

OWNER'S CERTIFICATE:

I, DAVE KUNKEL, MANAGING PARTNER OF MASCOUTAH DEVELOPMENT GROUP, LLC, BEING THE OWNER OF THE SAID TRACT HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED/DEVELOPED IN THE MANNER SHOWN, AND SAID SUBDIVISION/DEVELOPMENT IS TO BE HEREAFTER KNOWN AS LEGACY PLACE SUBDIVISION. ALL RIGHTS-OF-WAY, AND DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

DAVE KUNKEL, MANAGING PARTNER  
MASCOUTAH DEVELOPMENT GROUP, LLC

THE OWNER, OR HIS REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY ALL THE STREETS, CITY USES, EASEMENTS, PARKS, AND REQUIRED UTILITIES SHOWN ON THE SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION DATED \_\_\_\_\_, AND RECORDED IN THE OFFICE OF THE ST. CLAIR COUNTY RECORDER OF DEEDS.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER OR REPRESENTATIVE

NOTARY'S CERTIFICATE:

STATE OF ILLINOIS }  
COUNTY OF ST. CLAIR } SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT DAVE KUNKEL, MANAGING PARTNER OF MASCOUTAH DEVELOPMENT GROUP, LLC, BEING THE OWNER OF THE SAID TRACT IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT HE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED PROFESSIONAL ILLINOIS LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF THE OWNERS FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN. THE LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF MASCOUTAH, ILLINOIS, AND THE LAND IS NOT WITHIN 1 1/2 MILES OF AN INCORPORATED CITY, TOWN OR VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOT OR HEREAFTER AMENDED, AND IS NOT INCLUDED IN ANY OTHER MUNICIPALITY.

EDGAR M. BARNAL, PLS #2750

COUNTY CLERK'S CERTIFICATE:

I, THE UNDERSIGNED COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.

COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CITY COUNCIL'S CERTIFICATE:

I, GERALD DAUGHERTY, MAYOR OF THE CITY OF MASCOUTAH, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF SAME HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

9-1-1 CERTIFICATION:

I, ST. CLAIR COUNTY 9-1-1 COORDINATOR DO HEREBY CERTIFY THAT THE STREET/ROAD/HIGHWAY NAMES AND NUMBERING SYSTEM ON THE ATTACHED PLAT HAVE BEEN REVIEWED AND APPROVED FOR USE.

9-1-1 COORDINATOR, ST. CLAIR COUNTY ILLINOIS

APPROVED BY MAPPING AND PLATTING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

SIGNATURE

I.D.O.T. CERTIFICATE:

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY PURSUANT TO IL STATUTE. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER \_\_\_\_\_  
DATE \_\_\_\_\_

DRAINAGE CERTIFICATE:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE, BASED ON INVESTIGATION AND ACCEPTED PRINCIPLES, NO RESIDENCES OR STRUCTURES ARE, OR WILL BE, LOCATED WITHIN THE ONE HUNDRED YEAR (100-YEAR) FLOOD ELEVATION AS DEFINED OR IDENTIFIED BY FEMA COMMUNITY PANEL 17136C02450.

MASCOUTAH LAND DEVELOPMENT, L.L.C.

BY: \_\_\_\_\_  
DAVE KUNKEL - MANAGING PARTNER

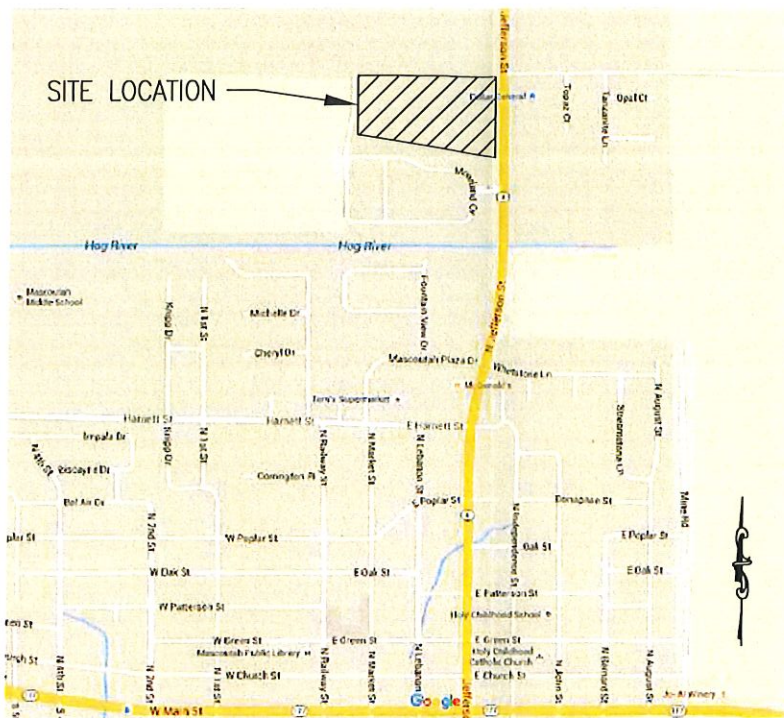
THOUVENOT, WADE & MOERCHEN, INC.

BY: \_\_\_\_\_  
PROFESSIONAL ENGINEER REGISTRATION NUMBER AND EXPIRATION DATE

DATE

# FINAL PLAT FOR LEGACY PLACE SUBDIVISION

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
COUNTY OF ST. CLAIR, STATE OF ILLINOIS



LOCATION MAP  
(NTS)

OWNER / SUBDIVIDER  
MASCOUTAH DEVELOPMENT GROUP, LLC  
2808 THOLE PLOCHER RD  
HIGHLAND, IL 62249  
618-654-9408

ENGINEER  
THOUVENOT, WADE & MOERCHEN, INC.  
600 COUNTRY CLUB VIEW, SUITE 1  
EDWARDSVILLE, ILLINOIS 62025  
618-656-4040

SURVEYOR  
THOUVENOT, WADE & MOERCHEN, INC.  
4940 OLD COLLINSVILLE RD.  
SWANSEA, ILLINOIS 62226  
618-624-4488

EX. ZONING CLASSIFICATION: GENERAL COMMERCIAL (CITY OF MASCOUTAH)  
PR. ZONING CLASSIFICATION: GENERAL COMMERCIAL AND RS-B (CITY OF MASCOUTAH)

SCHOOL DISTRICT: MASCOUTAH COMMUNITY SCHOOL DISTRICT NO. 19

GROSS ACREAGE: 11.83 AC.  
AREA IN ROW: 0.35 AC.  
30' PUBLIC ROW DEDICATION: 0.63 AC.  
COMMON AREA: 2.76 AC.  
NET ACREAGE: 8.09 AC.

INDEX OF SHEETS

1. COVER
2. LOT AREAS AND DIMENSIONS

GENERAL NOTES

ALL EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE.

MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE TWO (2) FEET ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND FOR CORNER LOTS, THE HIGHEST STREET ELEVATION SHALL GOVERN. ALL DRIVEWAYS AT THE RIGHT-OF-WAY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. SHOULD THESE REQUIREMENTS BE DIFFICULT TO MEET, OR SHOULD A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT BE DESIRABLE, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT DAMAGE FROM STORM WATER.

ALL BUILDINGS SHALL BE MAINTAINED BY THE LOT OWNER. ALL IMPROVEMENTS LOCATED OUTSIDE OF R.O.W. SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

OUTLOTS A AND B, LANDSCAPE EASEMENTS AND DRAINAGE EASEMENTS LOCATED THEREIN AND THEREON AS SHOWN ON THIS PLAT ARE HEREBY GIVEN, GRANTED, EXTENDED AND CONVEYED TO LOT OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR EXCLUSIVE RIGHT TO BUILD, EXPAND, AND MAINTAIN ALL COMMON GROUND, LANDSCAPING AND STORM WATER IMPROVEMENTS, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE IMPROVEMENTS AS MAY BE NEEDED FOR WORKING ROOM DURING MAINTENANCE OR CONSTRUCTION ACTIVITIES.

ONLY EXTERIOR BOUNDARY CORNERS HAVE BEEN SET. INTERIOR CORNERS WILL BE SET AFTER UTILITY AND STREET CONSTRUCTION IS COMPLETE.

1/2" IRON PINS WITH CAPS SHALL BE SET AT ALL LOT CORNERS, P.C.'s, P.T.'s, AND E.O.R.'s ONCE CONSTRUCTION IS COMPLETE.

STRUCTURE ELEVATION RESTRICTIONS

RESPONSIBILITY FOR CONFORMING TO THE FOLLOWING REQUIREMENTS SHALL LIE WITH THE BUILDER OF ANY STRUCTURE.

ANY AND ALL STRUCTURE(S) CONSTRUCTED IN THIS DEVELOPMENT SHALL BE ELEVATED IN SUCH A MANNER SO AS TO ENSURE THAT THE LOWEST FLOOR ELEVATION, AND/OR ELEVATION OF ANY OPENING TO THE STRUCTURE'S EXTERIOR; SUCH AS, BASEMENT WINDOWS, UTILITY DUCT OPENINGS, ETC.; IS AT LEAST ONE AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTER LINE ELEVATION MEASURED AT THE CENTER OF THE LOT FRONTAGE. GARAGE FLOORS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE STREET CENTER LINE ELEVATION MEASURED AT THE CENTER OF THE LOT FRONTAGE. FOR LOTS WITH MULTIPLE STREET FRONTAGES, THE STREET WITH THE HIGHEST CENTER LINE ELEVATION SHALL GOVERN.

IF SAID LOT IS LOCATED ADJACENT TO A STREET WITH A LOW POINT (SAG) VERTICAL CURVE OR A STREET WITH DRAINAGE COLLECTION STRUCTURES THAT COULD CAUSE CONFINEMENT AND PONDING OF STORM WATER DUE TO TOPOGRAPHIC CONDITIONS, THE LOWEST FLOOR ELEVATION AND/OR ELEVATION OF ANY OPENING TO THE STRUCTURE'S EXTERIOR; BASEMENT WINDOWS, UTILITY DUCT OPENINGS, ETC.; SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE LOW POINT CENTER LINE ELEVATION. GARAGE FLOORS IN THIS CASE SHALL BE A MINIMUM OF ONE AND ONE-HALF (1.5) FOOT ABOVE THE STREET CENTER LINE ELEVATION MEASURED AT THE CENTER OF THE LOT FRONTAGE - ALL DRIVEWAYS SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTER LINE ELEVATION, MEASURED AT THE PROPERTY LINE.

ANY BUILDER PROPOSING TO CONSTRUCT ANY STRUCTURE ON A LOT THAT ENCOMPASSES OR COULD POTENTIALLY BE AFFECTED BY NEARBY STORM WATER RETENTION OR DETENTION PONDS, STORM WATER STRUCTURES, AND/OR STORM WATER CONDUITS THAT COLLECT SURFACE WATER OR DISCHARGE SURFACE WATER TO THE GROUND SURFACE, SHALL RETAIN AN ENGINEER TO ESTABLISH STRUCTURE ELEVATIONS.

SHOULD IT BE DIFFICULT TO MEET THESE MINIMUM REQUIREMENTS, OR SHOULD A WALKOUT BASEMENT, PARTIALLY EXPOSED BASEMENT, OR OTHER STRUCTURE TYPE THAT DOES NOT CONFORM TO THIS CRITERION BE PROPOSED FOR THIS DEVELOPMENT, THE LOT OWNER SHALL RETAIN AN ENGINEER TO DETERMINE MINIMUM ELEVATIONS AND/OR GRADING TO LIMIT DAMAGE FROM STORM WATER. TWM, INC. AND THEIR AGENTS SHALL NOT BE LIABLE FOR STORM WATER DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS CRITERIA, OR FROM ANY STORM WATER DAMAGE DUE TO CLOGGING OF STORM SEWER STRUCTURES, COLLAPSING OR DEFORMATION OF STORM SEWER CONDUITS OR STRUCTURES, IMPROPER CONSTRUCTION, DISCHARGES FROM DOWNSPOUTS OR SUMP PUMP DISCHARGES, OR THE PLACEMENT OF EITHER MAN-MADE OR NATURAL RESTRICTIONS IN THE STORM WATER SYSTEM, REGARDLESS OF WHETHER SAID SYSTEM IS NATURAL OR MAN-MADE.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF MASCOUTAH, COUNTY OF ST. CLAIR, STATE OF ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29; THENCE NORTH 89 DEGREES 08 MINUTES 44 SECONDS WEST, ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, A DISTANCE OF 55.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 4 AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 43 MINUTES 56 SECONDS EAST, ON SAID WESTERLY RIGHT OF WAY LINE, 599.93 FEET TO THE NORTHERLY LINE OF PRAIRIE VIEW ESTATES - PHASE 1, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A02008629; THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID PRAIRIE VIEW ESTATES - PHASE 1 AND PRAIRIE VIEW ESTATES - PHASE 2, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER A02023219 THE FOLLOWING SIX (6) COURSES AND DISTANCES; 1.) NORTH 89 DEGREES 08 MINUTES 44 SECONDS WEST, 458.78 FEET; 2.) NORTH 63 DEGREES 22 MINUTES 38 SECONDS WEST, 131.84 FEET; 3.) NORTH 74 DEGREES 38 MINUTES 46 SECONDS WEST, 163.65 FEET; 4.) SOUTH 89 DEGREES 17 MINUTES 21 SECONDS WEST, 153.77 FEET; 5.) NORTH 12 DEGREES 50 MINUTES 21 SECONDS WEST, 174.01 FEET; 6.) NORTH 00 DEGREES 51 MINUTES 16 SECONDS EAST, 336.55 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 44 SECONDS EAST, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, A DISTANCE OF 914.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, CONDITIONS AND RESTRICTIONS OF RECORD.

THOUVENOT,  
WADE &  
MOERCHEN, INC.  
ENGINEERS ♦ SURVEYORS ♦ PLANNERS



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FAX (314) 241-2391

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ST. CHARLES, MISSOURI 63301  
TEL (636) 724-8300  
FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-000202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Signature: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
STATEMENT OF RESPONSIBILITY  
I hereby confirm that the document herein to be  
authenticated by my seal is restricted to this sheet,  
and I hereby disclaim any responsibility for all other  
drawings, specifications, estimates, reports or other  
documents or instruments relating to or intended to  
be utilized for any other part of the architectural,  
engineering or survey project.

COVER	FINAL PLAT LEGACY PLACE CITY OF MASCOUTAH ST. CLAIR COUNTY, IL	
	TITLE	PROJECT

REV	DATE	DESCRIPTION
△		
△		
△		

DRAWN BY: JBH	SHEET
DESIGNED BY: JJV	1
CHECKED BY: JJV	OF 2 SHEETS
APPROVED BY: JJV	
PROJECT NUMBER: 160141	
<input checked="" type="checkbox"/> ISSUED FOR REVIEW <input type="checkbox"/> ISSUED FOR BIDDING	
<input type="checkbox"/> ISSUED FOR CONSTR. <input type="checkbox"/> RECORD DRAWING	



# THOUVENOT, WADE & MOERCHEN, INC.

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PROFESSIONAL REGISTRATIONS	LICENSE NO.
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PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGINEER CORP.	61-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000028
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

Signature: \_\_\_\_\_  
Signature Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

**STATEMENT OF RESPONSIBILITY**  
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

**LOT AREAS AND DIMENSIONS**

**FINAL PLAT**  
**LEGACY PLACE**  
**CITY OF MASCOUTAH**  
**ST. CLAIR COUNTY, IL**

REV.	DATE	DESCRIPTION
1	8/8/16	CITY COMMENTS
2		
3		
4		

DRAWN BY: JBH	SHEET
DESIGNED BY: JJV	2
CHECKED BY: JJV	OF 2 SHEETS
APPROVED BY: JJV	
PROJECT NUMBER: 160141	

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING  
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING

**LOT AREAS**  
LOT 1 = 1.80 AC  
LOT 2 = 1.04 AC  
LOT 3 = 5.25 AC  
OUTLOT A = 1.98 AC  
OUTLOT B = 0.78 AC

**BENCHMARK #1**  
IRON PIN FOUND WITH CAP, OFFSITE SOUTHEAST OF PROPERTY  
NORTHING: 668553.01  
EASTING: 2403605.88  
ELEV. = 432.38

**CONTROL #1**  
IRON PIN SET, SOUTHEAST CORNER OF PROPERTY  
NORTHING: 668410.28  
EASTING: 2403461.68  
ELEV. = 437.10

**CONTROL #2**  
IRON PIN SET, NORTHEAST CORNER OF PROPERTY  
NORTHING: 668961.34  
EASTING: 2402594.68  
ELEV. = 438.50

**LEGEND**

XXXXXX DENOTES STREET ADDRESS

○ 1/2" IRON PIPE FOUND

● 1/2" IRON PIN SET W/CAP

■ 4" CONCRETE MONUMENT SET

(000.00') RECORD INFORMATION

--- ROW LINE

--- LOT LINE

--- EXISTING PROPERTY/LOT LINE

--- BUILDING SETBACK LINE

--- EXISTING EASEMENT

--- UTILITY AND DRAINAGE EASEMENT

/// ROW TO BE DEDICATED

