



PCAF-24-15

Application to Amend Final Plat

Status: Active

Submitted On: 10/24/2024

Primary Location

1018 PARK AVE
MADISON, IN 47250

Owner

Crabtree Andrew L
CLIFTY DR 1121 MADISON, IN
47250

Applicant

 Chris Albertson
 812-595-0817
 aigindiana@gmail.com
 390 S Gardner St
Scottsburg, IN 47170

General Information

Are you the property owner? *

No

Property Owner Information

Property Owner Name*

Andrew

Mailing Street Address*

Crabtree

City*

Vevay

State*

IN

Zip Code*

47043

Permit Information

Address or Legal Description of Property*

1018 Park Ave

Parcel I.D. 

39-13-01-223-032.001-007

Subdivision Name

Zoning Classification

HDR

Surveyor or Engineer Information

Name*

Mailing Street Address

Pettit & Associates Inc.

11 Medical Plaza Dr

City

State

Hanover

IN

Zip Code

Phone Number

47243

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 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*

☉ Staff Entry for Albertson Investment
Group
Oct 24, 2024



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

PROPERTY OWNER AUTHORIZATION FORM

I/We, Andrew L. Crabtree hereby authorize
(Property Owner(s) - Please Print)

Chris Albertson representative for Albertson Investment Group
(Applicant's Name) (Company, Firm, Organization)

to make application for a Amend Final plat to
(Type of Permit)

to split plat at
(Description of Proposed Work)

1018 Park Ave
(Property Address)

Madison, IN 47250
(City, State, Zip Code)

Chris Crabtree
(Property Owner Signature)

10/24/2024
(Date)

TRACT A

Being a part of the northwest quarter of Fractional Section 1, Township 3 North, Range 10 East, in the City of Madison, Jefferson County, Indiana and more particularly described as follows:

Commencing at a 6" Iron Pin in the intersection of Ferry Street and First Street; thence with the center of First Street S 88°50'51" E a distance of 453.37' to a point; thence N 08°56'57" E a distance of 155.04' to a 2" Rebar at the face of a stone wall; thence N 84°30'08" W a distance of 53.70' to a 5/8" Rebar Set; thence N 07°29'30" E a distance of 80.22' to a 5/8" Rebar Set; thence S 84°56'35" E a distance of 35.83' to a 5/8" Rebar; thence S 07°29'30" E a distance of 80.22' to a 5/8" Rebar Set; thence S 07°29'30" E a distance of 43.13' to a 5/8" Rebar Set; thence S 07°29'30" E a distance of 65.78' to the POINT OF BEGINNING, containing 0.07 acres, 3010.31 square feet and subject to all legal rights-of-ways and easements.

SURVEYOR'S REPORT

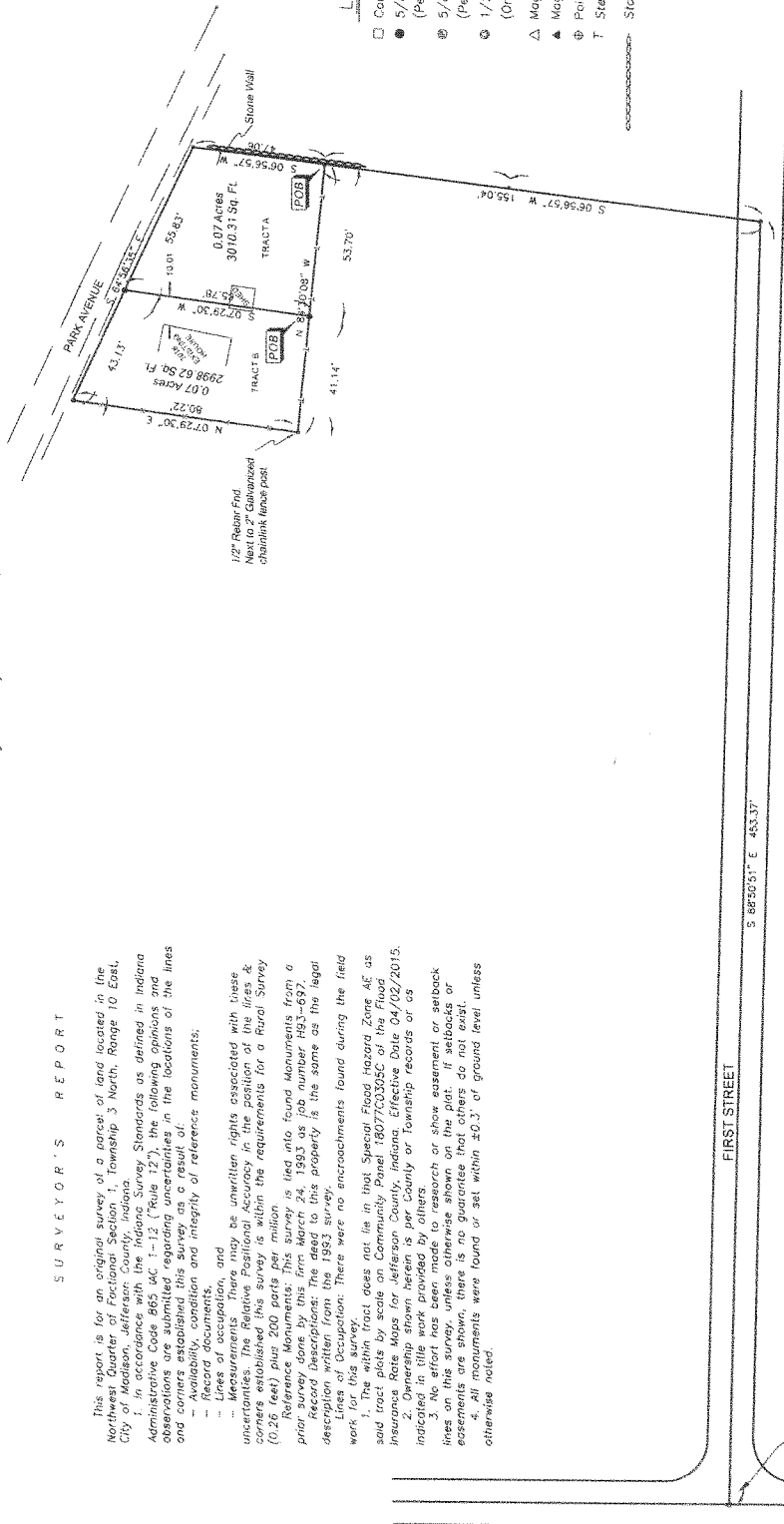
This report is for an original survey of a parcel of land located in the Northwest Quarter of Fractional Section 1, Township 3 North, Range 10 East, City of Madison, Indiana. The survey was conducted in accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-13 ("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;
- Existing documents;
- Field measurements;
- Measurements. There may be unrecited 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 Rural Survey (1:26 feet) plus 200 parts per million.
- Reference Monuments. This survey is based on found monuments from a prior survey of the same land, dated 1993.
- Record Descriptions. The deed to this property is the same as the legal description written from the 1993 survey.
- Lines of Occupation. There were no encroachments found during the field work for this survey.
- Easements. This tract does not lie in that Special Flood Hazard Zone AE as said tract plat is in the Community Flood Insurance Policy No. 807703050.
- 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 exist, there are no guarantees that they do not exist.
- All monuments were found or set within ±0.3' of ground level unless otherwise noted.

TRACT B

Being a part of the northwest quarter of Fractional Section 1, Township 3 North, Range 10 East, in the City of Madison, Jefferson County, Indiana and more particularly described as follows:

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LEGEND

- Corner Post Find
- 5/8" Rebar Set (Flush)
- (Pettitt Survey)
- 5/8" Rebar Find
- (Pettitt Survey)
- 1/2" Rebar Find
- (Origin Unknown)
- Mag Nail Find
- Mag Nail Set
- Point
- Steel Fence T-post
- Stone Wall

BEARINGS HAVE BEEN ADJUSTED FROM PRIOR SURVEY TO INDIANA STATE PLAIN COORDINATE EAST ZONE		SCALE 1" = 30'	
PETTITT & ASSOCIATES SURVEYORS & ENGINEERS		11 Medical Plaza Madison, Indiana 47224-3 (812) 866-2562 Fax (812) 866-2561	
DATE: 10/15/2024		CHECKED BY: DB	
FOR: CHRIS ALBERTSON		JOB NO: H24-7888	
Revision: _____		Drawn By: _____	
CERTIFIED BY: _____		DATE: _____	
Original Survey Split Property in Half Drawing No. _____		Fractional Sec. 1, T3N, R10E, City of Madison	

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that I am the author of the foregoing survey, and that I am personally employed by me, and under my direct supervision, of property as herein described and measured, and that the plat is true and correct to the best of my information, knowledge, and belief.

Deed: 10/21/2024
Job No: H24-7888
Registered Land Surveyor #LS000006
William E. Pettitt

I HEREBY UNDERTAKE THE OATHS FOR SURETY THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

NAME: William E. Pettitt

CITY OF MADISON PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF INDIANA
CITY OF MADISON

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

CITY OF MADISON PLANNING & ZONING COMMISSION
MADISON, INDIANA