



### 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\***

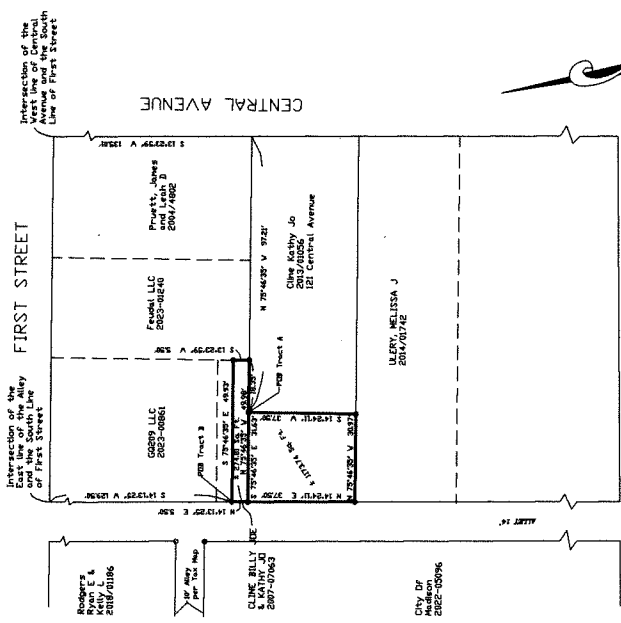
 **Billy Joe Cline**  
Mar 6, 2024

**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 \_\_\_\_\_

(SEAL) \_\_\_\_\_  
 Notary Public

OWNER'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\_\_\_\_.

OWNER \_\_\_\_\_

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

LEGEND

- Corner Post (rod)
- 5/8" Rebar Set (iron)
- 1/2" Rebar Set (iron)
- × Existing Fence
- △ Street Peg Set
- ▲ Iron Nail Set
- ▲ Flag Nail Set
- ▲ Post

TRACT A: Being a part of River Block 6, John Sheets Addition, in the City of Madison, Indiana, commencing at the intersection of the west 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 S 75°46'35" E 31.63' to the Point of Beginning. Containing 11737.4 Square Feet more or less and subject to all legal rights-of-way and easements.

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°19'25" W along the east line of the Alley 129.50' 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 14°13'25" E 5.50' to the Point of Beginning. Containing 274.81 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.

**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. 1. In Madison City, Indiana, Survey Administrative Code 865 MC 1-12 (Rule 12.7), 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
- Unwritten rights associated with these uncertainties.

The Relative Positional Accuracy in the position of the lines & corners established this survey is within the requirements for a Suburban Survey (0.13 feet) plus 100 times the distance from the monument to the point being measured. 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 0.84 feet or a total of 128.94 feet.

Measure of Occupancy: The question is to how 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 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'.

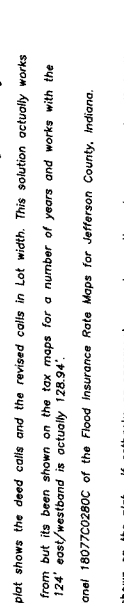
The north/south distance of 110 feet works well. Not sure where the 10 foot alley south of these lots came from but its been shown on the tax maps for a number of years and works with the overall north/south dimension. Going South to the Cline Property 135' was used. However the deed called for 124' 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 1807702080C 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.

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



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

William E. Pettitt  
 Registered Land Surveyor #LS9090006

**PETTITT & ASSOCIATES**  
 Surveyors Engineers  
 11 Medical Plaza  
 Hammond, IN 47243  
 (812) 866-2562  
 Fax: (812) 866-2561

	SCALE: 1" = 30' DATE: 12/20/2023 DRAWN BY: J.L.W. CHECKED BY: J.B. FOR: BILLY JOE & KATHY JO CLINE JOB NO: H23-7590
CERTIFIED BY: _____ DATE: _____ Revision: 1 Drawn By: J.L.W. Date: 3/6/24	ORIGINAL SURVEY PART LOT IN RIVER BLOCK #6 JOHN SHEETS ADDITION CITY OF MADISON

I, JAMES EARL HARRIS, COUNTY CLERK OF MADISON COUNTY, INDIANA, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WILL BE RECORDED WITHIN 3 MONTHS OF THE SURVEY CERTIFICATION DATE.

WILLIAM E. PETTITT

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 table with columns: Date, Owner, Grantee, Book, Page. Rows include 4/11/2023 Feudal LLC, 5/31/2018 Pruet James D, 12/12/2003 Smith Phillip R & Kitty A, and 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 pvAssessmentClass 510  
pvLastAssessment 51900 pvNeighborhood 3906993-007 pvLastSoldDate 04/11/2023

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 6/22/2012, 8/11/2004, and 1/1/1900.

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			
1/1/1990	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  
 39 13 02 231 011 000 007

ProVal Parcel Numbers

Tax Bill ID 0110411000  
 Parcel ID 39-13-02-231-011.000-007

Owner Information

Name GQ209 LLC  
 Name 2  
 Address 804 East First St  
 City State Zip MADISON IN 47250

Property Information

Address 209 W First ST  
 City State Zip MADISON IN 47250-0000  
 Deed Book Deed Page  
 Legal Acreage 0.0000 taxYearBuilt 1900  
 Legal Description 011-04110-00 Pt River Blk 6 On First St & N 1/2 Vacated Alley 11-132-20 & 20.1 209 W First St

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 9/8/2010 combined parcel 39-13-02-231-011-201-007 (.0058ac) N 1/2 of Vacated Alley Ordinance No. 2007-16 = 1482ac total 10/20/17 - 20'x124' split off to 11.001

Comment Sort  
 WTH Date 02/12/2018  
 acreage 0.0637  
 PRIVREC No

pvFound Yes taxFoundMVP Yes pvLastSoldPrice 0  
 pvLastAssessment 113400 pvNeighborhood 3906992-007 pvLastSoldDate 03/10/2023  
 pvAssessmentClass 520