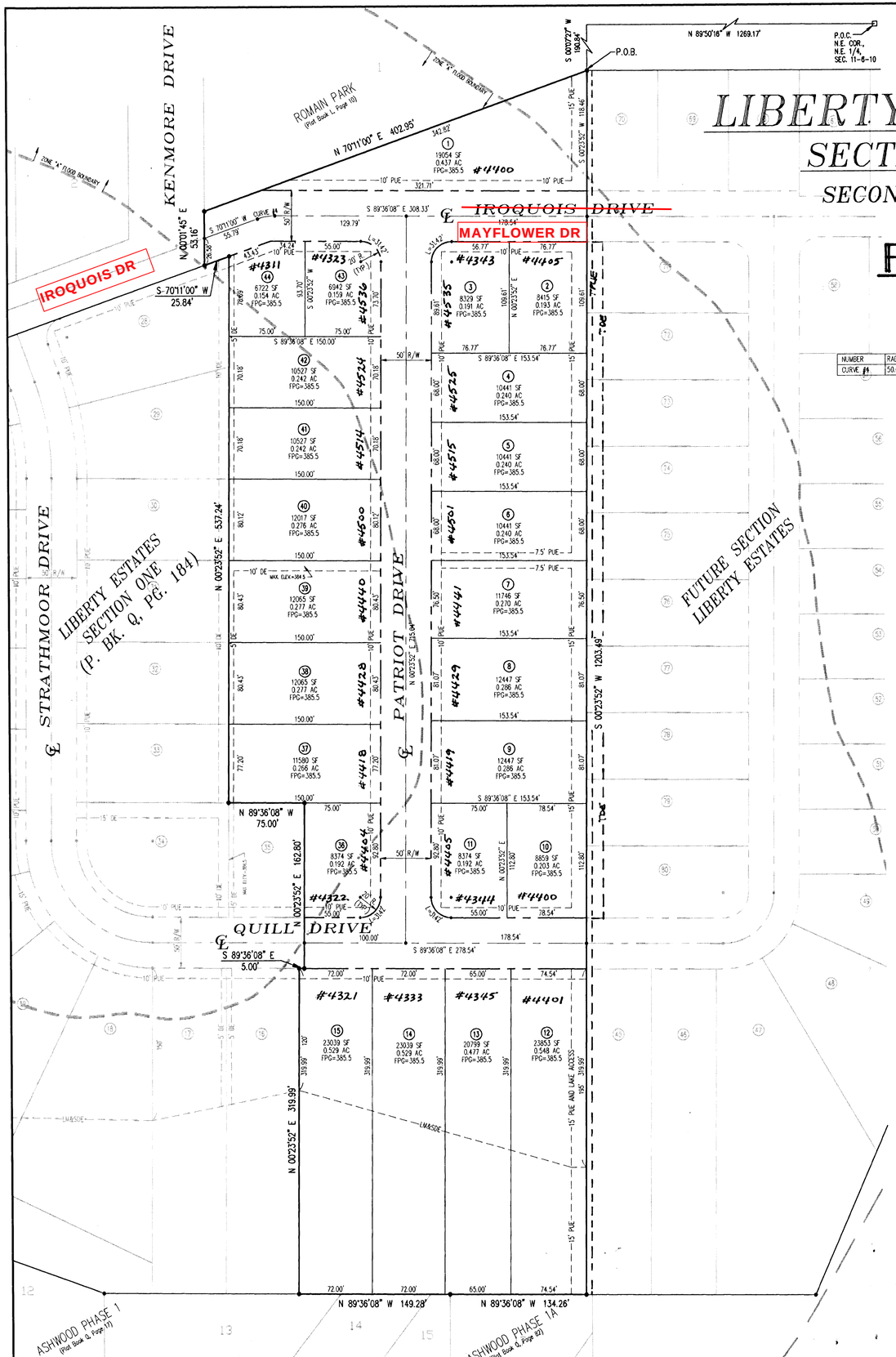
LIBERTY ESTATES
SECTION TWO
SECONDARY PLAT

R-32



CURVE DATA TABLE

NUMBER	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD	CH. LEN. (FT)	TANGENT (FT)
CURVE #1	50.00	20°12'52"	17.64	N 80°17'26" E	17.55	8.91

LEGEND

- - - - TPUE - - - - TEMPORARY PUBLIC UTILITY EASEMENT
- - - - TDE - - - - TEMPORARY DRAINAGE EASEMENT

These temporary easements cover installed infrastructure. They expire when the section of the subdivision that they are in is recorded and the proper easements are granted in the newly recorded section(s).

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

DECEMBER 26, 2001
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

JANUARY 28, 2002
DATE

SANITARY SEWERS WERE APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:

JUNE 6, 2002
DATE

OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as "LIBERTY ESTATES, SECTION TWO". All roads shown, and not previously dedicated, are hereby dedicated for public use.

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility Easement (PUE)", are hereby dedicated 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 erected within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land marked "Drainage Easement (DE)" are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and provided that such facilities are not placed in such a 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, so long as any damage caused to the designed facility is repaired by the utility company equal to the design standards.

Areas of land marked "Lake Maintenance and Storm Detention Easement (LM&SDE)" are dedicated for the maintenance of the storm water detention system. The Owner assigns the responsibility for the repair of all storm water drainage systems and facilities outside of the County accepted road rights-of-way to Vanderburgh County, as provided in Section 1502.02 (Plan B-Repair Fund) of the Drainage Ordinance. The individual Lot Owners continue to be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the LM&SDE and DE, which exist on their property. (The responsibilities are outlined in General Note # 8-items A-G.)

Charles L Murphy

MBM Development, Inc.
Charles L. Murphy, President
607 Drexel Drive
Evansville, IN 47712

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 1st day of October, 20 02

My Commission Expires:
June 14, 2004

Kristin Sanders
Notary Public
Kristin Sanders
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on DECEMBER 5, 2001.

Mark Foster
President

Executive Director

PLAT RELEASE DATE: Nov. 26, 2002

Executive Director

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section Eleven (11), Township Six (6) South, Range Ten (10) West, lying in Vanderburgh County, Indiana, Center Township, more particularly described as follows:

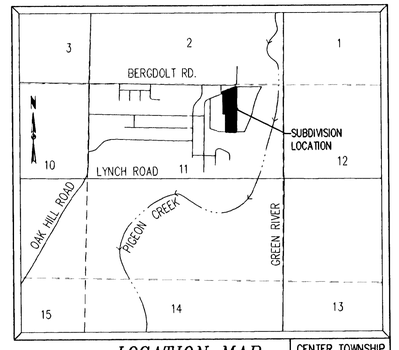
Beginning at a point located by commencing at the Northeast corner of said Quarter Section, thence North 89 degrees 50 minutes 16 seconds West along the North line of said Quarter Section One Thousand Two Hundred Sixty-Nine and Seventeen Hundredths (1269.17) feet to the Northeast corner of Romain Park as recorded in Plat Book L, page 10, in the office of the Recorder of Vanderburgh County, Indiana, thence South 00 degrees 07 minutes 27 seconds West along the East line of said Romain Park One Hundred Ninety and Eighty-Four Hundredths (190.84) feet to said point of beginning of this description, thence South 00 degrees 23 minutes 52 seconds West One Thousand Two Hundred Three and Forty-Nine Hundredths (1203.49) feet; thence North 89 degrees 36 minutes 08 seconds West One Hundred Thirty-Four and Twenty-Six Hundredths (134.26) feet to the Northeast corner of Ashwood Phase I as recorded in Plat Book Q, page 17, in the office of the Recorder of Vanderburgh County, Indiana, thence continue North 89 degrees 36 minutes 08 seconds West along the North line thereof, One Hundred Forty-Nine and Twenty-Eight hundredths (149.28) feet to the Southeast corner of Liberty Estates, Section One, as recorded in Plat Book Q, page 184 in said Recorder's office; thence along the boundary of said Liberty Estates, Section One for the following six (6) courses, North 00 degrees 23 minutes 52 seconds East Three Hundred Nineteen and Ninety-Nine Hundredths (319.99) feet; thence South 89 degrees 36 minutes 08 seconds East Five (5.00) feet, thence North 00 degrees 23 minutes 52 seconds East One Hundred Sixty-Two and Eighty Hundredths (162.80) feet, thence North 89 degrees 36 minutes 08 seconds West Seventy-Five (75.00) feet, thence North 00 degrees 23 minutes 52 seconds East Five Hundred Thirty-Seven and Twenty-Four Hundredths (537.24) feet, thence South 70 degrees 11 minutes 00 seconds West Twenty-Five and Eighty-Four Hundredths (25.84) feet to a corner of said Romain Park; thence along the boundary of said Romain Park, North 00 degrees 01 minutes 45 seconds East Fifty-Three and Sixteen Hundredths (53.16) feet; thence continue along said boundary, North 70 degrees 11 minutes 00 seconds East Four Hundred Two and Ninety-Five Hundredths (402.95) feet to the point of beginning, containing 8.475 acres, more or less.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 26 2002

AUDITOR

RECEIVED FOR RECORD
DATE 11-26-02 12:54 P M
PLAT BOOK R
PAGE 32
INSTR # 2002R0004584
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

1. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
2. Flood Plain Data: Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991 shows that a portion of this subdivision lies within Zone A, as said property plots by scale.
3. Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
4. Road Grades: Maximum road grades will not exceed 5.0%
5. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
   - Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
6. Erosion Control for Ditches:
   - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
   - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
   - Slopes over 8% require rip-rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
7. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 20100014."
8. Drainage Facility Maintenance: The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the Lake Maintenance & Storm Detention Easement (LM&SDE)and Drainage Easements (DE), which exist on his or her property in working order including:

   (A) "Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.

   (B) "Keeping all parts of the storm water drainage system operating as designed and constructed; and free of all trash, debris, and obstructions to the flow of water.

   (C) "Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

   (D) "Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.

   (E) "Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.

   (F) "The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision."

   (G) "NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement ,addition to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board."
10. Earthen Fill: Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on this fill.
11. Special Measures: Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, yard slopes in excess of code minimums, etc.

SURVEYORS CERTIFICATE

I, Scott L. Hubert, 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 16, 2001 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 18th day of Oct., 2002

Scott L. Hubert
Scott L. Hubert, L.S.
Indiana Registration No. 20100014

SCOTT L. HUBERT REGISTERED LS 20100014 STATE OF INDIANA LAND SURVEYOR

APC# 23-5-2001 R-32

Filename: SEC2PLAT.DWG; Project: 317-01-2; Date: 10-18-02