



### PCAF-24-17

Application to Amend  
Final Plat

Status: Active

Submitted On: 12/18/2024

### Primary Location

117 Saint Michaels Ave  
Madison, IN 47250

### Owner

Duane Raab  
St Michaels Ave 117 Madison, IN  
47250

### Applicant

Duane Raab  
 765-561-8070  
 draab48@hotmail.com  
 117 St. Michaels Ave  
Madison, IN 47250

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## General Information

Are you the property owner? \*

Yes

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## Permit Information

Address or Legal Description of Property\*

117 St Michaels Ave, Madison, IN 47250

Parcel I.D.

39-13-02-134-028.000-007 & 39-13-02-134-022.000-007

Subdivision Name

John Marsh's subdivision River Block  
XVIII (18)

Zoning Classification

HDR

## Surveyor or Engineer Information

**Name\***

William Pettitt

**Mailing Street Address**

PO Box 412

**City**

Hanover

**State**

IN

**Zip Code**

47243

**Phone Number**

812-866-2562

**Email**

n/a

- LEGEND**
- Corner Post Fnd
  - 5/8" Rebar Set (Flush) (Pettitt Survey)
  - 5/8" Rebar Fnd (Hoosier Land Surveying, O'Brien L.S. cap)
  - × Existing Fence
  - ⊙ Mag Spike/Naïl Set (As noted)
  - Plotted Lot Lines/Deed Lot Lines
  - ⊕ Calculated Point
  - (M) = Measured
  - (D) = Deed
  - (R) = Record Deeds/Surveys

Scale: 1" = 50'

**BASIS OF BEARINGS**  
 HELD EAST LINE OF  
 EAST STREET AS  
 N 04°59'03" W,  
 N 05° W PER ORIGINAL  
 PLAT

**SURVEYOR'S REPORT**  
 This report is for a retracement survey of Lots 27 and 28 located in John Marsh's Subdivision to River Block 18 East (Plot Book #1, Page #24) to the City of Madison, Indiana.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 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:

- Availability, condition and integrity of reference monuments;
- 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 an Urban Survey (0.07 feet) plus 50 parts per million.

Reference Monuments: This survey is tied into several monuments found from a prior survey by Hoosier Land Surveying, LLC, Job # 100310, dated 3/17/2000 which can be found in File #201000996 in the Recorder's Office of Jefferson County, Indiana. It is also tied several corners of Old brick buildings, some of which were held to re-establish the adjacent street lines, others used to help in the analysis of the Block/Lot lines as shown on this plat.

Record Descriptions: The original deeds for Chadwell, Inst. #'s 201703704, 201703705, 201703706 and 201703707 were all used to retrace and re-establish the Lot lines as called for in said Deeds with NO known discrepancies found. A new description was created for TRACT 1, while the description in Inst. #201703705 was sufficient for TRACT 2.

Lines of Occupation: From the aforementioned deeds and monuments, the property lines were re-established as shown on this plat of survey.

1. The within tracts does lie in that Special Flood Hazard Zone AE as said tracts plot by scale on Community Panel 18077C0305C of the Flood Insurance Rate Maps for the City of Madison, 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 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 10/24/2017 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 10/30/2017  
 Job No: H17-7039

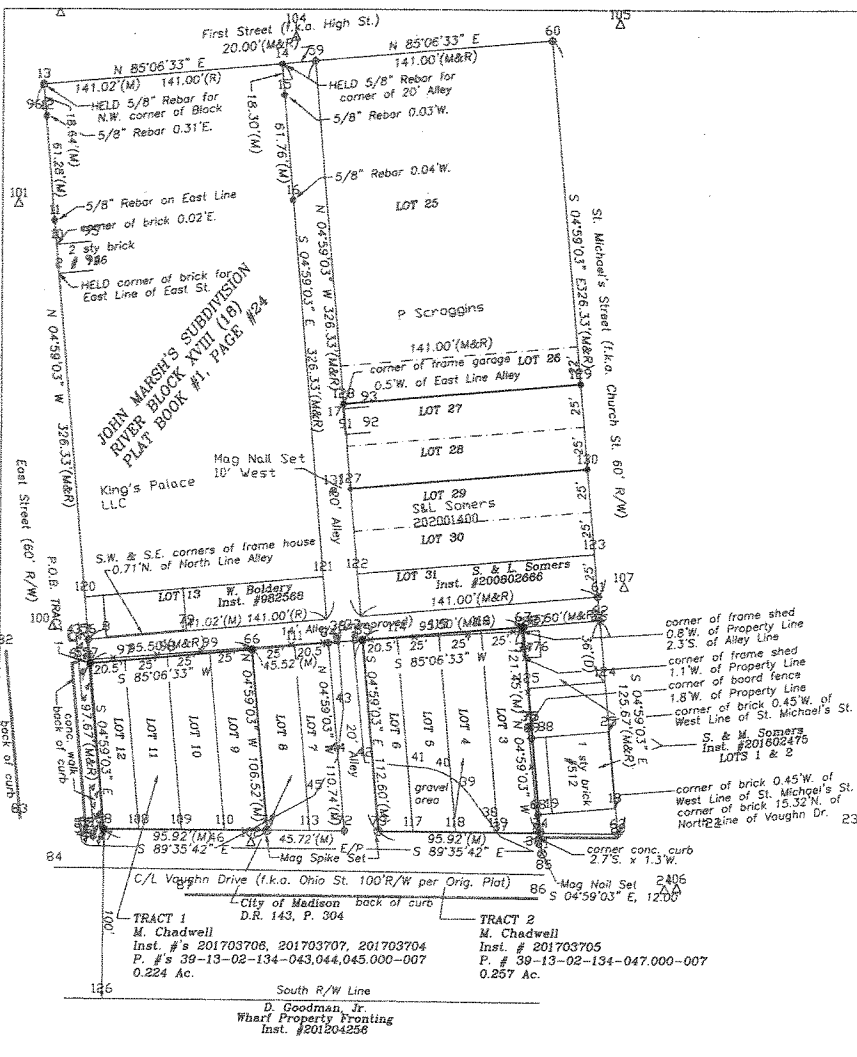
*William E. Pettitt*  
 William E. Pettitt  
 Registered Land Surveyor #LS8090006



**PETTITT & ASSOCIATES**  
 Surveyors Engineers

11 Medical Plaza  
 P.O. Box 412  
 Hanover, IN 47243  
 (812) 866-2552  
 Fax (812) 866-2561

CERTIFIED BY		DATE	
Revision	Drawn By	Date	
SCALE: 1" = 50'		DRAWN BY: WEP	
DATE: 12/12/2024		CHECKED BY: DE	
FOR: DUANE RAAB		JOB NO: H24-7708	
RETRACEMENT SURVEY OF LOTS 27 & 28			
JOHN MARSH'S SUBDIVISION OF RIVER BLOCK 18 EAST, CITY OF MADISON, IN.			



**DESCRIPTION**

**TRACT 1**

Lot Number Twenty-eight (28) in John Marsh's Addition East to the City of Madison, fronting 25 feet on the west side of St. Michael's Avenue and running west 141 feet.

**TRACT 2**

Lot Number Twenty-seven (27) in John Marsh's Addition East to the City of Madison, fronting 25 feet on the west side of St. Michael's Avenue and running west 141 feet.

**Combined DESCRIPTION**

Lots Number 27 and 28 in John Marsh's Addition of Madison, Indiana. Each lot fronting 25 feet on the west side of St. Michael's Avenue and running west 141 feet.

Being the same ground conveyed to Duane H. Raab and Sheryle Blackford-Raab as found in Instrument Number 201904287.

**NOTE:**  
 Per 865 IAC 1-12-12, This Plat and Survey will be VOID if not recorded within 3 months of the Survey Certification Date.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.  
 NAME: William E. Pettitt