

T & R Lichlyter
2012-3676

K Ashley
201400338

A Hammock & L Hammock
2016 04181

DEPUTY PIKE

N 89°31'59" E 872.20'

S 89°31'59" W 507.30'

S 89°31'59" W 1381.94'

Northwest Corner
Section 19, T4N, R10E
Madison Township

Railroad Spike Found
North 1/4 Corner
Section 19, T4N, R10E
Madison Township

Basis of Bearing State Plane
Coordinates East Zone 2011

ADJOINERS-LOTS 10-27

LOT 10
D&G BENTZ
201202002
LOT 11
D&S READ
201903048
LOT 12
D ADAMS-E COLE
202104016
LOT 13
C&R JOHNSON
2005 1777
LOT 14
S PULLIAM
2022 01701
LOT 15
S&K RISK
2023 02710
LOT 16
K&H CHISM
2008 04434
LOT 17
T & E CHANDLER
2013/02163
LOT 18
K & B NEWBY
2009-03999
LOT 19
S LAGRAN
2005-06187
LOT 20
P & C OWNBEY
2020-04652
LOT 21
C & K BENNETT
39-08-19-100-014.000-006
LOT 22
W & K BOYD
39-08-19-100-013.000-006
LOT 23
P C & C MANN
2018-03194
LOT 24
M ROSS
2014-01909
LOT 25
J & A DAILY
2018-03921
LOT 26
S & T HAMMOND
2003-0044
LOT 37
N & K MAHONEY
2012-04531

BOARD OF PUBLIC WORKS AND SAFETY APPROVAL:
APPROVED BY BOARD OF PUBLIC WORKS AT A MEETING HELD

CERTIFICATE OF OWNERSHIP, CONSENT, AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and in accordance with my (our) desire, dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and other improvements have been installed in an acceptable manner and according to city specifications in the subdivision entitled _____; (2) that a security bond in the amount of \$ _____ has been posted with the Clerk-Treasurer to assure completion of all required improvements in case of default; or, (3) that the need for a security bond has been waived by the Plan Commission and that the developer has been made aware of the conditions affording this waiver.

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Madison, Indiana, Plan Commission, and that the monuments have been placed as shown hereon, to the specifications of the Building Inspector.
February 9, 2024

CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Madison, Indiana, with the Exception of such variances, if any as are noted in the minutes of the Plan Commission; City acceptance and maintenance of all streets, utilities, and other public areas as indicated on said plat; and that it has been approved for recording in the office of the Madison and Jefferson County Clerks.

President,
Madison Plan Commission

Secretary,
Madison Plan Commission

SURVEYOR'S CERTIFICATE

I the undersigned, a Registered Land Surveyor, in the State of Indiana, hereby certify that on 2/2/2024 a survey was performed by me or personnel employed by me, and under my direct supervision, of property as herein described and monumented, and that this plat is true and correct to the best of my information, knowledge, and belief.

Dated: 2/19/2024

Job No: H24-7614

William E. Pettitt
Registered Land Surveyor #LSB0900006

DESCRIPTION
Being a part of the West Half of the Northwest Quarter of Section 19, Township 4 North, Range 10 East, Madison Township, Jefferson County, Indiana and being more particularly described as follows:
Commencing at a Railroad Spike found in Deputy Pike marking the North 1/4 Corner of said Section 19; thence with said road and the north line of Section 19, South 89°31'59" West, 1381.94 feet to a Railroad Spike found in the intersection of Deputy Pike and Borcharding Road and the POINT OF BEGINNING; thence leaving Deputy Pike, South 89°31'59" West, 507.30 feet to a Mag Nail set; thence leaving Deputy Pike, South 13°10'29" West, 2718.92 feet to a 5/8" Rebar set, passing through a 5/8" Rebar set at 40.00 feet; thence North 89°14'39" East, 1131.90 feet to a 5/8" Rebar set on the west edge of Borcharding Road, passing through a 1/2" Rebar found at 1122.93 feet; thence with said road, North 00°06'17" West, 2636.57 feet to the POINT OF BEGINNING.

Containing 49.639 acres, more or less, and subject to all legal rights-of-way and easements.
Being and intended to be the same ground conveyed to ALH FARMS LLC 1/2 AND MIDWAY INVESTMENTS LLC as recorded in Instrument # 202302030, in the Recorder's Office of Jefferson County, Indiana.

SURVEYOR'S REPORT

This report is for the survey break of a tract of land located in the West Half of the Northwest Quarter of Section 19, Township 4 North, Range 10 East, Madison Township, Jefferson County, Indiana.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 855 IAC 1-12 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of:
- Availability, condition and integrity of reference monuments;
- Record documents,
- Lines of occupation, and
- Measurements (Theoretical Uncertainty) There may be unwritten rights associated with these uncertainties. The Theoretical Uncertainty in the position of the lines & corners established this survey is within the requirements for a Class D Survey (1.0 feet).

Reference Monuments: This survey is tied into a Railroad Spike found marking the North 1/4 Corner of Section 19, a Mag Nail set marking the Northwest Corner of Section 19, and a Steel Post in Concrete found marking the West 1/4 Corner of Section 19. It is also tied into monuments found from a prior survey done by Eugene O'Brien dated January 25, 1977.

Record Descriptions: There are no known discrepancies.

1. The within tract does not lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel 18077C165C of the Flood Insurance Rate Maps for Jefferson County, Indiana, Effective date 4/2/2015.

2. Ownership shown herein is per County or Township records or as indicated in title work provided by others.

3. No effort has been made to research or show easement or setback lines on this survey, unless otherwise shown on the plat. If setbacks or easements are shown, there is no guarantee that others do not exist.

4. All monuments found or set are within plus or minus 0.3' unless otherwise noted.

COVENANTS & RESTRICTIONS

The following covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming them for a period of fifteen (15) years from the date these covenants and restrictions are recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless an instrument, signed by a majority of the then owners of the lots, has been recorded agreeing to change said covenants in whole or in part. Enforcement shall be by proceedings at law or in equity against any person (s) violating or attempting to violate any covenant or restriction either to restrain violation or recover damages. Invalidation of any one of these covenants or provisions which shall remain in full force and effect. These covenants and restrictions are as follows:

- All lots in this subdivision shall be known and designated as residential and no animal shall be kept on any lot for commercial purposes. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or any other waste material.
- No recreational vehicle or mobile home shall be situated on any lot for the purpose of habitation.
- No building or structure shall be erected or maintained between the building setback line shown on the plat and the property of lot lines.
- No fence shall be erected that the purpose or result of which will be to obstruct reasonable vision, light and air to any other lot and all fences shall be kept in good repair and erected in a manner so as to decorate and/or enclose the area without hindrance or obstruction to any other property. No fence shall be erected between the front property lines exceeding three (3) feet six (6) inches in height.
- Living area of the main structure (ground level) shall be a minimum of 1400 square feet (ground level) for one-story structure or 800 square feet on the main floor if two levels.
- No structure in this subdivision shall be erected, altered or permitted to remain on any lot herein other than one detached, single family dwelling not to exceed two and one-half (2 1/2) stories in height.
- No trailers, shacks, tents or other similar structure shall be erected or situated on any lot herein, except that for use by the builder during the permitted on the lots.
- Incinerators and trash containers are to be kept clean, secure and rodent proof.
- Property owners are to keep lot mowed and maintained after purchase.
- Dogs, cats, pets shall be confined to owner's property.
- No farm animals will be allowed.

LEGEND

- Corner Post Fnd
- 5/8" Rebar Set
- 1/2" Rebar Fnd
- ▣ Steel Post in Conc.
- ⊙ Steel T-bar Fnd
- ▲ Railroad Spike Fnd
- △ Railroad Spike Set
- ⊕ Point
- ⊗ Mag Nail Set

Ford Family Farm LP Trust
2021-06113

2678.92'

S 13°10'29" W 2718.92'

205.81 Ht.

205.81 Ht.

205.81 Ht.

205.81 Ht.

205.81 Ht.

205.81 Ht.

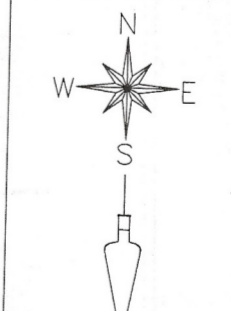
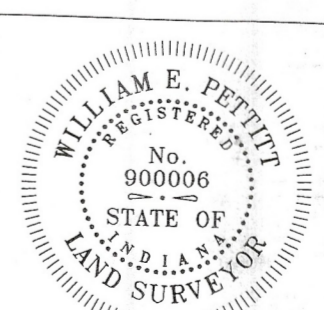
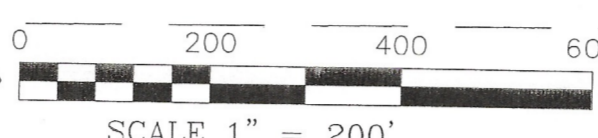
B DAVIS
2020-00467

D. KING
2024-00330

246.59'

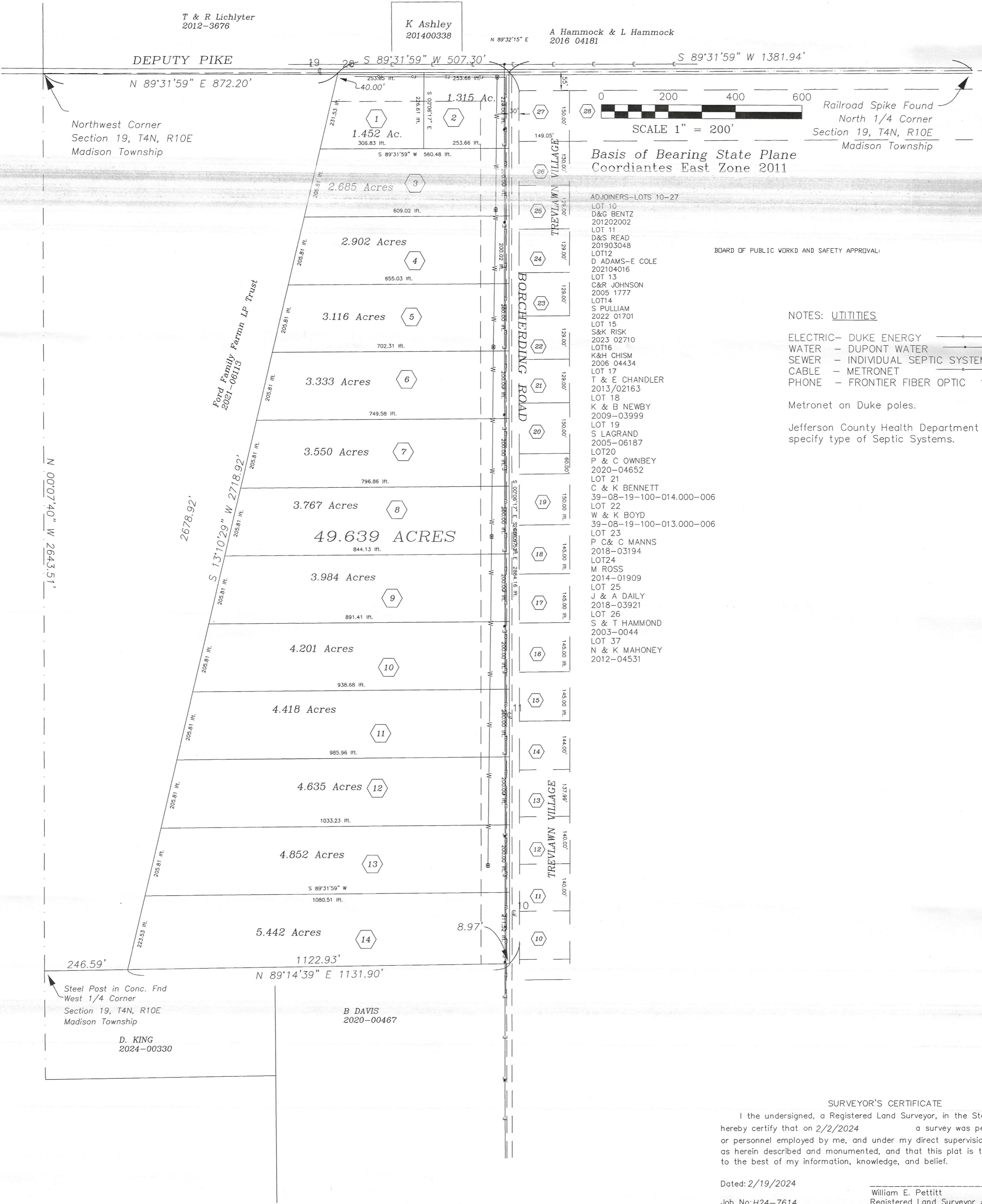
N 89°14'39" E 1131.90'

N 00°07'40" W 2643.51'



PETTITT & ASSOCIATES
Surveyors Engineers
11 Medical Plaza
P.O. Box 412
Hanover, IN 47243
(812) 866-2562
Fax (812) 866-2561

| CERTIFIED BY | | DATE | SCALE: 1" = 200' DRAWN BY: WEP | | CHECKED BY: |
|--------------|----------|------|---|--|------------------|
| Revision | Drawn By | Date | DATE: 2/19/2024 | | JOB NO: H24-7614 |
| | | | FOR: Tony&Lisa Hammock - Tim Baldery | | |
| | | | White Tail Place a 14 Lot Subdivision | | DRAWING NO: |
| | | | NW 1/4 Sec. 19, T4N, R10E, Madison Township | | |



SURVEYOR'S CERTIFICATE
 I the undersigned, a Registered Land Surveyor, in the State of Indiana, hereby certify that on 2/2/2024 a survey was performed by me or personnel employed by me, and under my direct supervision, of property as herein described and monumented, and that this plot is true and correct to the best of my information, knowledge, and belief.

Dated: 2/19/2024
 Job No: H24-7614

William E. Pettitt
 Registered Land Surveyor #LS80900006

PETTITT & ASSOCIATES
 Surveyors Engineers
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 P.O. Box 412
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UTILITIES

SCALE: 1" = 200' DRAWN BY: WEP CHECKED BY:
 DATE: 2/19/2024 JOB NO: H24-7614
 Tony & Lisa Hammock - Tim Boldery
 White Tail Place a 14 Lot Subdivision
 NW 1/4 Sec. 19, T4N, R10E, Madison Township DRAWING NO: