91-16930

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 24 1991 5835

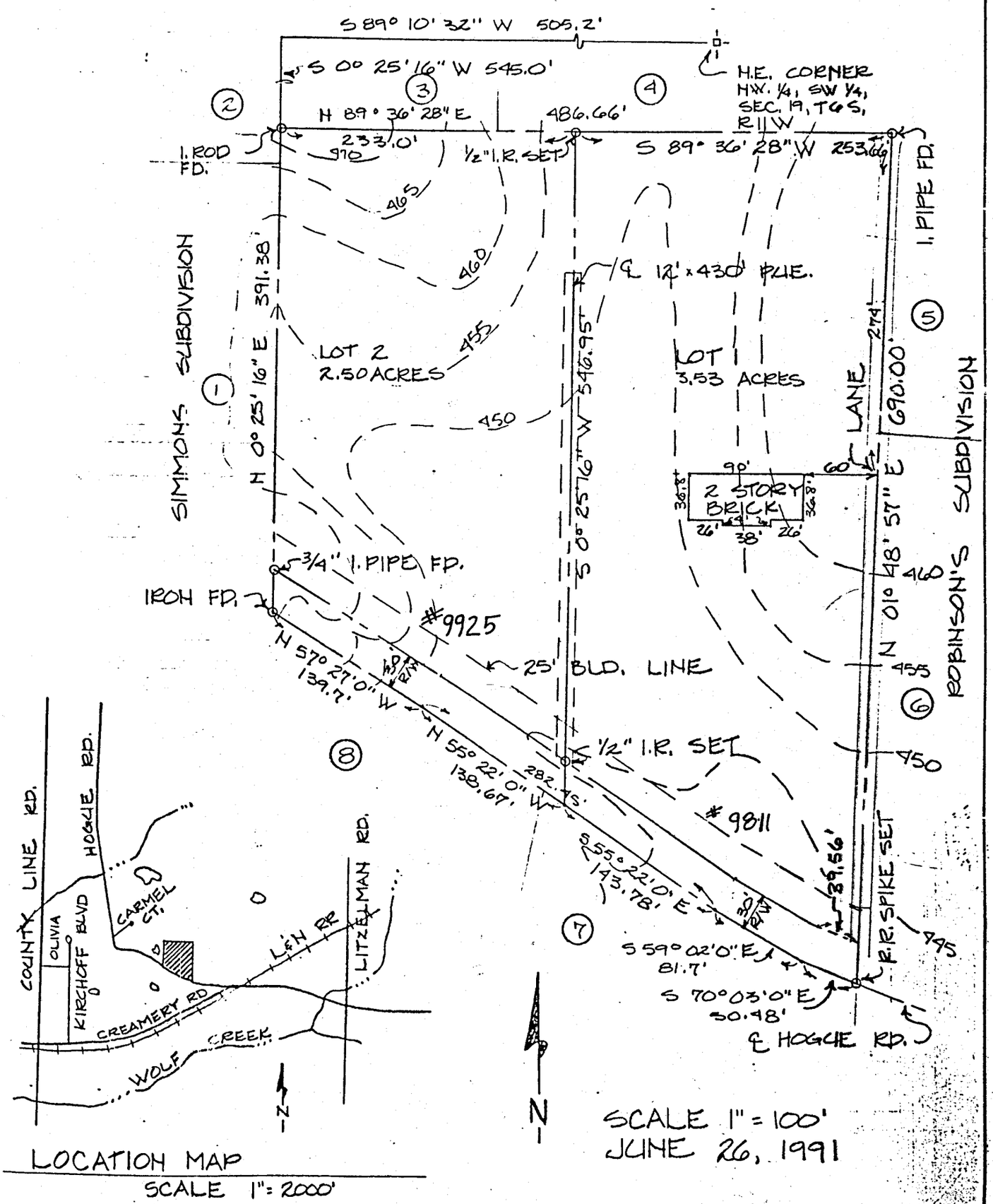
Tom Humphrey
AUDITOR

MS-111

RECEIVED FOR RECORD
at 4:11 P.M.
JULY 24 1991
Plat Drawer MS
Card 111
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

SPARKS SUBDIVISION



LOCATION MAP
SCALE 1" = 2000'

SCALE 1" = 100'
JUNE 26, 1991

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

Ralph A. Easley, Jr.

I, _____, 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 AND THAT ALL MONUMENTS SHOWN, EXIST AT LOCATIONS AS NOTED.

DATE July 17, 1991

Ralph A. Easley Jr.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Darrell J. and Rita K. Sparks, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS SPARKS SUBDIVISION

Darrell J. Sparks

Darrell J. Sparks

Rita K. Sparks

Rita K. Sparks

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR ~~Vanderburgh~~ COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 7th DAY OF June, 1991

MY COMMISSION EXPIRES: 5/15/92

Judith Woodall
NOTARY PUBLIC

RESIDENT OF Warrick COUNTY

Judith Woodall
PRINTED

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON JULY 24, 1991.

PRESIDENT Richard H. Evans, Jr.

EXECUTIVE DIRECTOR Barbara Cummings

PLAT RELEASE July 24, 1991

EXECUTIVE DIRECTOR Barbara Cummings

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 19, Township 6 South, Range 11 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 19; thence South 89° 10' 32" West 505.2 feet along the North line of said Quarter Quarter Section; thence South 0° 25' 16" West 545.0 feet to the true point of beginning; thence

1st: North 89° 36' 28" East 486.66 feet; thence

2nd: South 01° 48' 57" West 690.00 feet to the centerline of Hogue Road; thence along the centerline of said road for the following four (4) courses

3rd: North 70° 03' 0" West 50.48 feet; thence

4th: North 59° 02' 0" West 81.70 feet; thence

5th: North 55° 22' 0" West 282.45 feet; thence

6th: North 57° 27' 0" West 139.7 feet; thence

7th: North 0° 25' 16" East 391.38 feet to the true point of beginning and containing 6.03 acres.

SUBJECT TO a 30 foot right of way for Hogue Road Northerly of and adjacent to the 3rd, 4th, 5th and 6th course.

General Notes:

1. Owner/Developer: Darrell and Rita K. Sparks; 9811 Hogue Road; Evansville, Indiana; 812/985-5189.
2. Utilities: Southern Indiana Gas and Electric Company services are available. A septic tank and water well are required.
3. Flood Plain Data: The property is not located within the 100 year flood zone according to FIRM Panel 100 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation as determined by the Vanderburgh County Building Commissioner.
4. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
5. Adjacent Property Owners:
   1 John F. Kirwer; P.O. Box 3199; Evansville, IN 47731
   2 Danny L. and Lisa F. Veeck; 10020 Carmel Court; Evansville, IN 47712
   3 William E. and Carla Jean Nix; 9807 Hogue Road; Evansville, IN 47712
   4 Eugene J. and Danna M. Wannemuehler; 9805 Hogue Road; Evansville, IN 47712
   5 Dale E. and Kimberly J. Hartmann; 9745 Hogue Road; Evansville, IN 47712
   6 Kenneth B. and Linda J. Luzader; 9749 Hogue Road; Evansville, IN 47712
   7 Wesley F. and Elnora W. Naab; 9900 Hogue Road; Evansville, IN 47712
   8 Paul M. and Mary E. Johns; 9944 Hogue Road; Evansville, IN 47712
6. Zoning: Subject property is zoned Ag.
7. Soils:
   WeD3 - Wellston silt loam.
   HoC3 - Hosmer silt loam.
   HoB3 - Hosmer silt loam.
   St - Stendal silt loam.