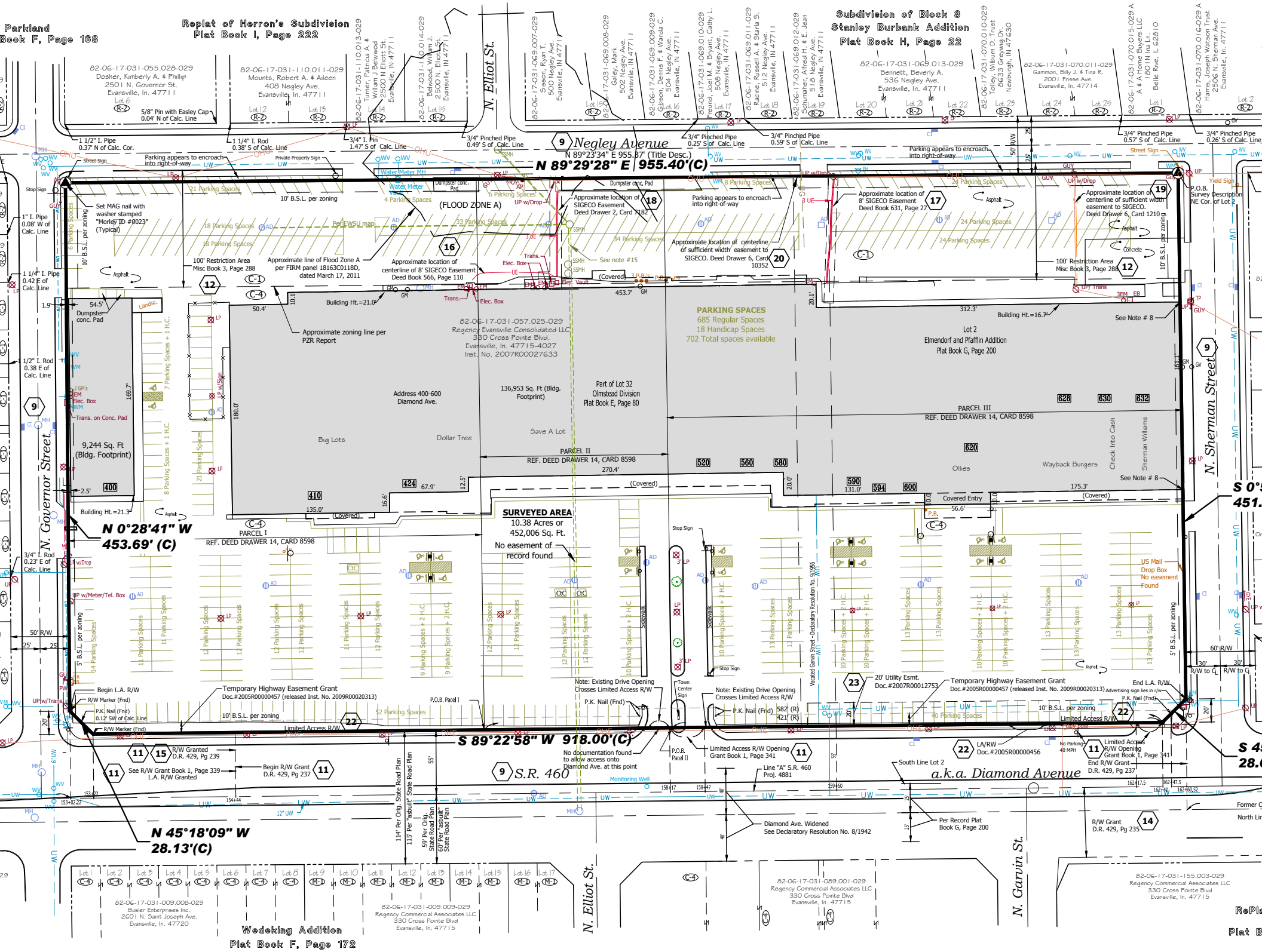
Parkland
Book F, Page 168
Replat of Herron's Subdivision
Plat Book I, Page 222
Subdivision of Block 8
Stanley Burbank Addition
Plat Book H, Page 22
N. Elliot St.
Negley Avenue
N 89°23'34" E 955.87' (Title Desc.)
N 89°29'28" E 955.40'(C)
(FLOOD ZONE A)
Per FEWSU map
Approximate line of Flood Zone A per FIRM panel 18163C0118D, dated March 17, 2011
Approximate location of centerline of 8' SIGECO Easement Deed Book 566, Page 110
Approximate location of SIGECO Easement Deed Drawer 2, Card 7182
Approximate location of 8' SIGECO Easement Deed Book 631, Page 27
Approximate location of centerline of sufficient width easement to SIGECO. Deed Drawer 6, Card 10352
Approximate location of centerline of sufficient width easement to SIGECO. Deed Drawer 6, Card 1210
P.O.B. Survey Description NE Cor. of Lot 2
100' Restriction Area Misc Book 3, Page 288
Approximate zoning line per PZR Report
82-06-17-031-057.025-029
Regency Evansville Consolidated LLC
330 Cross Pointe Blvd.
Evansville, In. 47715-4027
Inst. No. 2007R00027633
PARKING SPACES
685 Regular Spaces
18 Handicap Spaces
702 Total spaces available
Lot 2
Elmendorf and Pfafflin Addition
Plat Book G, Page 200
Address 400-600
Diamond Ave.
136,953 Sq. Ft (Bldg. Footprint)
Part of Lot 32
Olmstead Division
Plat Book E, Page 80
PARCEL III
REF. DEED DRAWER 14, CARD 8598
PARCEL II
REF. DEED DRAWER 14, CARD 8598
PARCEL I
REF. DEED DRAWER 14, CARD 8598
Big Lots
Dollar Tree
Save A Lot
Ollies
Wayback Burgers
Check Into Cash
Sherman Williams
9,244 Sq. Ft (Bldg. Footprint)
N. Governor Street
N. Sherman Street
N 0°28'41" W 453.69' (C)
SURVEYED AREA
10.38 Acres or 452,006 Sq. Ft.
No easement of record found
S 89°22'58" W 918.00'(C)
S 0°
451.
S 4
28.
N 45°18'09" W 28.13'(C)
S.R. 460
a.k.a. Diamond Avenue
Temporary Highway Easement Grant
Doc.#2005R00000457 (released Inst. No. 2009R00020313)
20' Utility Esmt.
Doc.#2007R00012753
Note: Existing Drive Opening Crosses Limited Access R/W
No documentation found to allow access onto Diamond Ave. at this point
Limited Access R/W Opening Grant Book 1, Page 341
Begin R/W Grant D.R. 429, Pg 237
End R/W Grant D.R. 429, Pg 237
See R/W Grant Book 1, Page 339 L.A. R/W Granted
R/W Granted D.R. 429, Pg 239
R/W Grant D.R. 429, Pg 235
LA/RW Doc.#2005R00000456
Line "A" S.R. 460 Proj. 4881
South Line Lot 2
Diamond Ave. Widened See Declaratory Resolution No. 8/1942
Per Record Plat Book G, Page 200
Vacated Garvin Street - Declaratory Resolution No. 8/1956
US Mail Drop Box No easement Found
82-06-17-031-009.008-029
Busler Enterprises Inc.
2601 N. Saint Joseph Ave.
Evansville, In. 47720
82-06-17-031-009.009-029
Regency Commercial Associates LLC
330 Cross Pointe Blvd
Evansville, In. 47715
Wedeking Addition
Plat Book F, Page 172
N. Elliot St.
N. Garvin St.
82-06-17-031-089.001-029
Regency Commercial Associates LLC
330 Cross Pointe Blvd
Evansville, In. 47715
82-06-17-031-155.003-029
Regency Commercial Associates LLC
330 Cross Pointe Blvd
Evansville, In. 47715