

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER	RECEIVED FOR RECORD
12/10/2020 (DATE)	DATE 12/10/2020 10:10 AM
BRIAN GERTH, AUDITOR	PLAT BOOK V
3272 (AUDITOR NUMBER)	PAGE 070
	INSTR# 2020R00033206
	DEBBIE STUCKI, RECORDER VANDERBURGH COUNTY

# BUXTON-AUSTIN

## BOUNDARY DESCRIPTION

Part of the northwest quarter of the northeast quarter of section 8, township 6 south, range 10 west in Center Township, in the City of Evansville, Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a point in the center of Hesmer Road, said point being the northwest corner to Buxton and being marked by a mag nail set and also being located by record calls as being 651.5 north of and 259.99 feet south 89 degrees 38 minutes east of the southwest corner of the northwest quarter of the northeast quarter of said section 8; thence south 89 degrees 38 minutes 00 seconds east along the center of Hesmer Road 317.15 feet to a mag nail set marking the northeast corner of Austin; thence south 00 degrees 03 minutes 00 seconds west along Austin's east line 288.65 feet to a 3/4" pipe found marking the southeast corner of Austin; thence north 89 degrees 33 minutes 51 seconds west along the south line of Austin and Buxton 317.94 feet to an iron pin set marking the southwest corner of Buxton; thence north 00 degrees 12 minutes 20 seconds east along the west line of Buxton 288.27 feet to the point of beginning and containing 2.103 Acres.

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

### GENERAL NOTES:

PUBLIC UTILITIES - WATER: LOTS 1 & 2 OF THIS MINOR SUBDIVISION HAVE EXISTING WATER PROVIDED BY EVANSVILLE WATER AND SEWER.

PUBLIC UTILITIES - SEWER: LOTS 1 & 2 OF THIS MINOR SUBDIVISION HAVE SEWER PROVIDED BY EVANSVILLE WATER AND SEWER.

ACCESS: LOTS 1 & 2 OF THIS MINOR SUBDIVISION HAVE EXISTING ACCESS VIA HESMER ROAD ALONG THE NORTH PORTION OF THEIR LOTS.

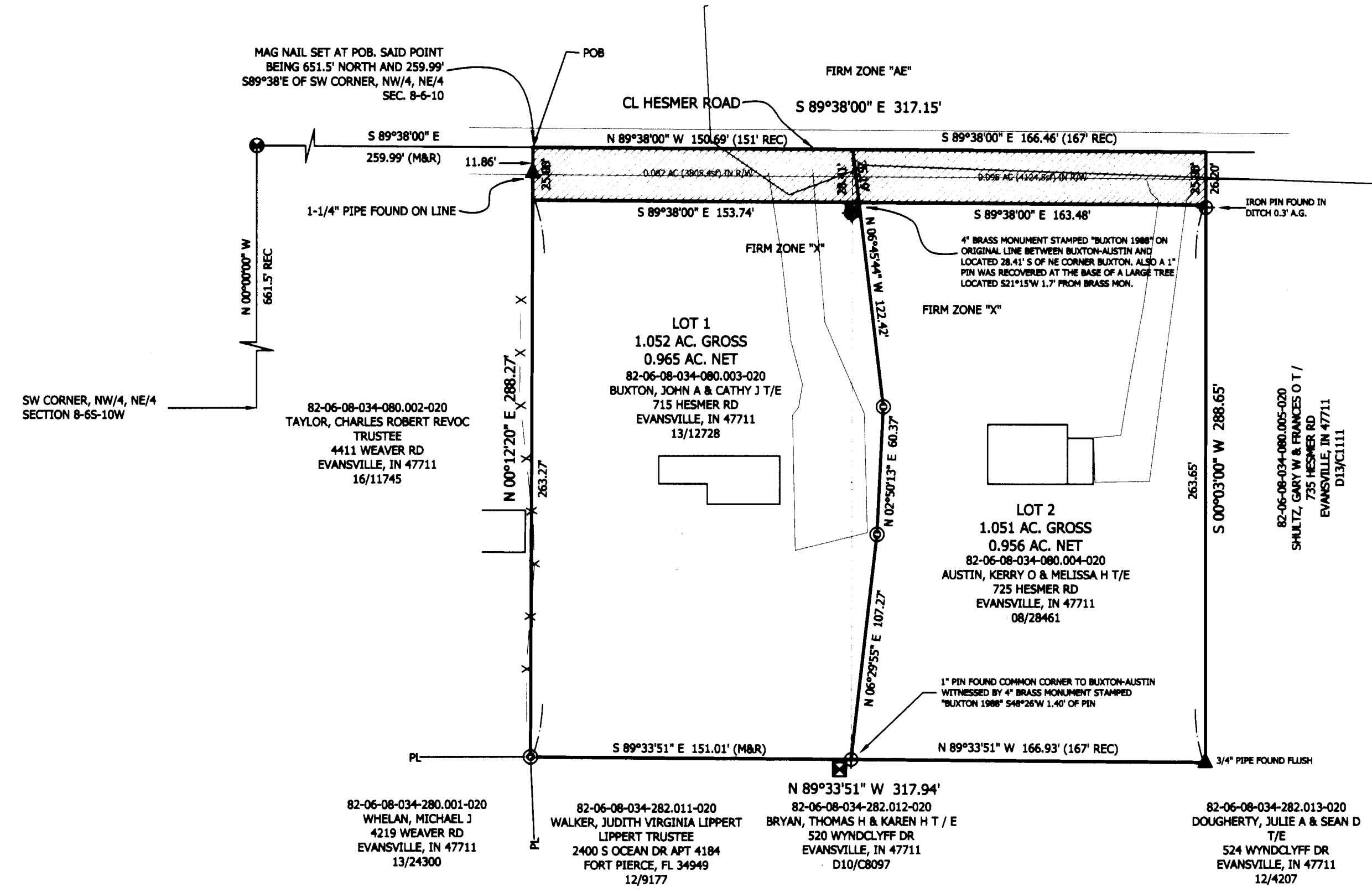
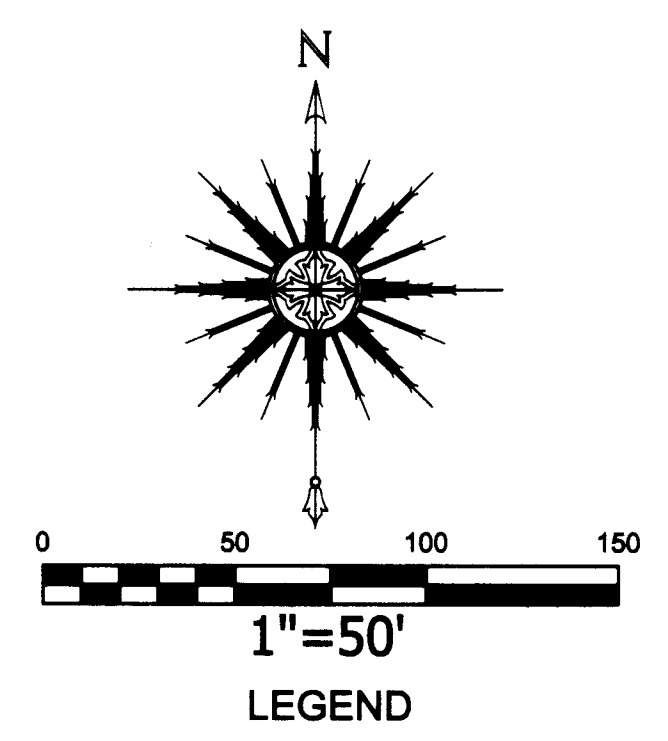
FLOOD PLAIN DATA: ONLY PORTIONS OF LOTS 1 AND 2 OF THIS MINOR SUBDIVISION THAT LIE WITHIN THE RIGHT-OF-WAY OF HESMER ROAD ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (AE) WHILE THE REMAINING PORTION OF THE LOTS ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND ARE LOCATED IN A ZONE "X" PER F.I.R.M. No. 18163 COLLID WITH AN EFFECTIVE DATE OF 07/17/2011.

NATURAL SURFACE WATERCOURSE: THE OWNERS SHALL REMAIN RESPONSIBLE FOR THE PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES ON THIS SITE

PRIOR COVENANTS AND RESTRICTIONS: THE AREA PLAN COMMISSION DOES NOT PARTICIPATE IN THE CREATION OR ENFORCEMENT OF PRIVATE COVENANTS AND RESTRICTIONS AND THEREFORE THE RECORDING OF THIS PLAT HAS ABSOLUTELY NO EFFECT ON ANY PRIVATE COVENANTS AND RESTRICTIONS THAT MAY OR MAY NOT EXIST.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND NOT LIMITED TO ANY SHOWN ON THIS PLAT.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number MIN-2020-028 PER WAV-2020-020 requesting to waive the installation of sidewalks, as per City Code 17.05.150(B)(2), was APPROVED at SUBDIVISION REVIEW on NOVEMBER 23, 2020



### CERTIFICATES:

#### OWNER'S CERTIFICATE

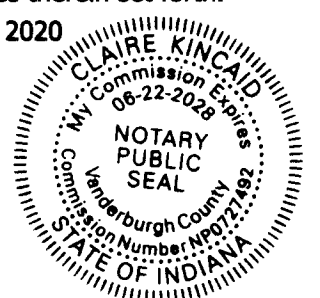
I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as BUXTON - AUSTIN, a minor subdivision. All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

JOHN A. BUXTON, OWNER (LOT 1)  
715 HESMER ROAD  
EVANSVILLE, IN 47711

CATHY J. BUXTON, OWNER (LOT 2)  
715 HESMER ROAD  
EVANSVILLE, IN 47711

#### NOTARY CERTIFICATE

STATE OF INDIANA )  
) SS:  
COUNTY OF VANDERBURGH )  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN & CATHY BUXTON, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth. Witness my hand and seal this 4th day of December, 2020.  
My commission expires 12/27/2023  
Claire Kincaid  
Notary resides in Vanderburgh County, Indiana



#### OWNER'S CERTIFICATE

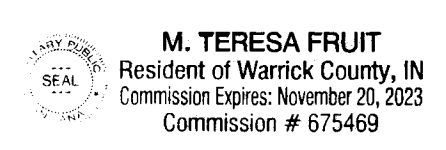
I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as BUXTON - AUSTIN, a minor subdivision. All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

KERRY O. AUSTIN, OWNER (LOT 2)  
725 HESMER ROAD  
EVANSVILLE, IN 47711

MELISSA H. AUSTIN, OWNER (LOT 2)  
725 HESMER ROAD  
EVANSVILLE, IN 47711

#### NOTARY CERTIFICATE

STATE OF INDIANA )  
) SS:  
COUNTY OF VANDERBURGH )  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared KERRY & MELISSA AUSTIN, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth. Witness my hand and seal this 23rd day of December, 2020.  
My commission expires 11/20/23  
M. Teresa Fruit  
Notary resides in Warrick County, Indiana



### PROOF OF EXECUTION CERTIFICATE BY WITNESS

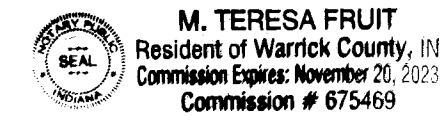
WITNESS TO THE SIGNATURE ON THE FORGOING INSTRUMENT TO BE WHICH THIS PROOF IS ATTACHED:

Sandra K Leibundguth  
WITNESS SIGNATURE

SANDRA K Leibundguth  
WITNESS PRINTED NAME

#### NOTARY CERTIFICATE

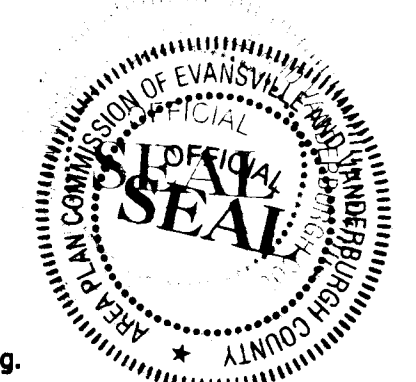
STATE OF INDIANA )  
) SS:  
COUNTY OF VANDERBURGH )  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the witness, Sandra K Leibundguth, being known or proved to me to be the person whose name is subscribed as a witness to the forgoing instrument, who, being duly sworn by me, deposes and says that the forgoing instrument was executed and delivered by \_\_\_\_\_ in the forgoing subscribing witness presence, and that the above named subscribing witness is not a party to the transaction described in the forgoing instrument and will not receive any interest in the process from the property that is the subject of the transaction and so on and so forth for ever and ever amen.  
Witness my forgoing hand and seal this 10th day of December, 2020.  
My commission expires 11-20-23  
M. Teresa Fruit  
The forgoing Notary resides in Vanderburgh County, Indiana



### AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the AREA PLAN COMMISSION of Evansville and Vanderburgh County at a meeting held on NOVEMBER 23, 2020 (at SUBDIVISION REVIEW).

President: STACEY STEVENS  
Attest Executive Director: RONALD S. LONDON



PLAT RELEASE FOR APC DOCKET NO.: MIN-2020-028  
The Secondary Plat complies with the Ordinance and is released for recording.  
Executive Director: RONALD S. LONDON  
12/10/2020  
Plat Release Date

### AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

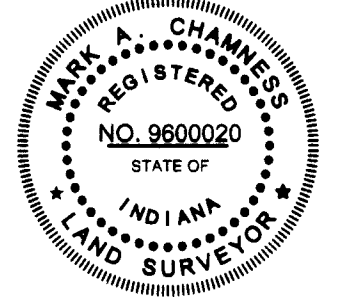
Mark Chamness  
MARK CHAMNESS

### SURVEYOR'S CERTIFICATE

I, MARK CHAMNESS, SURVEYOR, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on OCTOBER 28, 2020 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 28th day of October 2020

Mark Chamness, PLS  
Indiana Registration Number LS9600020  
CHAMNESS SURVEYING  
1258 S. 700 WEST  
ROCKPORT, IN 47635



CLIENT  
CATHY BUXTON  
715 HESMER RD. • EVANSVILLE, INDIANA  
PROJECT ID: 2020 715 HESMER.DWG PROJECT DATE: AUGUST 2020

CHAMNESS SURVEYING  
email: gchamness@gmail.com • Phone: 812-499-4470  
SURVEYORS • MAPPERS • UAV PILOTS

