ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN BOOK_____ ON PAGE_____ AS DOCUMENT NO._____

-FINAL PLAT OF CHIEF VIEW ESTATES-

A RESUBDIVISION OF OUTLOT A OF INDIAN PRAIRIE ESTATES

AS RECORDED IN DOCUMENT A02034224 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE 3RD P.M., CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS

OWNER/SUBDIVIDER

AKS DEVELOPMENT, LLC
84 WEST HARNETT
MASCOUTAH, ILLINOIS 62258
618-566-3508

ENGINEER/SURVEYOR

MILLENNIA PROFESSIONAL SERVICES
11 EXECUTIVE DRIVE, SUITE 12
FAIRVIEW HEIGHTS, ILLINOIS 62208
618-624-8610

SCHOOL DISTRICTS

K - 12: MASCOUTAH COMMUNITY UNIT SCHOOL DISTRICT #19

SOUTHWESTERN ILLINOIS COLLEGE DISTRICT NO. 522

AREA CALCULATIONS

AREA IN LOTS	6.01	ACRES
SUBDIVISION TOTAL	6.78	ACRES

SITE ZONING

RS-10 WITHIN APZ-2 ZONE

FINAL PLAT NOTES

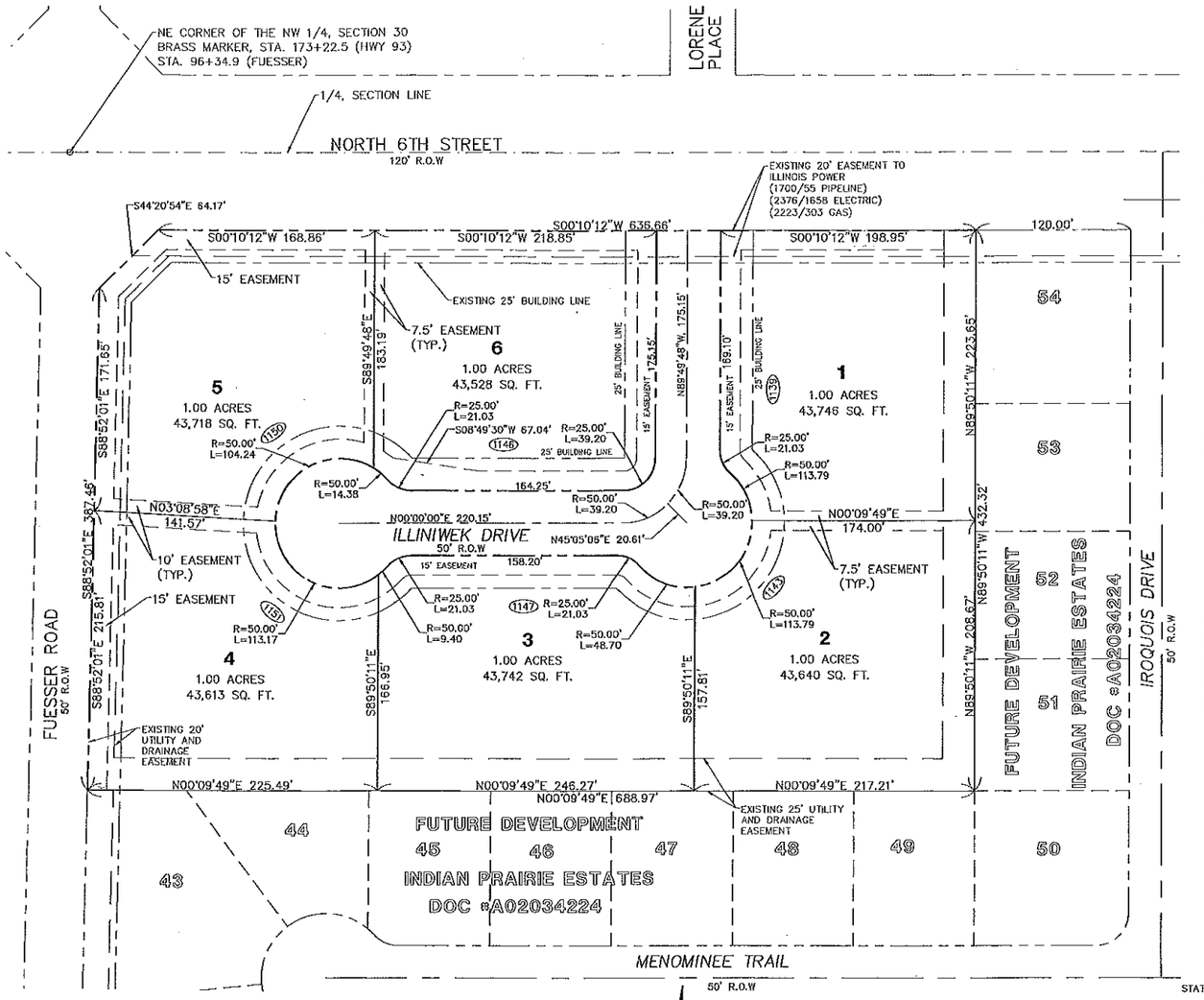
1. THE ACCEPTANCE OF THIS PLAT BY THE CITY OF MASCOUTAH, ILLINOIS DOES NOT OBLIGATE THE CITY TO PERFORM ANY MAINTENANCE OF ANY DRAINAGE EASEMENT IN THIS SUBDIVISION NOR THE ACCEPTANCE OF ANY STORM WATER DRAINAGE WAY, STRUCTURE OR IMPROVEMENT OTHER THAT SURFACE DRAINAGE STRUCTURES OR IMPROVEMENTS ON STREET RIGHT-OF-WAY. IT IS THE INTENT OF THE SUBDIVIDER THAT THE PROPERTY OWNERS SHALL MAINTAIN THAT PART OF ANY DRAINAGE EASEMENT LYING WITHIN THE BOUNDARY OF THEIR PROPERTY.

2. ALL EASEMENTS SHOWN ARE TO BE USED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE, UNLESS OTHERWISE NOTED.

3. ALL DRAINAGE EASEMENTS LOCATED OUTSIDE OF STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY LOT OWNERS.

4. ALL DRAINAGE FACILITIES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF MASCOUTAH DEVELOPMENT AND SUBDIVISION CODES AND ORDINANCES.

5. THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- TYPICAL ADDRESS

I, THE UNDERSIGNED MAYOR OF THE CITY OF MASCOUTAH, ILLINOIS, DO HEREBY APPROVE THE PLAT SHOWN HEREIN.

_____, 2015

_____ MAYOR

_____ CITY CLERK

APPROVED BY MAPPING AND PLATTING ON THIS _____ DAY OF _____, 2015

_____ SIGNATURE

WE, MILLENNIA PROFESSIONAL SERVICES., HEREBY DECLARE THAT AT THE REQUEST OF THE OWNER, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND SHOWN HEREON, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL REQUIRED MONUMENTATION HAVE BEEN INSTALLED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES
184-004070

_____ DALE L. WOOLARD
I.P.L.S. #35-3321
EXPIRATION / RENEWAL DATE:
NOV. 30, 2016

_____ DATE

RECEIVED
MAR 13 2015
CITY OF MASCOUTAH

STATE OF ILLINOIS } SS.
COUNTY OF ST. CLAIR }

FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY THE STATUTES UPON ALL OF THE PROPERTY WITHIN THIS PLAT, AND I HEREBY CERTIFY THAT I FIND NO REASONABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS SUBDIVISION AND I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF MY OFFICE THIS _____ DAY OF _____, 2015.

_____ COUNTY CLERK

WE, THE UNDERSIGNED, BEING THE MANAGING PARTNER IN FEE OF THE PROPERTY EMBRACED BY THIS RESUBDIVISION PLAT, DO HEREBY ACKNOWLEDGE THIS RESUBDIVISION PLAT TO BE MY FREE AND VOLUNTARY ACT AND DEED. I HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROADWAY PURPOSES, THE STREET RIGHT OF WAY AS SHOWN HEREON, AND HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITIES SERVICE AND DRAINAGE. THE BUILDING LINES SHOWN HEREON ARE THE BUILDING LINES TO BE REFERRED TO IN ALL THE CONVEYANCES OF LOTS WITHIN THIS SUBDIVISION, INCLUDING THE RELEASE AND WAIVER OF THE RIGHTS OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND THIS SEAL THIS _____ DAY OF _____, 2015.

INDIAN PRAIRIE ESTATES
AKS DEVELOPMENT, LLC

_____
MANAGING PARTNER

STATE OF ILLINOIS } SS.
COUNTY OF ST. CLAIR }

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME TIM KAPPERT, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING PARTNER OF AKS DEVELOPMENT, LLC, ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, AND SAID AUTHORIZED AGENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

WE, THE UNDERSIGNED, OWNERS AND ENGINEER, HEREBY WITNESS TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

AKS DEVELOPMENT, LLC

_____
MANAGING PARTNER

_____
ENGINEER

50' 0 50' 100'
GRAPHIC SCALE

Seal:

DATE: ___/___/___
DALE L. WOOLARD, PLS
EXPIRES 11/30/16

Drawing Issue

P.M. D.L.W.
L.T.
B.M.K.
QA/QC: D.L.W.
Job Number: ME14054.00

Millennia Professional Services
11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
618.624.8610
FAX: 618.624.8611

Final Plat of Chief View Estates
Mascoutah, Illinois

AKS Development, LLC
84 WEST HARNETT
MASCOUTAH, ILLINOIS 62258

Sheet Title: Final Plat

Sheet 1 of 1