

**Board of Public Works and Safety
Monday, August 2, 2021: 11:30 a.m.
Agenda**

- **Roll Call**
- **Approval of Minutes**
- **Adjustments**
 - **2227 Michigan Rd.**
 - **2617 Wilson**
- **Unfinished Business**
- **New business**
 - **Street Closing Resolution for Southeastern Indiana Woodturners Art Show**
 - **PACE Extensions: 135 East Main, 411 Jefferson St.**
 - **Access Easement to Cottage Green, LLC**
- **Claims**
- **Mayor's Comment**
- **Public Comment**
- **Adjourn**
- **Next meeting: Monday, August 16, 2021 @ 11:30 a.m.**

**BOARD OF PUBLIC WORKS AND SAFETY
JULY 19, 2021**

The Board of Public Works and Safety, City of Madison, Indiana, met in regular session at 11:30 AM in the Council Chamber, City Hall. Present: Eaglin, Courtney, and Carlow (3-0).

Eaglin made a motion to approve the July 6, 2021 minutes, seconded by Carlow. All in favor, motion carried (3-0).

NEW BUSINESS:

**RESOLUTION NO. 44-2021
A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY
OF THE CITY OF MADISON, INDIANA REGARDING A
STREET AND PARKING LOT CLOSURE FOR THE CITY OF
MADISON CHRISTMAS PARADE**

Courtney made a motion to approve Resolution No. 44-2021, seconded by Eaglin. All in favor, motion carried (3-0).

Nicole Schell presented a contract with the Poole Group for the renovations to be made at Crystal Beach as part of the Stellar Project.

Courtney made a motion to approve the contract with the mayor as the signer, seconded by Eaglin. All in favor, motion carried (3-0).

Brian Jackson reported that his office continues to work on a water rate study that is needed to address water infrastructure improvements required and the subsequent water rate increases that will be needed. The approximate cost to these improvements will be in the \$15 million dollar range. This cost will be attempted to be offset by a SWIF grant in the amount requested of \$5 million dollars and assistance from the county in the amount of \$2.5 million dollars. Water is being provided from the city to the Dupont, Canaan and Ryker's Ridge areas.

Rob Belucci presented the amended agreement on behalf of Commonwealth Engineers.

Courtney made a motion to approve the agreement, seconded by Carlow. All in favor, motion carried (3-0).

Nicole Schell presented 12 new PACE applications. They are at 711-713 E Main Street for \$7,500.00, 1026 W. Main Street for \$950.00, 1010 W. Main Street for \$7,500.00, 615 Mulberry Street for \$25,000.00, 107 E Fifth Street for \$7,500.00, 919 W First Street for \$7,500.00, 927 W First Street for \$7,500.00, 515 E Second Street for \$2,771.00, 907-909 W Second Street for \$2,593.00, 407 E. Third Street for \$2593.00, 310 Jefferson Street for \$7,500.00 and 109 E. Main Street for \$7,500.00.

Eaglin made a motion to approve the new applications, seconded by Courtney. All in favor, motion carried (3-0).

Two PACE amendments were presented. 306 Jefferson was changed to a dilapidated structure designation for an increase of \$20,841.00 to the original request. 1063 W. Main Street is a reduction in the original amount from \$7,500.00 to \$3240.44.

Courtney made a motion to approve the amendments, seconded by Eaglin. All in favor, motion carried (3-0).

Two PACE final requests were presented with the first being at 841 W Main Street for \$7,500.00 and the second at 108 E Third Street for \$3,750.00.

Eaglin made a motion to approve the final requests, seconded by Carlow. All in favor, motion carried (3-0).

The next round of PACE applications is on August 2nd.

Mayor Courtney reported that a resolution will be presented the following night to the City Council for flood relief for those citizens affected by last months flash flood. Courtney read the resolution and asked the board if they could give a favorable opinion on it.

The board decided that it might be good to add a waiver for the cost of building permits as well.

With that recommendation in mind, Carlow made a motion to give a favorable opinion to the council, seconded by Eaglin. All in favor, motion carried (3-0).

Carlow made a motion to approve the claims as submitted, seconded by Eaglin. All in favor, motion carried (3-0).

MAYOR'S COMMENTS:

Mayor Courtney reported that there are many initiatives going on right now including infrastructure, paving, water rates and drinking water quality, sidewalks, etc. The Main Street reconditioning has been delayed until next week. This will be done in stages and will not shut down traffic but look for lane changes and no parking signs. Work continues on flood recovery and future mitigation efforts with the commissioners, Army Corps of Engineers, Indiana Homeland Security and the Federal Government.

Carlow decried the criticism of the flood response on social media. Any mitigation for future flood prevention must be approved by Army Corps of Engineers while the city contributes to cleanup and relief efforts every day.

Chief Wallace stated that he would like to have the yellow lines removed at the old Eggleston School on the 400 block of E Third Street.

Eaglin made a motion to approve the removal of the yellow lines, seconded by Carlow. All in favor, motion carried (3-0).

Eaglin noted that the city consider a flashing red light at West and Vaughn Drive since there is so much activity there. Duly noted by the Board.

Next meeting is Tuesday, August 2, 2021, at 11:30 am.

Eaglin made a motion to adjourn, seconded by Carlow. All in favor, motion carried (3-0).

Meeting adjourned at 12:33 PM.

Mayor Bob Courtney

David Carlow

Karl Eaglin

ATTEST

Rick Berry, Clerk Treasurer

CITY OF MADISON WATER AND SEWER DEPARTMENT

Customer had leak from broken water line on billing for 5 months. Adjust billing for wastewater back to average usage.

(SEE ATTACHED DOCUMENTATION)

ACCOUNT NAME: THE GREENS OF MADISON

ADDRESS: 2227 MICHIGAN RD

ACCOUNT #: 20-13242-01

	Date	Water	Tax	Hyd Sprk	Penalty Water	Sewer	Penalty Sewer	Trash	Penalty Trash	Total
Billed=	2/12/21	0.00	0.00	0.00	0.00	1115.52	0.00	0.00	0.00	1115.52
Gal Used	121,000									
SHB =	94,100	0.00	0.00	0.00	0.00	867.52	0.00	0.00	0.00	867.52
Reading										
Adjustment		0.00	0.00	0.00	0.00	248.00	0.00	0.00	0.00	248.00
Billed=	3/12/21	0.00	0.00	0.00	0.00	1172.68	0.00	0.00	0.00	1172.68
Gal Used	127,200									
SHB =	94,100	0.00	0.00	0.00	0.00	867.52	0.00	0.00	0.00	867.52
Reading										
Adjustment		0.00	0.00	0.00	0.00	305.16	0.00	0.00	0.00	305.16
Billed=	4/13/21	0.00	0.00	0.00	0.00	1334.93	0.00	0.00	0.00	1334.93
Gal Used	144,800									
SHB =	94,100	0.00	0.00	0.00	0.00	867.52	0.00	0.00	0.00	867.52
Reading										
Adjustment		0.00	0.00	0.00	0.00	467.41	0.00	0.00	0.00	467.41
Billed=	5/12/21	0.00	0.00	0.00	0.00	1433.58	0.00	0.00	0.00	1433.58
Gal Used	155,500									
SHB =	94,100	0.00	0.00	0.00	0.00	867.52	0.00	0.00	0.00	867.52
Reading										
Adjustment		0.00	0.00	0.00	0.00	566.06	0.00	0.00	0.00	566.06
Billed=	6/14/21	0.00	0.00	0.00	0.00	1656.68	0.00	0.00	0.00	1656.68
Gal Used	179,700									
SHB =	94,100	0.00	0.00	0.00	0.00	867.52	0.00	0.00	0.00	867.52
Reading										
Adjustment		0.00	0.00	0.00	0.00	789.16	0.00	0.00	0.00	789.16
TOTAL =										2375.79

Total Amount of Adjustment: -\$2,375.79

SIGNED: _____

DATED: 7/26/2021

City of Madison
Consumption History - Detailed
 Sort Order: Date

Limited to : Account No. 201324201 Location No. 2013242

Location No.	Customer No.	Customer Name	Location Address	Revenue Class	Route								
Service	Bill Date	Rate Code	Units	SerialNo	Meter Size	Prior Read	Prior Read Date	Current Read	Current Read Date	Actual	Adjusted	Billed	Charges
2013242	201324201	THE GREENS OF MADISON	2227 MICHIGAN	Multi Family	20								
Water	7/13/2021	MULTI	gal	10245665	5/8"	148,510.00	06/25/2021	148,510.00	06/25/2021	130,600.00	0.00	106,800.00	238.44
Water	6/14/2021	MULTI	gal	10245665	5/8"	148,510.00	04/19/2021	148,510.00	05/25/2021	179,700.00	0.00	179,700.00	425.93
Water	5/12/2021	MULTI	gal	10245665	5/8"	143,258.00	03/18/2021	148,510.00	04/19/2021	155,500.00	0.00	155,500.00	369.57
Water	4/13/2021	MULTI	gal	10245665	5/8"	143,510.00	02/18/2021	145,258.00	03/18/2021	144,800.00	0.00	144,800.00	343.21
Water	3/12/2021	MULTI	gal	10245665	5/8"	143,550.00	01/19/2021	143,810.00	02/18/2021	137,200.00	0.00	127,200.00	301.46
Water	2/12/2021	MULTI	gal	10245665	5/8"	141,328.00	12/17/2020	143,538.00	01/19/2021	121,000.00	0.00	121,000.00	260.80
Water	1/13/2021	MULTI	gal	10245665	5/8"	140,252.00	11/18/2020	141,328.00	12/17/2020	109,500.00	0.00	109,500.00	259.78
Water	12/14/2020	MULTI	gal	10245665	5/8"	139,067.00	10/20/2020	140,252.00	11/18/2020	113,500.00	0.00	113,500.00	269.02
Water	11/13/2020	MULTI	gal	10245665	5/8"	138,034.00	09/19/2020	139,067.00	10/20/2020	106,300.00	0.00	106,300.00	251.95
Water	10/14/2020	MULTI	gal	10245665	5/8"	137,189.00	08/21/2020	138,034.00	09/19/2020	84,500.00	0.00	84,500.00	200.28
Water	9/14/2020	MULTI	gal	10245665	5/8"	136,184.00	07/17/2020	137,189.00	08/21/2020	100,500.00	0.00	100,500.00	238.21
Water	8/12/2020	MULTI	gal	10245665	5/8"	135,417.00	06/22/2020	136,184.00	07/17/2020	76,700.00	0.00	76,700.00	181.80
Water	7/14/2020	MULTI	gal	10245665	5/8"	134,489.00	05/20/2020	135,417.00	06/22/2020	82,500.00	0.00	82,800.00	210.96
Water	6/12/2020	MULTI	gal	10245665	5/8"	133,654.00	04/20/2020	134,489.00	05/20/2020	83,500.00	0.00	83,500.00	197.91
Water	5/13/2020	MULTI	gal	10245665	5/8"	132,709.00	03/19/2020	133,654.00	04/20/2020	88,500.00	0.00	88,500.00	209.76
Water	4/14/2020	MULTI	gal	10245665	5/8"	131,940.00	02/20/2020	132,709.00	03/19/2020	82,500.00	0.00	82,900.00	196.45
Water	3/12/2020	MULTI	gal	10245665	5/8"	131,054.00	01/21/2020	131,940.00	02/20/2020	88,500.00	0.00	88,600.00	210.00
Water	2/12/2020	MULTI	gal	10245665	5/8"	130,021.00	12/16/2019	131,054.00	01/21/2020	103,300.00	0.00	103,300.00	244.94
Water	1/14/2020	MULTI	gal	10245665	5/8"	129,207.00	11/18/2019	130,021.00	12/19/2019	81,400.00	0.00	81,400.00	192.94
Water	12/12/2019	MULTI	gal	10245665	5/8"	128,382.00	10/23/2019	129,207.00	11/18/2019	82,500.00	0.00	82,500.00	195.54
Water	11/14/2019	MULTI	gal	10245665	5/8"	127,407.00	09/20/2019	128,382.00	10/23/2019	97,500.00	0.00	97,500.00	231.10
Water	10/15/2019	MULTI	gal	10245665	5/8"	126,416.00	08/19/2019	127,407.00	09/20/2019	99,100.00	0.00	99,100.00	234.89
Water	9/12/2019	MULTI	gal	10245665	5/8"	125,430.00	07/20/2019	126,416.00	08/19/2019	78,500.00	0.00	78,500.00	186.30
Water	8/13/2019	MULTI	gal	10245665	5/8"	124,589.00	06/20/2019	125,430.00	07/20/2019	94,100.00	0.00	94,100.00	223.94
Water	7/12/2019	MULTI	gal	10245665	5/8"	123,703.00	05/20/2019	124,589.00	06/20/2019	98,600.00	0.00	98,600.00	233.70
Water	6/12/2019	MULTI	gal	10245665	5/8"	122,761.00	04/18/2019	123,703.00	05/20/2019	94,200.00	0.00	94,200.00	223.27
Water	5/14/2019	MULTI	gal	10245665	5/8"	121,958.00	03/19/2019	122,761.00	04/18/2019	80,200.00	0.00	80,200.00	190.09
Water	4/12/2019	MULTI	gal	10245665	5/8"	121,342.00	02/25/2019	121,958.00	03/19/2019	81,700.00	0.00	81,700.00	146.24
Water	3/13/2019	MULTI	gal	10245665	5/8"	120,372.00	01/23/2019	121,342.00	02/25/2019	97,000.00	0.00	97,000.00	229.91
Water	2/13/2019	MULTI	gal	10245665	5/8"	119,453.00	12/20/2018	120,372.00	01/22/2019	91,900.00	0.00	91,900.00	217.82
Water	1/14/2019	MULTI	gal	10245665	5/8"	118,518.00	11/15/2018	119,453.00	12/20/2018	93,700.00	0.00	93,700.00	222.09
Water	12/12/2018	MULTI	gal	10245665	5/8"	117,606.00	10/22/2018	118,518.00	11/15/2018	70,700.00	0.00	70,700.00	167.57
Water	11/14/2018	MULTI	gal	10245665	5/8"	116,797.00	09/15/2018	117,606.00	10/22/2018	110,200.00	0.00	110,200.00	261.20
Water	10/12/2018	MULTI	gal	10245665	5/8"	115,774.00	08/21/2018	116,797.00	09/15/2018	93,300.00	0.00	93,300.00	221.14
Water	9/12/2018	MULTI	gal	10245665	5/8"	114,724.00	07/20/2018	115,774.00	08/21/2018	105,000.00	0.00	105,000.00	248.87
Water	8/14/2018	MULTI	gal	10245665	5/8"	113,703.00	06/18/2018	114,724.00	07/20/2018	101,500.00	0.00	101,600.00	240.91
Water	7/12/2018	MULTI	gal	10245665	5/8"	112,836.00	05/22/2018	113,798.00	06/18/2018	87,200.00	0.00	87,200.00	206.68
Water	6/13/2018	MULTI	gal	10245665	5/8"	111,979.00	04/23/2018	112,836.00	05/23/2018	86,000.00	0.00	86,000.00	203.94
Water	5/14/2018	MULTI	gal	10245665	5/8"	110,910.00	03/19/2018	111,978.00	04/23/2018	109,500.00	0.00	109,500.00	252.66
Water	4/12/2018	MULTI	gal	10245665	5/8"	110,066.00	02/21/2018	110,910.00	03/19/2018	84,100.00	0.00	84,100.00	199.23
Water	3/13/2018	MULTI	gal	10245665	5/8"	109,140.00	01/24/2018	110,089.00	02/21/2018	92,900.00	0.00	92,900.00	220.19
Water	2/13/2018	MULTI	gal	10245665	5/8"	107,766.00	12/19/2017	109,140.00	01/24/2018	107,400.00	0.00	107,400.00	325.67
Water	1/12/2018	1	gal	10245665	5/8"	106,542.00	11/20/2017	107,766.00	12/19/2017	92,400.00	0.00	92,400.00	219.01
Water	12/12/2017	1	gal	10245665	5/8"	105,735.00	10/16/2017	106,842.00	11/20/2017	110,700.00	0.00	110,700.00	262.35
Water	11/14/2017	1	gal	10245665	5/8"	104,909.00	09/19/2017	105,735.00	10/15/2017	82,600.00	0.00	82,600.00	195.73
Water	10/12/2017	1	gal	10245665	5/8"	103,938.00	08/24/2017	104,909.00	09/19/2017	97,100.00	0.00	97,100.00	230.15
Water	9/13/2017	1	gal	10245665	5/8"	103,393.00	07/24/2017	103,938.00	08/24/2017	113,500.00	0.00	113,500.00	269.03
Water	8/15/2017	1	gal	10245665	5/8"	101,828.00	06/21/2017	102,803.00	07/24/2017	117,500.00	0.00	117,500.00	278.50
Water	7/12/2017	1	gal	10245665	5/8"	100,568.00	05/18/2017	101,828.00	06/21/2017	106,000.00	0.00	106,000.00	251.21
Water	6/13/2017	1	gal	10245665	5/8"	99,726.00	04/21/2017	100,568.00	05/18/2017	84,200.00	0.00	84,200.00	199.52
Water	5/12/2017	1	gal	10245665	5/8"	98,759.00	03/21/2017	99,726.00	04/21/2017	96,700.00	0.00	96,700.00	229.15
Water	4/12/2017	1	gal	10245665	5/8"	97,925.00	02/21/2017	98,759.00	03/21/2017	83,400.00	0.00	83,400.00	197.63
Water	3/14/2017	1	gal	10245665	5/8"	96,984.00	01/23/2017	97,925.00	02/21/2017	96,100.00	0.00	96,100.00	227.81
Water	2/14/2017	1	gal	10245665	5/8"	95,874.00	12/19/2016	96,984.00	01/23/2017	108,000.00	0.00	109,000.00	258.34
Water	1/12/2017	1	gal	10245665	5/8"	95,004.00	11/21/2016	95,874.00	12/19/2016	87,000.00	0.00	87,000.00	206.20
Water	12/13/2016	1	gal	10245665	5/8"	93,948.00	10/20/2016	95,004.00	11/21/2016	105,800.00	0.00	105,800.00	250.79
Water	11/15/2016	1	gal	10245665	5/8"	92,966.00	09/20/2016	93,948.00	10/20/2016	95,800.00	0.00	95,800.00	227.03
Water	10/13/2016	1	gal	10245665	5/8"	91,884.00	08/18/2016	92,966.00	09/20/2016	109,400.00	0.00	109,400.00	259.34
Water	9/13/2016	1	gal	10245665	5/8"	90,920.00	07/21/2016	91,884.00	08/18/2016	87,400.00	0.00	87,400.00	230.82
Water	8/12/2016	1	gal	10245665	5/8"	89,952.00	06/21/2016	90,920.00	07/21/2016	96,800.00	0.00	96,800.00	229.43
Water	7/13/2016	1	gal	10245665	5/8"	88,874.00	05/19/2016	89,952.00	06/21/2016	107,800.00	0.00	107,800.00	255.55
Water	6/14/2016	1	gal	10245665	5/8"	87,881.00	04/19/2016	88,874.00	05/19/2016	99,300.00	0.00	99,300.00	235.39

Avg. usage is 94,100 gals./month

The Greens of Madison

APARTMENTS & TOWNHOMES

To whom it may concern,

We noticed a puddle of water behind our townhomes at 2223 Michigan Road. It was a water leak. We finally noticed the leak in April probably around April 10th. I contacted RJ Plumbing and as soon as they could fix it was in May. It got fixed on May 13th, 2021. We believe this leak went on for several months, but it did not show until the ground was fully saturated. Maybe as early as January.

Thank you,

Damon Callis (property manager)



2213 Michigan Road

Madison, IN 47250

(812)265-1130



INVOICE #051321

3818 N. Papermill Rd.
Madison, Indiana 47250
(812) 273-7799
PC 11600046

CALL DATE

SERVICE DATE 5/12 & 5/13

TECHNICIAN Dustin / Brian / Aaron

NAME Greens of Madison			
STREET Melvin Rd			
CITY Madison	STATE IN	ZIP 47250	
PHONE	WORK PHONE	EMAIL	

CUSTOMER DESCRIPTION

WATER LEAK
Monthly Sewer Maint.

TECHNICIAN DESCRIPTION

AMOUNT

5/12 Dug up And repaired water leak

1150 —

5/13 - Monthly Sewer maint.

275 —

TERMS: DUE UPON COMPLETION

I HAVE THE AUTHORITY TO ORDER THE ABOVE WORK AND SO SO ORDER AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL FINAL & COMPLETE PAYMENT IS MADE, AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO REMOVE SAME AND THE SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF. **Estimates valid 30 days.**

SUB TOTAL 1425 —

TAX —

TOTAL 1425 —

ABOVE ORDERED WORK HAS BEEN COMPLETED AND I ACKNOWLEDGE RECEIPT OF MY COPY.

X

Dustin Davis

SIGNATURE

5/13/12

DATE



INVOICE #051321

3818 N. Papermill Rd.
Madison, Indiana 47250
(812) 273-7799
PC 11600046

CALL DATE

SERVICE DATE 5/12 & 5/13

TECHNICIAN Dustin / Brian / Damon

NAME Greens of Madison			
STREET Meligan Rd			
CITY Madison	STATE IN	ZIP 47250	
PHONE	WORK PHONE	EMAIL	

CUSTOMER DESCRIPTION

WATER LEAK
Monthly Sewer Maint.

TECHNICIAN DESCRIPTION	AMOUNT
5/12 Dug up And repaired water leak	1150 —
5/13 - Monthly Sewer maint.	275 —
Damon Callis 812-599-7695	
TERMS: DUE UPON COMPLETION	
I HAVE THE AUTHORITY TO ORDER THE ABOVE WORK AND SO SO ORDER AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL FINAL & COMPLETE PAYMENT IS MADE. AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO REMOVE SAME AND THE SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF. Estimates valid 30 days.	
SUB TOTAL 1425 —	
TAX —	
TOTAL 1425 —	

X Damon Callis SIGNATURE

DATE

ABOVE ORDERED WORK HAS BEEN COMPLETED AND I ACKNOWLEDGE RECEIPT OF MY COPY.

CITY OF MADISON WATER AND SEWER DEPARTMENT

Customer had leak at the meter base on billing for 4 billing cycles. Adjust billing for wastewater back to average usage.

(SEE ATTACHED DOCUMENTATION)

ACCOUNT NAME: FIT FOR THE KING

ADDRESS: 2617 WILSON

ACCOUNT #: 13-33263-01

	Date	Water	Tax	Hyd Sprk	Penalty Water	Sewer	Penalty Sewer	Trash	Penalty Trash	Total
Billed=	3/29/21	0.00	0.00	0.00	0.00	183.98	0.00	0.00	0.00	183.98
Gal Used	22,000									
SHB =	9,400	0.00	0.00	0.00	0.00	81.54	0.00	0.00	0.00	81.54
Reading										
Adjustment		0.00	0.00	0.00	0.00	102.44	0.00	0.00	0.00	102.44
Billed=	4/28/21	0.00	0.00	0.00	0.00	840.07	0.00	0.00	0.00	840.07
Gal Used	102,700									
SHB =	9,400	0.00	0.00	0.00	0.00	81.54	0.00	0.00	0.00	81.54
Reading										
Adjustment		0.00	0.00	0.00	0.00	758.53	0.00	0.00	0.00	758.53
Billed=	5/27/21	0.00	0.00	0.00	0.00	1888.84	0.00	0.00	0.00	1888.84
Gal Used	231,700									
SHB =	9,400	0.00	0.00	0.00	0.00	81.54	0.00	0.00	0.00	81.54
Reading										
Adjustment		0.00	0.00	0.00	0.00	1807.30	0.00	0.00	0.00	1807.30
Billed=	6/29/21	0.00	0.00	0.00	0.00	857.96	0.00	0.00	0.00	857.96
Gal Used	104,900									
SHB =	9,400	0.00	0.00	0.00	0.00	81.54	0.00	0.00	0.00	81.54
Reading										
Adjustment		0.00	0.00	0.00	0.00	776.42	0.00	0.00	0.00	776.42
TOTALS=		0.00	0.00	0.00	0.00	3444.69	0.00	0.00	0.00	3444.69

Total Amount of Adjustment: -\$3,444.69

SIGNED: _____

DATED: 7/26/2021

City of Madison
Consumption History - Detailed
 Sort Order: Date

Limited to : Account No 133326301 Location No 1333263

Location No.	Customer No.	Customer Name	Location Address	Revenue Class	Route								
Service	Bill Date	Rate Code	Units	SerialNo	Meter Size	Prior Read	Prior Read Date	Current Read	Current Read Date	Actual	Adjusted	Billed	Charges
1333263	133326301	FIT FOR THE KING	2617 WILSON	Commercial	13								
Water	9/29/2021	4	gal	180016822	2"	5,218.00	05/03/2021	5,267.00	06/01/2021	104,900.00	0.00	104,900.00	175.80
Water	5/27/2021	4	gal	180016822	2"	2,901.00	04/01/2021	5,218.00	05/03/2021	231,700.00	0.00	231,700.00	362.20
Water	4/28/2021	4	gal	180016822	2"	1,874.00	03/01/2021	2,901.00	04/01/2021	102,700.00	0.00	102,700.00	172.87
Water	3/29/2021	4	gal	180016822	2"	1,854.00	02/01/2021	1,874.00	03/01/2021	22,000.00	0.00	22,000.00	60.10
Water	2/26/2021	4	gal	180016822	2"	1,531.00	01/04/2021	1,854.00	02/01/2021	12,300.00	0.00	12,300.00	60.10
Water	1/27/2021	4	gal	180016822	2"	1,419.00	12/02/2020	1,531.00	01/04/2021	11,200.00	0.00	11,200.00	60.10
Water	10/29/2020	4	gal	180016822	2"	1,328.00	11/02/2020	1,419.00	12/02/2020	9,100.00	0.00	9,100.00	60.10
Water	11/30/2020	4	gal	180016822	2"	1,221.00	10/02/2020	1,328.00	11/02/2020	10,700.00	0.00	10,700.00	60.10
Water	10/29/2020	4	gal	180016822	2"	1,115.00	09/01/2020	1,221.00	10/02/2020	10,500.00	0.00	10,500.00	60.10
Water	9/29/2020	4	gal	180016822	2"	1,004.00	08/03/2020	1,115.00	09/01/2020	11,100.00	0.00	11,100.00	60.10
Water	8/27/2020	4	gal	180016822	2"	890.00	07/03/2020	1,004.00	08/03/2020	11,400.00	0.00	11,400.00	60.10
Water	7/28/2020	4	gal	180016822	2"	773.00	06/03/2020	890.00	07/03/2020	11,700.00	0.00	11,700.00	60.10
Water	6/26/2020	4	gal	180016822	2"	739.00	05/04/2020	773.00	06/03/2020	3,400.00	0.00	3,400.00	60.10
Water	5/26/2020	4	gal	180016822	2"	722.00	04/02/2020	739.00	05/04/2020	1,700.00	0.00	1,700.00	60.10
Water	4/28/2020	4	gal	180016822	2"	607.00	03/02/2020	722.00	04/02/2020	11,500.00	0.00	11,500.00	60.10
Water	3/27/2020	4	gal	180016822	2"	463.00	02/04/2020	607.00	03/02/2020	14,400.00	0.00	14,400.00	60.10
Water	2/27/2020	4	gal	180016822	2"	314.00	01/06/2020	463.00	02/04/2020	14,900.00	0.00	14,900.00	60.10
Water	1/28/2020	4	gal	180016822	2"	176.00	12/03/2019	314.00	01/06/2020	13,800.00	0.00	13,800.00	60.10
Water	12/30/2019	4	gal	180016822	2"	36.00	11/01/2019	176.00	12/03/2019	14,000.00	0.00	14,000.00	60.10
Water	11/27/2019	4	gal	12214402	2"	7,619.00	10/07/2019	7,687.00	10/23/2019	43,400.00	-33,000.00	10,400.00	60.10
Water	10/29/2019	4	gal	180016822	2"	0.00	10/23/2019	368.00	11/01/2019				
Water	9/27/2019	4	gal	12214402	2"	7,438.00	09/05/2019	7,619.00	10/07/2019	15,100.00	0.00	15,100.00	60.10
Water	8/27/2019	4	gal	12214402	2"	7,287.00	08/07/2019	7,438.00	09/05/2019	14,100.00	0.00	14,100.00	60.10
Water	7/29/2019	4	gal	12214402	2"	7,118.00	07/08/2019	7,287.00	08/07/2019	17,100.00	0.00	17,100.00	60.10
Water	6/27/2019	4	gal	12214402	2"	6,981.00	06/05/2019	7,118.00	07/08/2019	10,900.00	0.00	13,500.00	60.10
Water	5/29/2019	4	gal	12214402	2"	6,849.00	05/06/2019	6,981.00	06/05/2019	13,200.00	0.00	13,200.00	60.10
Water	4/29/2019	4	gal	12214402	2"	6,701.00	04/02/2019	6,849.00	05/06/2019	14,300.00	0.00	14,300.00	60.10
Water	3/27/2019	4	gal	12214402	2"	6,578.00	03/08/2019	6,701.00	04/02/2019	12,300.00	0.00	12,300.00	60.10
Water	2/27/2019	4	gal	12214402	2"	6,451.00	02/11/2019	6,578.00	03/08/2019	12,700.00	0.00	12,700.00	60.10
Water	1/29/2019	4	gal	12214402	2"	6,270.00	01/08/2019	6,451.00	02/11/2019	18,100.00	0.00	18,100.00	60.10
Water	12/28/2018	4	gal	12214402	2"	6,136.00	12/05/2018	6,270.00	01/08/2019	13,400.00	0.00	13,400.00	60.10
Water	11/28/2018	4	gal	12214402	2"	5,997.00	11/05/2018	6,136.00	12/05/2018	13,900.00	0.00	13,900.00	60.10
Water	10/29/2018	4	gal	12214402	2"	5,865.00	10/04/2018	5,997.00	11/05/2018	13,200.00	0.00	13,200.00	60.10
Water	9/27/2018	4	gal	12214402	2"	5,734.00	09/05/2018	5,865.00	10/04/2018	13,100.00	0.00	13,100.00	60.10
Water	8/28/2018	4	gal	12214402	2"	5,577.00	08/03/2018	5,734.00	09/05/2018	15,700.00	0.00	15,700.00	60.10
Water	7/27/2018	4	gal	12214402	2"	5,427.00	07/05/2018	5,577.00	08/03/2018	15,000.00	0.00	15,000.00	60.10
Water	6/27/2018	4	gal	12214402	2"	5,282.00	06/05/2018	5,427.00	07/05/2018	14,500.00	0.00	14,500.00	60.10
Water	5/30/2018	4	gal	12214402	2"	5,130.00	05/04/2018	5,282.00	06/05/2018	15,200.00	0.00	15,200.00	60.10
Water	4/27/2018	4	gal	12214402	2"	4,974.00	04/04/2018	5,130.00	05/04/2018	15,800.00	0.00	15,800.00	60.10
Water	3/28/2018	4	gal	12214402	2"	4,821.00	03/05/2018	4,974.00	04/04/2018	15,300.00	0.00	15,300.00	60.10
Water	2/27/2018	4	gal	12214402	2"	4,675.00	02/06/2018	4,821.00	03/05/2018	14,500.00	0.00	14,500.00	60.10
Water	1/29/2018	4	gal	12214402	2"	4,553.00	01/12/2018	4,675.00	02/06/2018	12,300.00	0.00	12,300.00	60.10
Water	12/28/2017	4	gal	12214402	2"	4,378.00	12/06/2017	4,553.00	01/12/2018	17,500.00	0.00	17,500.00	60.10
Water	11/28/2017	4	gal	12214402	2"	4,204.00	11/02/2017	4,378.00	12/06/2017	17,400.00	0.00	17,400.00	60.10
Water	10/27/2017	4	gal	12214402	2"	4,070.00	10/04/2017	4,204.00	11/02/2017	13,400.00	0.00	13,400.00	60.10
Water	9/27/2017	4	gal	12214402	2"	3,930.00	09/06/2017	4,070.00	10/04/2017	14,000.00	0.00	14,000.00	60.10
Water	8/29/2017	4	gal	12214402	2"	3,782.00	08/08/2017	3,930.00	09/06/2017	14,300.00	0.00	14,300.00	60.10
Water	7/27/2017	4	gal	12214402	2"	3,601.00	07/09/2017	3,782.00	08/08/2017	18,100.00	0.00	18,100.00	60.10
Water	6/28/2017	4	gal	12214402	2"	3,258.00	06/05/2017	3,601.00	07/09/2017	34,300.00	0.00	34,300.00	67.63
Water	5/29/2017	4	gal	12214402	2"	3,077.00	05/03/2017	3,258.00	06/05/2017	18,100.00	0.00	18,100.00	60.10
Water	4/27/2017	4	gal	12214402	2"	2,951.00	04/05/2017	3,077.00	05/03/2017	14,800.00	0.00	14,800.00	60.10
Water	3/28/2017	4	gal	12214402	2"	2,757.00	03/06/2017	2,951.00	04/05/2017	17,400.00	0.00	17,400.00	60.10
Water	2/27/2017	4	gal	12214402	2"	2,569.00	02/06/2017	2,757.00	03/06/2017	18,800.00	0.00	18,800.00	60.10
Water	1/27/2017	4	gal	12214402	2"	2,359.00	01/05/2017	2,569.00	02/06/2017	21,000.00	0.00	21,000.00	60.10
Water	12/28/2016	4	gal	12214402	2"	2,193.00	12/06/2016	2,359.00	01/05/2017	19,800.00	0.00	19,800.00	60.10
Water	11/29/2016	4	gal	12214402	2"	2,032.00	11/02/2016	2,193.00	12/06/2016	16,100.00	0.00	16,100.00	60.10
Water	10/27/2016	4	gal	12214402	2"	1,878.00	10/04/2016	2,032.00	11/02/2016	15,400.00	0.00	15,400.00	60.10
Water	9/28/2016	4	gal	12214402	2"	1,872.00	09/06/2016	1,878.00	10/04/2016	20,800.00	0.00	20,800.00	60.10
Water	8/28/2016	4	gal	12214402	2"	1,458.00	08/03/2016	1,672.00	09/06/2016	21,400.00	0.00	21,400.00	60.10
Water	7/27/2016	4	gal	12214402	2"	1,285.00	07/07/2016	1,458.00	08/03/2016	17,300.00	0.00	17,300.00	60.10
Water	6/28/2016	4	gal	12214402	2"	1,079.00	06/02/2016	1,285.00	07/07/2016	20,800.00	0.00	20,800.00	60.10
Water	5/28/2016	4	gal	12214402	2"	926.00	05/05/2016	1,079.00	06/02/2016	15,100.00	0.00	15,100.00	60.10

Avg. usage is 9400 gals/month

Madison Utilities

From: jtraylor1@frontier.com
Sent: Thursday, May 27, 2021 9:38 AM
To: Madison Utilities
Subject: Leak Adjustment

We humbly request a leak adjustment for the property at 2617 N. Wilson Ave., Madison. The water pipe leak, outside of our building on the Wilson Ave. side at Fit for The King, apparently showed evidence during the bill for the 2/1/21 period and following. After we realized the situation, we contacted RJ Plumbing, and after surveying the situation, they felt like they were unable to handle the repairs. We then went to Kirby Plumbing, and they, like RJ, had to have the area marked for other lines, and all this took some time. Kirby's then consulted and had to wait to hear back on someone with some specialized equipment, who concluded they could not tackle the job because of a major gas main and fiberoptic lines there. Kirby's then declined, but we were finally able to get Sedam to take and do the job, which has been completed.

Contact phone for JD Traylor is 812-599-2033. We have paid these bills, so we humbly request refund on the sewage part that was above and beyond the norm. A copy of the repair bill is being sent on a separate invoice. I believe Mr. Holt in your office copied the bills in question.

Thank you,
JD Traylor

Madison Utilities

From: (null) jtraylor1 <jtraylor1@frontier.com>
Sent: Thursday, May 27, 2021 9:41 AM
To: Madison Utilities
Subject: Sewer adjustment for 2617 N. Wilson Ave., Madison. Thanks, JD Traylor of Fit for The King; cell 812-599-2033

SEDAM CONTRACTING CO LLC 302 W LAGRANGE ROAD HANOVER, IN 47343		INVOICE DATE 5/13/2021 INVOICE NUMBER 012621 CUSTOMER ID FITF1000 TERMS NET 30 DAYS		
Fit For The King 2617 Wilson Ave Madison, IN 47230		Ship To Water leak repair		
2 man service crew		Unit	Rate	1,462.50
water repair materials		Unit	Rate	383.90
		INVOICE TOTAL \$1,846.40		
CUSTOMER NAME	CUSTOMER ID	INVOICE #	INVOICE DATE	INVOICE AMOUNT
Fit For The King	FITF1000	012621	5/13/2021	1,846.40
REMIT TO: SEDAM CONTRACTING CO LLC 302 W LaGrange Rd, Hanover IN 47343				



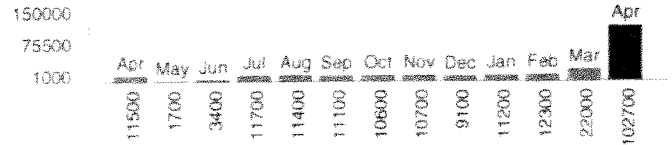
MADISON WATER AND SEWER
101 W MAIN STREET
MADISON IN 47250-3776
812-265-8312
TEMP--RETURN SERVICE REQUESTED



1554 1 AV 0 398
FIT FOR THE KING 5 104
2617 WILSON
MADISON IN 47250-3807



ACCOUNT NUMBER	13 33263 01
SERVICE ADDRESS	2617 WILSON
PREVIOUS BALANCE	\$0.00
CURRENT BILLING	\$1,040.14
AMOUNT DUE UPON RECEIPT	\$1,040.14
PAST DUE AFTER	05/25/2021
AMOUNT DUE AFTER PAST DUE DATE	\$1,130.36



IMPORTANT MESSAGES

Memorial Day - Monday, May 31st
City Offices will be closed. Curbside trash, compost and recycle pickup will be DELAYED one day.

City Hall is open for public access. The Water and Sewage Department office hours have changed to 8:00 am to 4:00 pm Monday - Friday.

Sign up for paperless billing and FREE ACH in our office to pay your bill automatically and never worry about late fees!

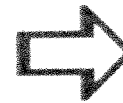
Call 812-265-8312 for info!

2021 Compost Stickers are now available

Business Hours: Monday - Friday 8:00 AM to 4:00 PM

READING DATE FROM:		03/01/2021		
READING DATE TO:		04/01/2021		
READING:		ACTUAL		
SERVICE TYPE	CURRENT	PREVIOUS	USAGE	AMOUNT
WATER	290100	187400	102700	\$172.57
WATER MISC				\$14.41
WATER TAX				\$13.09
WASTEWATER				\$840.07

AMOUNT DUE



\$1,040.14

SEDAM CONTRACTING CO LLC
302 W LAGRANGE ROAD
HANOVER, IN47243

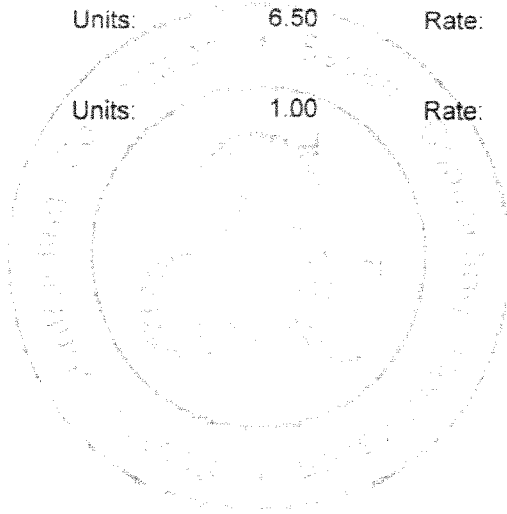
INVOICE DATE 5/13/2021
INVOICE NUMBER 012621
CUSTOMER ID FITF1000
TERMS NET 30 DAYS

Ship To
Water leak repair

Fit For The King
2617 Wilson Ave
Madison, IN 47250

Page 1 of 1

3 man service crew	Units: 6.50	Rate: 225.000	1,462.50
water repair materials	Units: 1.00	Rate: 383.900	383.90



INVOICE TOTAL \$1,846.40

CUSTOMER NAME	CUSOTMER ID	INVOICE #	INVOICE DATE	INVOICE AMOUNT
Fit For The King	FITF1000	012621	5/13/2021	1,846.40

REMIT TO: SEDAM CONTRACTING CO LLC 302 W LaGrange Rd, Hanover IN 47243

RESOLUTION NO. ____ -2021

**A RESOLUTION OF THE BOARD OF PUBLIC
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA
REGARDING AN ALLEY CLOSING FOR THE
SOUTHEASTERN INDIANA WOODTURNERS**

WHEREAS, there has been a request filed by Sam Sloffer on behalf of the Southeastern Indiana Woodturners for an alley closing for said group in connection with the Woodturning Art Show to be held on September 25, 2021, and September 26, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA that Potter's Alley running north and south between Main Street and the alley running east and west between Poplar Street and Broadway Street on the south side of Main Street shall be closed from Saturday, September 25, 2021, at 8:00 a.m. through Sunday, September 26, 2021, at 5:00 p.m. Said alley is located between the Art on Main Gallery and Binzer Framing.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA that said alley as closed shall be under the supervision and control of the Southeastern Indiana Woodturners at the times noted above for the year 2021.

ADOPTED this _____ day of August 2021.

Bob G. Courtney Chairman

Karl Eaglin, Member

David Carlow, Member

(SEAL)

ATTEST:

Rick Berry, Clerk-Treasurer

**PACE
Extension on Completion
Request**

Charles Reguett (Name), has requested an extension for a period of 2 months (12 months max) on the PACE Grant for 135 E Main St (Address). The new deadline is 10/31/2021. The grant amount they were approved for was 7500.00. They _____ (have/haven't) received a midpoint disbursement.


Signature (Director of Planning)

7/30/21
Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

**PACE
Extension on Completion
Request**

Derek Hughes (Name), has requested an extension for a period of 1 month (12 months max) on the PACE Grant for 411 Jefferson St (Address). The new deadline is 8/12/2021. The grant amount they were approved for was 7500.00. They have (have) (haven't) received a midpoint disbursement.



Signature (Director of Planning)

7/12/2021

Date

Signature (Mayor)

Date

Signature (Board of Public Works and Safety)

Date

Signature (Board of Public Works and Safety)

Date

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	35	334	070	000	007

ProVal Parcel Numbers

Tax Bill ID	0110301800
Parcel ID	39-08-35-334-070.000-007

Owner Information

Name	CottageGreen LLC		
Name 2			
Address	414 Broadway St		
City State Zip	Madison	IN	47250

Property Information

Address	109 E FIFTH St		
City State Zip	MADISON	IN	47250
Deed Book	2018	Deed Page	03051
Legal Acreage	0.000		
Legal Description	011-03018-00 Sering & Leonard Add N Pt Blk 2 11-113.1-21.1 109 E. 5th.		

	Date	Owner	Grantee	Book	Page
Transfer History	8/8/2018	CottageGreen LLC	2018	03051	
	11/30/2006	Sauer Cris L & Kathryn Havens	2006	06035	
	7/30/2002	BATES, SIDNEY G	2002	5357	
	1/1/1900	BATES, SIDNEY G & JENNIFER W			

Comment		Comment Sort	
		PRIVREC	No

pvFound	Yes	pvNeighborhood	3906993-007	pvAssessmentClass	510
pvLastAssessment	18000	pvLastSoldPrice	11000	pvLastSoldDate	11/30/2006
taxFoundMVP	Yes	acreage	0.03	WTH Date	01/01/2001

39-08-35-334-070.000-007

General Information

Parcel Number
39-08-35-334-070.000-007
Parent Parcel Number
0110301800

Cottage Green, LLC CONT to Scott Andre

Ownership

Cottage Green, LLC CONT to Scott Andrew & Susa
109 East Fifth Street
MADISON, IN 47250

109 E FIFTH ST

510, 1 Family Dwell - Platted Lot

MADISON HISTORIC DISTRICT 3/

1/2

Legal

011-03018-00 Seiring & Leonard Add N
Pt Blk 2 11-113.1-21.1 109 E. 5th.

Date	Owner	Doc ID	Code	Book/Page	Sale Price
07/08/2021	Cottage Green, LLC C	2021-03437			\$240,000
08/08/2018	CottageGreen LLC			2018/03051	\$20,000
11/30/2006	Sauer Cris L & Kathr			2006/06035	\$11,000
07/30/2002	BATES, SIDNEY G			2002/5357	\$00
01/01/1900	BATES, SIDNEY G & JE				\$00

Property Class 510
1 Family Dwell - Platted Lot

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)

Location Information
County
Jefferson
Township
MADISON TOWNSHIP
District 007 (Local)

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	GEN REVAL	GEN REVAL	AA	AA	AA
As Of Date	06/28/2021	06/30/2020	06/26/2019	01/01/2018	06/01/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					

School Corp
MADISON CONSOLIDATED
Neighborhood 3906993-007
MADISON HISTORIC DISTRICT 3

Location Address
109 E FIFTH ST
MADISON , IN 47250

Zoning
F

Land Type	Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
F		29	29x39	\$69	\$2,001	\$2,000
Land Data						
Land				\$2,000	\$2,000	\$2,000
Land Res(1)				\$2,000	\$2,000	\$2,000
Land Non Res(2)				\$00	\$00	\$00
Land Non Res(3)				\$00	\$00	\$00
Improvement				\$43,700	\$9,900	\$9,800
Imp Res(1)				\$43,700	\$9,900	\$9,800
Imp Non Res(2)				\$00	\$00	\$00
Imp Non Res(3)				\$00	\$00	\$00
Total				\$45,700	\$11,900	\$11,800
Total Res(1)				\$45,700	\$11,900	\$11,800
Total Non Res(2)				\$00	\$00	\$00
Total Non Res(3)				\$00	\$00	\$00

Land Computations

Calculated Acreage 0.03

Developer Discount

Parcel Acreage

0.03

Characteristics

Topography

Public Utilities

Streets or Roads

Printed Friday, July 30, 2021

General Information			Plumbing		
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Occupancy	Single-Family R 01		#	TF	
Description	Single-Family R 01		1	3	
Story Height	1.50		0	0	
Style	5 Folk Victorian-Gable		1	1	
Finished Area	937 sqft		1	1	
	Water Heaters		0	0	
	Add Fixtures		0	0	
	Total		3	5	

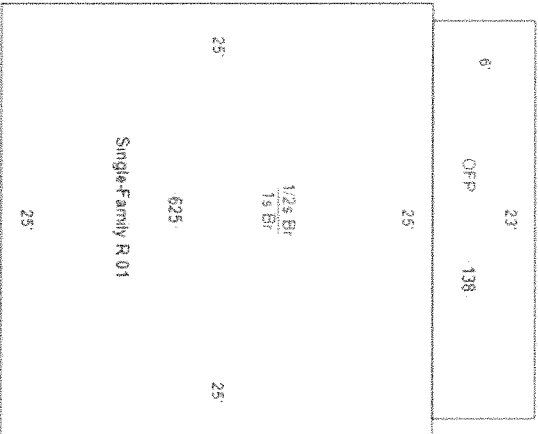
Accommodations			Cost Ladder		
Bedrooms		3	Floor	Constr	Base Finish
Living Rooms		1	1	Brick	625 625
Dining Rooms		0	2		
Family Rooms		0	3		
Total Rooms		5	4		

Wall Finish		Heat Type	
		Central Warm Air	

Roofing	
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Exterior Features	
Description	Area
Porch, Open Frame	138

Specialty Plumbing	
Description	Count Value



Summary Of Improvements					
Description		Year	Eff	Co	Size
Single-Family R 01		C-1	1900	1963	A
					PC Nbhd Mrkt
					100%

ACCESS/INGRESS-EGRESS EASEMENT

CITY OF MADISON, hereby grant an ingress-egress easement to **COTTAGEGREEN, LLC, an Indiana Limited Liability Company**, which is a permanent easement, running with the land, described as follows:

BEING A PART OF **BLOCK B OF** SERING AND LEONARD'S ADDITION, CITY OF MADISON, JEFFERSON COUNTY, INDIANA AND BEING PART OF THE LANDS CONVEYED TO THE CITY OF MADISON (INST#201700430), RECORDS OF THE RECORDER'S OFFICE OF JEFFERSON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND MARKING THE RIGHT OF WAY INTERSECTION OF FIFTH STREET AND MULBERRY STREET; THENCE ALONG THE NORTH LINE OF SAID FIFTH STREET RIGHT OF WAY N76°25'02"W FOR A DISTANCE OF 173.40 FEET TO A POINT ~~THE~~ ^{THAT} INTERSECTS WITH AN EXISTING CURB LINE; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N76°25'02"W FOR A DISTANCE OF 16.86 FEET TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG THE BOUNDS OF COTTAGE GREEN, LLC LAND (INST#201803051) FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N00°42'25"W FOR A DISTANCE OF 42.97 FEET TO A POINT;
- 2) N89°38'30"W FOR A DISTANCE OF 28.09 FEET TO A POINT;
- 3) S00°23'39"E FOR A DISTANCE OF 36.29 FEET TO A POINT, SAID POINT BEING ALONG SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N76°25'02"W FOR A DISTANCE OF 7.77 FEET TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG AN EXISTING CURB LINE AND A NEWLY CREATED LINE FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) N07°57'30"E FOR A DISTANCE OF 31.61 FEET TO A POINT;
- 2) N22°58'28"E FOR A DISTANCE OF 8.13 FEET TO A POINT;
- 3) N65°34'01"E FOR A DISTANCE OF 9.14 FEET TO A POINT;
- 4) S80°45'31"E FOR A DISTANCE OF 12.91 FEET TO A POINT;
- 5) S58°23'56"E FOR A DISTANCE OF 13.88 FEET TO A POINT;
- 6) S22°57'40"E FOR A DISTANCE OF 19.01 FEET TO A POINT;
- 7) S49°28'57"E FOR A DISTANCE OF 11.44 FEET TO A POINT;
- 8) S66°32'29"E FOR A DISTANCE OF 6.40 FEET TO A POINT;

- 9) S24°51'28"E FOR A DISTANCE OF 3.48 FEET TO A POINT;
- 10) S31°57'33"W FOR A DISTANCE OF 3.15 FEET TO A POINT;
- 11) S38°15'58"W FOR A DISTANCE OF 15.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.025 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD. (This Legal Description Is From A Survey By McAllister Land Consulting, Dated June 9, 2021.)

Such easement is granted to provide access and ingress and egress to real estate owned by CottageGreen, LLC, which real estate is described as follows:

A part of **Block B** of Sering and Leonard's Addition North to the City of Madison, Jefferson County, Indiana, described as follows: Commencing at the S.W. corner, Lot No. 18, Block 3, Sering and Leonard's Addition North; thence South 76 degrees 06 minutes 13 seconds east 146.87 feet to a rebar set, the point of beginning; thence north 00 degrees 11 minutes 07 seconds west 36.30 feet to a rebar set; thence south 89 degrees 25 minutes 58 seconds east 28.09 feet; thence south 00 degrees 29 minutes 42 seconds east 43.07 feet (this line being along the easterly edge of an existing brick structure); thence north 77 degrees 06 minutes 13 seconds west 29.07 feet the point of beginning. This tract contains 0.0257 acres.

ALSO CONVEYING to the Grantee herein an easement for repairs, constructions, ingress and egress, which easement is better described as follows: Beginning where the north line of Fifth Street and the east property line of the building on the hereinbefore-described real estate intersect; thence north and along with the east line of such building 42 1/2 feet, more or less, to a 20-foot easement hereinbefore described in a deed from Pearl Packing Co., Inc. to Harlan Kriete and Emma M. Kriete, husband and wife, said deed dated June 28, 1974 and recorded on June 28, 1974, in Deed Record 158, Page 977, in the Recorder's Office of Jefferson County, Indiana; thence west 27.5 feet along the south line of said 20-foot easement and along the north line of the property hereinbefore described and conveyed this date; thence north 23 degrees 36 minutes 01 seconds west 20 feet to a point; thence north 66 degrees 03 minutes 17 seconds east 58.311 feet; thence south and along the west edge of the existing 10-foot easement (not herein conveyed) 72 feet to Fifth Street; thence following the north line of Fifth Street approximately 32 feet to the place of beginning.

SUBJECT TO the reserved right of Harlan Kriete and Emma M. Kriete, their heirs, administrators and assigns to use such property described in such easement for ingress and egress, as set forth in Deed Record 164, Page 763 recorded August 1, 1980 in the Office of the Recorder of Jefferson County, Indiana.

This easement shall be a permanent easement running with the land and is granted to CottageGreen, LLC and their successors, assigns or buyers under a real estate contract.

Grantor shall not be responsible for maintenance or repair on the easement. Grantee, and its successors, assigns, invitees, licenses, tenants, employees, officers, and customers, agree to waive any claim against Grantor in any way related to or arising out of its use of the easement or the maintenance and repair of the easement. Grantee covenants that it will not generate, transport, handle, store, dispose of or treat solid wastes, hazardous wastes or hazardous substances in/on the easement.

DATED, this _____ day of _____, 2021.

THE CITY OF MADISON, INDIANA BY:

BOB G. COURTNEY, Mayor

STATE OF INDIANA)
) SS:
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bob G. Courtney, Mayor of the City of Madison, Indiana, and acknowledged the execution of the above and foregoing instrument to be its voluntary act and deed, for the uses and purposes expressed therein.

WITNESS my hand and Notarial Seal this _____ day of _____, 2021.

_____, Notary Public

This instrument prepared by: DEVON M. SHARPE, Attorney-at-Law, JENNER & PATTISON,
307 Jefferson Street, Madison, Indiana 47250, (812) 265-3616.

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, Devon M. Sharpe.