

ALTA\A.S.C.M. LAND TITLE SURVEY

**LOT 3, THE SOUTH HALF OF LOT 2 AND 2 FEET
OFF OF THE SOUTH END OF THE NORTH HALF OF LOT 2.
ANDREW F. FROMHOLD'S SUBDIVISION BLOCK SEVEN
IN MALOTT PARK, PLAT BOOK 19 PAGE 83
MARION COUNTY, INDIANA.**

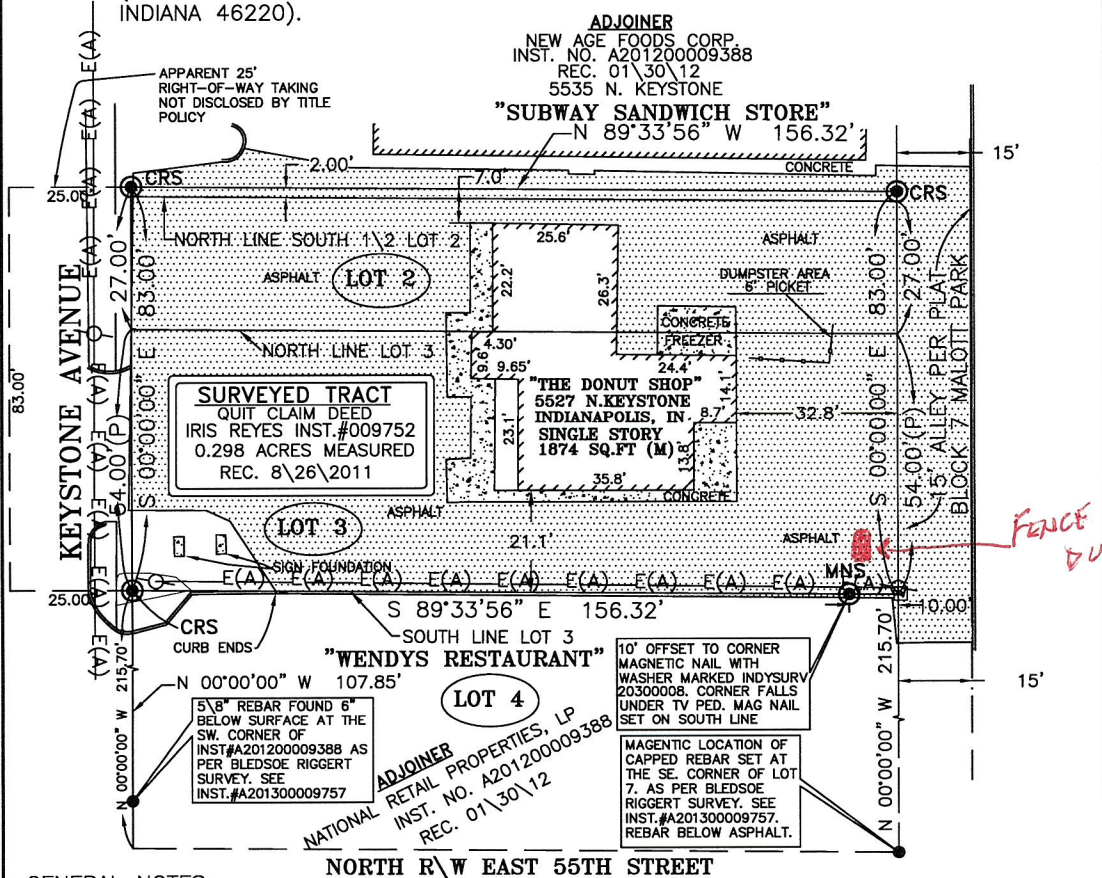
LEGEND

- PICKET FENCE
- - - ALIQUOT SECTION LINE
- DEED BOUNDARY LINE
- CRS ● - CAPPED REBAR OR MAGNETIC NAIL\WASHER MARKED LS 20300008
- (M) - MEASURED AREA BEARING AND OR DISTANCE
- (P) - PLAT BEARING OR DISTANCE
- POWER POLE
- (E(A)) - AERIAL ELECTRIC

SURVEYED TRACT DEED

QUIT CLAIM DEED INST.# 009752 RECORDED 8\26\2011

LOT 3, THE SOUTH HALF OF LOT 2 AND 2 FEET OFF OF THE SOUTH SIDE OF THE NORTH HALF OF LOT 2 IN ANDREW F. FROMHOLD'S SUBDIVISION OF BLOCK 7 IN MALOTT PARK, AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 83, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.
(COMMONLY KNOWN AS 5527 NORTH KEYSTONE AVENUE, INDIANAPOLIS, INDIANA 46220).

**GENERAL NOTES:**

1.) THE DESCRIBED REAL ESTATE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS PLOTTED BY SCALE ON THE FLOOD EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 18097C01516, DATED APRIL 19, 2016.

2.) SETBACKS INDIANAPOLIS ZONING ORDINANCE AS PER ZONING PERSONNEL LETTER DATED 9-26-22.

- RESTAURANT IS PERMITTED IN C4
- MAX BUILDING HEIGHT IS 65 FEET
- FRONT SETBACK (WEST) 10 FEET
- 0 FEET SETBACK SIDES AND REAR

PREPARED FOR: GLENN BILL GROUP

ALTA\A.S.C.M. SURVEY

INDYSURV LLC

BOUNDARY & CONSTRUCTION

8582 EAGLES NEST DR. Avon, IN. 46123
Cell: (317) 373-2256

SHEET NO.

1 OF 2

DATE:

8/26/22

DR. BY:

J.T.

JOB NO.