

LIBERTY ESTATES

SECTION THREE

SECONDARY PLAT

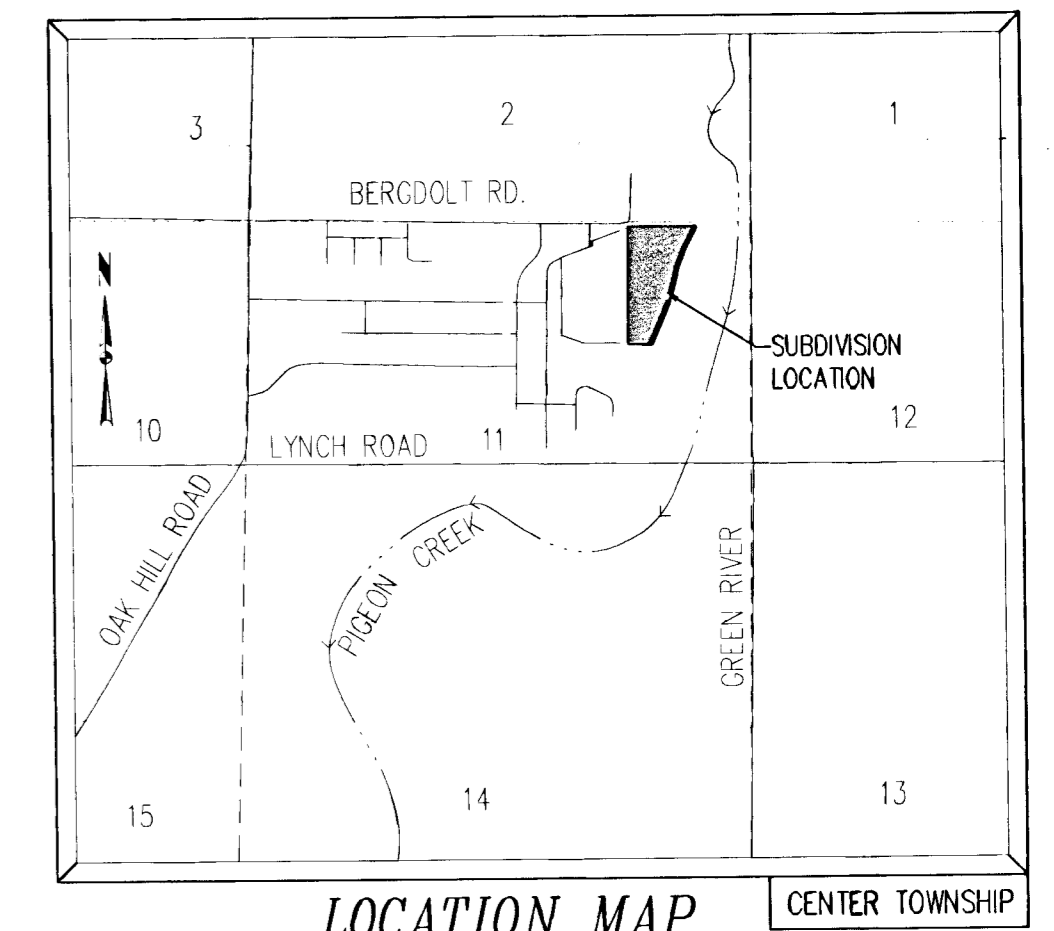
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 17 2003

Sub-Plat 9262

R-88

RECEIVED FOR RECORD
 DATE Dec. 17, 2003 3:57 P.M.
 PLAT BOOK R
 PAGE 88
 INSTR # 2003 R 000 570 36
 BETTY KNIGHT-SMITH RECORDER
 VANDERBURGH COUNTY



LOCATION MAP
 SCALE: 1"=2000'

GENERAL NOTES

- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- 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.
- 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.
- Road Grades:** Maximum road grades will not exceed 5.0%.
- 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.
- 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.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "R.L.S. 20100014."
- 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."
- Earthen Fill:** Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on this fill.
- 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.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described herein, does hereby plat and subdivide said real estate as shown and designates the same as "LIBERTY ESTATES - SECTION THREE". 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.

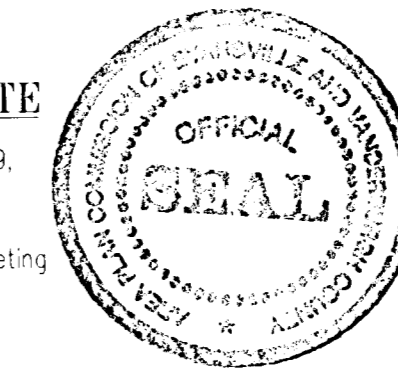
Strips or areas of land marked "Drainage Easement (DE)" are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities, and provided that such facilities are 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
 MSM Development, Inc.
 Charles L. Murphy, President
 P.O. BOX 275
 HARRISBURG, IL 62946

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
Bobby Smith
 Attest Executive Director

SECONDARY PLAT complies with the Ordinance and is released for recording.

Bobby Smith
 Executive Director

PLAT RELEASE DATE: Dec. 17, 2003

APC DOCKET NO: 23-2-2001

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 Roman 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 Roman Park One Hundred Ninety and Eighty-Four Hundredths (190.84) feet to said point of beginning of this description, thence South 89 degrees 50 minutes 16 seconds East and parallel with the North line of said Quarter Section Six Hundred Eighty-Four (684.0) feet, thence South 27 degrees 46 minutes 42 seconds West Two Hundred Twenty-Eight and Forty Hundredths (228.40) feet, thence South 20 degrees 27 minutes 41 seconds West Two Hundred Twelve and Ninety-Two Hundredths (212.92) feet, thence South 14 degrees 26 minutes 47 seconds West Two Hundred Six and Sixteen Hundredths (206.16) feet, thence South 16 degrees 19 minutes 03 seconds West Two Hundred Seven and Ninety-Seven Hundredths (207.97) feet, thence South 23 degrees 26 minutes 04 seconds West Two Hundred Seventeen and Thirty-Three Hundredths (217.33) feet, thence South 23 degrees 33 minutes 08 seconds West Two Hundred Twenty-One and Thirty-Three Hundredths (221.33) feet, thence North 89 degrees 36 minutes 08 seconds West Two Hundred Twenty-Six and Seventy-Four Hundredths (226.74) feet to the Southeast corner of the Amended Plat of Liberty Estates, Section Two, as per plat thereof, recorded in Plat Book R, Page 43, thence along the East line of said Section Two, North 00 degrees 23 minutes 52 seconds East One Thousand Two Hundred Three and Forty-Nine Hundredths (1203.49) feet to the place of beginning, containing 12.477 acres, more or less.

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 17th day of December, 2003.

My Commission Expires:

11-26-08

Notary Resides in
 Vanderburgh
 County, Indiana

R. Plister
 Notary Public
 Kristina M. Plister
 (typed or printed name)



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:

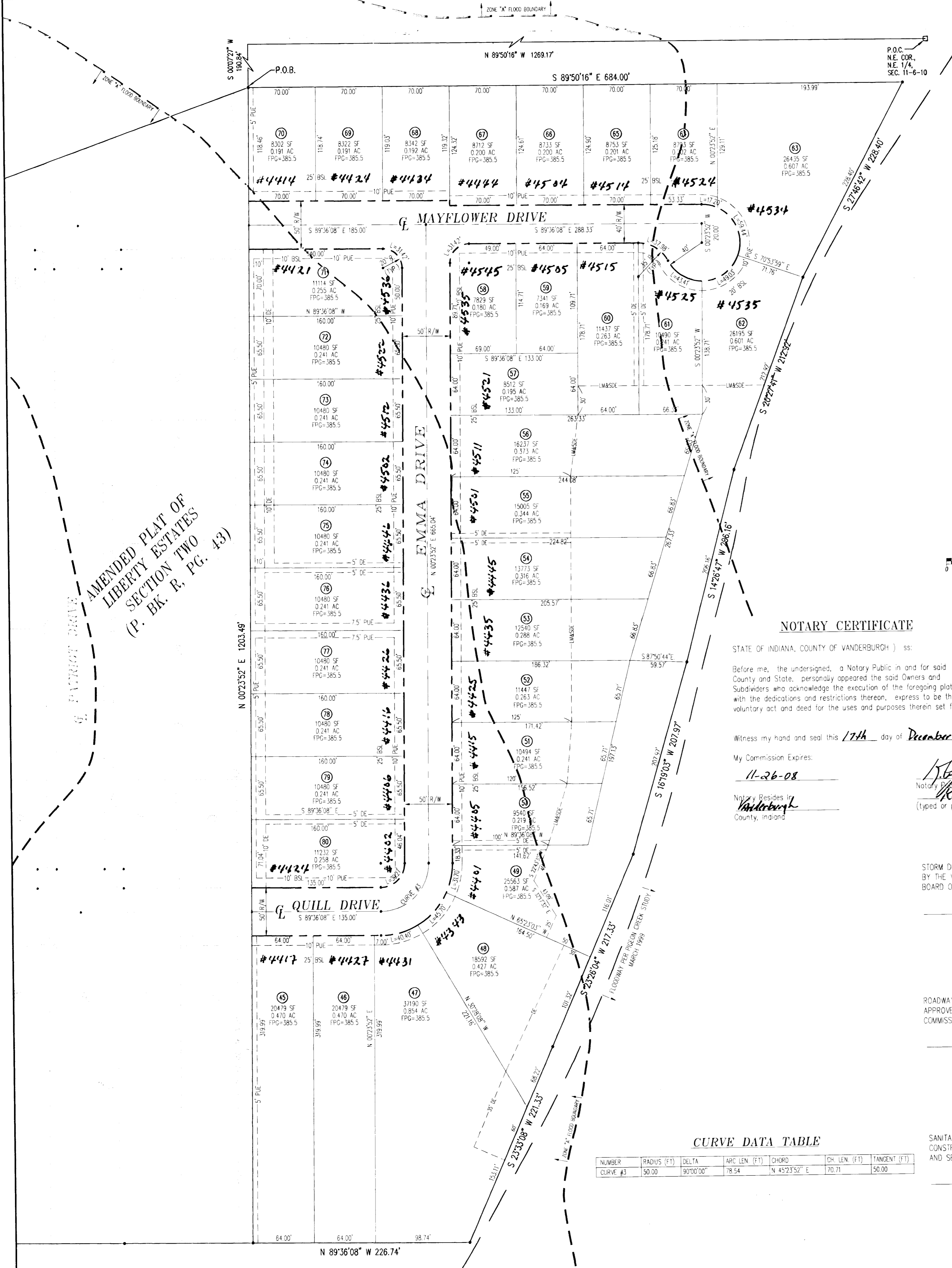
APRIL 14, 2003
 DATE

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

MAY 13, 2003
 DATE

CURVE DATA TABLE

CURVE #	RADIUS (FT)	DELTA	ARC LEN (FT)	CHORD	CH LEN (FT)	TANGENT (FT)
1	50.00	90°00'00"	78.54	N 43°23'52" E	70.71	50.00



AMENDED PLAT OF LIBERTY ESTATES SECTION TWO (P. BK. R, PG. 43)