



PCAF-24-4

Application to Amend
Final Plat
Status: Active
Submitted On: 3/6/2024

Primary Location

121 CENTRAL AVE
MADISON, IN 47250

Owner

Cline Kathy Jo
CENTRAL AVE 121 MADISON,
IN 47250

Applicant

Billy Cline
 812-292-6414
 bjcline70@yahoo.com
 1221 Hatteras Way
Madison, IN 47250

General Information

Are you the property owner? *

No

Property Owner Information

Property Owner Name*

Kathy Cline

Mailing Street Address*

121 Central Ave

City*

Madison

State*

IN

Zip Code*

47250

Permit Information

Address or Legal Description of Property*

121 Central Ave, Madison, IN 47250

Parcel I.D.

39-13-02-231-027.000-007

Subdivision Name	Zoning Classification
River Block 6, John Sheets Addition	HDR

Surveyor or Engineer Information

Name*	Mailing Street Address
Pettitt and Associates, Inc	11 Medical Plaza Dr PO Box 412
City	State
Hanover	IN
Zip Code	Phone Number
47243	812-866-2562


Email
billpettitt9@gmail.com

Acknowledgement

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations. I understand that upon approval of the final plat, the President and Secretary of the Commission will sign the certificate which shall be part of the reproducible mylar of the subdivision, plus two prints of same. I will receive two signed prints upon approval. I understand that it is the responsibility as the Subdivider to file with the County Recorder one copy of the approved final plat within thirty (30) days of the final plat signature date. Failure to file within this time shall constitute a violation of this ordinance.

Digital Signature*

 Billy Joe Cline

Mar 6, 2024

Attachments



Final Plat

H237590-Cline-Revision1-3-06-24.pdf

Uploaded by Billy Cline on Mar 6, 2024 at 3:56 PM

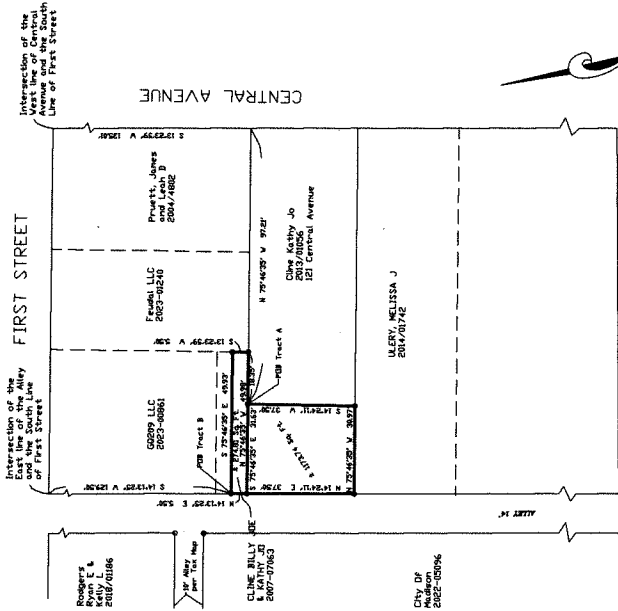
REQUIRED



PC - Certified Mail Notification Letter.pdf

PC - Certified Mail Notification Letter.pdf

Uploaded by Nicole Schell on Mar 11, 2024 at 10:53 AM



5' Alley

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
 COUNTY OF JEFFERSON)

I, _____, a Notary Public in and for the said County, in the State of Indiana, do hereby certify that _____

personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged the execution and delivery of this plat as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D. 20____.

County of residence _____

My commission expires _____

Notary Public

I HEREBY ADVISE THE APPLICANT OF PUBLIC, THAT I HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE CLERK OF THE COUNTY OF JEFFERSON, INDIANA, UNDER NO. _____.

S U R V E Y O R ' S R E P O R T

This report is for an original survey of two parcels of land located in River Block Vi, Plat Cabinet 1, Slide 4, City of Madison, Jefferson County, Indiana. In accordance with the Indiana Surveying Code 863 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
 - Monumentation.
- Reference Monuments: This survey is tied into a prior survey of the south end of River Block Six done by FPBH dated 8/17/06 and a survey done by Jacobs, Toombs and Lanz for the City of Madison of the center section of River Block Six, West of the Alley dated 9/13/2022.

Numerous Pins from the prior surveys were found. Record Descriptions: The original deeds for the East 124 feet of the east part of River Block Six add up to 135 feet, east/west. The problem is that the original width of Block Six was only 128 feet wide east/west. By survey there is a slight overage in Block Six of 0.94 feet or a total of 128.94feet. The original deed for the East 124 feet of the east part of River Block Six is to proportion the difference between the deed total feet and the actual available feet in the portion of the block. There was some thought of taking all of the error on the East lot, but that would have caused the lot width to be less than 110 feet. The final solution was to proportion all lots on the west side of River Block Six on the North 110 feet. This plat shows the deed calls and the revised calls in lot width. This solution actually works quit well with the house locations.

The north/south distance of 110 feet works well. Not sure where the 10 foot alley south of these lots came from but its been shown on the tax maps for a number of years and works with the overall north/south dimension. Going South to the Cline Property 135' was used. However the deed called for 124' east/westband is actually 128.94'.

The within tract does lie in that Special Flood Hazard Zone X as said tract plots by scale on Community Panel 1807700280C of the Flood Insurance Rate Maps for Jefferson County, Indiana. Effective Date 04/02/2015.

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

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.

All monuments were found or set within ±0.3' of ground level unless otherwise noted.

DWNER'S CERTIFICATE

STATE OF INDIANA)
) SS:
 COUNTY OF JEFFERSON)

This is to certify that the undersigned is the owner of the land herein described on this plat and that he has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under the style and title indicated.

Given under my hand at _____, Indiana this _____ day of _____, A.D. 20____.

DWNER _____

DWNER _____

CITY OF MADISON PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF INDIANA)
) SS:
 CITY OF MADISON)

Approved this _____ day of _____, A.D. 20____ By the Planning Commission Staff.

CITY OF MADISON PLANNING & ZONING COMMISSION
 MADISON, INDIANA

TRACT A: Being a part of River Block 6, John Sheets Addition, in the City of Madison, Indiana. Commencing at the intersection of the east line of Central Avenue and the south line of First Street; thence S 13°23'59" W along the west line of Central Avenue 135.01' to a point; thence N 75°46'35" W 97.21' to a 5/8" Rebar set at the Point of Beginning and being more particularly described as follows: thence S 14°24'11" W 37.50' to a 5/8" Rebar set; thence N 75°46'35" W 30.97' to a 5/8" Rebar set; thence N 75°46'35" W continuing in all of containing 11737.4 Square Feet more or less and subject to all legal rights-of-way and easements.

Being and intended to be a part of the same real estate conveyed to Kathy Jo Cline by D.R. 2013, Page 01056.

TRACT B: Being a part of River Block 6, John Sheets Addition, in the City of Madison, Indiana. Commencing at the intersection of the east line of the Alley and the south line of First Street; thence S 14°13'25" W along the east line of the Alley 129.90' to a 5/8" Rebar set at the Point of Beginning and being more particularly described as follows: thence S 75°46'35" E 49.93' to a 5/8" Rebar set; thence S 13°23'59" W 5.50' to a 5/8" Rebar set; thence N 75°46'35" W passing a 5/8" Rebar set at 18.35', continuing in all of a distance of 49.98' to a 5/8" Rebar set; thence N 14°13'25" E 5.50' to the Point of Beginning. Containing 27481 Square Feet more or less and subject to all legal rights-of-way and easements.

Being and intended to be a part of the same real estate conveyed to Billy Joe and Kathy Jo Cline by D.R. 2007, Page 07063.

State of Indiana State Plane Coordinate System
 East Zone - NAD 83

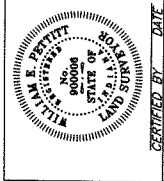


SURVEYOR'S CERTIFICATE

I the undersigned, a Registered Land Surveyor, in the State of Indiana, hereby certify that on 8/11/2023 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 12/20/2023
 Job No H23-7590

(Signature)
 William E. Pettitt
 Registered Land Surveyor #LSB0900006



PETTITT & ASSOCIATES
 Surveyors Engineers

11 Woodland Plaza
 Harmon, IN 47243
 Phone: 866-252-8282
 Fax: (317) 866-2561

REVISION: _____ DATE: _____ DRAWN BY: JLM CHECKED BY: DB
 JOB NO: H23-7590
 DATE: 12/20/2023
 FOR: BILLY JOE & KATHY JO CLINE
 ORIGINAL SURVEY PART LOT IN RIVER BLOCK
 #6 JOHN SHEETS ADDITION CITY OF MADISON

DRAWING NO. _____

ThinkMap Parcel Number

County Area Section Block Parcel Split Tax ID
39 13 02 231 010 000 007

ProVal Parcel Numbers

Tax Bill ID 0110410900
Parcel ID 39-13-02-231-010.000-007

Owner Information

Name Feudal LLC
Name 2
Address 304 Jefferson St
City State Zip MADISON IN 47250

Property Information

Address 205 W FIRST St
City State Zip MADISON IN 47250-0000
Deed Book Deed Page
Legal Acreage 0.0000 taxYearBuilt 1900
Legal Description 011-04109-00 PT. RIVER BLK. 6 37' X 136' 11-132-19 205 W FIRST ST

Transfer History	Date	Owner	Grantee	Book	Page
	4/11/2023	Feudal LLC			
	5/31/2018	Pruett James D	2018 02082		
	12/12/2003	Smith Phillip R & Kitty A	2003 10098		
	1/1/1900	WOLFSCHLAG, ROBT & PRISCELLA R			

Comment

Comment Sort
WTH Date 01/01/2001
acreage 0.1006
PRIVREC
No

pvFound Yes taxFoundMVP Yes pvLastSoldPrice 60000
pvLastAssessment 51900 pvNeighborhood 3906993-007 pvLastSoldDate 04/11/2023
pvAssessmentClass 510

ThinkMap Parcel Number

County Area Section Block Parcel Split Tax ID
39 13 02 231 009 000 007

ProVal Parcel Numbers

Tax Bill ID 0110410700
Parcel ID 39-13-02-231-009.000-007

Owner Information

Name Pruet James and Leah D
Name 2
Address 304 JEFFERSON ST
City State Zip MADISON IN 47250-3409

Property Information

Address 123 CENTRAL Ave
City State Zip MADISON IN 47250-0000
Deed Book Deed Page
Legal Acreage 0.0000 taxYearBuilt 1900
Legal Description 011-04107-00 PT RIVER BLK 6 BEG AT TODDS NE COR THENCE N 68 FT & S SAME 481/2 FT 11-132-17 123 Central Ave

Transfer History table with columns: Date, Owner, Grantee, Book, Page. Rows include dates 6/22/2012, 8/11/2004, 1/1/1900 and owner names Pruet James and Leah D, Knouf Kenneth G, SMITH, PATRICIA G.

Comment

Comment Sort
WTH Date 01/01/2001
acreage 0.0869
PRIVREC
No

pvFound Yes taxFoundMVP Yes pvLastSoldPrice 85250
pvLastAssessment 95100 pvNeighborhood 3906994-007 pvLastSoldDate 06/22/2012
pvAssessmentClass 510

ThinkMap Parcel Number

County Area Section Block Parcel Split Tax ID
 39 13 02 231 028 000 007

ProVal Parcel Numbers

Tax Bill ID 0110410500
 Parcel ID 39-13-02-231-028.000-007

Owner Information

Name ULERY MELISSA J
 Name 2
 Address 119 Central Ave
 City State Zip MADISON IN 47250

Property Information

Address 119 CENTRAL Ave
 City State Zip MADISON IN 47250-0000
 Deed Book 2014 Deed Page 01742
 Legal Acreage 0.0000 taxYearBuilt 1900
 Legal Description 011-04105-00 1721/2 FT S OF 1ST S OF W SIDE CENTRAL THENCE S 371/2 FT & W SAME 124 FT
 11-132-15 119 CENTRAL AVE

Date	Owner	Grantee	Book	Page
5/7/2014	ULERY MELISSA J	2014	01742	
2/26/2013	Cline Billy Joe	2013	00750	
12/30/2004	Cline Billy Joe & Kathy Jo	2004	7446	
11/29/1993	DENTON, RICHARD B & DORIS S			
1/1/1900	CHARLES W & PEARLA J GAYLORD			

Comment

Comment Sort
 WTH Date 01/01/2001
 acreage 0.1156
 PRIVREC No

pvFound Yes taxFoundMVP Yes pvLastSoldPrice 65000
 pvLastAssessment 70500 pvNeighborhood 3906991-007 pvLastSoldDate 05/07/2014
 pvAssessmentClass 510

ThinkMap Parcel Number

County Area Section Block Parcel Split Tax ID

ProVal Parcel Numbers

Tax Bill ID
Parcel ID

Owner Information

Name
Name 2
Address
City State Zip

Property Information

Address
City State Zip
Deed Book Deed Page
Legal Acreage taxYearBuilt
Legal Description

Date	Owner	Grantee	Book	Page
3/10/2023	GQ209 LLC			
7/11/2017	Rodgers Kelly Lynn & Ryan Eugene	2017	02564	
9/8/2010	Lizotte Laura L			
10/8/2008	Lizotte Laura L	2008	04755	
4/29/2008	THEVENOW, TONYA A	2008	02257	

Comment

Comment Sort
WTH Date
acreage
PRIVREC

pvFound taxFoundMVP pvLastSoldPrice
pvLastAssessment pvNeighborhood pvLastSoldDate pvAssessmentClass