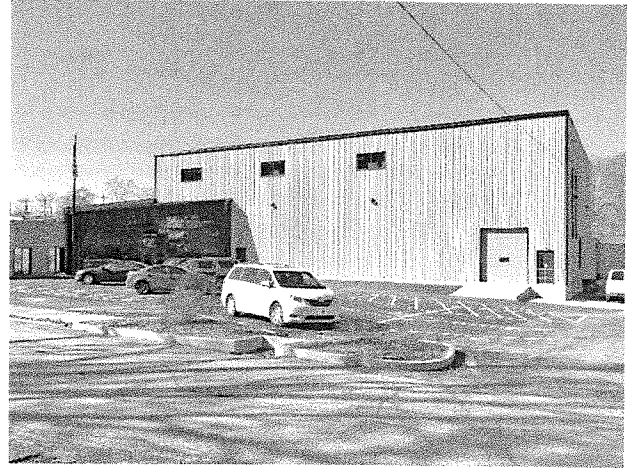




PROJECT BRIEF

Historic District Board of Review Application for Certificate of Appropriateness at 805 East St. to add addition to the north side of the existing structure.

Application Date: February 6, 2024
 HDBR Meeting Date: February 24, 2025



Project Description:
 Certificate of Appropriateness application to add addition to the north side of the existing structure..

Current Zoning:
 Light Manufacturing (M1)

Project Location:
 805 East St.

Applicant:
 Royer Corp.
 805 East St.
 Madison, IN 47250

Owner:

Supporting Documents:
 COA application
 Photographs
 Copy of HDBR meeting public sign

Alterations, Historical Information, & Prior Approvals:

Date	c. 1990s
Style	
Evaluation	Non-contributing
Survey Notes	

Alterations:
 Historical Information/Misc. Important Information:
 Prior COA Approvals:

Guidelines, Standards, & Ordinances

HDBR Guidelines:

Madison Historic District Design Guidelines – 26.0 NEW CONSTRUCTION - ADDITIONS p. 104-108

26.1 Where possible, locate new additions at the rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.

26.2 The overall proportions of a new addition should be compatible with the existing building in height, scale, size, and massing so as not to overpower it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of “additive massing” where the original structure remains dominant and the additions are adjoining and smaller masses.

26.3 The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

26.4 Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features. Additions should be set in at least one foot (1') to show a break between the original structure and the new addition.

26.5 Vinyl, aluminum, or pressed wood are not appropriate on additions to historic buildings. Other substitute siding or trim may be allowed. SEE SIDING GUIDELINES.

26.6 Wood windows are most appropriate for new additions within the historic district; however, substitute window materials may also be acceptable for new additions. SEE WINDOWS GUIDELINES.

26.7 Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building.

26.8 Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

26.9 Consider in your plan older additions or other alterations to existing buildings that have acquired significance over time when planning and building a new addition.

Ordinance:

151.34 Visual Compatibility Factors

(A) Height. The height of proposed buildings shall be visually compatible with adjacent buildings.

(B) Proportion of building's front facade. The relationship of the width of building to the height of the front elevation shall be visually compatible to buildings, squares, and places to which it is visually related.

(C) Proportion of openings within the facility. The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings, squares, and places to which the building is visually related.

(D) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares, and places to which it is visually related.

(E) Rhythm of spacing of buildings on streets. The relationship of the building to open space between it and adjoining buildings shall be visually compatible to the buildings, squares, and places to which it is visually related.

(F) Rhythm of entrance or porch projection. The relationship of entrances and porch projections to sidewalks of buildings, squares, and places shall be visually compatible to the buildings to which it is visually related.

(G) Relationship of materials, and texture. The relationship of materials, and texture of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

(H) Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

(I) Walls of continuity. Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, and building facades, shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the buildings, squares, and places to which it is visually related.

(J) Scale of a building. The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.

Secretary of the Interior Standards:

NA

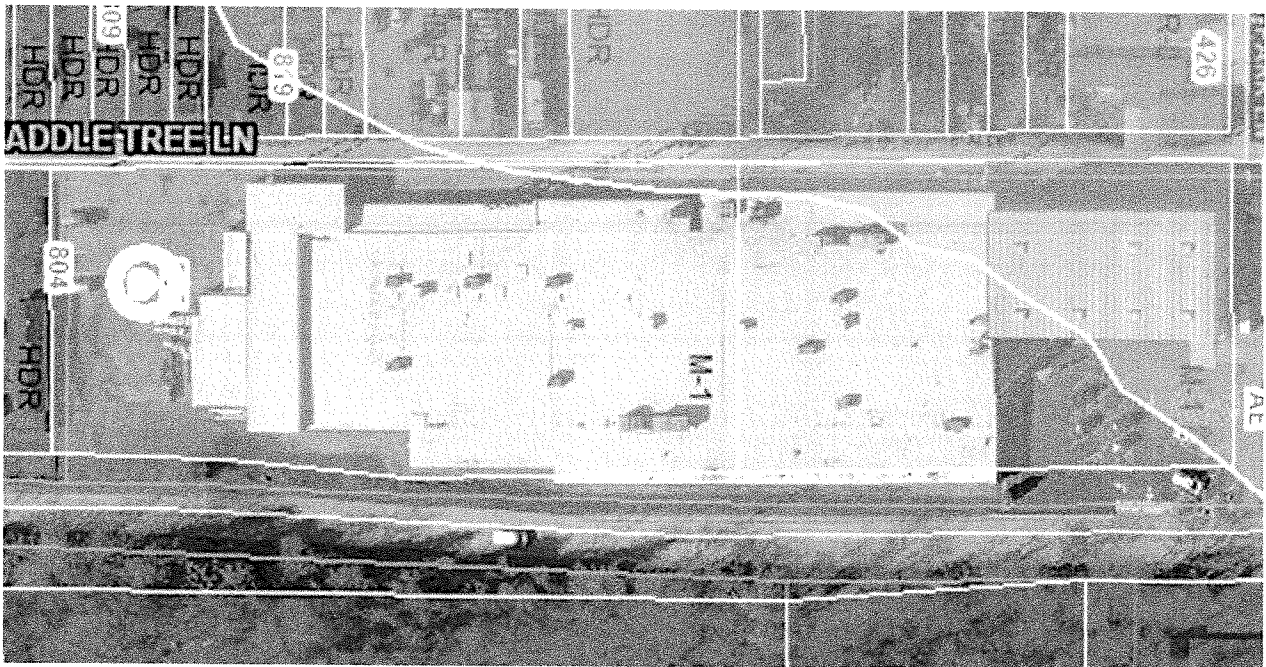
Preservation Brief:

NA

Conformance with Guidelines, Ordinance & Standards:

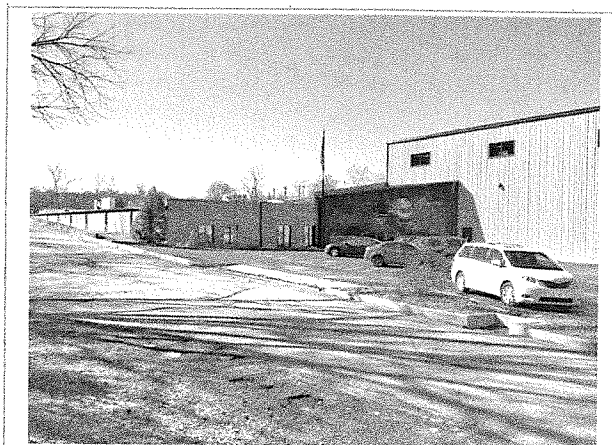
This project is in conformance with the guidelines and ordinance.

Think GIS Map



HISTORIC RESOURCE INVENTORY FORM

Resource Address: 805 East St Madison Indiana 47250 USA
County: Jefferson
Historic name:
Present name: Royer Manufacturing
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address:
Land unit size:
Site/Setting: On flat ground. Paved parking lot to north, East Street to east, and Saddletree Lane to west. Ornamental plantings. Stone retaining wall.



Lat/Long: 38.7416131667729900, -85.3747414067459000 [WGS84]

UTM: Zone 16S, 641248.5643 mE, 4289357.6494 mN

Parcel No.

Historical Information

Historic Function: Industry/Processing/Extraction: Manufacturing Facility	Current Function: Industry/Processing/Extraction: Manufacturing Facility
Construction Date: ca. 1960-1969 , circa 1960*	Architect:
Original or Significant Owners:	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, Commercial Building	Style:	<input type="checkbox"/> Additions <input type="checkbox"/> Alterations <input type="checkbox"/> Moved <input type="checkbox"/> Other Ancillary structures:
Structural:	Exterior Material(s): concrete block, Vertical corrugated metal	
Stories: 1, 2, Bays:	Roof Material:	
Form or Plan: Vernacular, rectangular	Roof Type: Flat	
Foundation: concrete block	Windows: aluminum 1 fixed	
General condition: Excellent	Chimney(s):	
Basement:	Porch:	

Historical Summary:

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation
 Individually eligible
 Eligible as contributing resource
 Not eligible / non-contributing
 Not determined

Level of potential eligibility
 National
 State
 Local

Landmark potential

National
 State
 Local

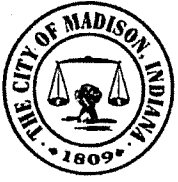


Description/Remarks

This is a 1, 2-story commercial building built in 1960. The foundation is concrete block. Exterior walls are concrete block and vertical corrugated metal. Also glass curtain wall and horizontal corrugated metal. The building has a flat roof. Windows are aluminum, 1-light fixed. Paired aluminum and glass doors, garage doors.

Survey and Recorder

Project: Madison, Indiana	Sequence/Key no.:	Survey Date: February 2022
Prepared By: Douglas Kaarre, The Lakota Group/Douglas Gilbert Architect	Report Title/Name: Madison Local Historic District Update	Previous Surveys: Madison Reconnaissance Survey (2002-2004), surveyed Oct 08, 2002, Site Number 4-309
Inventoried: 09/20/2021 11:44:04 am Last updated: 08/08/2022 3:11:51 pm by Doug Kaarre / 312.467.5445 x 220	Level of Survey: <input checked="" type="checkbox"/> Reconnaissance <input type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No



Application for Certificate of Appropriateness

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

HDBR Staff Review Fee	\$ 10.00
HDBR Application Fee*	\$ 25.00
HDBR Ad Fee*	\$ 15.00
Sign Fee*	\$ 2.00 per street

* Required for applications being heard before the HDBR.

Purpose: All exterior changes visible from the public right-of-way (streets/alleys) within the Madison Historic District requires a Certificate of Appropriateness (COA). Applications must be complete before the HDBR or Staff can begin the review process. Submit this application form, all supplemental documentation as required, and the required fee(s).

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Zach Zehren
 Street: 1548 East State Rd. 250
 City: Madison State: IN Zip: 47250
 Phone (Preferred): (812) 599-3184
 Phone (Alternate): " "
 Email: ZachZ@royercorp.com

OWNER INFORMATION (IF DIFFERENT*)

Name: J&R Real Estate LLC
 Street: 805 East Street,
 City: Madison State: IN Zip: 47250
 Phone (Preferred): (812) 493-5709
 Phone (Alternate): (812) 701-4629
 Email: KWilliams@royercorp.com

* If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.

PROPERTY FOR WHICH THE WORK IS REQUESTED

Address and/or Legal Description of Property: 805 East Street, Madison,
 Zoning Classification: GB?

Type of Project (Check all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> New Building | <input type="checkbox"/> Restoration, Rehabilitation, or Remodel |
| <input checked="" type="checkbox"/> Addition to Building | <input type="checkbox"/> Fence or Wall |
| <input type="checkbox"/> Relocating a Building | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

Description of Existing Use: Production & Manufacturing

Description of Proposed Use: Production & Manufacturing

Name of Contractor (If applicable): Teton Corporation

Per the City of Madison Historic District Ordinance, an application must include the following in addition to the usual material required for a building permit at the time of application. For site plans all four (4) setbacks from property line MUST be labeled. Only one (1) copy of each supporting document is necessary.

Repair, Replace, or Repair/Replace:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled. (Only if changing footprint)
- Photographs (current/proposed) with captions
- Samples/brochures

New Buildings and New Additions:

- Structure Plan - Elevations (Only required if making changes to openings or adding/removing features)
- Site Plan MUST have all four (4) setbacks labeled.
- Floor Plan
- Photographs of proposed site and adjoining properties with captions
- Samples/brochures

Sign and Fence/Walls:

- Photograph of Existing with captions
- Sketches/Photo of proposed
- Samples/brochures
- COA Addendum

Moving Buildings:

- Map showing existing location
- Map showing proposed location
- Photographs of structure with captions

Demolition:

- Photographs with captions

Provide a detailed Narrative statement describing the proposed scope of work. If the project includes more than one type of project, please divide the description into sections.

We (Royer Corporation) are proposing the construction of additional warehouse space at our current facility located at 805 East Street. This warehouse will be an expansion off of the North end of our current warehouse, and will also match that existing structure.

We will also be repairing and striping the parking lot connected to the new construction, as well as our gravel parking lot on the west side of the building on Saddle Tree Lane.

Include a list of existing and proposed materials for each applicable category. New Construction, Relocation, or Demolition are on the next page.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input checked="" type="checkbox"/>	Brickwork & Masonry	40	STAFF	✓	✓
<input checked="" type="checkbox"/>	Concrete & Stucco	42	STAFF	✓	✓
<input type="checkbox"/>	Siding	44	HDBR/STAFF	NA	NA
<input checked="" type="checkbox"/>	Metal	49	STAFF	Siding	Siding
<input type="checkbox"/>	Architectural Details	52	HDBR/STAFF	NA	NA
<input type="checkbox"/>	Awnings & Canopies	54	STAFF	NA	NA
<input type="checkbox"/>	Cornices	56	HDBR/STAFF	NA	NA
<input type="checkbox"/>	Chimneys	57	HDBR/STAFF	NA	NA
<input checked="" type="checkbox"/>	Doors & Entrances	59	HDBR/STAFF	✓	✓
<input type="checkbox"/>	Fire Escapes & Staircases	62	HDBR/STAFF	NA	NA
<input checked="" type="checkbox"/>	Foundations	63	STAFF	✓	✓
<input type="checkbox"/>	Historic Garages & Outbuildings	64	HDBR/STAFF	NA	NA
<input checked="" type="checkbox"/>	Light Fixtures	66	STAFF	✓	✓
<input type="checkbox"/>	Porches	68	HDBR/STAFF	NA	NA
<input checked="" type="checkbox"/>	Roofs	71	HDBR/STAFF	Metal	Metal
<input type="checkbox"/>	Signs	74	STAFF	NA	NA
<input type="checkbox"/>	Storefronts	78	HDBR/STAFF	NA	NA
<input type="checkbox"/>	Windows	82	HDBR/STAFF	Black Aluminum	Black Aluminum
<input type="checkbox"/>	Window Shutters and Screens	87	HDBR/STAFF	NA	NA
<input type="checkbox"/>	Fences and Walls	88	STAFF	NA	NA
<input type="checkbox"/>	Mechanical Units	91	STAFF	Interior only	Interior only
<input type="checkbox"/>	Pools, Fountains, Gazebos & Pergolas (existing)	93	STAFF	NA	NA

Include a list of existing and proposed materials for each applicable category.

Check all that apply	Building Element	Guideline Page #	Approval Types	Existing Material	Proposed Material
<input type="checkbox"/>	New Construction - Residential	94	HDBR	NO	NO
<input type="checkbox"/>	New Construction - Outbuildings	101	HDBR	NO	NO
<input type="checkbox"/>	New Construction - Commercial	103	HDBR	Match existing 2018 addition	Match Existing 2018 addition
<input type="checkbox"/>	New Construction - Additions	109	HDBR	Match Existing 2018 addition	Match Existing 2018 addition
<input type="checkbox"/>	New Construction - Decks	109	HDBR/STAFF	NO	NO
<input type="checkbox"/>	New Construction - Accessibility	110	HDBR/STAFF	Metal stairs	Metal Stairs
<input type="checkbox"/>	New Construction - Energy Retrofit	112	HDBR/STAFF	NA	NA
<input type="checkbox"/>	Relocation	115	HDBR	NA	NA
<input type="checkbox"/>	Demolition	116	HDBR	NA	NA
<input type="checkbox"/>	Other: _____		HDBR/STAFF	NA	NA

Please read the following statements. Your signature below acknowledges that you have read the statements and attest to their accuracy:

- I understand that the approval of this application by City Staff or the HDBR does not constitute approval of other federal, state, or local permit applications.
- I understand that I (or my representative) will need to attend the HDBR Hearing. If no representation is present at the meeting, the application will be deemed incomplete and will be placed on the next month's agenda.
- I have reviewed the City of Madison's "Historic District Guidelines" in preparing this Application.
- I understand that I must post the notification sign(s) provided by the HDBR on site for 15 consecutive days immediately prior to the meeting on which my application will be heard by the HDBR.

2/6/25
Date

[Signature]
Signature of Applicant

COMPLETED BY PLANNING OFFICE	Meeting Information: Historic District Board of Review
Application Accepted on: _____	101 W Main St, Madison, IN 47250 - Council Chambers
Application Accepted by: _____	Meeting Date: _____ Time: 5:30PM
Application to be Reviewed by:	Action on Application:
<input type="checkbox"/> HDBR <input type="checkbox"/> STAFF	<input type="checkbox"/> HDBR/STAFF COA issued <input type="checkbox"/> HDBR/STAFF COA denied
	<input type="checkbox"/> HDBR Extended <input type="checkbox"/> Sent to HDBR by Staff

Documentation Review (Completed by Planning Office)

- | | |
|---|--|
| ___ Owner Authorization provided (if req'd) | ___ Required supporting documents are provided |
| ___ Site plan is adequate | ___ COA Addendum (if req'd) |
| ___ Application is complete | ___ Notification Sign given to applicant |



MADISON

Tradition
Planning, Preservation and Design

**MADISON HISTORIC DISTRICT
BOARD OF REVIEW**

Request for Certificate of Appropriateness

Application has been made by: (name) Royer Corp

Property Address: (address) 805 East St.

Proposed Action to: (explain) adding addition to the North end of existing building

Meeting will be held on: (date) March 24, 2025

POSTING DEADLINE

Place of Meeting: **City Hall — 101 W. Main Street, Madison, IN 47250**

03-09-2025

Time of Meeting: **5:30 PM**

All interested persons are welcome to attend this hearing to voice their objections or support for the application.

For further information, Contact the Office of Planning, Preservation, & Design at (812) 265-8324.

PROPERTY OWNER AUTHORIZATION FORM

I/We, Roger Williams hereby authorize
(Property Owner(s) – Please Print)

Jank Properties / Zach Zerk representative for Jank Properties
(Applicant's Name) (Company, Firm, Organization)

to make application for a Construction permit to
(Type of Permit)

add on to current Warehouse at
(Description of Proposed Work)

805 East Street
(Property Address)

Madison, IN. 47250
(City, State, Zip Code)


(Property Owner Signature)

2/11/25
(Date)

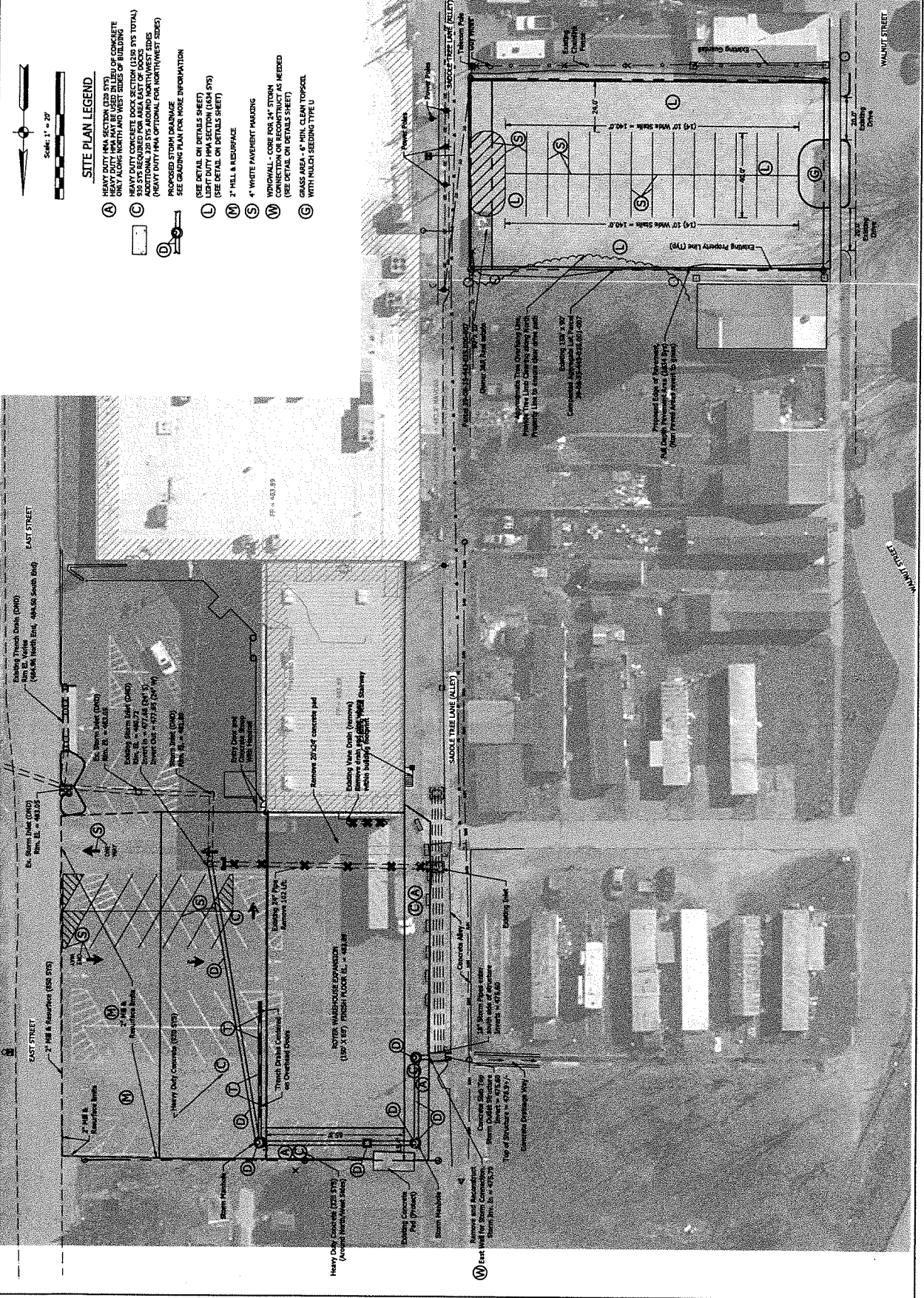
GENERAL NOTE:
 ALL UTILITIES SHOWN ON THIS SHEET ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE DRAWING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE DRAWING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Revision	Drawn By	Date

FPBH, Inc.
 Engineers - Surveyors - Planners - Inspectors
 Offices in North Vernon, Seymour, & New Castle
 723 North Street, PO Box 47
 North Vernon, IN 47338
 (812) 338-2045 Toll Free: 1-800-682-8991
 www.fpbhinc.com

PRELIMINARY
 NOT FOR CONSTRUCTION

SCALE: 1" = 20'
DRAWN BY: CLK
CHECKED BY: TWM
DATE: 11-15-2024
JOB NO: 24-13516
CLIENT NAME: TETON CORPORATION
PROJECT DESCRIPTION: ROYER WAREHOUSE ADDITION
SHEET TITLE: SITE PLAN
DESIGN PHASE: PRELIMINARY
SHEET NUMBER: 1



REVISION

Revision	Drawn By	Date

GENERAL NOTE:
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FPBH, Inc.
 Engineers - Surveyors - Planners - Inspectors
 23 Henry Street, P.O. Box 47
 North Yarmouth, NS B5A 2Z5
 P: (913) 346-2092 Toll Free: 1-866-640-9988
 www.fpbdh.com

PRELIMINARY
 NOT FOR CONSTRUCTION

SCALE: 1" = 20'
 DRAWN BY: CLK
 CHECKED BY: TDW
 DATE: 11-05-2019
 JOB NO.: 18-1316
 TETON CORPORATION

PROJECT DESCRIPTION:
 ROYER WAREHOUSE ADDITION

SHEET TITLE:
 GRADING PLAN

DESIGN PHASE:
 PRELIMINARY

SHEET NUMBER:
 2

GRADING PLAN NOTES

1. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS. EXISTING DRAINAGE SHALL BE MAINTAINED AND IMPROVED WHERE NECESSARY. DRAINAGE SHALL BE SET AT 1/4" IN 10', MINIMUM INLET 1" DIA.
2. ENSURE GRADING IS ADA COMPLIANT IN ALL SIDEWALK AND ADA PARKING AREAS.
3. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AS NEEDED FOR CONSTRUCTION. UTILITIES SHOWN ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT. THERE IS NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF SAID LOCATIONS.
4. REFER TO DESIGN DRAWINGS FOR FOUNDATION PLANS AND GENERAL BUILDING OUTLINE. BUILDING SHALL NOT BE STAKED OFF UNTIL ALL UTILITIES ARE LOCATED AND VERIFIED. ADJUST DOOR STOPS/WALKS TO MATCH FINAL DOOR LOCATIONS ON ARCHITECTURAL PLANS.

PLAN LEGEND

- PROPOSED SPOT ELEVATION (MATCH EXISTING GRADE)
- PROPOSED SPOT ELEVATION (MATCH EXISTING GRADE)
- PROPOSED DRAINAGE FLOW ARROW (APPROPRIATE PROPOSED PAVEMENT SLOPE %)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER INLET & PIPE
- EXISTING STORM SEWER INLET & PIPE
- PROPOSED STORM SEWER INLET & PIPE
- EXISTING STORM SEWER INLET & PIPE

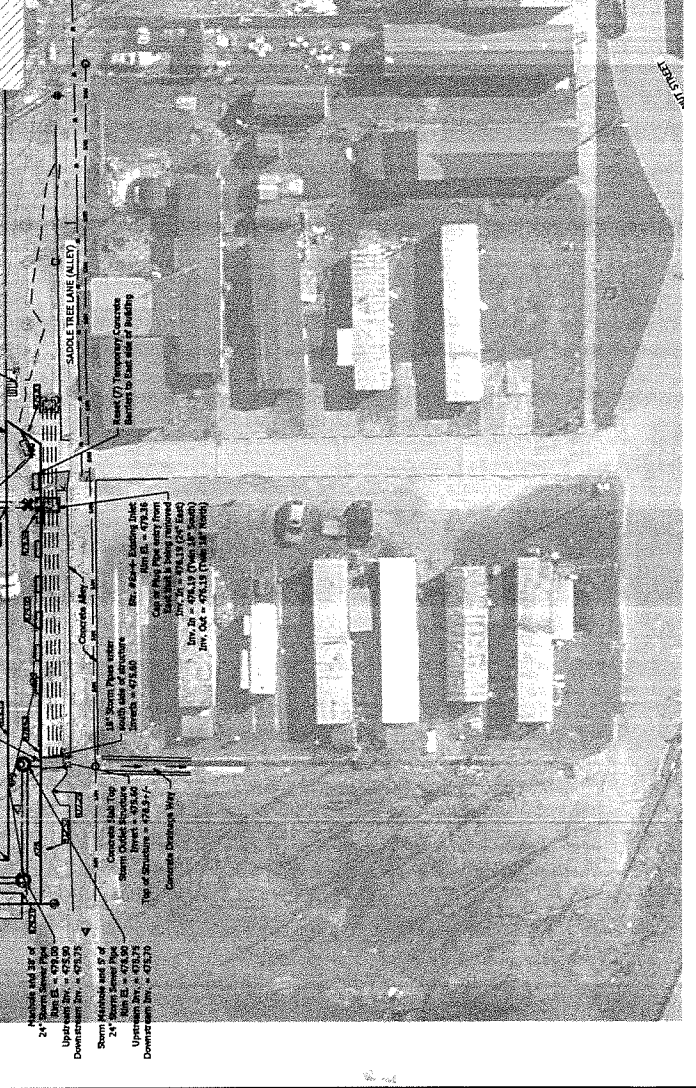
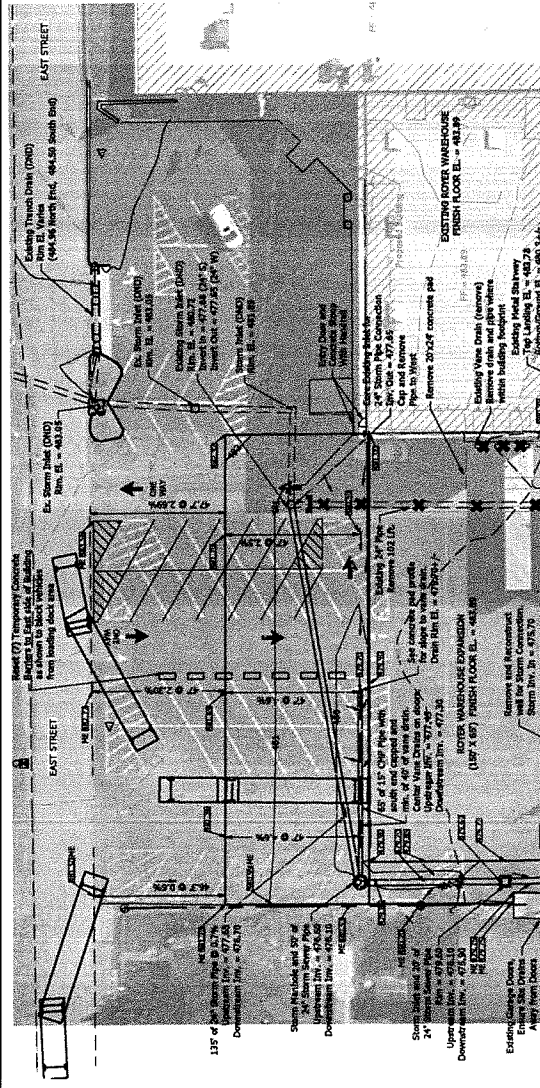
EROSION CONTROL NOTES/SEQUENCE

1. PROPOSED SITE DISTURBANCE IS ESTIMATED TO BE LESS THAN 1 ACRE. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. CONSTRUCTION IS PRIMARILY OCCURRING ON PAVED SURFACES. GROUND DISTURBANCES IN YARD AREAS HOWEVER SHALL BE STABILIZED AS REQUIRED. EROSION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
3. PROTECT EXISTING INLETS AND TO LOCATE ANY OBSTRUCTIONS WITH APPROXIMATE INLET PROTECTION. PROPOSED INLETS SHALL ALSO BE PROTECTED FROM OBTAINING STORM SEWER / MAINWAYS.
4. STOCKPILING OR SITE SHALL NOT OCCUR NEAR WATERWAYS OR ADJACENT AREAS. EXCAVATED MATERIALS ARE ANTICIPATED TO BE PLACED DIRECTLY IN DUMP TRUCK WITH MINIMAL STOCKPILING NEEDED.
5. CONTRACTOR IS RESPONSIBLE FOR KEEPING SEWERAGE OF PUBLIC ROADWAYS. LIMITED CONSTRUCTION WORK ON PAVED SURFACES IS ALLOWED. LIMITED CONSTRUCTION WORK ON PAVED SURFACES IS ALLOWED. LIMITED CONSTRUCTION WORK ON PAVED SURFACES IS ALLOWED.

STORM DESIGN NOTES:
 STORM SEWER IS LOCATED IN POTENTIAL FLASH FLOOD AREA AND ALSO IS WITHIN FLOODPLAIN.

BASEMENT SUBCATION
 PROPOSED TOTAL OF SUBCATION MORE EXPOSURE EXAVATION BASED ON 4" DIA. UTILITY CONCRETE EXCAVATION: 200 CFS
 WALLS: 150 CFS

Other Notes:
 Let it be noted to check utility placement prior to final grading. (Owner field is available for reference.)



OPERATIONAL NOTES: THIS DRAWING IS FOR THE DESIGN OF ALL TRENCH DRAIN SYSTEMS AND SHALL BE USED IN CONJUNCTION WITH THE TRENCH DRAIN SYSTEM MANUFACTURER'S INSTALLATION AND OPERATION MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TRENCH DRAIN SYSTEM MANUFACTURER'S INSTALLATION AND OPERATION MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TRENCH DRAIN SYSTEM MANUFACTURER'S INSTALLATION AND OPERATION MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TRENCH DRAIN SYSTEM MANUFACTURER'S INSTALLATION AND OPERATION MANUAL.

Revision	Drawn By	Date

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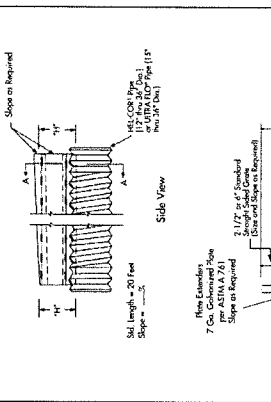
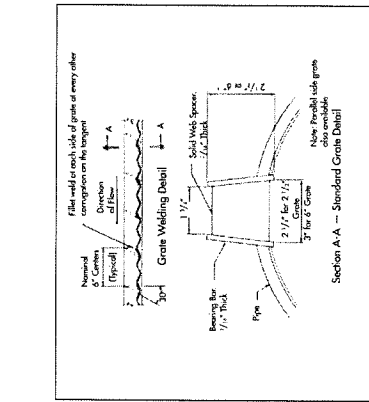
PRELIMINARY
 NOT FOR CONSTRUCTION

SCALE: NOT TO SCALE
 DRAWN BY: CLK
 CHECKED BY: TDW
 DATE: 11-15-2014
 JOB NO: 24-1316
 CLIENT NAME:
 TRENCH DESCRIPTION:
 ROYER WAREHOUSE ADDITION

SHEET TITLE:
TRENCH DRAIN STRUCTURE
 NOT TO SCALE

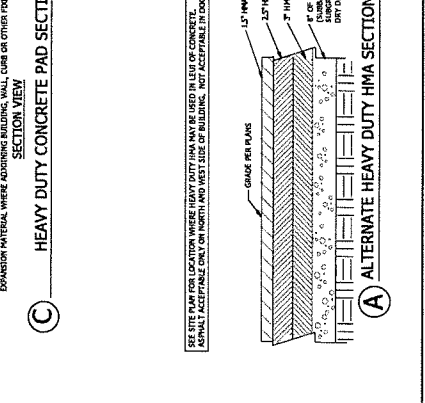
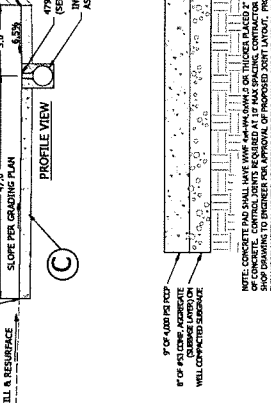
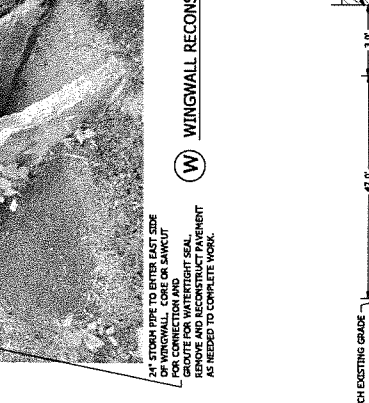
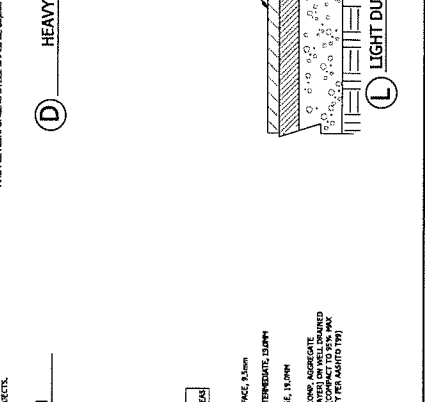
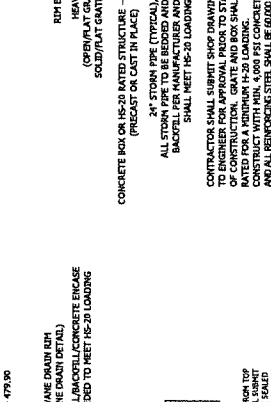
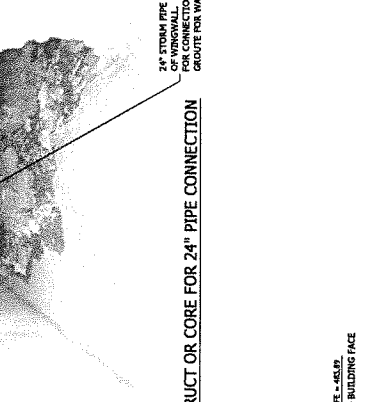
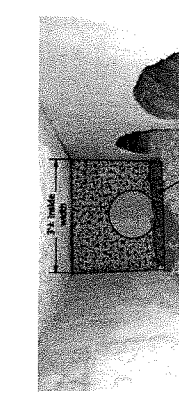
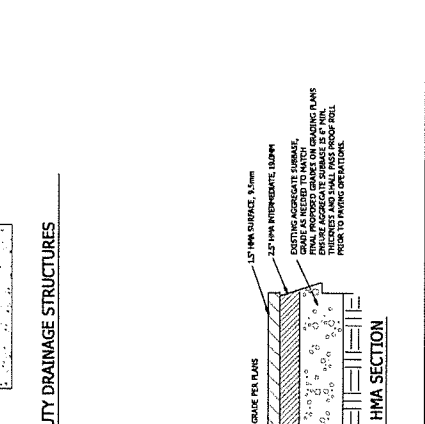
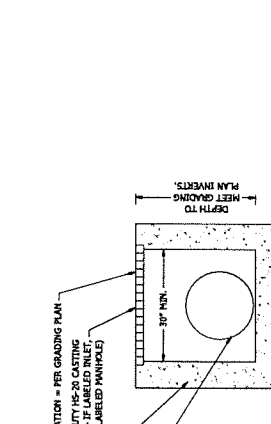
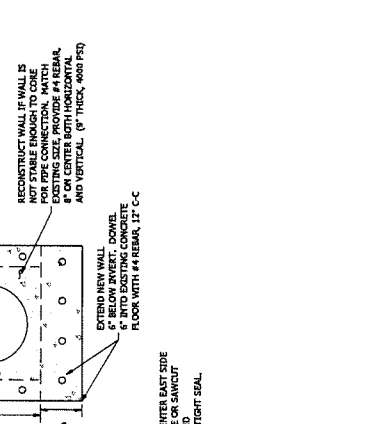
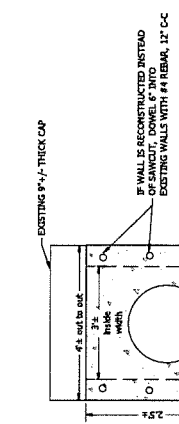
DESIGN PHASE:
 PRELIMINARY

SHEET NUMBER:
3



Installation Condition	Maximum Separation Height - 1/4"
As Shown	12"
Overlapped	12"
As Shown	12"

TRENCH DRAIN SHALL BE A CONTINUOUS SLOTTED DRAIN SYSTEM OR EQUAL. SHALL MEET THE FOLLOWING REQUIREMENTS: 1. DRAIN SYSTEM AND PIPE SHALL BE RATED TO HANDLE A MIN. HS-20 STRUCTURAL LOAD AS INSTALLED.



(W) WINGWALL RECONSTRUCT OR CORE FOR 24" PIPE CONNECTION

24" STORM PIPE TO ENTER EAST SIDE OF WINGWALL. CORE OR SAWCUT GROUTE FOR WATER TIGHT SEAL. REMOVE AND RECONSTRUCT PAVEMENT AS NEEDED TO COMPLETE WORK.

(C) HEAVY DUTY CONCRETE PAD SECTION

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. GRATE AND BOX SHALL BE RATED FOR A MINIMUM HS-20 LOAD. CONCRETE AND ALL REINFORCING STEEL SHALL BE 60,000 PSI.

(D) HEAVY DUTY DRAINAGE STRUCTURES

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. GRATE AND BOX SHALL BE RATED FOR A MINIMUM HS-20 LOAD. CONCRETE AND ALL REINFORCING STEEL SHALL BE 60,000 PSI.

(A) ALTERNATE HEAVY DUTY HMA SECTION

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. GRATE AND BOX SHALL BE RATED FOR A MINIMUM HS-20 LOAD. CONCRETE AND ALL REINFORCING STEEL SHALL BE 60,000 PSI.



JCLT, LLC
d/b/a JEFFERSON COUNTY LAND
TITLE

320 Walnut Street, Madison, Indiana 47250
(812) 265-3030 (812) 265-6112 (fax)

Kimberly S. Reese, Managing Member, email:kim@jclt.com

WWW.JCLT.COM

November 5, 2024

Chad Ebinger
FPBH, Inc.
72 Henry Street, PO Box 47
North Vernon, IN 47265

Re: Preliminary Title Report
805 East Street
Madison, IN 47250
File No.: 2024-353

Ladies and Gentlemen:

We have examined the record title to the following described real estate located in Jefferson County, Indiana, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

From our search of said real estate title from 10/29/1974 to 10/29/2024, we find that the legal title to said property appears of record in the name of J & R Real Estate Holdings, LLC by quit claim deed from J & R Real Estate Holdings, LLC dated 06/28/2018 and recorded with the Jefferson County Recorder's Office on 07/03/2018 as Instrument #201802528 and subject to the following liens and encumbrances:

1. A Mortgage from J & R Real Estate Holdings, LLC to German American Bancorp in the principal amount of \$275,000.00 dated 8/16/2016 and recorded 8/17/2016 as Instrument #201603052 in the Office of the Recorder of Jefferson County, Indiana.
2. A Mortgage from J & R Real Estate Holdings, LLC to German American Bank in the principal amount of \$1,025,000.00 dated 8/24/2018 and recorded 8/30/2018 as Instrument #201803391 in the Office of the Recorder of Jefferson County, Indiana.
3. Taxes for the second half of 2023, due and payable on November 10th, 2024, in the amount of \$7,818.00. (See Parcel No. 39-08-35-442-019.000-007 - Township: City of Madison. Assessed Value: Land - 275,000; Improvements - 246,200; Exemptions - 0.)
4. Taxes for the year 2024, due and payable in May and November, 2025 in an amount yet to be determined.

5. Easements, restrictions and conditions, as contained in the Plat. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenants (a) is not in violation of state or Federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

6. NOTE: A Judgment Search has been made versus J & R Real Estate Holdings, LLC and NONE FOUND.

7. NOTE: There is a dwelling on a northerly adjacent parcel that appears to sit very near the dividing property line between the two parcels, with garage doors facing this parcel. No recorded easement was found within the scope of this search for access to that dwelling over this parcel. This does not necessarily preclude a legal argument for easement by adverse possession by the adjacent property owner.

NOTE: The enclosed title report is issued and delivered to you for your sole and exclusive use and benefit. The Enclosed report may not be shared with any persons, firm or entities who or which have not agreed in writing to pay for the use thereof. Further, said title report may not be shared without the express written consent of the proposed buyer and/or borrower.

Failure to comply with this directive shall immediately void and cancel said title report and shall subject any violator hereof to an action for damages, including attorney's fees and costs.

NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account or a real estate broker licensed under IC 25-34.1. Personal checks exceeding \$500.00 will not be accepted.

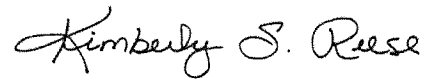
NOTE FOR INFORMATION: You must file a Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1-1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.

The right to rely on the public indexes of the Office of the Recorder and the Clerk of Jefferson County, Indiana, is reserved. No examination was made of any record outside of Jefferson County, Indiana.

This report does not include an examination of the Zoning Ordinances of the Jefferson County, Indiana, nor does it include an examination of any records maintained by any municipality in

Jefferson County, Indiana. Further, no determination was made as to the accuracy of the legal description set forth herein.

Very truly yours,

A handwritten signature in black ink that reads "Kimberly S. Reese". The signature is written in a cursive style with a large initial 'K' and a distinct 'S'.

Kimberly S. Reese
Managing Member
Jefferson County Land Title

EXHIBIT "A"

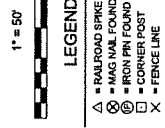
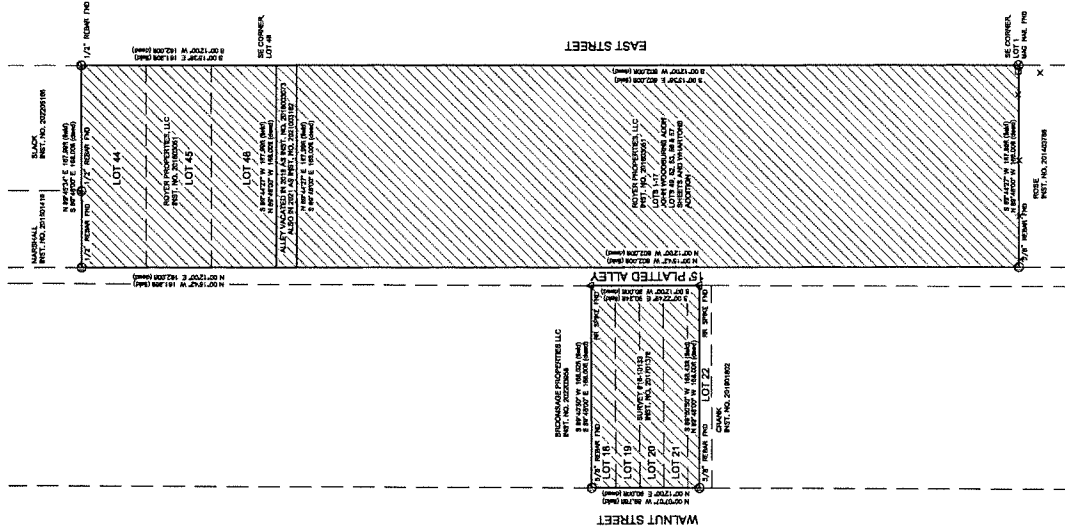
Beginning at the southeast corner of Lot Number 48 of Sheets and Whartons Addition, said point also being on the east line of East Street and on the north line of a 12 foot wide public alleyway (widened to 17 feet); thence leaving the west line of said East Street along the north line of said alleyway, said line being the south line of said Lot Number 48, North 89 degrees 48 minutes 00 seconds West for a distance of 168.00 feet to the southwest corner thereof, said point also being at the intersection of the east line of a fifteen (15) foot wide public alleyway with the north line of said alleyway; thence along the east line of said alleyway North 00 degrees 12 minutes 00 seconds East for a distance of 162.00 feet to the northwest corner of Lot Number 44 in said Sheets and Whartons Addition; thence leaving said east line of said alleyway and along the north line of said Lot Number 44 South 89 degrees 48 minutes 00 seconds East for a distance of 168.00 feet to the northeast corner thereof, said point also being on the said west line of East Street; thence along the said west line of East Street South 00 degrees 12 minutes 00 seconds West for a distance 162.00 feet to the point of beginning.

ALSO, lots Numbered 49, 52, 53, 56 and 57 in Sheets and Whartons Addition to the City of Madison, Indiana.

ALSO, Beginning at the southeast corner of Lot Number 1 of said John Woodburn's Addition, said point also being on the west line of East Street; thence leaving said west line of East Street along the south line of said lot Number 1 North 89 degrees 48 minutes 00 seconds West for a distance of 168.00 feet to the southwest corner thereof, said point also being on the east line of fifteen (15) foot wide public alleyway; thence along the east line of said alleyway North 00 degrees 12 minutes 00 seconds East for a distance of 602.00 feet to the intersection of said east line with the south line of a twelve (12) foot wide public alleyway (widened to 17 feet); thence along the south line of said alleyway South 89 degrees 48 minutes 00 - seconds East for a distance of 168.00 feet to the intersection of said south line with the west line of said East Street; thence along the west line of said East Street South 00 degrees 12 minutes 00 seconds West for a distance of 602.00 feet to the point of beginning.

ALSO, that portion of Moody Park Lane running east and west between East Street and Saddle Tree Lane which lies adjacent to and in between the above described real estate.

ROYER PROPERTIES LLC BOUNDARY SURVEY



RECORD DOCUMENT DESCRIPTION
 Royer Properties, LLC, Instrument Number 201462041
 Moody Park Lane (partial alley) located - Instrument Number 201802073
 Moody Park Lane (partial alley) located - Instrument Number 202103182

SURVEYORS CHECK:
 This report is for the monument survey of Lots Numbered 1-21, 27 and the north half of Lot 22 in John Woodburn Addition to the City of Madison, Indiana and Lot Numbers 44, 45, 48, 53, 55, 56 and 57 in Sherris and Trivette Addition to the City of Madison, Indiana for Royer Properties, LLC.

In accordance with Title 36, Chapter 1, Section 12 of the Indiana Administrative Code, the following observations are made in this survey as a result of:

- a) Verification of the reference monument
- b) Inspection of the reference monument
- c) Measurement of the reference monument
- d) Horizontal errors in measurement (Theoretical Uncertainty)

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corner established on this survey are as follows:

- 1) Variations in the reference monument: This survey is tied to called for and found monuments from a prior survey in the reference monument. This survey is tied to the monument from the survey of the City of Madison, Indiana, Instrument 19, 620 feet, recorded as Instrument 2017101076 in the Office of the Jefferson County Recorder.
- 2) The survey was not found to be an accurate survey of the parcel as shown on the plat. Measurements were found to be in error by 0.00 feet to 0.00 feet in all corners of the parcel as shown on the plat.
- 3) All corners of the parcel as shown on the plat are shown to be in error by 0.00 feet to 0.00 feet in all corners of the parcel as shown on the plat.
- 4) All monuments shown on the plat of this survey were found to be within two inches of the surface of the ground at the four outside corners of the parcel as shown. All monuments were found within close tolerance of the called for locations.
- 5) Incongruities in lines of occupation: There are no known incongruities.
- 6) The monument is not found to be an accurate survey of the parcel as shown on the plat.
- 7) The monument is not found to be an accurate survey of the parcel as shown on the plat.
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GENERIC STATE OF SURVEYOR
 I, the undersigned, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Indiana, this is to the best of my knowledge and belief the survey meets the requirements of Title 36, Article 1, Rule 12, Sections 1 through 30 of the Indiana Administrative Code (commonly called "Title 17"), the title of which is "Professional Land Surveyors", and that the information shown in this and the accompanying plat is true and correct to the best of my knowledge and belief.

Charles R. Ehinger, PLS
 November 14, 2024

FPBH, Inc.

Engineers • Surveyors • Planners • Inspectors

72 Henry Street, P.O. Box 47, North Vernon, Indiana 47265
 Phone: 317-547-8200
 Fax: 317-547-8200
 Toll Free: 1-866-ENG-FPBH

www.fpbhinc.com

SCALE: 1" = 50'

DRAWN BY: CRE

CHECKED BY:

DATE: NOVEMBER 14, 2024

Revision	Drawn By	Date

FILE NO.: 24-13516

CLIENT NAME:
ROYER PROPERTIES, LLC

PROJECT DESCRIPTION:
BOUNDARY SURVEY

SHEET TITLE:
BOUNDARY SURVEY OF
LOT 44, 45, 48, 53, 55, 56 AND 57 IN
SHERDIS AND TRIVETTE ADDITION, MADISON
DESIGN PHASE

SHEET NUMBER:
1 OF 1