2008), THE CURRENT ZONING CLASSIFICATION OF SUBJECT LAND IS "CR" (COMMERCIAL: REGIONAL). THE FOLLOWING ARE THE REQUIREMENTS FOR "CR" ZONING PER SAID ORDINANCE:<br><br>MINIMUM LOT AREA: 15,000 SQUARE FEET<br><br>MINIMUM LOT WIDTH: 50 FEET<br><br>MINIMUM LOT FRONTAGE: 50 FEET<br><br>MAXIMUM LOT COVERAGE: 75%<br><br>MINIMUM FRONT SETBACK: 10 FEET FOR ARTERIAL STREET (JONATHAN MOORE PIKE) EXCEPT 25' FOR ANY AUTO SERVICE BAY, AUTO FUEL PUMP CANOPY, OR OTHER SIMILAR VEHICLE ACCESS POINTS TO STRUCTURES.<br><br>10 FEET COLLECTOR STREET EXCEPT 25' FOR ANY AUTO SERVICE BAY, AUTO FUEL PUMP CANOPY, OR OTHER SIMILAR VEHICLE ACCESS POINTS TO STRUCTURES.<br><br>10 FEET LOCAL STREET EXCEPT 25' FOR ANY AUTO SERVICE BAY, AUTO FUEL PUMP CANOPY, OR OTHER SIMILAR VEHICLE ACCESS POINTS TO STRUCTURES.<br><br>MINIMUM SIDE SETBACK: 10 FEET FOR PRIMARY AND ACCESSORY STRUCTURES<br><br>MINIMUM REAR SETBACK: 10 FEET FOR PRIMARY AND ACCESSORY STRUCTURES<br><br>MINIMUM LIVING AREA PER DWELLING: 500 SQUARE FEET FOR SECONDARY AND MULTI-FAMILY PER DWELLING.<br><br>MINIMUM GROUND FLOOR LIVING AREA: NOT APPLICABLE<br><br>MAXIMUM PRIMARY STRUCTURES PER LOT: 1 (SHOPPING CENTERS, OFFICE COMPLEXES AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WITH COORDINATED PARKING AREAS AND PEDESTRIAN SYSTEMS MAY HAVE UNLIMITED PRIMARY STRUCTURES ON ANY ONE LOT)<br><br>MAXIMUM HEIGHT: NO MAXIMUM HEIGHT FOR PRIMARY STRUCTURE<br>25 FEET FOR ACCESSORY STRUCTURE |

- 7(a) THERE ARE NO BUILDINGS LOCATED ON SUBJECT LAND.
- 8) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE SHOWN HEREON.
- 9) THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES.
- 10) NO DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WAS DESIGNATED BY THE CLIENT THIS SURVEY.
- 11(a) UTILITIES ARE SHOWN HEREON PER A TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM, INDEPENDENT LAND SURVEYING, INC., CERTIFIED BY ME ON MARCH 14, 2024.
- 11(b) UTILITIES ARE ALSO SHOWN HEREON PER AN INDIANA 811 LOCATE, TICKET NUMBER 2410155662 DATED OCTOBER 15, 2024, AND TICKET NUMBER 25111803826 AND VISIBLE EVIDENCE. ILS ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UTILITIES NOT MARKED AND NOT DISCOVERED AS OF THE DATE OF THIS SURVEY. ILS IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY OF THE SURFACE MARKINGS MADE BY OTHERS. THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS NOT GUARANTEED. LOCATION OF ALL UTILITIES SHOULD BE FIELD VERIFIED. DEPTHS OF UNDERGROUND UTILITIES WERE NOT MARKED AND ARE UNKNOWN UNLESS NOTED OTHERWISE. NO PLANS OR REPORTS WERE PROVIDED BY THE CLIENT.
- 13) THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN AND DIMENSIONED HEREON.

- SCHEDULE B. PART II. EXCEPTIONS**
- PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FILE NUMBER 24–3104; COMMITMENT DATE: NOVEMBER 12, 2025 @ 8:00 AM
- 1) DETERMINATIONS OF ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE REGARDING THE INFORMATION SHOWN ON THIS SURVEY SHALL BE MADE BY THE TITLE COMPANY OR COUNSEL.
- 2) NONE KNOWN.
- 3) NONE KNOWN.
- 4) NONE KNOWN.
- 5) NOT APPLICABLE TO THIS SURVEY.
- 6) NOT APPLICABLE TO THIS SURVEY.
- 7) NOT APPLICABLE TO THIS SURVEY.
- 8) NOT APPLICABLE TO THIS SURVEY.
- 9) SUBJECT TO THE ALL LEGAL HIGHWAYS AND RIGHTS OF WAY.
- SEE THE PHYSICAL LOCATION OF THE RIGHT OF WAY OF JONATHAN MOORE PIKE AS SHOWN HEREON.**
- 10) NONE KNOWN.
- 11) NOT APPLICABLE TO THIS SURVEY.
- 12) ELECTRIC UNDERGROUND EASEMENT TO PUBLIC SERVICE COMPANY OF INDIANA, INC., RECORDED JULY 7, 1981 IN DEED RECORD 305, PAGE 869, AS DEPICTED ON SURVEY BY JONATHAN M. ISAACS, LS–202000015, OF INDEPENDENT LAND SURVEYING (THE "SURVEYOR"), DATES NOVEMBER 4, 2024, AS PROJECT 24393 (THE "SURVEY").
- SAID EASEMENT IS PLOTTED AND NOTED HEREON. PUBLIC SERVICE COMPANY OF INDIANA, AND ITS SUCCESSORS AND ASSIGNS RETAIN A PERPETUAL EASEMENT AND RIGHT TO ENTER UPON AND TO LAY, INSTALL, REPAIR, MAINTAIN, RECONSTRUCT, AND REMOVE AN ELECTRIC UNDERGROUND CABLE LINE, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES ATTACHED THERETO, AND TO OPERATE THEREOF A SYSTEM FOR THE TRANSMISSION OF ELECTRICITY IN, UPON, ALONG, OVER, AND UNDER SAID PLOTTED EASEMENT.**
- 13) RIGHT OF WAY AND EASEMENT FOR SEWAGE MAINS AND APPURTENANCES TO CITY OF COLUMBUS, INDIANA, RECORDED SEPTEMBER 3, 1981 IN DEED RECORD 306, PAGE 360, AS DEPICTED ON SURVEY.
- SAID EASEMENT IS PLOTTED AND NOTED HEREON. THE CITY OF COLUMBUS, INDIANA RETAINS A PERPETUAL RIGHT OF WAY AND EASEMENT TO ENTER SUBJECT LAND, AND TO INSTALL, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, SERVICE, ALTER, REMOVE, AND REPLACE SANITARY SEWERS, SEWAGE FORCE MAINS, MANHOLES, AND ALL OTHER APPURTENANCE NECESSARY OR CONVENIENT TO THE GRANTEE, UNDER, UPON, OVER, AND THROUGH SAID PLOTTED EASEMENT, TOGETHER WITH THE RIGHT TO EXCAVATE AND REFILL DITCHES AND/OR TRENCHES FOR THE LOCATION OF SAID MAINS AND OTHER APPURTENANCES, AND FURTHER RIGHT TO REMOVE TREES, BUSHES, SHRUBBERY, UNDERGROWTH, AND OTHER OBSTRUCTIONS INTERFERING WITH THE LOCATION, CONSTRUCTION, MAINTENANCE AND EFFICIENT OPERATION OF SAID MAINS AND APPURTENANT FACILITIES.**
- 14) RIGHT OF WAY AND EASEMENT FOR WATER MAINS AND APPURTENANCES TO CITY OF COLUMBUS, INDIANA, RECORDED SEPTEMBER 3, 1981 IN DEED RECORD 306, PAGE 363, AS DEPICTED ON SURVEY.
- SAID EASEMENT IS PLOTTED AND NOTED HEREON. THE CITY OF COLUMBUS, INDIANA RETAINS A PERPETUAL RIGHT OF WAY AND EASEMENT TO ENTER UPON SAID PLOTTED EASEMENT, AND TO INSTALL, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, SERVICE, ALTER, REMOVE, AND REPLACE WATER MAINS, FIRE HYDRANTS, VALVES, VALVE BOXES, AND ALL OTHER APPURTENANCES NECESSARY OR CONVENIENT TO THE GRANTEE, UNDER, UPON, OVER, AND THROUGH WITH THE RIGHT TO EXCAVATE AND REFILL DITCHES AND/OR TRENCHES FOR THE LOCATION OF SAID MAINS AND OTHER APPURTENANCES, AND THE FURTHER RIGHT TO REMOVE TREES, BUSHES, SHRUBBERY, UNDERGROWTH, AND OTHER OBSTRUCTIONS INTERFERING WITH THE LOCATION, CONSTRUCTION, MAINTENANCE, AND EFFICIENT OPERATION OF SAID MAINS AND APPURTENANT FACILITIES.**
- 15) LIMITED ACCESS TO STATE ROAD 46 AS SHOWN BY INSTRUMENTS RECORDED JANUARY 4, 1974 IN DEED RECORD 275, PAGES 720–724 AND PAGES 725–728, AS DEPICTED ON SURVEY.
- THE AREAS OF LIMITED ACCESS ARE PLOTTED AND NOTED HEREON.**
- 16) ELECTRIC POLE LINE EASEMENT TO PUBLIC SERVICE COMPANY OF INDIANA, INC., RECORDED MARCH 7, 1961 IN DEED RECORD 203, PAGE 520, AS DEPICTED ON SURVEY.
- SAID EASEMENT IS PLOTTED AND NOTED HEREON. THE PUBLIC SERVICE COMPANY OF INDIANA, INC., AND ITS SUCCESSORS AND ASSIGNS RETAIN A PERPETUAL EASEMENT AND RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, RECONSTRUCT, AND REMOVE AN ELECTRIC LINE, INCLUDING NECESSARY POLES, WIRES, ANCHORS, GUYS, AND FIXTURES ATTACHED THERETO, FOR THE TRANSMISSION OF ELECTRICAL ENERGY OVER, ALONG, OR ACROSS SAID PLOTTED EASEMENT.**
- 17) RIGHT OF WAY AND EASEMENT AGREEMENT TO CITY OF COLUMBUS, INDIANA RECORDED OCTOBER 7, 1963 IN DEED RECORD 221, PAGE 134, AS DEPICTED ON SURVEY.
- SAID EASEMENT IS PLOTTED AND NOTED HEREON. THE CITY OF COLUMBUS, INDIANA RETAINS A RIGHT OF WAY AND EASEMENT TO INSTALL, MAINTAIN, REPAIR, SERVICE, ALTER, REMOVE, AND REPLACE WATER MAINS, FIRE HYDRANTS, VALVES, AND VALVE BOXES, SEWAGE FORCE MAINS, SANITARY SEWERS, SEWAGE PUMP STATIONS, MANHOLES, AND ALL OTHER APPURTENANCES NECESSARY OR CONVENIENT TO THE CITY OF COLUMBUS, INDIANA UNDER, OVER, AND THROUGH SAID PLOTTED EASEMENT.**
- 18) CONDITIONS, RESTRICTIONS, COVENANTS, AND EASEMENT RECORDED WITH AND ON THE PLAT OF SAID ADDITION IN PLAT BOOK "N", PAGES 60 AND 120, AND IN PLAT BOOK "K", PAGE 44, SAID EASEMENTS AS DEPICTED ON SURVEY.
- SEE EASEMENTS AND LIMITED ACCESS AREAS AS PLOTTED AND NOTED HEREON.**
- 19) PERMANENT EXTINGUISHMENTS OF ALL RIGHTS OF INGRESS AND EGRESS TO, FROM AND ACROSS THE LIMITED ACCESS FACILITY (TO BE KNOWN AS S.R. 46 AND I–65 AND AS PROJECT HDP–9224(001)) TO AND FROM THE SUBJECT REAL ESTATE WHERE ITS ABUTS THAT PROPERTY CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEEDS RECORDED APRIL 19, 1996 AS INSTRUMENT #96–4067 AND JULY 18, 2001 AS INSTRUMENT #01–9269, AS DEPICTED ON SURVEY.
- INSTRUMENT #96–4067 DESCRIBES THE 0.535 AND 0.152 ACRE EXCEPTIONS OUT OF SUBJECT LAND. THIS INSTRUMENT ALSO EXTINGUISHES THE ORIGINAL LOCATION OF THE LIMITED ACCESS RIGHT OF WAY AND RE–ESTABLISHES IT ALONG THE CURRENT ADJACENT BOUNDARY OF SUBJECT LAND AS SHOWN AND PLOTTED HEREON. THIS INSTRUMENT ALSO DESCRIBES A TEMPORARY RIGHT OF WAY FOR CONSTRUCTION OF A BIKEWAY. SAID TEMPORARY RIGHT OF WAY AUTOMATICALLY EXTINGUISHED WHEN CONSTRUCTION WAS COMPLETED.**
- SEE THE AREA OF EXTINGUISHED LIMITED ACCESS RIGHT OF WAY FOR THE ENTRANCE ONLY DRIVEWAY FROM S.R.46 AND ADJACENT AREAS AS NOTED HEREON, PER INSTRUMENT #01–9269.**
- THE EXIT ONLY DRIVEWAY ONTO S.R.46 IS SHOWN ON STATE HIGHWAY RIGHT-OF-WAY PLANS FOR PROJECT #HDP–9224(001), DATED 1999. THE PLANS SHOW THE PROPOSED CONSTRUCTION OF THE EXIT DRIVEWAY GIVING THE APPARENT INTENT TO ALLOW EGRESS FROM SUBJECT LAND THROUGH THE LIMITED ACCESS RIGHT OF WAY. HOWEVER, INSTRUMENT #01–9269 DOES NOT EXTINGUISH SAID LIMITED ACCESS RIGHT OF WAY, NOR HAS ANY OTHER DOCUMENTATION BEEN FOUND. THIS INSTRUMENT ALSO DESCRIBES A TEMPORARY RIGHT OF WAY FOR CONSTRUCTION OF THE EXIT DRIVEWAY. SAID TEMPORARY RIGHT OF WAY AUTOMATICALLY EXTINGUISHED WHEN CONSTRUCTION WAS COMPLETED.**
- 20) EASEMENT GRANT FOR PEDESTRIAN SYSTEM TO THE CITY OF COLUMBUS, INDIANA, RECORDED JULY 18, 2001 AS INSTRUMENT #01–9270, AS DEPICTED ON SURVEY.
- SAID EASEMENT IS PLOTTED AND NOTED HEREON.**

**TITLE COMMITMENT LEGAL DESCRIPTION – EXHIBIT "A":**  
(SHOWN VERBATIM PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FILE NUMBER 24–3104)

LOT ONE (1) IN OLD COLUMBUS HOLIDAY INN REPLAT AS RECORDED IN PLAT BOOK "N", PAGE 120 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

EXCEPT: A PART OF LOT 1 IN OLD COLUMBUS HOLIDAY INN REPLAT, AN ADDITION TO THE CITY OF COLUMBUS, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK N, PAGE 120, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 87 DEGREES 38 MINUTES 18 SECONDS EAST 70.89 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH 5 DEGREES 10 MINUTES 42 SECONDS EAST 292.84 FEET; THENCE SOUTH 51 DEGREES 38 MINUTES 14 SECONDS EAST 381.50 FEET TO THE SOUTHWESTERN LINE OF SAID LOT; THENCE NORTH 62 DEGREES 49 MINUTES 50 SECONDS WEST 96.33 FEET ALONG SAID SOUTHWESTERN LINE; THENCE ALONG SAID SOUTHWESTERN LINE NORTHWESTERLY 109.53 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 566.62 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 21 MINUTES 59 SECONDS WEST A LENGTH OF 109.36 FEET; THENCE NORTH 49 DEGREES 12 MINUTES 15 SECONDS WEST 133.88 FEET ALONG SAID SOUTHWESTERN LINE TO THE CORNER OF SAID LOT; THENCE NORTH 25 DEGREES 01 MINUTES 24 SECONDS WEST 133.51 FEET ALONG THE WESTERN LINE OF SAID LOT; THENCE ALONG SAID WESTERN LINE NORTHERLY 232.51 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 551.62 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 14 DEGREES 45 MINUTES 13 SECONDS WEST AND A LENGTH OF 230.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.35 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF LOT 1 IN OLD COLUMBUS HOLIDAY INN REPLAT, AN ADDITION TO THE CITY OF COLUMBUS, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK N, PAGE 120, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82 DEGREES 39 MINUTES 36 SECONDS WEST 52.22 FEET ALONG THE SOUTHERN LINE OF SAID LOT; THENCE NORTH 87 DEGREES 23 MINUTES 39 SECONDS WEST 435.65 FEET ALONG SAID SOUTHERN LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 87 DEGREES 23 MINUTES 39 SECONDS WEST 20.37 FEET ALONG SAID SOUTHERN LINE; THENCE NORTH 84 DEGREES 58 MINUTES 36 SECONDS WEST 294.84 FEET ALONG SAID SOUTHERN LINE; THENCE ALONG SAID SOUTHERN LINE WESTERLY 217.16 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 666.39 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 79 DEGREES 17 MINUTES 33 SECONDS WEST AND A LENGTH OF 216.20 FEET; THENCE SOUTH 80 DEGREES 48 MINUTES 17 SECONDS EAST 103.24 FEET; THENCE SOUTH 85 DEGREES 15 MINUTES 01 SECOND EAST 355.31 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 59 SECONDS EAST 73.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.152 ACRES, MORE OR LESS.

ALSO: EXCEPT: A PART OF LOT 1 IN OLD COLUMBUS HOLIDAY INN REPLAT, AN ADDITION TO THE CITY OF COLUMBUS, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK N, PAGE 120, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82 DEGREES 39 MINUTES 36 SECONDS WEST 52.22 FEET ALONG THE SOUTHERN LINE OF SAID LOT; THENCE NORTH 87 DEGREES 23 MINUTES 39 SECONDS WEST 254.42 FEET ALONG SAID SOUTHERN LINE; THENCE NORTH 85 DEGREES 58 MINUTES 16 SECONDS EAST 70.75 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 52 SECONDS EAST 65.42 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 42 SECONDS EAST 129.84 FEET; THENCE NORTH 16 DEGREES 01 MINUTE 50 SECONDS EAST 25.72 FEET; THENCE NORTH 2 DEGREES 27 MINUTES 04 SECONDS EAST 30.00 FEET; THENCE SOUTH 87 DEGREES 26 MINUTES 42 SECONDS EAST 35.05 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 2 DEGREES 36 MINUTES 45 SECONDS WEST 69.70 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.107 ACRES, MORE OR LESS.

**SURVEYOR'S REPORT**

**CLIENT INFORMATION AND PURPOSE OF SURVEY:**  
THIS SURVEY WAS PREPARED FOR MIDLAND ATLANTIC PROPERTIES, ON THAT LAND OWNED BY COLUMBUS REGIONAL HEALTH SYSTEM SERVICES, LLC AS DESCRIBED AND RECORDED IN INSTRUMENT #2019–11207 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA. THIS SURVEY IS AN ALTA/NSPS SURVEY OF SUBJECT LAND, PER THE CLIENT'S REQUEST.

**SURVEY STANDARDS:**  
IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865 IAC 1–12 ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A DIRECT RESULT OF:  
1. VARIANCES IN THE FOUND MONUMENTATION  
2. VARIANCES IN RECORD DOCUMENTS AND PLATS  
3. INCONSISTENCIES IN LINES OF OCCUPATION  
4. RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).  
THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES

ALL BEARINGS AND DISTANCES SHOWN ON THE DRAWING ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED. BEARING SYSTEM IS "ASSUMED".

ALL MONUMENTS FOUND OR SET THIS SURVEY ARE IN GOOD CONDITION AND WITHIN 4" OF THE GROUND SURFACE, UNLESS OTHERWISE NOTED.

**REFERENCE SURVEYS:**  
1) A TOPOGRAPHIC SURVEY TITLED "COLUMBUS REGIONAL HEALTH SYSTEMS SERVICES, LLC", PERFORMED BY THIS FIRM, INDEPENDENT LAND SURVEYING, INC. (JOB #22191); CERTIFIED BY ME, JONATHAN M. ISAACS, PLS, ON AUGUST 15, 2022.  
2) A SURVEY TITLED "COLUMBUS REGIONAL HEALTH SYSTEM SERVICES, LLC – TOPOGRAPHIC SURVEY" PERFORMED BY THIS FIRM, INDEPENDENT LAND SURVEYING, INC. (JOB #24308); CERTIFIED BY ME, JONATHAN M. ISAACS, PLS, ON MARCH 14, 2024.  
3) AN ALTA/NSPS LAND TITLE SURVEY, PERFORMED BY THIS FIRM, INDEPENDENT LAND SURVEYING, INC. (JOB #24393); CERTIFIED BY ME, JONATHAN M. ISAACS, PLS, ON NOVEMBER 4, 2024.  
4) AN ALTA/NSPS LAND TITLE SURVEY, PERFORMED BY THIS FIRM, INDEPENDENT LAND SURVEYING, INC. (JOB #24393); CERTIFIED BY ME, JONATHAN M. ISAACS, PLS, ON DECEMBER 1, 2025.

**FINDINGS OF FACTS:**  
THE MONUMENTS SHOWN HEREON WERE FOUND OR SET BY ME IN REFERENCE SURVEYS #1, #2, #3 AND #4. THESE MONUMENTS WERE FIELD VERIFIED AND ARE IN THE SAME CONDITION AS STATED IN MY PREVIOUS SURVEY. FOR ADDITIONAL INFORMATION REGARDING THE MONUMENTS, SEE THE SURVEYOR'S REPORT ON SAID SURVEYS.

OCCUPATIONAL FEATURES ARE LOCATED THIS SURVEY AS SHOWN AND DIMENSIONED HEREON.

**THEORY OF LOCATION:**  
THE BOUNDARY OF SUBJECT LAND IS ESTABLISHED USING FOUND MONUMENTS AND THE GEOMETRICS OF REFERENCE SURVEYS #1, #2, #3, AND #4, AND THE GEOMETRICS OF RECORD DEED.

**SUMMARY:**  
AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:  
  
DUE TO VARIANCES IN REFERENCE MONUMENTS: NONE OBSERVED.  
  
DUE TO DISCREPANCIES IN THE RECORD PLATS AND DESCRIPTIONS: NONE OBSERVED.  
  
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: NONE OBSERVED.

THE PRECISION AND ACCURACY STANDARD FOR THE HEREON SURVEY MEETS OR EXCEEDS THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY FOR AN URBAN SURVEY: 0.07 FEET PLUS 50 PARTS PER MILLION AS DEFINED IN 865 IAC 1–12–7.

A SEARCH FOR EASEMENTS OF RECORD IS NOT TO BE IMPLIED BY THIS SURVEY. ALL IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY. MATTERS OF ZONING COMPLIANCE ARE NOT EXPRESSED OR GUARANTEED BY THIS SURVEY.

THE HEREON SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION FROM THE NOTES OF A FIELD SURVEY CONDUCTED IN DECEMBER OF 2025 AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED IN ACCORDANCE WITH 865 1–12–1 (RULE 12).

NOTICE: TO SUBJECT LAND OWNER, THE ADJOINING LANDOWNER MAY HAVE UNWRITTEN RIGHTS TO THAT LAND OUTSIDE OF ANY FENCES OR OCCUPATION LINES THAT YOU MAY OR MAY NOT BE OCCUPYING. BEFORE REMOVING ANY FENCES OR IMPROVEMENTS, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY. CONTACT THIS OFFICE, IF YOU HAVE ANY QUESTIONS.

**CERTIFICATE OF SURVEY – ALTA/NSPS LAND TITLE SURVEY**  
TO: MAP GATEWAY, LLC; CENTRA CREDIT UNION, AND FIRST AMERICAN 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 2021 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, 6(a), 6(b) 7(a), 8, 9, 10, 11(a), 11(b), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 20, 2025.

DATE OF PLAT OR MAP: 12/15/25

JONATHAN M. ISAACS, PLS LS–20200015



I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.  
JONATHAN M. ISAACS

|                                                                                                                           |                                                                    |                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALTA/NSPS LAND TITLE SURVEY<br>MIDLAND ATLANTIC PROPERTIES<br>CITY OF COLUMBUS<br>BARTHOLOMEW COUNTY, INDIANA             |                                                                    | <b>Independent Land Surveying</b><br>www.ilsurveying.com<br>414 South Main Street<br>Brownsboro, Indiana 47220<br>Phone: 812–358–2882<br>Fax: 812–358–2605<br>3020 Sycamore Ct., Ste. 2A<br>Columbus, Indiana 47203<br>Phone: 812–372–0896<br>Fax: 812–602–0484 |
| SHEET: 2 OF 2<br>SCALE: 1"=50'<br>DRAWN BY: S.STROTSMAN<br>DWG DATE: 12/1/25<br>DWG NAME: 24393 Revised ALTA 12–15–25.dwg | JOB NUMBER: 24393<br>DWG REVISION DATES<br>12/2/25 12/15/25<br>– – |                                                                                                                                                                                                                                                                 |

Drawing name: K:\IND\DEV\170088018\_Midland Atlantic\_Columbus\_Infrastructure\_Columbus\_INV2 Design\CADD\PlanSheets\_Primary Plan\001 - EXISTING CONDITIONS PLAN.dwg CO1 Mar 26, 2026 8:26am by CalFuciano  
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## LEGEND

AREA OF LIMITED / NO ACCESS PER TITLE DOCUMENTS - REFER TO ALTA SURVEY FOR ADDITIONAL INFORMATION

## BENCHMARKS

THE HORIZONTAL COORDINATE SYSTEM IS NAD83 INDIANA EAST 1301 AND THE VERTICAL DATUM IS NAVD 88 BASED ON A NGS OPUS SOLUTION.

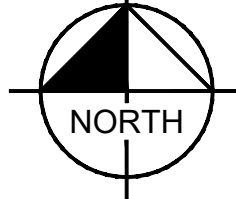
| CONTROL POINT TABLE |            |           |           |                                                                  |
|---------------------|------------|-----------|-----------|------------------------------------------------------------------|
| POINT #             | NORTHING   | EASTING   | ELEVATION | DESCRIPTION                                                      |
| 11                  | 1440156.91 | 247264.68 | 619.33    | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL" |
| 14                  | 1439908.53 | 246415.70 | 616.12    | FOUND 5/8" REBAR WITH BROKEN PLASTIC CAP INSCRIBED "ILS CONTROL" |
| 19                  | 1440382.37 | 246720.54 | 613.00    | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL" |
| 20                  | 1440160.73 | 247385.44 | 612.78    | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL" |
| 21                  | 1439802.02 | 247338.53 | 631.23    | SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL"   |
| 24                  | 1439801.38 | 246809.86 | 630.77    | SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL"   |
| 25                  | 1440376.86 | 247184.70 | 619.29    | SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL"   |
| 26                  | 1440159.70 | 247699.90 | 622.51    | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL" |
| 27                  | 1440325.96 | 247471.75 | 617.87    | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL" |

## EXISTING LEGEND

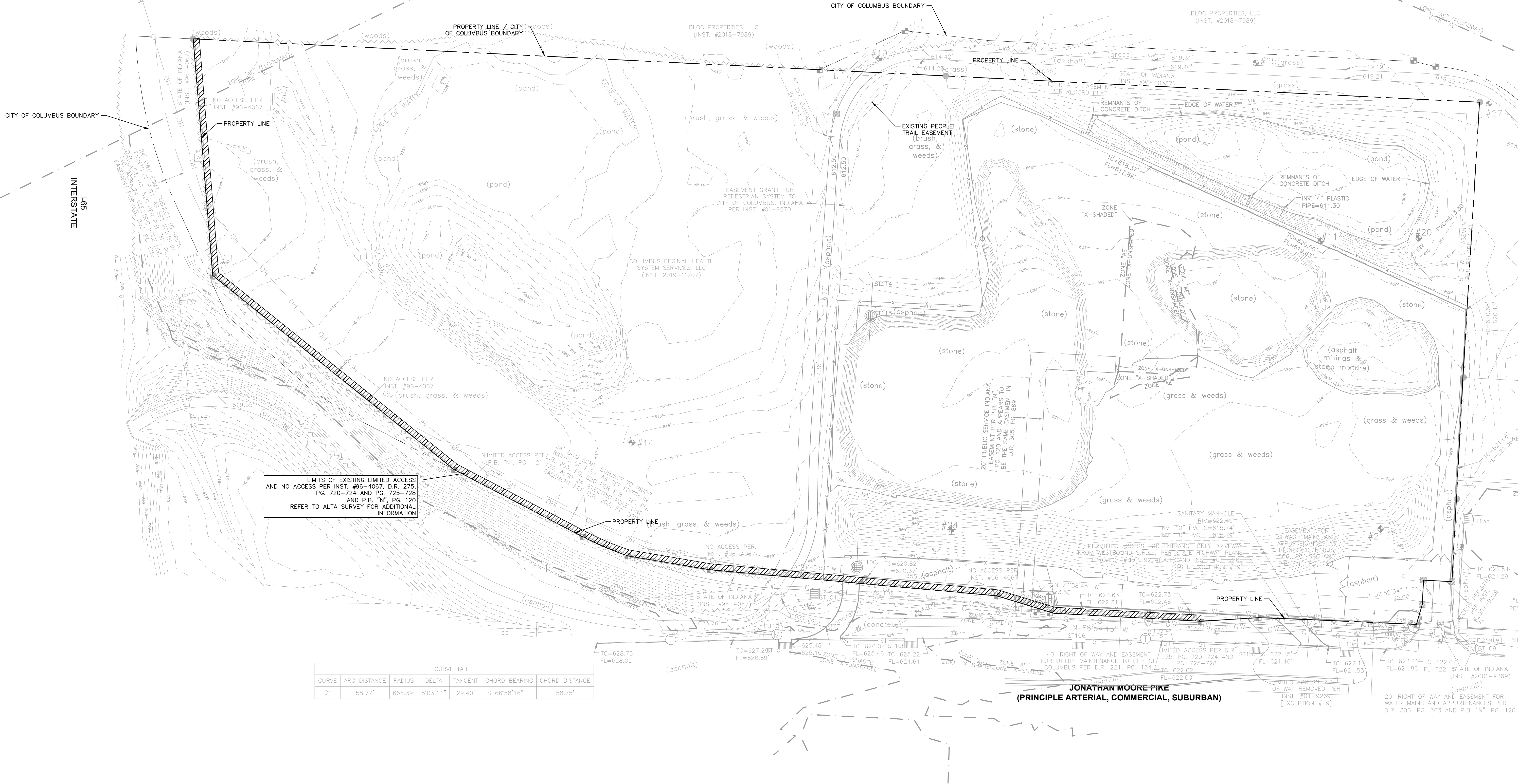
|                                                                                     |                                                                                     |                                                                                     |                                                                                     |                      |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|
| BOLLARD                                                                             |  | MISC LID                                                                            |  | YARD LIGHT           |
| CONTROL BENCHMARK                                                                   |  | MONITOR WELL                                                                        |  | SANITARY CLEANOUT    |
| ROW MONUMENT                                                                        |  | GAS MARKER                                                                          |  | SANITARY MANHOLE     |
| FLAG POLE                                                                           |  | GAS METER                                                                           |  | VENT PIPE            |
| MAIL BOX                                                                            |  | GAS VALVE                                                                           |  | STORM CURB INLET     |
| UTILITY POLE                                                                        |  | AC UNIT                                                                             |  | STORM INLET          |
| POST                                                                                |  | AREA LIGHT                                                                          |  | STORM ROOF DRAIN     |
| SOIL BORING                                                                         |  | ELECTRICAL BOX                                                                      |  | STORM DRAIN MANHOLE  |
| HANDICAP SYMBOL                                                                     |  | ELECTRICAL HAND HOLE                                                                |  | STORM YARD DRAIN     |
| SIGN                                                                                |  | ELECTRICAL METER                                                                    |  | FIRE DEPT CONNECTION |
| CABLE MANHOLE                                                                       |  | ELECTRICAL MANHOLE                                                                  |  | FIRE HYDRANT         |
| CABLE PEDESTAL                                                                      |  | ELECTRICAL MARKER                                                                   |  | IRRIGATION VALVE     |
| TELEPHONE PEDESTAL                                                                  |  | ELECTRICAL TRANSFORMER                                                              |  | POST INDICATOR VALVE |
| TELEPHONE HAND HOLE                                                                 |  | GUY POLE/WIRE                                                                       |  | WELL                 |
| TELEPHONE MARKER                                                                    |  | POWER POLE                                                                          |  | WATER METER          |
| TELEPHONE MANHOLE                                                                   |  | TRAFFIC SIGNAL POLE                                                                 |  | WATER VALVE          |
| FIBER OPTIC MAKER                                                                   |  | TRAFFIC MANHOLE                                                                     |  | TREE / STUMP         |
|  | SWALE                                                                               |  | TOE OF SLOPE                                                                        |                      |
|  | FENCE LINE                                                                          |  | TOP OF BANK                                                                         |                      |
|  | SANITARY SEWER                                                                      |  | UNDERGROUND FIBER OPTIC                                                             |                      |
|  | STORM DRAIN                                                                         |  | OVERHEAD ELECTRICAL                                                                 |                      |
|  | WATER LINE                                                                          |  | UNDERGROUND GAS                                                                     |                      |
|  | TREE LINE                                                                           |  | UNDERGROUND TELEPHONE                                                               |                      |

Indiana Utilities Protection Service

**Call 811**  
before you dig



GRAPHIC SCALE IN FEET  
0 30' 60' 120'



LIMITS OF EXISTING LIMITED ACCESS  
AND NO ACCESS PER INST. #96-4067, D.R. 275,  
PG. 720-724 AND PG. 725-728  
AND P.B. "N", PG. 120  
REFER TO ALTA SURVEY FOR ADDITIONAL  
INFORMATION

| CURVE TABLE |              |         |          |         |               |
|-------------|--------------|---------|----------|---------|---------------|
| CURVE       | ARC DISTANCE | RADIUS  | DELTA    | TANGENT | CHORD BEARING |
| C1          | 58.77'       | 666.39' | 5'03'11" | 29.40'  | S 66°58'16" E |

**Kimley»Horn**  
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500 EAST 86TH STREET, SUITE 300,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

AS NOTED  
DESIGNED BY: NJB  
DRAWN BY: NJB  
CHECKED BY: NJB



**MIDLAND ATLANTIC**  
PROPERTIES

**EXISTING**  
CONDITIONS  
PLAN

COLUMBUS GATEWAY  
MAJOR SUBDIVISION  
PRELIMINARY PLAT REVISION  
SECTION 26, T17N, R5E  
2480 JONATHAN MOORE PIKE  
COLUMBUS, IN 47201

ORIGINAL ISSUE:  
03/09/2026  
KHA PROJECT NO.  
170088018  
SHEET NUMBER

C0.1

Drawing name: K:\IND\_LDEV\170088018\_Midland Atlantic\_Columbus\_Infrastructure\_Columbus.IN\2 Design CAD\DrawSheets\_Primary Plat\C1.0 - PRELIMINARY PLAT.dwg C1.0 Mar 26, 2026 9:47am by: CalFuerio

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## ZONING SUMMARY

SUBJECT SITE: CR (COMMERCIAL: REGIONAL CENTER)

ADJACENT ZONING:

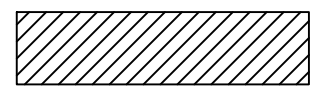
NORTH: AP (AGRICULTURE: PREFERRED)

EAST: CR

SOUTH: CR

WEST: CR

## LEGEND



AREA OF LIMITED / NO ACCESS PER TITLE DOCUMENTS AND/OR PROPOSED VACATION OF EXISTING PERMITTED ACCESS

## BENCHMARKS

THE HORIZONTAL COORDINATE SYSTEM IS NAD83 INDIANA EAST 1301 AND THE VERTICAL DATUM IS NAVD 88 BASED ON A NGS OPUS SOLUTION.

| CONTROL POINT TABLE |            |           |           |                                                                  |
|---------------------|------------|-----------|-----------|------------------------------------------------------------------|
| POINT #             | NORTHING   | EASTING   | ELEVATION | DESCRIPTION                                                      |
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| 21                  | 1439802.02 | 247338.53 | 631.23    | SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL"   |
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| 26                  | 1440159.70 | 247699.90 | 622.51    | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL" |
| 27                  | 1440325.96 | 247471.75 | 617.87    | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL" |

## EXISTING LEGEND

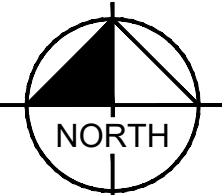
|                     |                        |                         |
|---------------------|------------------------|-------------------------|
| BOLLARD             | MISC LID               | YARD LIGHT              |
| CONTROL BENCHMARK   | MONITOR WELL           | SANITARY CLEANOUT       |
| ROW MONUMENT        | GAS MARKER             | SANITARY MANHOLE        |
| FLAG POLE           | GAS METER              | VENT PIPE               |
| MAIL BOX            | GAS VALVE              | STORM CURB INLET        |
| UTILITY POLE        | AC UNIT                | STORM INLET             |
| POST                | AREA LIGHT             | STORM ROOF DRAIN        |
| SOIL BORING         | ELECTRICAL BOX         | STORM DRAIN MANHOLE     |
| HANDICAP SYMBOL     | ELECTRICAL HAND HOLE   | STORM YARD DRAIN        |
| SIGN                | ELECTRICAL METER       | FIRE DEPT CONNECTION    |
| CABLE MANHOLE       | ELECTRICAL MANHOLE     | FIRE HYDRANT            |
| CABLE PEDESTAL      | ELECTRICAL MARKER      | IRRIGATION VALVE        |
| TELEPHONE PEDESTAL  | ELECTRICAL TRANSFORMER | POST INDICATOR VALVE    |
| TELEPHONE HAND HOLE | GUY POLE/WIRE          | WELL                    |
| TELEPHONE MARKER    | POWER POLE             | WATER METER             |
| TELEPHONE MANHOLE   | TRAFFIC SIGNAL POLE    | WATER VALVE             |
| FIBER OPTIC MAKER   | TRAFFIC MANHOLE        | TREE / STUMP            |
| SWALE               | TS                     | TOE OF SLOPE            |
| FENCE LINE          | TB                     | TOP OF BANK             |
| SS                  | FIB                    | UNDERGROUND FIBER OPTIC |
| SD                  | OHE                    | OVERHEAD ELECTRICAL     |
| W                   | GAS                    | UNDERGROUND GAS         |
| TREE LINE           | TEL                    | UNDERGROUND TELEPHONE   |

## PROPOSED CURVE TABLE

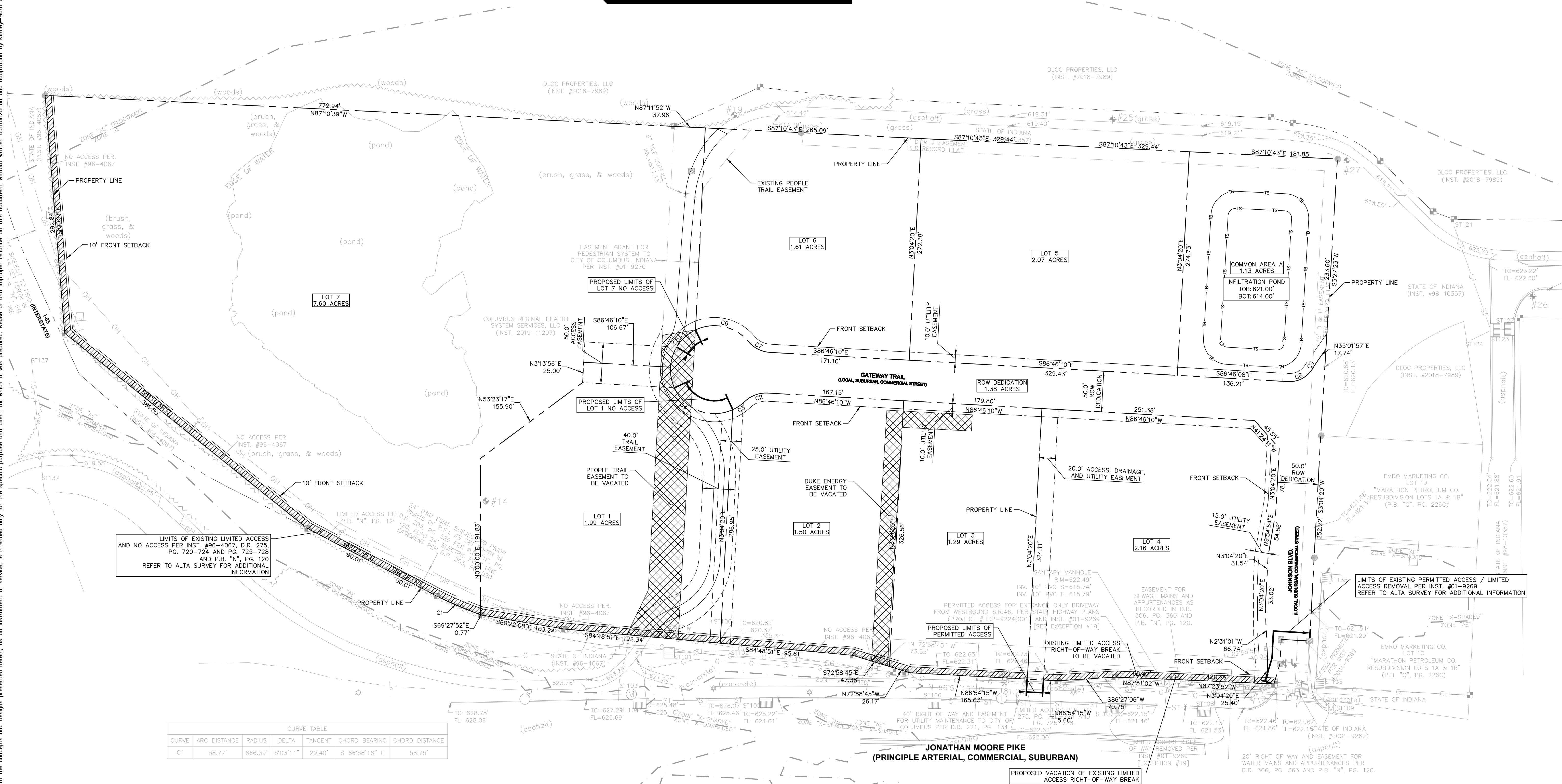
| CURVE | RADIUS  | LENGTH  | CHORD BEARING | CHORD  | DELTA      | TANGENT |
|-------|---------|---------|---------------|--------|------------|---------|
| C1    | 666.39' | 58.00'  | S66°56'17"E   | 57.98' | 4°59'13"   | 29.02'  |
| C2    | 37.50'  | 30.71'  | N69°46'20"E   | 29.86' | 46°55'00"  | 16.27'  |
| C3    | 54.00'  | 18.00'  | N55°51'51"E   | 17.92' | 19°06'01"  | 9.09'   |
| C4    | 54.00'  | 111.04' | N55°40'36"W   | 92.48' | 117°48'43" | 89.54'  |
| C5    | 54.00'  | 57.73'  | N33°51'28"E   | 55.02' | 61°15'25"  | 31.97'  |
| C6    | 54.00'  | 71.31'  | N77°40'54"W   | 66.24' | 75°39'29"  | 41.93'  |
| C7    | 37.50'  | 30.71'  | N63°18'39"W   | 29.86' | 46°55'00"  | 16.27'  |
| C8    | 32.50'  | 34.77'  | N62°34'49"E   | 33.14' | 61°18'13"  | 19.26'  |
| C9    | 223.50' | 12.11'  | N33°28'49"E   | 12.11' | 3°06'13"   | 6.06'   |

Indiana Utilities Protection Service

**Call 811**  
before you dig

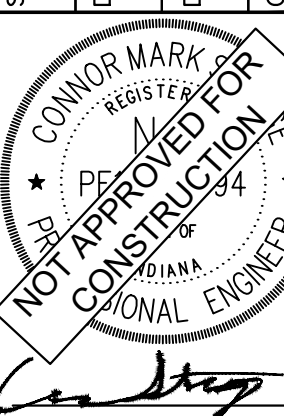


GRAPHIC SCALE IN FEET  
0 30' 60' 120'



**Kimley»Horn**  
60208 KIMLEY-HORN AND ASSOCIATES, INC.  
500 EAST 96TH STREET, SUITE 300,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

SCALE:  
AS NOTED  
DESIGNED BY: NJB  
DRAWN BY: NJB  
CHECKED BY: NJB



**MIDLAND ATLANTIC**  
PROPERTIES

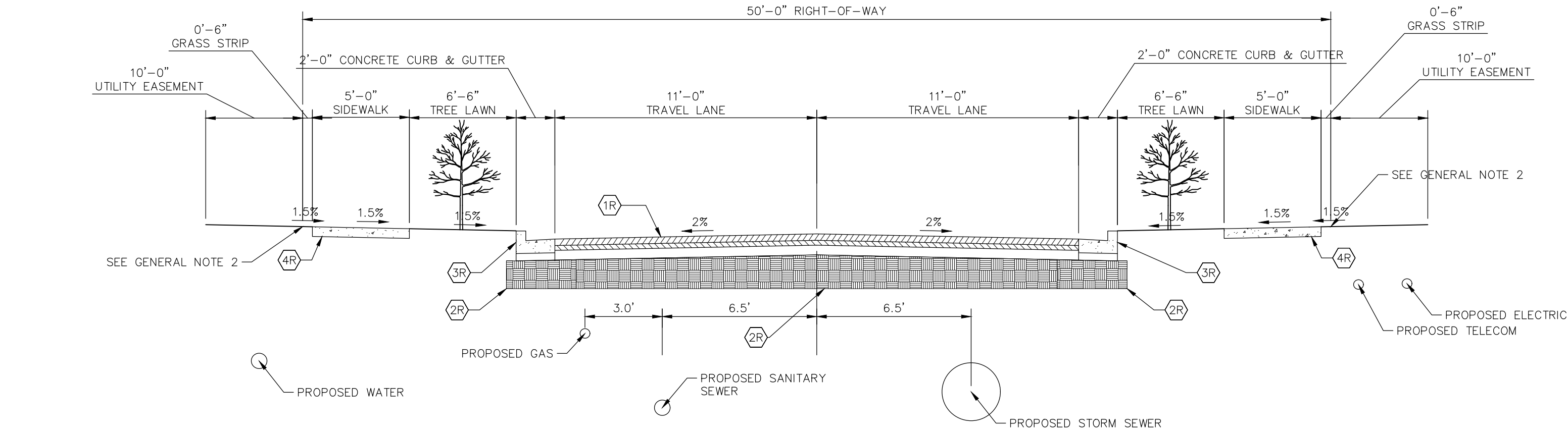
**PRELIMINARY**  
PLAT

**COLUMBUS GATEWAY**  
MAJOR SUBDIVISION  
PRELIMINARY PLAT REVISION  
SECTION 26, T17N, R5E  
2480 JONATHAN MOORE PIKE  
COLUMBUS, IN 47201

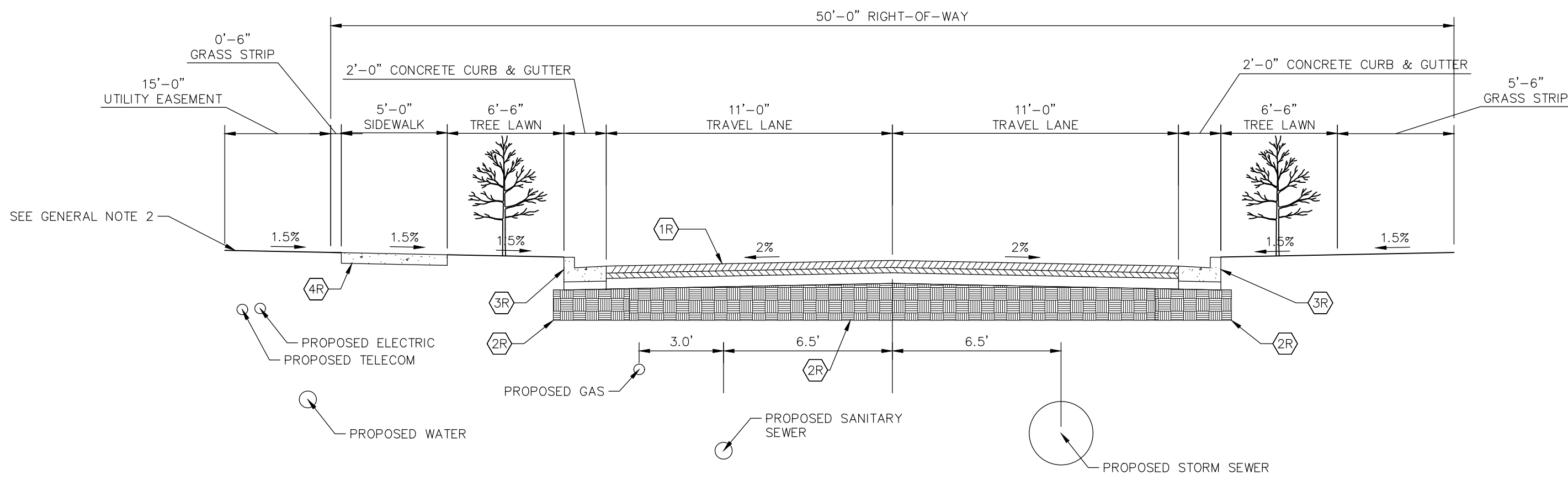
ORIGINAL ISSUE:  
03/09/2026  
KHA PROJECT NO.  
170088018  
SHEET NUMBER

**C1.0**

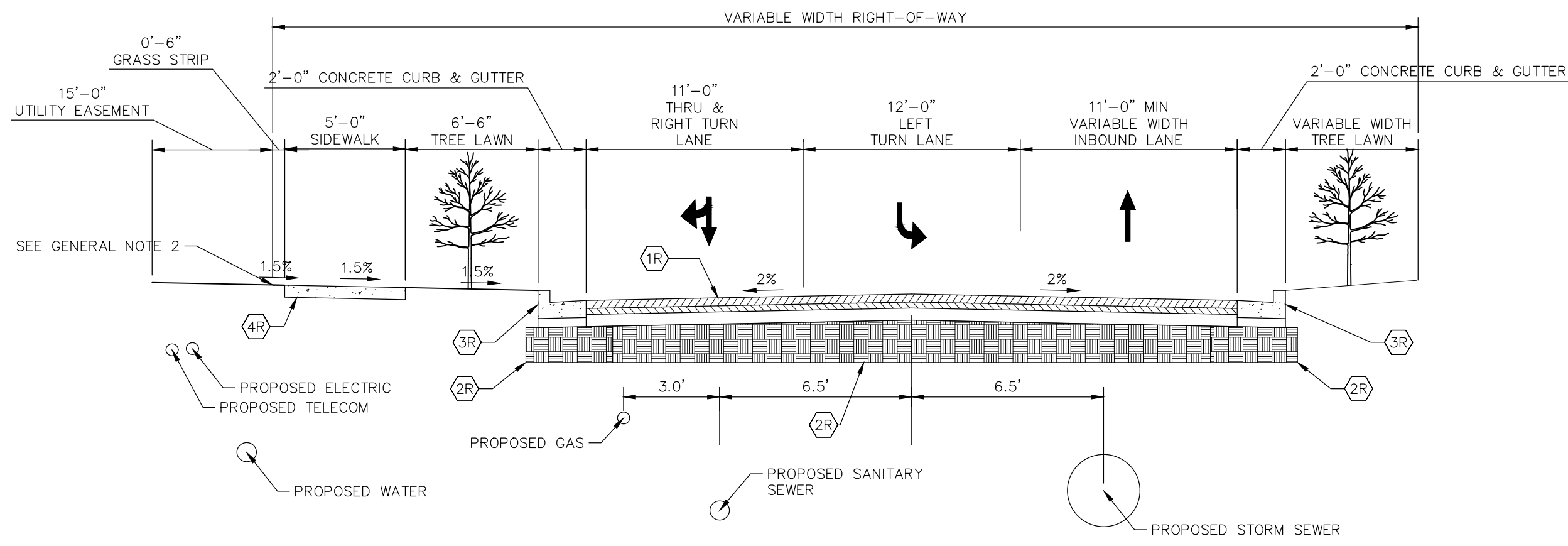
Drawing name: K:\IND\_LEV\170088018\_Midland Atlantic\_Columbus\_Infrastructure\_Columbus.IN\2 Design\CADD\PlanSheets\Primary Plat\C2.0-TYPICAL SECTIONS.dwg C2.0 Mar 26, 2026 8:44am by CalFuciano  
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GATEWAY TRAIL  
LOCAL, COMMERCIAL, SUBURBAN STREET  
TYPICAL SECTION  
NTS



JOHNSON BLVD.  
LOCAL, COMMERCIAL, SUBURBAN STREET  
TYPICAL SECTION  
NTS



JOHNSON BLVD. - JOHNSON MOORE PIKE CONNECTION  
LOCAL, COMMERCIAL, SUBURBAN STREET  
TYPICAL SECTION  
NTS

Indiana Utilities Protection Service



## LEGEND

- 1R ASPHALT PAVEMENT\*
  - 6" ASPHALT
  - 12" AGG. BASE NO. 53
- 2R STABILIZED SUBGRADE
- 3R 6" CONCRETE CURB & GUTTER
- 4R 5' CONCRETE SIDEWALK

\*ASPHALT PAVEMENT SECTION DETERMINED PER SCD SECTION 16.24.040, PENDING FURTHER VERIFICATION BY CITY ENGINEER.

## GENERAL NOTES:

- CONTRACTOR SHALL CONFIRM TIE-IN POINT LOCATIONS PRIOR TO CONSTRUCTION.
- REFER TO SHEET C3.0 FOR CONTINUATION OF GRADING AT RIGHT-OF-WAY
- CONTRACTOR TO USE THE DEEPER OF THIS PAVEMENT SECTION OR THE EXISTING PAVEMENT SECTION AT TIE-IN POINT.

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

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|              |          |
|--------------|----------|
| SCALE:       | AS NOTED |
| DESIGNED BY: | NJB      |
| DRAWN BY:    | NJB      |
| CHECKED BY:  | NJB      |



**MIDLAND ATLANTIC**  
PROPERTIES

## TYPICAL SECTIONS

COLUMBUS GATEWAY  
MAJOR SUBDIVISION  
PRELIMINARY PLAT REVISION  
SECTION 26, T17N, R5E  
2480 JONATHAN MOORE PIKE  
COLUMBUS, IN 47201

ORIGINAL ISSUE:

03/09/2026

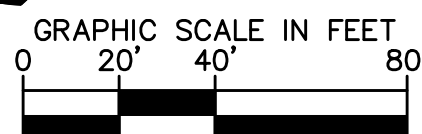
KHA PROJECT NO.

170088018

SHEET NUMBER

C2.0



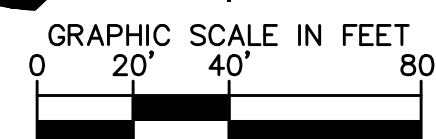


|      |                                                                                   |                                                                                                 |
|------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| (TS) |  | TEMPORARY SEEDING<br>(REFER TO SHEET 10/11 OF CITY STANDARDS)                                   |
| (EB) |  | TEMPORARY EROSION CONTROL BLANKET<br>(REFER TO SHEET 10/11 OF CITY STANDARDS)                   |
| (SB) |  | STONE SUB-BASE<br>(INSTALL AFTER NECESSARY GRADING)                                             |
| (CE) |  | CONSTRUCTION ENTRANCE (CONTRACTOR TO<br>USE FODS OR APPROVED EQUAL)                             |
| (SA) |  | STAGING AREA                                                                                    |
| (SF) |  | SILT FENCE<br>(REFER TO SHEET 10/11 OF CITY STANDARDS)                                          |
| (IP) |  | AREA INLET PROTECTION<br>(REFER TO SHEET 9/11 OF CITY STANDARDS)                                |
| (CW) |  | CONCRETE WASHOUT<br>(REFER TO SHEET 9/11 OF CITY STANDARDS)<br>(TO BE DETERMINED BY CONTRACTOR) |
| (RR) |  | RIP RAP<br>(SEE EROSION CONTROL DETAILS)                                                        |
| (SS) |  | TEMPORARY SOIL STOCKPILE                                                                        |
| (LD) |  | LIMITS OF DISTURBANCE                                                                           |
| (CD) |  | CHECK DAM                                                                                       |
|      |  | EXISTING CONTOURS                                                                               |
|      |  | PROPOSED CONTOURS                                                                               |
| (NS) |  | N.O.I. SIGN                                                                                     |
| (DD) |  | DEBRIS DUMPSTER                                                                                 |
| (PL) |  | PORT-O-LET                                                                                      |

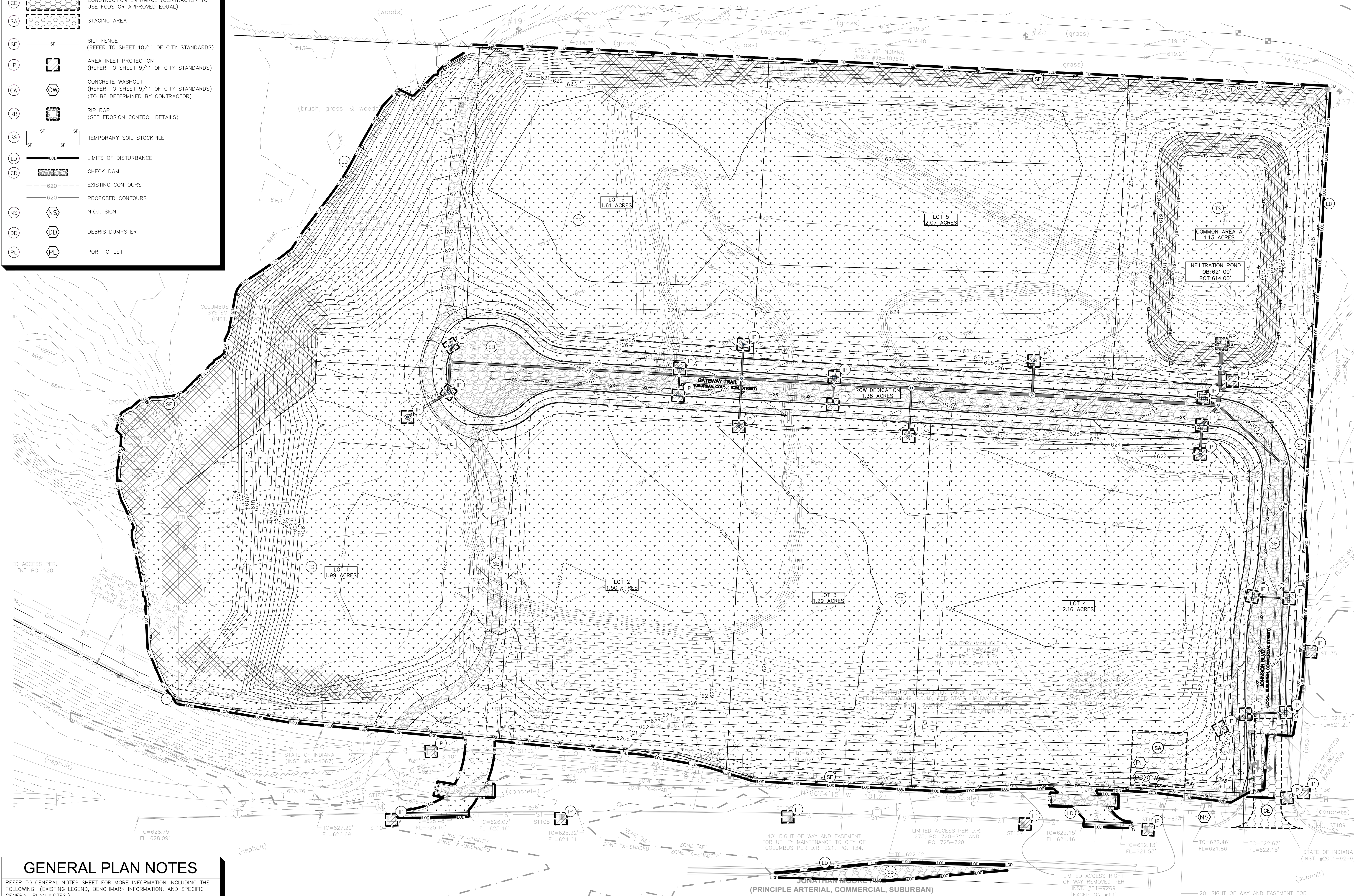


REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

|      |  |              |  |                              |  |                               |  |                                                                              |  |                                 |  |                                                                                                                         |  |                                                                                                           |  |                                                                                                                                                                                                                                            |  |                                                                          |  |                                     |  |
|------|--|--------------|--|------------------------------|--|-------------------------------|--|------------------------------------------------------------------------------|--|---------------------------------|--|-------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------|--|-------------------------------------|--|
| C4.0 |  | SHEET NUMBER |  | KHA PROJECT NO.<br>170088018 |  | ORIGINAL ISSUE:<br>03/12/2026 |  | COLUMBUS<br>INFRASTRUCTURE<br>2480 JONATHAN MOORE PIKE<br>COLUMBUS, IN 47201 |  | INITIAL EROSION<br>CONTROL PLAN |  | <br>MIDLAND ATLANTIC<br>PROPERTIES |  | <br><i>Connor Mark</i> |  | <br>© 2025 KIMLEY-HORN AND ASSOCIATES, INC.<br>500 EAST 96TH STREET, SUITE 300,<br>INDIANAPOLIS, IN 46240<br>PHONE: 317-278-4540<br>WWW.KIMLEY-HORN.COM |  | SCALE:<br>AS NOTED<br>DESIGNED BY: CF<br>DRAWN BY: CF<br>CHECKED BY: CVS |  | No. _____<br>DATE _____<br>BY _____ |  |
|      |  |              |  |                              |  |                               |  |                                                                              |  |                                 |  |                                                                                                                         |  | REVISIONS                                                                                                 |  |                                                                                                                                                                                                                                            |  |                                                                          |  |                                     |  |



|      |  |                                                                               |
|------|--|-------------------------------------------------------------------------------|
| (TS) |  | TEMPORARY SEEDING<br>(REFER TO SHEET 10/11 OF CITY STANDARDS)                 |
| (EB) |  | TEMPORARY EROSION CONTROL BLANKET<br>(REFER TO SHEET 10/11 OF CITY STANDARDS) |
| (SB) |  | STONE SUB-BASE<br>(INSTALL AFTER NECESSARY GRADING)                           |
| (CE) |  | CONSTRUCTION ENTRANCE (CONTRACTOR TO<br>USE FODS OR APPROVED EQUAL)           |
| (SA) |  | STAGING AREA                                                                  |
| (SF) |  | SILT FENCE<br>(REFER TO SHEET 10/11 OF CITY STANDARDS)                        |
| (IP) |  | AREA INLET PROTECTION<br>(REFER TO SHEET 9/11 OF CITY STANDARDS)              |
| (CW) |  | CONCRETE WASHOUT<br>(TO BE DETERMINED BY CONTRACTOR)                          |
| (RR) |  | RIP RAP<br>(SEE EROSION CONTROL DETAILS)                                      |
| (SS) |  | TEMPORARY SOIL STOCKPILE                                                      |
| (LD) |  | LIMITS OF DISTURBANCE                                                         |
| (CD) |  | CHECK DAM                                                                     |
|      |  | EXISTING CONTOURS                                                             |
|      |  | PROPOSED CONTOURS                                                             |
| (NS) |  | N.O.I. SIGN                                                                   |
| (DD) |  | DEBRIS DUMPSTER                                                               |
| (PL) |  | PORT-O-LET                                                                    |



REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

[illegible]

Drawing name: K:\IND\_LEV\170088018\_Midland Atlantic\_Columbus\_Infrastructure\_Columbus.IN\2 Design\CADD\PlanSheets\C4.0 - EROSION CONTROL PLAN.dwg C4.2 Mar 26, 2026 8:25am by CalFucarno  
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○ EROSION CONTROL LEGEND

TS

TEMPORARY SEEDING  
(REFER TO SHEET 10/11 OF CITY STANDARDS)

EB

TEMPORARY EROSION CONTROL BLANKET  
(REFER TO SHEET 10/11 OF CITY STANDARDS)

SB

STONE SUB-BASE  
(INSTALL AFTER NECESSARY GRADING)

CE

CONSTRUCTION ENTRANCE (CONTRACTOR TO  
USE FODS OR APPROVED EQUAL)

SA

STAGING AREA

SF

SILT FENCE  
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AREA INLET PROTECTION  
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CW

CONCRETE WASHOUT  
(REFER TO SHEET 9/11 OF CITY STANDARDS)  
(TO BE DETERMINED BY CONTRACTOR)

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RIP RAP  
(SEE EROSION CONTROL DETAILS)

SS

TEMPORARY SOIL STOCKPILE

LD

LIMITS OF DISTURBANCE

CD

CHECK DAM

NS

N.O.I. SIGN

DD

DEBRIS DUMPSTER

PL

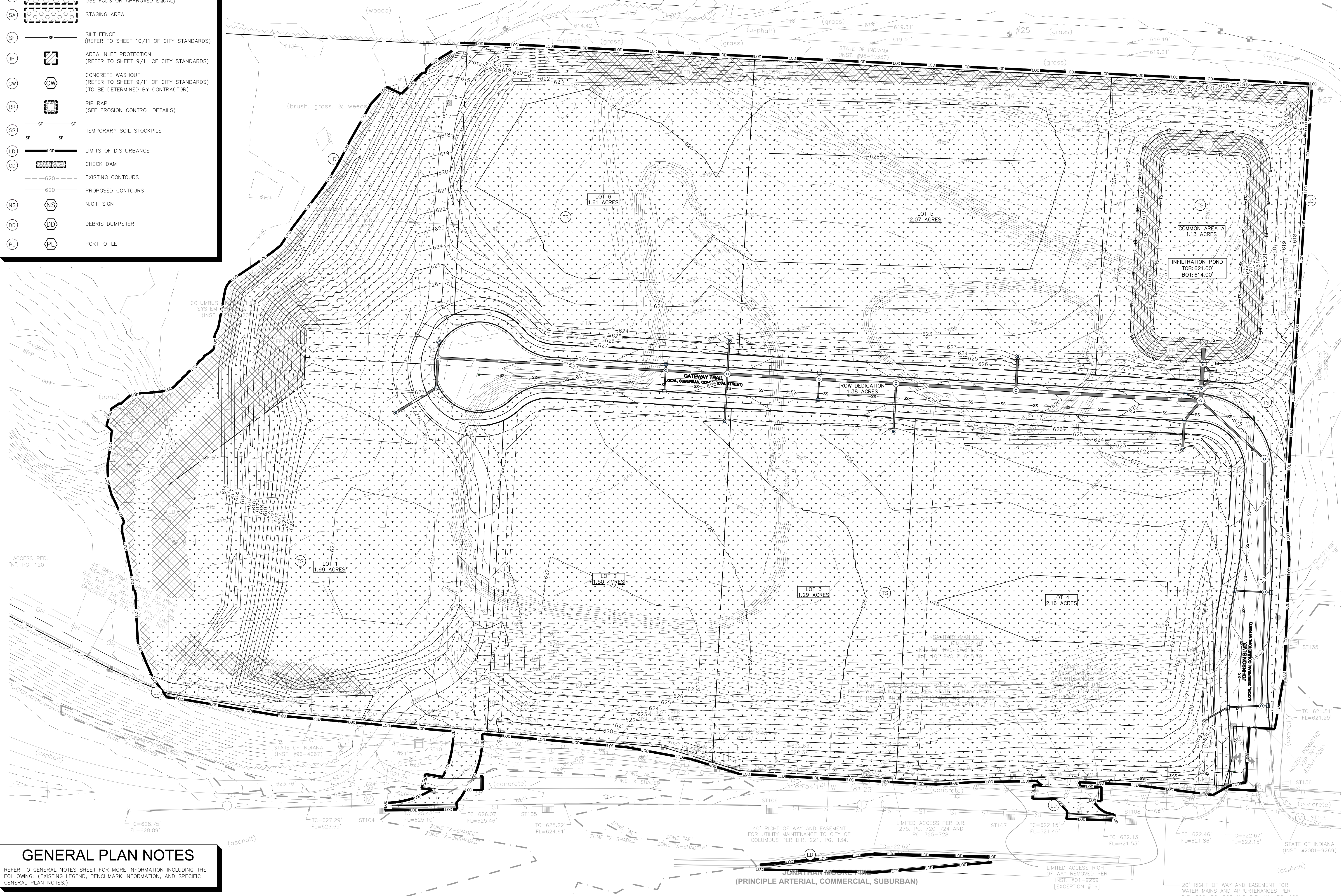
PORT-O-LET

Indiana Utilities Protection Service

Call 811  
before you dig

NORTH

GRAPHIC SCALE IN FEET  
0 20' 40' 80'



GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE  
FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC  
GENERAL PLAN NOTES.)

Kimley-Horn  
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SCALE: AS NOTED  
DESIGNED BY: CF  
DRAWN BY: CF  
CHECKED BY: CYS

CONFORMING TO  
INDIAN  
CONSTRUCTION  
ENGINEER

MIDLAND ATLANTIC  
PROPERTIES

COLUMBUS  
INFRASTRUCTURE  
2480 JONATHAN MOORE PIKE  
COLUMBUS, IN 47201

ORIGINAL ISSUE:  
03/12/2026  
KHA PROJECT NO.  
170088018  
SHEET NUMBER  
C4.2

REVISIONS  
No. DATE BY

