

LEGAL NOTICE
MADISON CITY PLAN COMMISSION

The Madison City Plan Commission will have a regular meeting on Monday, July 12, 2021 at 5:30 p.m. in City Hall, 101 W. Main St., Madison, IN 47250.

New Applications:

1. Cruisin Inc – Setback Requirement Application for the construction of a pole barn storage structure in General Business zoning. The applicant is requesting a twenty-five (25) foot setback on the North lot line, a twenty-five (25) foot setback on the east lot line, a one-hundred (100) foot setback on the south lot line, and a one-hundred (100) foot setback on the west lot line.

Location: **2720 Clifty Dr.**

Zoned: General Business (GB)

2. Kevin & Miranda McBride – Petition to Amend Final Plat so as to combine parcels 39-08-23-100-011.001-007, 39-08-24-100-011.000-006, and 39-08-24-100-012.000-006 into one parcel.

Location: **645/651 Twin Falls Dr.**

Zoned: Low Density Residential (R-4)

3. Vivian McIntosh-Gregory and Ron Gregory – Setback Requirement Application for the construction of a new mixed-use retail center with five tenants and proposed building dimensions of seventy-eight (78) feet by one-hundred (100) feet with total sales area of five-thousand eight-hundred (5,800) square feet in General Business zoning. The applicant is requesting a ten (10) foot setback on the North lot line, a ten (10) foot setback on the east lot line, a ten (10) foot setback on the south lot line, and a ten (10) foot setback on the west lot line.

Location: **192 Clifty Dr.**

Zoned: General Business (GB)

4. Vivian McIntosh-Gregory and Ron Gregory – Handicapped Parking Plan for construction of a new mixed-use retail center with five tenants and proposed building dimensions of seventy-eight (78) feet by one-hundred (100) feet with total sales area of five-thousand eight-hundred (5,800) square feet in General Business zoning. The applicant plans on placing fifty-eight (58) standard parking spaces and three (3) ADA parking spaces.

Location: **192 Clifty Dr.**

Zoned: General Business (GB)

Tabled Applications:

1. James Riegsecker – Rezoning Application in order to change the proposed address from General Business (GB) zoning to Medium Density Residential (R-8) zoning.

Location: **1817 Orchard St.**

Zoned: General Business (GB)

For the purpose of hearing those for or against said applications, a public hearing will be held on Monday, July 12, 2021 at 5:30 p.m. in City Hall, 101 W. Main St., Madison, IN 47250.

Joe Patterson, Associate Planner
Madison City Plan Commission

As per Title II of the Americans with Disabilities Act, anyone requiring an auxiliary aid or service for affective communication, should contact the Madison City Plan Commission at 812-265-8324 as soon as possible but no later than 48 hours before the scheduled meeting.

Filing Fee \$25.00
Add Fee 10.00
Total Due \$ 35.00

APPLICATION
SETBACK REQUIREMENT

This application must be filed at least 20 days prior to any Plan Commission meeting in order to be eligible for consideration at the meeting. (APPLICATION & PLANS must be submitted at the time.)

Name of Applicant: CROWN INC (BEAU GRAY)
Address of Applicant: 3713 CLIFFY DR
Telephone #: Home: 812 701 9200 Work: 812 273 7665
Name of Owner if different from applicant: _____
Address of Owner if different from applicant: _____

Legal description of property: (attach if available)

Legal address of property: 2720 CLIFFY DR
Zoning District: GB Proposed Use: STORAGE

Description of work to be done: POLY BARN STORAGE STRUCTURE

(Setback requests begin at the edge of the right-of-way.)

North lot line setback request: 25 + East lot line setback request: 25 +
South lot line setback request: 100 + West lot line setback request: 100 +
Parking Request: _____

CERTIFIED, letters must be mailed to all adjoining property owners (includes: owners of real estate at corners, across streets alleys or easements, as well as others who may share a common boundary) at least ten days prior to the meeting. Proof of mailing and green receipts must be presented to the Plan Commission office at least one (1) working day prior to the meeting. *Names and addresses for the certified letters provided to applicant by the Plan Commission staff at time of filing Setback application.*

GIVE ANY INFORMATION THAT WILL BENEFIT THE BOARD IN MAKING THEIR DECISION: THESE PRESENTATION STORAGE

LOT: FENCED-IN BUILDING, CLEAN LINES
SECURE LOT.

Hearing on this matter will be held on July 12, 2021 at 6:30 p.m. in City Hall, 101 W. Main Street. As a property owner (includes: owners of real estate at corners, across streets alleys or easements, as well as others who may share a common boundary) in the vicinity, you are given notice so that you may be aware of your opportunity to attend this hearing and to ask any questions or voice any objections you may have. Contact the Building Inspector's office at (812) 265-8324 for any additional information you may need.

MADISON CITY PLAN COMMISSION

ThinkMap Parcel Number

County Area Section Block Parcel Split Tax ID
 39 08 30 112 001 000 006

ProVal Parcel Numbers

Tax Bill ID 0100506600
 Parcel ID 39-08-30-112-001.000-006

Owner Information

Name Cruisin Inc
 Name 2
 Address 3713 Clifty Dr
 City State Zip Madison IN 47250

Property Information

Address 2720 CLIFTY DR
 City State Zip MADISON IN 42750
 Deed Book 2020 Deed Page 02355
 Legal Acreage 0.342
 Legal Description 010-05066-00 VACATED RD. 30-4-10 (.3418ac) 10-34-33.10.2
 2700+ CLIFTY DR

Transfer History	Date	Owner	Grantee	Book	Page
	6/22/2020	Cruisin Inc		2020	02355
	10/29/2001	CMH Homes Inc		001	6914
	5/4/2001	GOLEY, ALFRED (LIFE ESTATE)		001	2546
	12/30/1993	GIULIANI, ALBERT (TRUST)		177	1597
	11/17/1989	SEDAM, JAMES W			
	11/17/1989	GRAY & HOFFMAN			
	11/17/1989	GRAY & HOFFMAN			

Comment 12/20/2007 split prop convey State (1.1) file 2007-07008
 Comment Sort
 PRIVREC No

pvFound Yes pvNeighborhood 3906430-006 pvAssessmentClass 400
 pvLastAssessment 15100 pvLastSoldPrice 0 pvLastSoldDate 10/29/2001
 taxFoundMVP Yes acreage 0.29 WTH Date 01/01/2001

CHICKEN RUN RD

3473

GB

GB

GB

GB

GB

GB

2720

GB

GB

GB

GB

GB

GB

GB

MadisonZoning

Zoning Code:

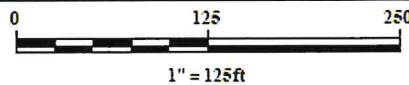
- GB
- RA

- County Boundary
- Townships
- Sections
- Corporate Boundaries
- Water
- Flood Maps
- Parcels
- Drives, Alleys, etc.

Addresses

- Regional Roads
- Water
- Lotlines
- ROW
- Drives, Alleys, etc.
- Roads
- Highways

THINK



MADISON CITY PLAN COMMISSION
PETITION TO AMEND FINAL PLAT

Application Fee \$35.00
Ad Fee \$15.00
Total Due \$50.00

Madison City Plan Commission
101 W. Main St.
Madison, IN 47250
(812) 265-8324

Hearing Date: 7/12/21

Owner Information:

Name: Kevin & Miranda McBride
Address: 397 Vernon Ridge Rd, Madison IN 47250
Phone No.: 812-599-4470 (Work/Home) _____ (cell)
Email: McBride47250@AOL.com

If Needed – Additional Contact Information Associated with Application:

Name: McAllister Land Consulting / Leigh
Address: 405 Meadow Ln, Madison IN
Phone No.: 812-701-4235 (home) _____ (cell)
Email: McAllisterLandConsulting@aol.com

Location/Address of property: 645 / 651 Twin Falls, Madison IN 47250
Parcel I.D. 39-08-23-100-011-001-007, 39-08-24-100-011-000-006
Subdivision Name: Twin Falls 39-08-24-100-012-000-006
Present Zoning Classification: City of Madison / Buffer

(R-4)

Name of Surveyor or Engineer: McAllister Land Consulting

Approximate cost of work to be done: _____

Copies of Plat submitted with this application: _____

I, Kevin McBride, agree to mail certified form letters to all adjoining property owners (includes owners of real estate at corners, across streets alleys or easement, as well as others who may share a common boundary) at least ten (10) days prior to the public hearing and return the proof of mailing and receipts to the Plan Commission office at least one working day prior to meeting. **Names and addresses for the certified letters provided to applicant by the Plan Commission staff at time of filing a complete application.**

6-1-2021
(Date)

K S McBride
(Signature of Applicant)

Hearing on this matter will be held on July 12, 2021 at 5:30 p.m. in the City Hall Building, 101 W. Main Street. As a property owner in the vicinity, you are given notice so that you may be aware of your opportunity to attend this hearing and to ask any questions or voice any objections you may have. For any additional information you may need, contact the Building Inspector at his office in City Hall, phone #: (812) 265-8324.

MADISON CITY PLAN COMMISSION

(This application may be used to send to adjoining property owners.)

THIS PLAT SHALL BE VOID IF NOT RECORDED WITHIN THREE (3) MONTHS OF THE SURVEY CERTIFICATION DATE, AS STIPULATED IN INDIANA RULE 12.
FIELD WORK DONE ON 05/01/2021

SURVEY DESCRIPTION

LOT 6A BEING ALL OF LOT NUMBER FIVE (5) AND SIX (6) IN TWIN FALLS, SPRINGHILLS SUBDIVISION, SECTION 4, AND BEING PART OF THE LANDS CONVEYED TO KEVIN AND MIRANDA MCBRIDE (INTX# 18030746, AND 18030752), DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 5, THENCE WITH THE WEST LINE OF SAID LOT 5 N102°25'1" E FOR A DISTANCE OF 585.46 FEET TO A 5/8" REBAR FOUND, THENCE WITH THE NORTH LINE OF SAID LOT 5 AND ITS EXTENSION WITH LOT 6 S89°0'45" E FOR A DISTANCE OF 426.49 FEET TO A 5/8" REBAR FOUND, THENCE WITH THE EAST LINE OF SAID LOT 6 S00°0'45" E FOR A DISTANCE OF 477.53 FEET TO A 5/8" REBAR FOUND, THENCE WITH THE SOUTH LINE OF SAID LOT 6 S74°28'09" W FOR A DISTANCE OF 426.49 FEET TO A 5/8" REBAR FOUND, THENCE WITH THE WEST LINE OF SAID LOT 6 N00°0'0" E FOR A DISTANCE OF 40.10 FEET TO A 5/8" REBAR FOUND, THENCE WITH THE SOUTH LINE OF LOTS 5 AND 6 AND ITS EXTENSION WITH LOT 6 N00°0'0" W FOR A DISTANCE OF 150.00 FEET TO A 5/8" REBAR FOUND, THENCE WITH THE EAST LINE OF SAID LOT 5 S24°31'54" W FOR A DISTANCE OF 418.4 FEET TO THE POINT OF BEGINNING CONTAINING 0.874 ACRES MORE OR LESS, AND BEING SUBJECT TO RIGHT-OF-WAY, EASEMENTS AND LEGAL RIGHTS-OF-WAY OF RECORD.
ALL "REBAR SET" ARE 5/8" DIAMETER STEEL REBAR 30" LONG WITH YELLOW PLASTIC CAP STAMPED ERIC M LANG 1521000192

OWNERS CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF AND PLATTED, AND DO HEREBY LAY OFF AND PLAT SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

K.S. Malt *Maria J. Malt*
WITNESS MY HAND THIS 14th DAY OF May, 2021.

NOTARY CERTIFICATE

STATE OF Indiana
COUNTY OF Jefferson

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Kevin M. Malt & Maria J. Malt AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF May, 2021.

PRINTED NAME _____
SIGNATURE *[Signature]*
COUNTY OF RESIDENCE: _____
MY COMMISSION EXPIRES: _____

Leigh Koehler, Notary Public
Commission Number: 655533
State of Indiana, Jefferson County
My Commission Expires January 18, 2025

FLOOD INFORMATION

TRACT DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAPS, 18077C0180C, DATED APRIL 2, 2015, MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA.



SURVEYOR'S REPORT AND DECLARATION OF SURVEY

TO KEVIN AND MIRANDA MCBRIDE, AND JEFFERSON COUNTY PLAN COMMISSION
THE PURPOSE OF THIS SURVEY IS TO PROVIDE A REPLAT TO CONSOLIDATE LOTS 5 AND 6 OF TWIN FALLS, SPRINGHILLS SUBDIVISION, SECTION 4, AND FROM THE LANDS OF KEVIN AND MIRANDA MCBRIDE (INTX# 18030746 AND 18030752). THE FILE FOR THIS SURVEY IS LOCATED IN THE OFFICE OF ERIC M. LANG SURVEYING, PROJECT NO. 21-052 MCBRIDE LOCATED IN TWIN FALLS, SPRINGHILLS SUBDIVISION, SECTION 4 CITY OF MADISON MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA.

IN ACCORDANCE WITH TITLE 36, ARTICLE 11, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ESTABLISHING MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN INDIANA, 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:
1. RANDOM ERRORS IN MEASUREMENTS;
2. AVAILABILITY, CONDITION AND INTEGRITY OF REFERENCE MONUMENTS;
3. DISCREPANCIES IN RECORD DESCRIPTIONS;
4. INCONSISTENCIES IN THE LINES OF OCCUPATION AS RELATED TO SURVEY LINES.

THERE ARE NO KNOWN UNCERTAINTIES UNLESS STATED WITHIN OR ON THE ATTACHED PLAT THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

1. MEASUREMENTS
THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS TAKEN WHILE CONDUCTING THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A "TRIAL" CLASS SURVEY (0.08 FEET, PLUS 0.00 PARTS PER MILLION) AS DEFINED BY IAC 36.

2. REFERENCE MONUMENTS
REFERENCE MONUMENTS WERE FOUND AS SHOWN ON THE PLAT AND WERE USED TO RESOLVE THIS SURVEY.

THE BASIS OF BEARINGS FOR THIS SURVEY WAS INDIANA STATE PLANE COORDINATES NAD83 (EAST ZONE) PER GPS OBSERVATIONS.

THE NORTH, EAST, SOUTH, AND WEST LINE WERE ESTABLISHED HOLDING DEED ANGLE FROM MULTIPLE FOUND MONUMENTS OF THE PARENT PLAT.

ALL MONUMENTS ARE SET OR FOUND AS SHOWN HEREON.

3. RECORD DOCUMENTS
THE RECORD DOCUMENTS FOR THE SUBJECT PARCEL & ADJOINING PARCELS WERE REVIEWED. THERE ARE NO CONFLICTS DUE TO RECORD DOCUMENTS.

4. LINES OF OCCUPATION
THE LINES OF OCCUPATION ARE AS SHOWN HEREON.

OWNERSHIP SHOWN HEREON IS PER JEFFERSON COUNTY RECORDS OR AS INDICATED IN TITLE WORK PROVIDED BY OTHERS. THE WITHIN SURVEY WAS PERFORMED WITHOUT BENEFIT OF EVIDENCE OF SOURCE OF TITLE AND IS SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY SAME THE ATTACHED PLAT AND DESCRIPTION WAS PREPARED FROM A FIELD SURVEY CONDUCTED ON MAY 1, 2021 UNDER MY DIRECT SUPERVISION BY BRIAN MCALLISTER.

APPROVED BY THE PLAN COMMISSION STAFF
APPROVED THIS _____ DAY OF _____, 2021.

SURVEYOR'S CERTIFICATE

I, ERIC M. LANG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA.

THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MAY 5, 2021; THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST; AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME HAVE BEEN MET.

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.

[Signature] 5/7/2021
ERIC M. LANG LS21000192 DATED

REVISION DESCRIPTION

EM Lang Surveying
13720 SPANGLER RD, DILLSBORO, INDIANA
465 MEADOW LN, MADISON, IN 47250
Tel: 812-456-5421 emlangsurvey@gmail.com

McAllister & Associates, LLC
McAllister
LAND CONSULTING
465 MEADOW LANE, MADISON, IN 47250
812-274-0860 812-891-9373
mcallister.landconsulting@gmail.com

McBRIDE SURVEY
REPLAT OF LOTS 5 AND 6 OF TWIN FALLS, SPRINGHILLS SECTION 4, MADISON TWP, JEFFERSON CO

CLIENT
KEVIN AND MIRANDA MCBRIDE

ALL RIGHTS RESERVED

EXCEPT FOR USES EXPRESSLY PERMITTED IN WRITING, THIS DOCUMENT IS SOLELY THE PROPERTY OF ERIC M. LANG & McALLISTER LAND CONSULTING

DATE: 05-06-2021
SCALE: 1"=50'
DRAWN: NMD/BRM
CHK'D: EML
PN#21-052.MCBRIDE
ACAD: MCBRIDE2021.DWG

P20F2

Filing Fee \$25.00
Add Fee 10.00
Total Due \$ 35.00

APPLICATION
SETBACK REQUIREMENT

This application must be filed at least 20 days prior to any Plan Commission meeting in order to be eligible for consideration at the meeting. (**APPLICATION & PLANS must be submitted at the time.**)

Name of Applicant: Vivian McIntosh-Gregory and Ron Gregory
Address of Applicant: 9186 W. Henry Rd., Lexington, IN 47138
Telephone #: Home: 812-866-3983 Work: 812-599-2331
Name of Owner if different from applicant: _____
Address of Owner if different from applicant: _____

Legal description of property: (attach if available)

Legal address of property: 192 Clifty Drive, Madison, Indiana 47250
Zoning District: GB Proposed Use: Mixed-Use Commercial

Description of work to be done: Construct new mixed-use retail center with five tenants, proposed building to be 78'x100' with 5800sf of total sales area.

(Setback requests begin at the edge of the right-of-way.)

North lot line setback request: 10' East lot line setback request: 10'
South lot line setback request: 10' West lot line setback request: 10'
Parking Request: Yes

CERTIFIED, letters must be mailed to all adjoining property owners (includes: owners of real estate at corners, across streets alleys or easements, as well as others who may share a common boundary) at least ten days prior to the meeting. Proof of mailing and green receipts must be presented to the Plan Commission office at least one (1) working day prior to the meeting. ***Names and addresses for the certified letters provided to applicant by the Plan Commission staff at time of filing Setback application.***

GIVE ANY INFORMATION THAT WILL BENEFIT THE BOARD IN MAKING THEIR DECISION: Concept site plan attached, proposed front setback 60' from

centerline of road. Existing easements maintained. Cross property line traffic is kept to a minimum by proposed parking layout. Parking: 58 spaces total, 3 ADA spaces provided.

Hearing on this matter will be held on July 12, 2021 at 6:30 p.m. in City Hall, 101 W. Main Street. As a property owner (includes: owners of real estate at corners, across streets alleys or easements, as well as others who may share a common boundary) in the vicinity, you are given notice so that you may be aware of your opportunity to attend this hearing and to ask any questions or voice any objections you may have. Contact the Building Inspector's office at (812) 265-8324 for any additional information you may need.

MADISON CITY PLAN COMMISSION

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
9-22-2010
Sandra A. Shelton
AUDITOR, JEFFERSON CO.

File No. 2010-03478
Date 9-22-2010
Time 12:48
Recorder, Jefferson County
Leigh Koehler
Leigh Koehler

Tax Parcel No's: 39-08-22-114-031.001-007

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That RB Gregory Incorporated, an Indiana Corporation (Grantor), of Jefferson County, in the State of Indiana, **Conveys and Warrants** to RBG Enterprises, LLC, an Indiana Limited Liability Company (Grantee), of Jefferson County, in the State of Indiana, for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate located in Jefferson County, Indiana, to-wit:

Being a part of the Northeast quarter of Section #22, Township 4 North, Range 10 East, Madison Township, Jefferson County, Indiana, and being more particularly described as follows:

Commencing at the East quarter corner of Section #22; thence with the quarter section line and State Road #62 S 90 degrees 00'00" W, 645.49 feet; thence leaving the above mentioned road and quarter section line N 00 degrees 03'09" E, 50.23 feet to a 5/8" rebar set and the TRUE POINT OF BEGINNING; thence S 89 degrees 55'50" W, 147.91 feet to a p.k. nail found; thence N 01 degrees 33'39W W, 173.46 feet to a bolt spike found; thence N 00 degrees 13'51" E, 98.27 feet to a 5/8" rebar set; thence S 90 degrees 00'00" W, 68.10 feet to a p.k. nail found; thence N 02 degrees 38'55" E, 74.00 feet to a p.k. nail found; thence S 89 degrees 41'44" E, 217.24 feet to a 5/8" rebar set; thence S 00 degrees 03'09" W, 344.25 feet to the TRUE POINT OF BEGINNING. Containing 1.311 acres.

SUBJECT to and also containing a fifty (50) foot ingress/egress easement being fifty foot by parallel lines off the entire South side of the above-described tract.

Subject to all easements and rights-of-way of record.

Being and intended to be part of the same real estate conveyed to RB Gregory Incorporated, an Indiana Corporation, by a Warranty Deed from Grover Anderson and Loretta S. Anderson, husband and wife, dated December 10, 2002, and recorded December 19, 2002, as Instrument No. 2002-9648, in the Recorder's Office of Jefferson County, Indiana.

The undersigned officer that is executing this Deed on behalf of the Grantor states that no Indiana Gross Income Tax is due on this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is more commonly known as 192 Clifty Drive, Madison, Indiana 47250.

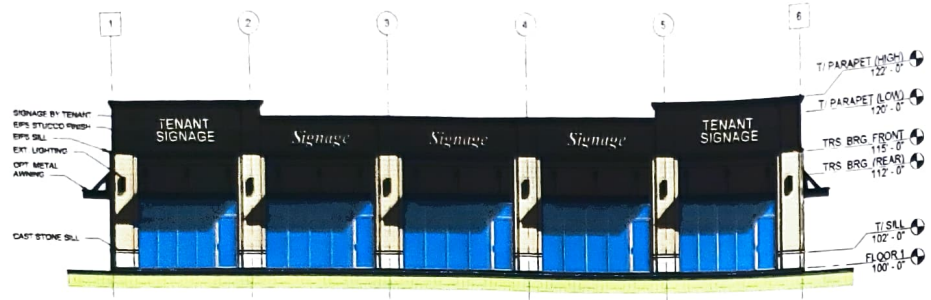
Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this Deed to be executed this 21st day of September, 2010.

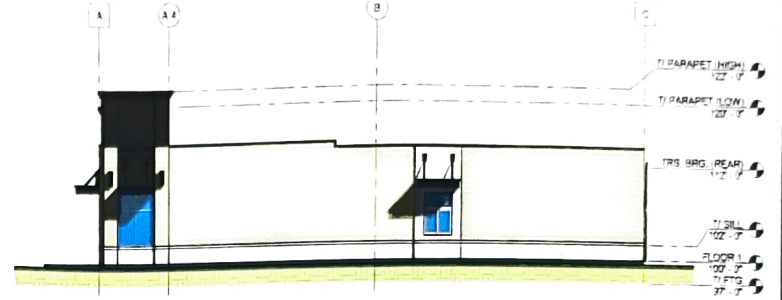
RB GREGORY INCORPORATED

By: Ronald B. Gregory
Ronald B. Gregory, President

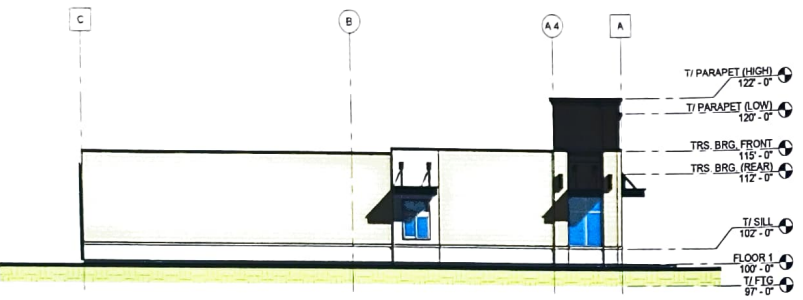
18-
②
J. Eckert



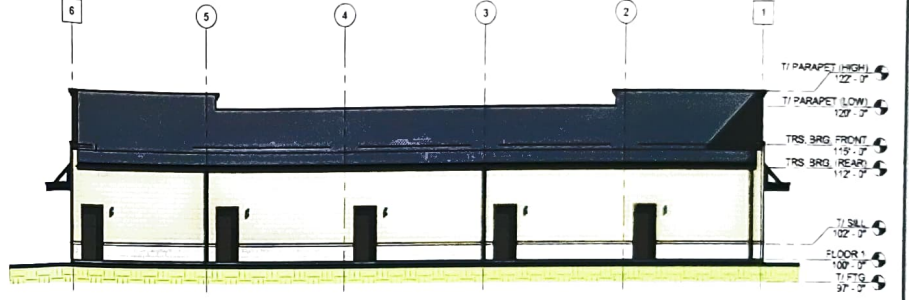
3 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



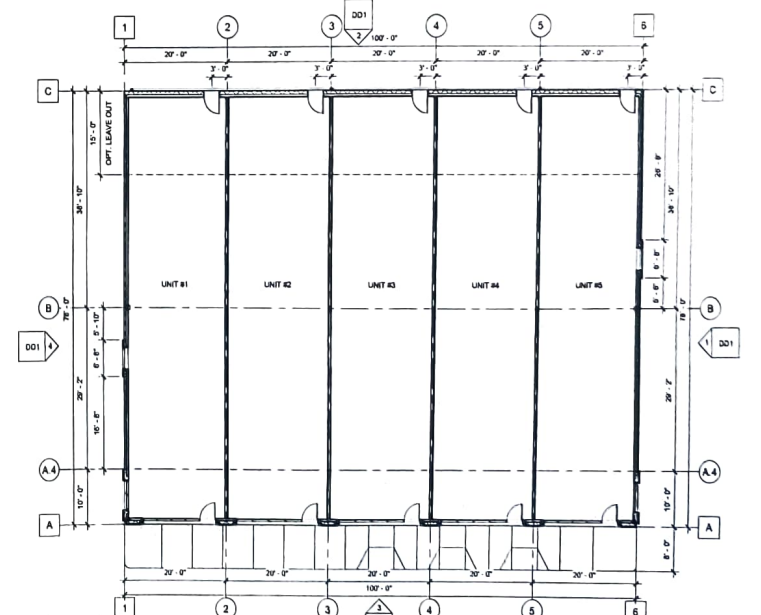
4 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3D Perspective



FLOOR 1
3/32" = 1'-0"

200 CLIFTY DRIVE

HERZO
Engineering, Inc.
Lawrenceburg, TN
1025 Ridge Avenue
Lawrenceburg, TN 37055
T 812.337.4700
www.herzocorp.com
MADISON
418 Madison Lane
Madison, TN 37125
T 615.273.2444

8/1/2011 11:24:31 AM C:\pwworking\herzo.com\proj\200 Clifty\200 Clifty.dwg

Filing Fee	\$35.00
Add Fee	<u>15.00</u>
Total Due	\$ 50.00

APPLICATION
Handicapped Parking

This application must be filed at least 28 days prior to any Plan Commission meeting in order to be eligible for consideration at the meeting. (APPLICATION & PLANS must be submitted at the time of filing.)

Applicant Name: Vivian McIntosh-Gregory and Ron Gregory
Applicant Address: 9186 W. Henry Rd., Lexington, IN 47138
Applicant Telephone #: Home: 812-866-3983 **Cell:** 812-599-2331
Applicant Email: viviangregory@peoplepc.com

Name of Owner if different from applicant: _____
Owner Address if different from applicant: _____
Owner Telephone #: Home: _____ **Cell:** _____
Owner Email: _____

Legal description of property: (attach if available)
Legal address of property: 192 Clifty Drive, Madison, Indiana 47250
Zoning District: GB **Proposed Use:** Mixed-Use Commercial

Description of work to be done: Construct new mixed-use retail center with five tenants, proposed building to be 78'x100' with 5800sf of total sales area.

Attach parking site plan indicating handicapped parking spaces

CERTIFIED, letters must be mailed to all adjoining property owners (includes: owners of real estate at corners, across streets alleys or easements, as well as others who may share a common boundary) at least ten days prior to the meeting. Proof of mailing and green receipts must be presented to the Plan Commission office at least one (1) working day prior to the meeting. Names and addresses for the certified letters provided to applicant by the Plan Commission staff at time of filing Setback application.

ATTACH ANY ADDITIONAL INFORMATION THAT WILL BENEFIT THE BOARD IN MAKING THEIR DECISION

Hearing on this matter will be held on July 12, 2012 at 5:30 p.m. in City Hall, 101 W. Main Street. As a property owner (includes: owners of real estate at corners, across streets alleys or easements, as well as others who may share a common boundary) in the vicinity, you are given notice so that you may be aware of your opportunity to attend this hearing and to ask any questions or voice any objections you may have. Contact the Building Inspector's office at (812) 265-8324 for any additional information you may need.

MADISON CITY PLAN COMM

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
9-22-2010
Sandia A. Shelton
AUDITOR, JEFFERSON CO.

File No. 2010-03478
Date 9-22-2010
Time 12:48
Recorder, Jefferson Co., IN
Leigh Koehler
Leigh Koehler

Tax Parcel No's: 39-08-22-114-031.001-007

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That RB Gregory Incorporated, an Indiana Corporation (Grantor), of Jefferson County, in the State of Indiana, **Conveys and Warrants** to RBG Enterprises, LLC, an Indiana Limited Liability Company (Grantee), of Jefferson County, in the State of Indiana, for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate located in Jefferson County, Indiana, to-wit:

Being a part of the Northeast quarter of Section #22, Township 4 North, Range 10 East, Madison Township, Jefferson County, Indiana, and being more particularly described as follows:

Commencing at the East quarter corner of Section #22; thence with the quarter section line and State Road #62 S 90 degrees 00'00" W, 645.49 feet; thence leaving the above mentioned road and quarter section line N 00 degrees 03'09" E, 50.23 feet to a 5/8" rebar set and the TRUE POINT OF BEGINNING; thence S 89 degrees 55'50" W, 147.91 feet to a p.k. nail found; thence N 01 degrees 33'39W W, 173.46 feet to a bolt spike found; thence N 00 degrees 13'51" E, 98.27 feet to a 5/8" rebar set; thence S 90 degrees 00'00" W, 68.10 feet to a p.k. nail found; thence N 02 degrees 38'55" E, 74.00 feet to a p.k. nail found; thence S 89 degrees 41'44" E, 217.24 feet to a 5/8" rebar set; thence S 00 degrees 03'09" W, 344.25 feet to the TRUE POINT OF BEGINNING. Containing 1.311 acres.

SUBJECT to and also containing a fifty (50) foot ingress/egress easement being fifty foot by parallel lines off the entire South side of the above-described tract.

Subject to all easements and rights-of-way of record.

Being and intended to be part of the same real estate conveyed to RB Gregory Incorporated, an Indiana Corporation, by a Warranty Deed from Grover Anderson and Loretta S. Anderson, husband and wife, dated December 10, 2002, and recorded December 19, 2002, as Instrument No. 2002-9648, in the Recorder's Office of Jefferson County, Indiana.

The undersigned officer that is executing this Deed on behalf of the Grantor states that no Indiana Gross Income Tax is due on this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is more commonly known as 192 Clifty Drive, Madison, Indiana 47250.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

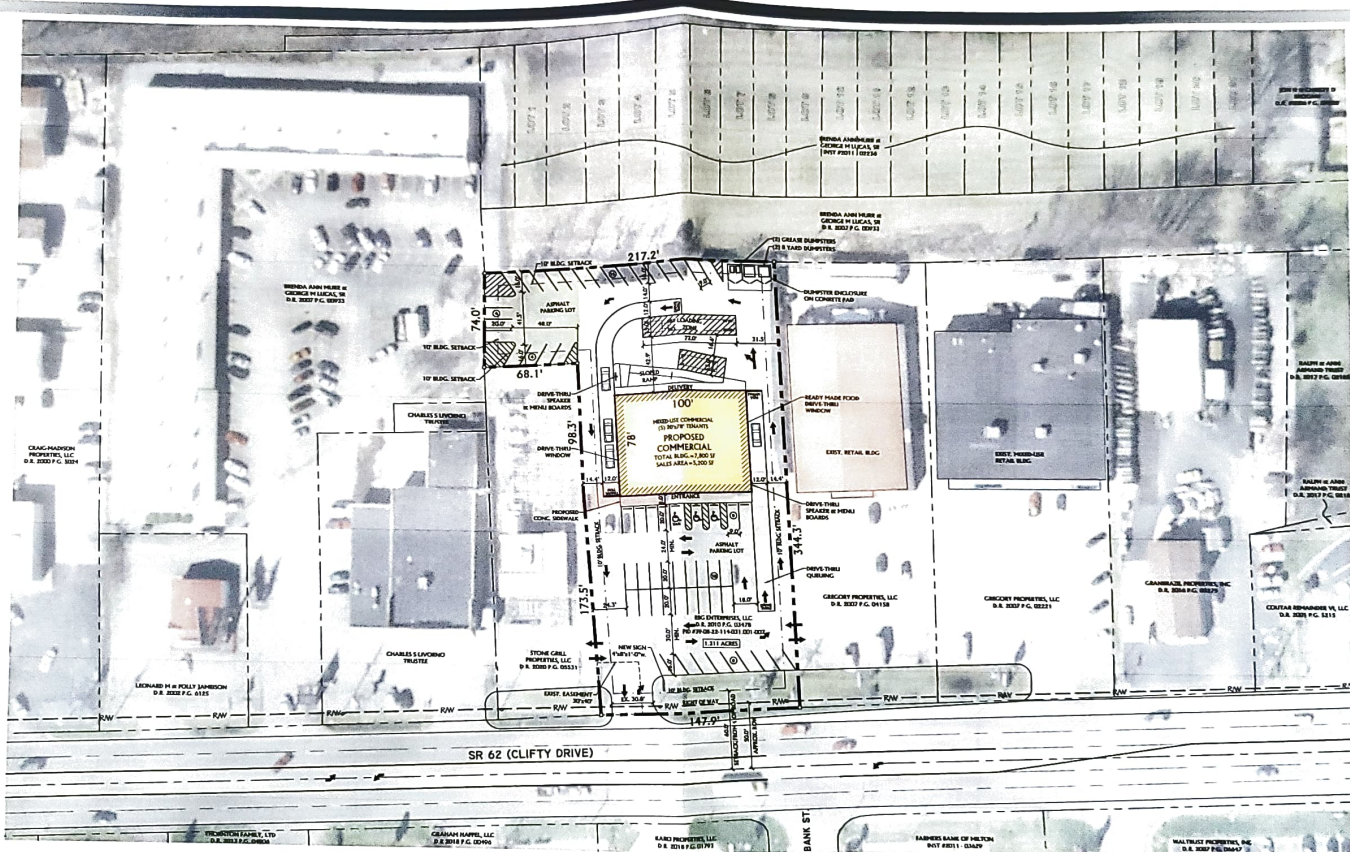
IN WITNESS WHEREOF, the said Grantor has hereunto caused this Deed to be executed this 21st day of September, 2010.

RB GREGORY INCORPORATED

By: Ronald B. Gregory
Ronald B. Gregory, President

18-
②
J. Eckert

PROPOSED CONCEPT SITE MADISON, INDIANA



NOTE:
DETENTION WILL BE PROVIDED UNDERGROUND.
EXISTING PAVEMENT TO BE REMOVED AND
REPLACED AS REQUIRED.

A COMPLETE AND EXHAUSTIVE CODE REVIEW
HAS NOT BEEN DONE FOR THIS SITE.

INFORMATION

TOTAL BUILDING AREA = 7800 SF
FLOOR AREA DEVOTED TO SALES = 5800 SF
NO. OF PARKING SPACES, REQ'D = 44
NO. OF PARKING SPACES, PROV. = 58
ADA PARKING, REQ'D/PROV. = 3/3



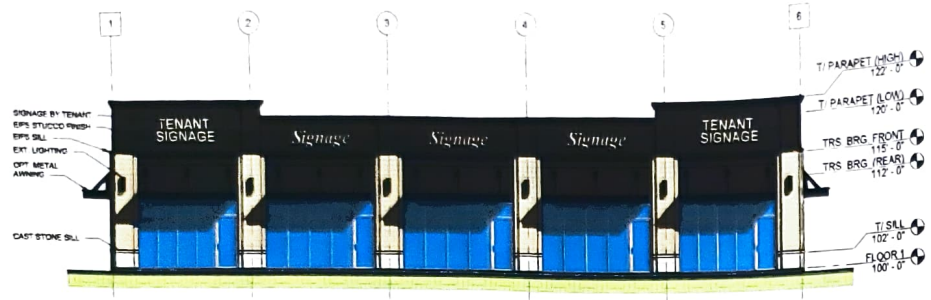
PRELIM. SITE PLAN

SCALE: 1" = 40'-0"

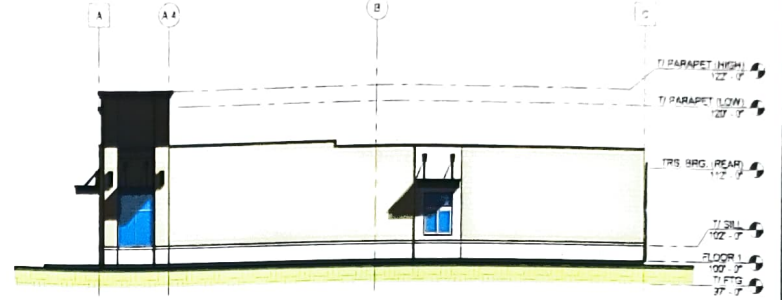


HREZO
Engineering, Inc.

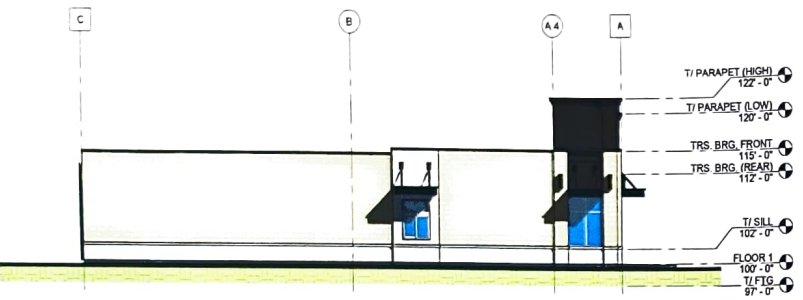
1025 RIDGE AVENUE 448 MEADOW LANE
GREENDALE, IN 47025 MADISON, IN 47250
T: (812) 537-4700 T: (812) 537-4700
F: (812) 537-5034 F: (812) 537-5034
E: OFFICE@HREZOENGINEERING.COM



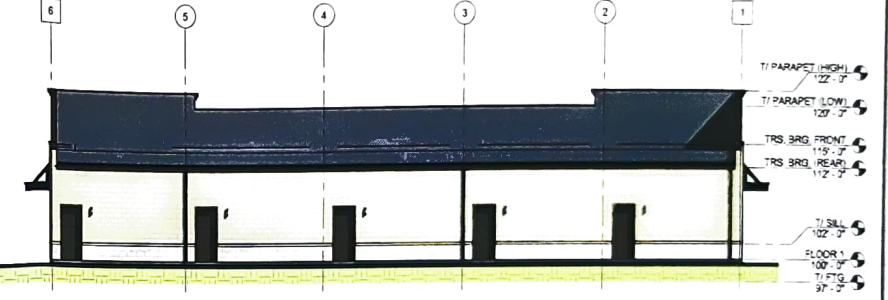
3 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



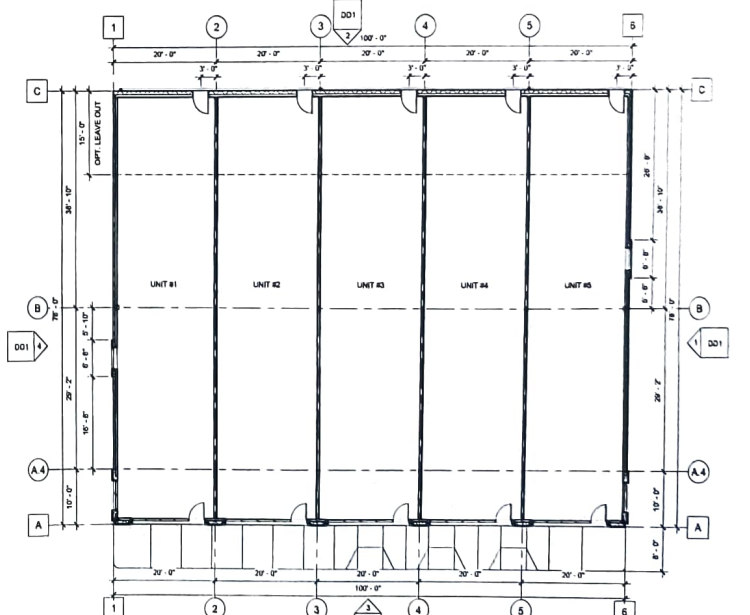
4 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3D Perspective



FLOOR 1
3/32" = 1'-0"

200 CLIFTY DRIVE


HERZO
 Engineering, Inc.
 418 Madison Lane
 Madison, NJ 07750
 T 812.273.7444

8/1/2011 11:24:31 AM C:\pwworking\herzo.com\job\241_Madison\DWG\24108.dwg

REZONING APPLICATION

Date: 4-28-2021

Hearing Date: 06/14/2021
Fee: \$60.00

This application must be filled out and filed at least **20** days prior and no more than **40** days prior to be eligible for consideration at the meeting.

PLANS, DRAWINGS, ETC. SUBMITTED

Name of Applicant: James Riegsecker
Address of Applicant: 6359 N. Graham Rd Madison IN 47250
Phone #: Home: 574-238-8004 Work: 812-292-2824
Name of Property Owner: James Riegsecker
Legal Address of Property to be re-zoned: 1817 Orchard St. Madison IN

Present Zoning: GB Proposed Zoning: R-8
Present Use: Residential lot

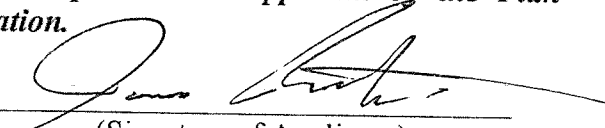
Reason for requesting re-zoning: to potentially add a small dwelling.

Include with application available pictures, drawings, signage, setback requests, water & sewage availability, and a sketch of any construction to be done.

Hearing on this matter will be held June 14 2021 in City Hall. Certified letters are to be mailed to all adjoining property owners (includes: owners of real estate at corners, across streets alleys or easements, as well as others who may share a common boundary) at least **20** days prior to the hearing. Proof of mailing and green receipts must be provided to the Plan Commission office at least one (1) business day prior to meeting.

Names and addresses for the certified letters provided to applicant by the Plan Commission staff at time of filing this application.

4-28-2021
(Date)


(Signature of Applicant)

If more space is needed for information, use back of application.

Hearing on this matter will be held June 14, 2021 at 6:30 p.m. in the City Hall Building. As a property owner (includes: owners of real estate at corners, across streets alleys or easements, as well as others who may share a common boundary) in the vicinity, you are given notice so that you may be aware of your opportunity to attend this hearing and to ask any questions or voice any objections you may have. For any additional information you may need, contact the Building Inspector at his office in City Hall - Phone #: (812) 265-8324.

MADISON CITY PLAN COMMISSION

(This application may be used to send to adjoining property owners.)



MadisonZoning
 Zoning Code:
 GB
 R-8
 RA

- County Boundary
- Townships
- Sections
- Corporate Boundaries
- Flood Maps
- Parcels
- Drives, Alleys, etc.

- Addresses**
- Regional Roads
 - Lotlines
 - ROW
 - Drives, Alleys, etc.
 - Roads
 - Highways

