



SDPP-24-1

Application for
Subdivision or PUD
Preliminary Plat

Status: Active

Submitted On: 3/6/2024

Primary Location

3801 + W DEPUTY PIKE RD
Madison, IN 47250

Owner

ALH Farms LLC
W DEPUTY PIKE RD 3801+
Madison, IN 47250

Applicant

 Alexandra Hammock
 812-599-7406
alexandrahammock@gmail.com
 1035 Filmore
PO Box 1065
Madison, IN 47250

General Information

Are you the property owner? *

No

Property Owner Information

Property Owner Name*

Tony Hammock Tim Boldery

Mailing Street Address*

PO Box 1065

City*

Madison

State*

IN


Zip Code*

47250

Permit Information

Address or Legal Description of Property*

010-00754-01 W 1/2 NW 19-4-10 49.639 AC 10-33-1 2000+ N BORCHERDING RD

Parcel I.D. 

39-08-19-000-005.001-006

Zoning Classification*

Residential Agriculture RA

Number of Lots Proposed*

14

Surveyor or Engineer Information

Name*

Pettitt & Associates

Mailing Street Address

11 Medical Plaza

City

Hanover

State

IN

Zip Code

47243

Phone Number

812-866-2562

Email

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 approval of the preliminary plat by the Plan Commission does not constitute approval to begin improvements. I understand that the approval of a preliminary plat shall lapse unless a final plat based thereon is submitted within two (2) years from the date of such approval.

Digital Signature*

✓ Alexandra Hammock
Mar 6, 2024

Northwest Corner
Section 19, T4N, R10E
Madison Township

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

N 00°07'40" W 264.35'

DEPUTY PIKE
N 89°31'59" E 872.20'

First Family Farm, LP Trust
2021-00113

2678.92'

S 13°10'29" W 2718.92'

205.81'

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S 89°31'59" W 507.30'

N 89°31'59" E 213.66' W 1381.94'

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Section 19, T4N, R10E
Madison Township

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 Fnd
- Point
- ⊙ Mag Nail Set

Post Family Farm LP Trust
2021-08113

N 07°07'40" W 2643.51'

2678.92'

S 17°10'29" W 2718.92'

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1 452 Ac.
308.83 ac.

2 685 Acres

2 902 Acres

3 116 Acres

3 333 Acres

3 550 Acres

3 767 Acres

49 639 ACRES

3 984 Acres

4 201 Acres

4 418 Acres

4 635 Acres

4 852 Acres

5 442 Acres

1 315 Ac.

1 452 Ac.

2 685 Acres

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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. FULLIAM
2022 01701
 - LOT 15
S&K RISK
2023 02710
 - LOT 16
R&H CHISM
2006 04434
 - LOT 17

BOARD OF PUBLIC WORKS AND SAFETY APPROVAL:
APPROVED BY BOARD OF PUBLIC WORKS AT A MEETING HELD
..... 19.....

CHAIRMAN MEMBER

CERTIFICATE OF OWNERSHIP, CONSENT, AND DEDICATION

I (we) hereby certify that I (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, paths, and other open spaces to public or private use as noted.

..... 19.....
Owner

..... 19.....
Owner

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 or (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.

..... 19.....
President,
Madison Plan Commission

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
Signature

.....
Surveyor

.....
900608

.....
Registration Number

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.

..... 19.....
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 #LS8090006

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 Borchering Road and the POINT OF BEGINNING, thence with 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 of 40.00 feet; thence North 89°14'39" East, 1131.90 feet to a 5/8" Rebar set on the west edge of Borchering Road, passing through a 1/2" Rebar found at 1122.93 feet; thence with said road, North 0°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 a part of the same ground conveyed to Scarlett Goode by Order Vesting Real Estate as recorded in Deed Record 171, Page 1180, 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.

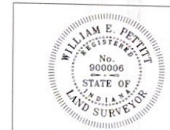
1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 AC 1-12 (Rule 12), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established by this survey as a result of:

- Accessibility, 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 by this survey is within the requirements for a Class 2 Survey (10 feet).

Reference Monuments: This survey is tied into a Railroad Spike found marking the North 1/4 Corner of Section 19 and a Mag Nail set 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. Lines of Occupation: There are no known discrepancies. Hazard Zone A as said tract plots by scale on Community Panel 180772165C of the Flood Insurance Rate Maps for Jefferson County, Indiana, Effective date 4/2/2015.

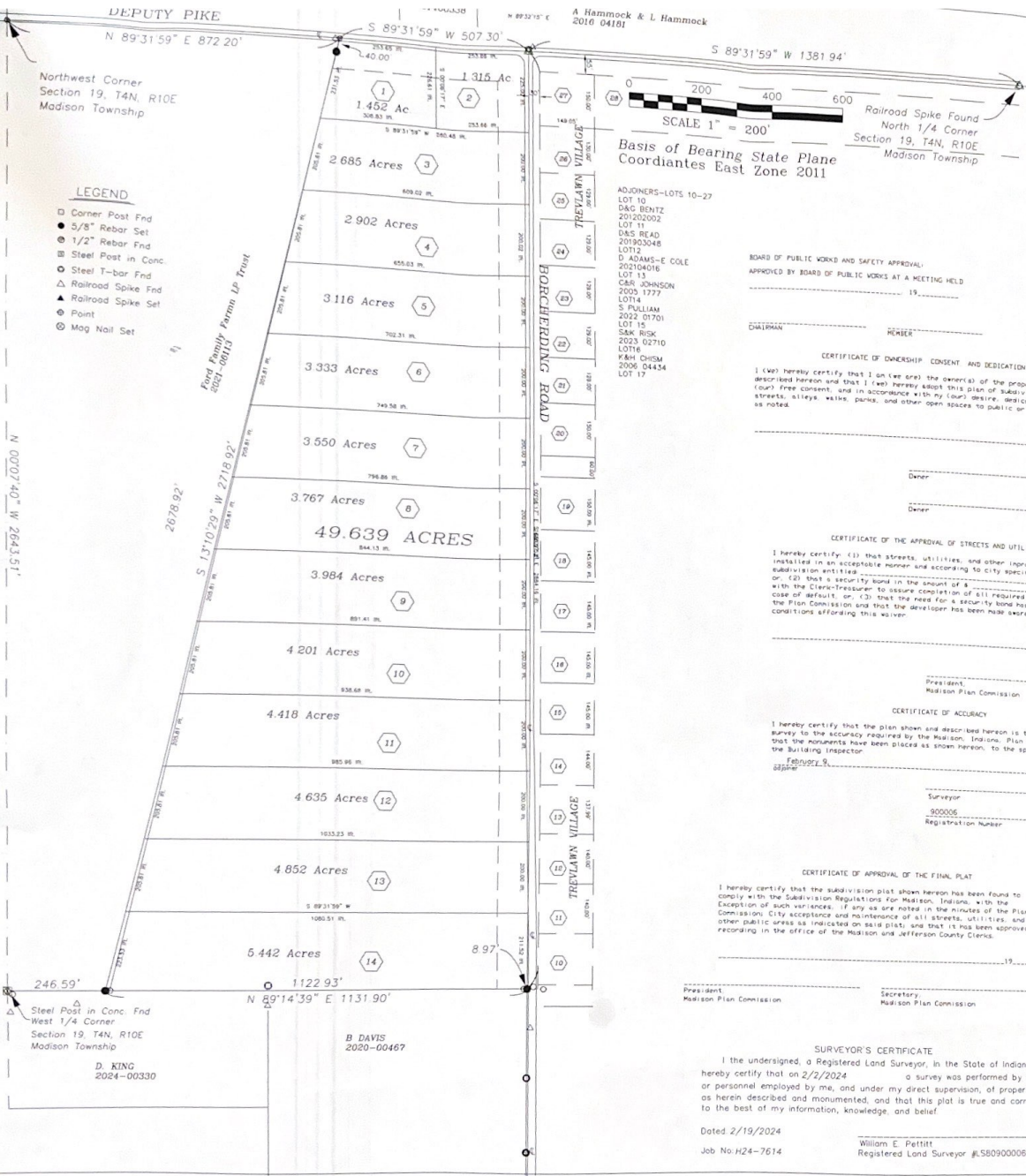
1. Ownership shown hereon is per County or Township records or as indicated in title work provided by others.
2. No effort has been made to research or show easement or setback lines on this survey, unless otherwise shown on the plat. If setbacks or easements are shown, there is no guarantee that others do not exist.



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

Revision	Drawn By	Date

SCALE 1" = 200' DRAWN BY: WEP CHECKED BY: WEP
DATE: 12/4/2003 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



Northwest Corner
Section 19, T4N, R10E
Madison Township

- 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

N 00°07'42" W 101'66.35'

Steel Post in Conc Fnd
West 1/4 Corner
Section 19, T4N, R10E
Madison Township

D. KING
2024-00330

B. DAVIS
2020-00467

A Hammock & L Hammock
2010 04181

**Basis of Bearing State Plane
Coordinates East Zone 2011**

- ADJOINERS—LOTS 10-27**
- LOT 10
D&C BENZ
201202002
 - LOT 11
GMS READ
201803048
 - LOT 12
D ADAMS-E COLE
202104016
 - LOT 13
C&S JOHNSON
2005 1777
 - LOT 14
S PULLIAM
2022 01701
 - LOT 15
SAM ROSE
2023 02710
 - LOT 16
R&H CHISM
2006 04454
 - LOT 17

BOARD OF PUBLIC WORKS AND SAFETY APPROVAL
APPROVED BY BOARD OF PUBLIC WORKS AT A MEETING HELD _____ 19____

CHAIRMAN _____ **MEMBER** _____

CERTIFICATE OF OWNERSHIP, CONSENT AND DEDICATION

I (we) hereby certify that I (or we) 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.

_____ 19____

Owner _____

_____ 19____

Owner _____

CERTIFICATE OF THE APPEL 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 _____ or, (2) that a security bond in the amount of \$ _____ has been posted with the Clerk-Treasurer to assure completion of all required improvements in the 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.

_____ 19____

President _____
Madison Plan Commission

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 _____

February 9, _____ 2024

_____ 2024

Surveyor _____
90006
Registration Number

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.

_____ 19____

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

William E. Pettitt
Registered Land Surveyor #580900006

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 with 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 a part of the same ground conveyed to Scarlett Goode by Order Vesting Real Estate as recorded in Deed Record 171, Page 1180, 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 at the West Half of the Northwest Quarter of Section 19, Township 4 North, Range 10 East, Madison Township, Jefferson County, Indiana.

I, in accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 805 IAC 1-12 (Rule 12), the following opinions and conclusions are submitted regarding uncertainties in the location of the lines and corners established by 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 unshown rights associated with these uncertainties. The Theoretical Uncertainty in the position of the lines & corners established by this survey is within the requirements for a Class D Survey (10 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.

Lines of Occupation There are no known discrepancies.

Hazard Zone A as said tract plots by scale on Community Panel 180776155C of the Flood Insurance Rate Maps for Jefferson County, Indiana. Effective date 4/2/2015.

Ownership shown hereon 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.



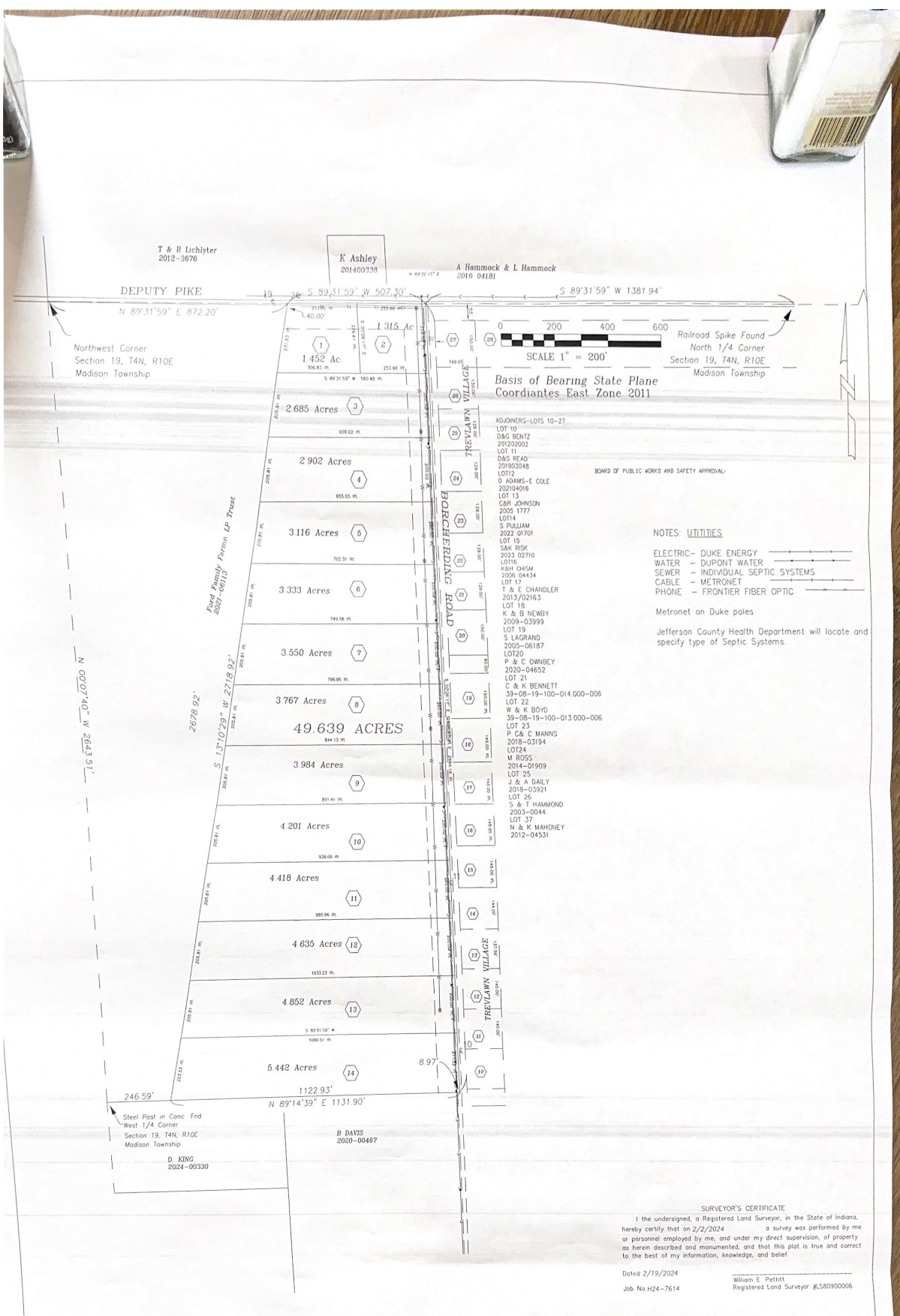
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Surveyors Engineers

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CERTIFIED BY DATE

Revision	Drawn By	Date

SCALE 1" = 200' DRAWN BY WEP CHECKED BY WEP
DATE 12/4/2003 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



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2012-3676

K Ashley
201400338

A Hammock & L Hammock
2016 04181

DEPUTY PIKE
N 89°31'59" E 872.20'

Northwest Corner
Section 19, T4N, R10E
Madison Township

0 200 400 600
SCALE 1" = 200'

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

Basis of Bearing State Plane
Coordinates East Zone 2011

Ford Family Farms LP Trust
2001-00123

N 00°07'40" W 264.51'

2678.92'

S 13°10'29" W 2718.92'

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Steel Post in Conc Fnd
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D. KING
2024-00330

B DAVIS
2020-00467

- ADJACENT LOTS 10-27
- LOT 10 DSG BOWTZ 201202002
 - LOT 11 DSG READ 201903048
 - LOT 12 D ADAMS-E COLE 202104016
 - LOT 13 CAR JOHNSON 2005 1777
 - LOT 14 S PULLIAM 2022 01701
 - LOT 15 SAK RISE 2023 02710
 - LOT 16 KEH CHSM 2006 04434
 - LOT 17 T & E CHANDLER 2013/02163
 - LOT 18 K & B NEWBY 2009-03999
 - LOT 19 S LAGRANO 2005-06187
 - LOT 20 P & C OWBIEY 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 MANNIS 2018-03194
 - LOT 24 M ROSS 2014-01909
 - LOT 25 J & A DAILY 2018-03921
 - LOT 26 S & T HAMMOND 2003-00444
 - LOT 27 N & K MAHONEY 2012-04531

BOARD OF PUBLIC WORKS AND SAFETY APPROVAL

NOTES UTILITIES

- ELECTRIC - DUKE ENERGY
- WATER - DUPONT WATER
- SEWER - INDIVIDUAL SEPTIC SYSTEMS
- CABLE - METRONET
- PHONE - FRONTIER FIBER OPTIC

Metronet on Duke poles

Jefferson County Health Department will locate and specify type of Septic Systems.

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.

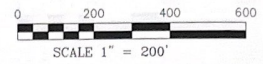
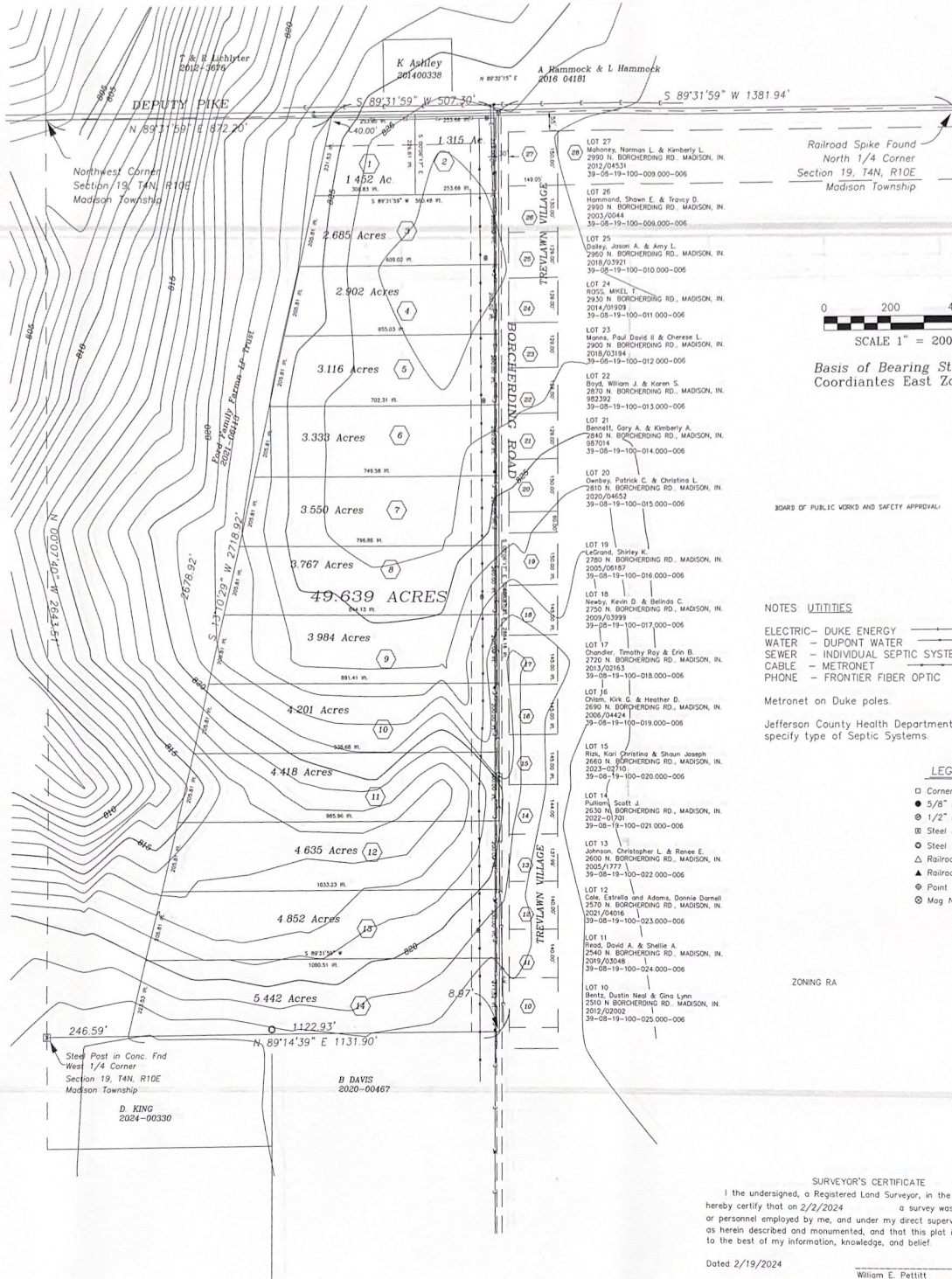
Dated 2/19/2024
Job No H24-7614
William E Pettitt
Registered Land Surveyor #58090006

PETTITT & ASSOCIATES
Surveyors & Engineers
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UTILITIES

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Tony&Lisa Hammock - Tim Boldery
White Tail Place a 14 Lot Subdivision
NW 1/4 Sec. 19, T4N, R10E, Madison Township

White Tail Place



Basis of Bearing State Plane
Coordinates East Zone 2011

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- ▲ Railroad Spike Set
- Point
- ⊙ Mag Nail Set

ZONING RA

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
William E. Pettitt
Registered Land Surveyor #LS8090006

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

UTILITIES & CONTOURS

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		DRAWING NO:
NW 1/4 Sec. 19, T4N, R10E, Madison Township		

T & R Lichlyter
2012-3676

K Ashley
201400338

A Hammock & L Hammock
2016 04181

DEPUTY PIKE

Northwest Corner
Section 19, T4N, R10E
Madison Township

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
- ⊙ Mog Nail Set

00°07'40" W 2643.51'
Road Easement
800' - 801.5' From LP Point

Steel Post in Conc. Fnd
West 1/4 Corner
Section 19, T4N, R10E
Madison Township

D. KING
2024-00330

B. DAVIS
2020-00467

S 89°31'59" W 507.30'

S 89°31'59" W 1381.94'

Basis of Bearing State Plane
Coordinates East Zone 2011

SCALE 1" = 200'

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

ADJOINERS-LOTS 10-27

- LOT 10
D&G BENTZ
201202002
- LOT 11
D&S READ
201903048
- LOT 12
D ADAMS-E COLE
201004016
- LOT 13
CAR JOHNSON
2005 1777
- LOT 14
PULLIAM
2012 07101
- LOT 15
SAK RISK
2023 02710
- LOT 16
K&H OHSM
2006 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 OWENBY
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 MANNS
2018-03194
- LOT 24
M ROSS
2014-01909
- LOT 25
J & A DAILY
2018-03921
- LOT 26
S & T HAMMOND
2003-0044
- LOT 27
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 (an (we) and) the owner(s) of the property shown and described herein 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 ensure 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.

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 2/19/2024 a survey was performed by me or personal 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 #LSB090006

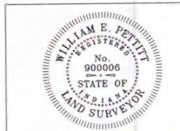
DESCRIPTION
Being a part of the West Half of the Northwest Quarter of Section 19, Township 4 North, Range 10 East, Madison Township, Jefferson County, Indiana and being more particularly described as follows:
Commencing at a Railroad Spike found in Deputy Pike, marking the North 1/4 Corner of said Section 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 Branching Road and the POINT OF BEGINNING; thence with Deputy Pike, South 89°31'59" West, 507.30 feet to a Mog Nail Set; thence leaving Deputy Pike, South 13°10'29" West, 2718.82 feet to a 5/8" Rebar set, passing through a 1/2" 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 Branching Road, passing through a 1/2" Rebar found at 1128.93 feet, thence with said road, North 0°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 ALM FARMS LLC & 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 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.
I, in accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 845 AC 1-12 (Plate 17), the following values and observations are submitted regarding:
- Availability, condition and integrity of reference monuments,
- Record documents,
- Lines of occupation, and
- Measurements (Theoretical Uncertainty) There may be unshown rights associated with these uncertainties. The Theoretical Uncertainty in the plan and corner established by this survey is within the requirements for a Class C Survey (10 feet).
Reference Monuments: This survey is tied into a Railroad Spike found marking the North 1/4 Corner of Section 19, a Mog Nail set marking the Northwest Corner of Section 19 and a Steel Post in Concrete found marking the West 1/4 Corner of Section 18. It is also tied into monuments found from a prior survey done by Eugene O'Brien dated January 23, 1897.
Record Discrepancies: There are no known discrepancies.
Lines of Occupation: There are no known discrepancies.
Hazard Zone: The within tract does not lie within that Special Flood Hazard Zone.
As a soil tract plots by scale on Community Flood Insurance Policy (CFIP) of the Insurance Rate Maps for Jefferson County, Indiana, Effective date 4/2/2015.
2. Ownership shown hereon 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 easements 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 other wise noted.

COVENANTS & RESTRICTIONS

1. 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 restrictions by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect. These covenants and restrictions are as follows:
2. 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.
3. No recreational vehicle or mobile home shall be situated on any lot for the purpose of habitation.
4. No building or structure shall be erected or maintained between the building setback line shown on the plat and the property of lot lines.
5. 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 create 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.
6. 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.
7. 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.
8. No trailers, shocks, tents or other similar structure shall be erected or situated on any lot herein, except that for use by the builder during the construction or repair of a proper structure. No un-licensed cars or trucks are permitted on the lots.
9. Incinerators and trash containers are to be kept clean, secure and rodent proof.
10. Property owners are to keep lot mowed and maintained after purchase.
11. Dogs, cats, pets shall be confined to owner's property.
12. No farm animals will be allowed.



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Surveyors Engineers
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Haverhill, IN 47243
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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	

SITE ENVIRONMENTAL ASSESSMENT FORM

(To be completed by subdivider)

	Yes	No
• SITE WITHIN 100 YEAR FLOODPLAIN	—	X
• SITE WITHIN HILLSIDE AREA	—	X
• SITE CONTAINS AT LEAST A ONE ACRE CONCENTRATION OF TREES	X	—
• SITE CONTAINS EITHER CREEK, STREAM OR LAKE	—	X
• SITE CURRENTLY HAS POOR DRAINAGE	—	X
• SITE CURRENTLY USED FOR AGRICULTURAL PURPOSES	—	X

SITE TREATMENT TECHNIQUES TO ALLEVIATE ENVIRONMENTAL LIMITATIONS

~~wooded~~ wooded lots to be sold as is
Utilities (water, electric, & communications) are
available at the front of lots. Dirt will be
distributed for individual homes only.