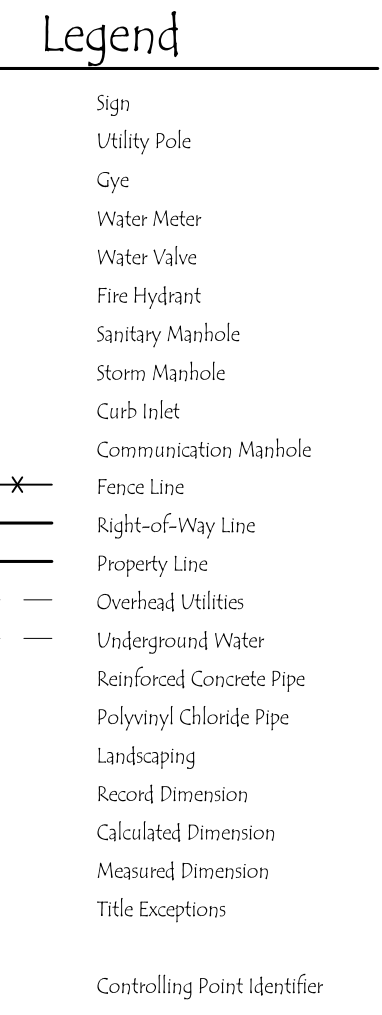
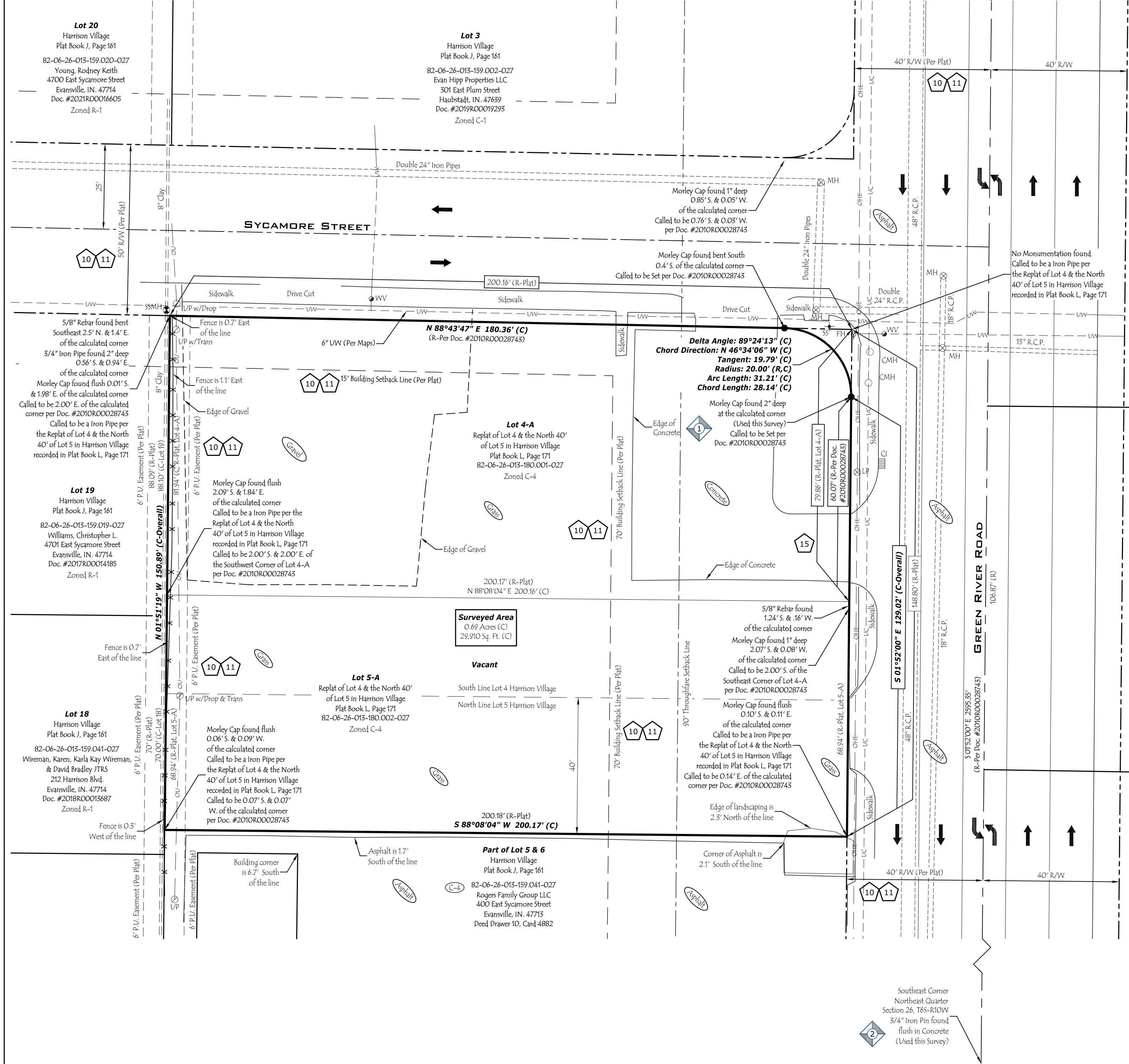


**Zoning Requirements**  
The subject property is currently Zoned C-4  
The following restrictions are from the City Zoning Ordinance.

1. Maximum Height: 50 feet
2. Minimum Lot Size: None
3. Minimum Lot Width: None
4. Minimum Front Yard Setback: 10 feet with conditions
5. Minimum side yard: None with conditions
6. Minimum side yard on a corner lot: 5 feet
7. Minimum rear yard: None with conditions
8. Maximum Lot coverage: 75%



**Boundary Description**  
(First American Title Insurance Company, Title Commitment No. 21-0538 dated June 28, 2021)

Lot Four-A (4-A) and Lot Five-A (5-A) in Harrison Village, an Addition to the City of Evansville, as per the re-plot thereof, recorded in Plat Book L, Page 171, in the Office of the Recorder of Vanderburgh County, Indiana.

**Schedule B, Part II Exceptions**  
(First American Title Insurance Company, Title Commitment No. 21-0538 dated June 28, 2021)

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens, or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Taxes...
8. The reference to acreage/square footage indicated in the legal description, and/or the address shown on Schedule A, is solely for the purposes of identifying said tract and shall be construed as insuring such quantity of land, and/or the address as set forth in the description of the property.
9. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, expected or reserved.
10. Building setback lines and public utility easements as referenced on the recorded plat of the subdivision. (Affects Subject Property. See Plat of Survey)
11. All existing notices, dedications, easements and other information set forth on the recorded plat of Harrison Village. (Affects Subject Property. See Plat of Survey)
12. Thoroughfare Set-Back Encroachment Permit for Sign dated June 3, 2010 and recorded June 7, 2010 as Document No. 2010R00012745. (Affects Subject Property. The Permitted Sign has been removed and any new Encroachments will require a new permit)
13. Thoroughfare Set-Back Encroachment Permit for Sign dated January 27, 2004 and recorded February 17, 2004 as Document No. 2004R00004903. (Affects Subject Property. The Permitted Sign has been removed and any new Encroachments will require a new permit)
14. Thoroughfare Set-Back Encroachment Permit for Sign dated June 23, 1999 and recorded June 23, 1999 as Document Number 1999R00020982. (Affects Subject Property. The Permitted Sign has been removed and any new Encroachments will require a new permit)
15. Agreement for Use of Curb Cut dated September 11, 1990 and recorded September 17, 1990 in Miscellaneous Drawer 3, Card 4402. (Affects Subject Property. This Document required a sign to be installed for the restricted access to Lot 4-A off of Green River Road. Any new use of this property will require approval of all new or existing access drives.)
16. Matters contained in Survey recorded November 22, 2010 as Document No. 2010R00028745. (Survey was prepared to perform a Lot Line Adjustment to add 2.00 feet to Lot 4-A from Lot 5-A. Although the Survey and descriptions were prepared, no deeds were transferred and therefore did not change descriptions.)
17. Supplement to Agreement for Right-of-Way dated October 29, 1971 and recorded February 8, 1972 in Miscellaneous Volume 568, Page 98. (Does not affect the Subject Property. The Supplement removed all lots in Harrison Village from the original agreement area which defined in Exception Number 18).
18. Agreement for Right-of-Way recorded January 7, 1936 in Miscellaneous Volume 185, Page 464. (Does not affect the Subject Property. The Supplement defined in exception 17 removed all lots in Harrison Village from the original agreement area.)
19. There is the possibility of easements in favor of Southern Indiana Gas and Electric Company which have been recorded outside the chain of title and which are expressly excluded from the coverage of this title policy.

**Surveyor's Report**  
**Surveyed Property Information**  
Owner: Hira, LLC - Document Number 2021R00025086  
**Title 865 IAC, Article 1, Rule 12**

As required by the Indiana Administrative Code, the following report will explain the theory of location applied in establishing or re-establishing the lines and corners of the surveyed parcel and the registered land surveyors' professional opinion of the cause and the amount of uncertainty in those lines and corners because of the following:

- (A) Availability and condition of reference monuments
- (B) Occupation or possession lines
- (C) Clarity or ambiguity of the record description used and the adjoining descriptions
- (D) The relative positional accuracy (RPA) of the measurements

- Recorded Surveys Reviewed**
1. ALTA/ACSM Land Title Survey of Lot 9 in Harrison Village as recorded in Plat Book J, Page 161, prepared by Danny K. Leek dated October 6, 1988 and recorded January 18, 1990 as Surveyors Plat File 1, Card 105 in the Office of the Recorder of Vanderburgh County, Indiana.
  2. Plat of Survey of the South 60 feet of Lot 5 and the North 48.45 feet of Lot 6 in Harrison Village as recorded in Plat Book J, Page 161 prepared by Danny K. Leek dated December 15, 1994 and recorded January 11, 1996 as Surveyor's Plat File 1, Card 1047 in the Office of the Recorder of Vanderburgh County, Indiana.
  3. Plat of Survey of Lot 3 and Part of Lot 2 in Harrison Village as recorded in Plat Book J, Page 161 prepared by Danny K. Leek dated June 2, 2000 and recorded January 14, 2002 as Surveyor's Drawer 1, Card 1815 in the Office of the Recorder of Vanderburgh County, Indiana.
  4. Title 865 Retracement Survey of Lot 3 and Part of Lot 2 in Harrison Village as recorded in Plat Book J, Page 161 prepared by Donald E. Gries dated May 8, 2006 and recorded June 30, 2006 as Document Number 2006R00022895 in the Office of the Recorder of Vanderburgh County, Indiana.
  5. Lot Line Adjustment for Lots 4-A and 5-A in the Replat of Lot 4 and the North 40 feet of Lot 5 in Harrison Village as recorded in Plat Book L, Page 171 prepared by Bret Semersheim dated September 17, 2010 and recorded November 22, 2010 as Document Number 2010R00028745 in the Office of the Recorder of Vanderburgh County, Indiana.

- Controlling Points**
- 1.) Morley Cap found 2-inches deep at the South Corner of the Northeast of Lot 4-A in the Replat of Lot 4 & the North 40-feet of Lot 5 in Harrison Village Subdivision as recorded in Plat Book L, Page 171 in the Office of the Recorder of Vanderburgh County, Indiana. Called to be a 5/8 inch rebar with cap set on Lot Line Adjustment recorded in Document Number 2010R00028745.
  - 2.) 3/4-inch Iron Pin found flush in concrete at the Southeast Corner of the Northeast Quarter of Section 26, Township 6 South, Range 10 West. Called to be a 1-inch plug in circle pit on lot Line Adjustment recorded in Document Number 2010R00028745.

**Report**  
The purpose of this survey is to perform a ALTA/NSPS Survey of the subject property. It is noted that the Title Policy provided for the Survey is dated June 28, 2021.

Bearings used this survey are based upon the Lot Line Adjustment prepared by Bret Semersheim and the Recorded Subdivision Plat as Recorded in Plat Book J, Page 161 and the Replat of Lot 4 and the North 40 feet of Lot 5 in Harrison Village as recorded in Plat Book L, Page 171 in the Office of the Recorder of Vanderburgh County, Indiana.

**Calculations**  
Controlling Points 1 and 2 were used to re-establish the lines shown on the Lot Line Adjustment prepared by Bret Semersheim recorded in Document Number 2010R00028745. The measured distance between these two points is 1725.07 feet and the record distance is 1725.08 feet.

**Measurements**  
The relative positional accuracy (RPA) for an Urban Survey (based on the current use of the real estate), specified as 0.07 feet plus 50 parts per million, was not exceeded for this survey. The RPA is a value expressed in feet that represents uncertainty due to random errors in measurement of any point on a survey relative to any other point on the same survey at a 95 percent confidence level.

**Flood Information**  
According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18165C0201D, dated March 17, 2011, no portion of the Subject Property lies within the limits of the Flood Zone A or AE.

**Research Note**  
All deeds, easements and other documents noted on this survey were either provided to us by our client or found through the process of research, by employees of Cash Wagner & Associates, PC, at local government offices. Because Cash Wagner & Associates, PC is not a title or abstracting company, our ability to recover all documents that affect or benefit the subject property is limited. Cash Wagner & Associates, PC will not be responsible for documents that are not shown on this survey which may be found by a title company or attorney hired to either update an Abstract or prepare a Title Commitment Policy.

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana and that this survey was performed wholly by or under my direct supervision. To the best of my knowledge and belief, this survey was executed according to the survey requirements outlined in Title 865 of the Indiana Administrative Code, Rule 12.

**ALTA/NSPS Certification**  
Hira, Inc. a Indiana Limited Liability Company  
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, 6A, 8, and 13 of Table A thereof.

Field Work Completed: December 7, 2024

Scott D. Buedel December 18, 2024



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.

Scott D. Buedel December 18, 2024

**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**CASH WAGNER & ASSOCIATES, PC**  
CONSULTING ENGINEERING SURVEYING  
414 CITADEL CIRCLE, SUITE B  
EVANSVILLE, IN 47715  
PH: 812.401.5561  
FAX: 812.401.5563  
WWW.CASHWAGNER.COM

PROJECT NO.	24-6240
DRAWN BY	M.D.L.
FILE NAME	6240 Survey Base
SCALE	1" = 20'

**HIRA, LLC**  
207 & 211 S. GREEN RIVER ROAD  
EVANSVILLE, INDIANA 47715  
**ALTA/NSPS SURVEY**  
REPLAT OF LOT 4 & THE NORTH 40' OF LOT 5 IN HARRISON VILLAGE SUBDIVISION VANDERBURGH COUNTY, INDIANA