

UTILITIES

Existing utilities shown on these plans, have been located by field survey measurements or existing records/surveys. These locations are considered approximate. There may be others not presently known or shown. The contractor shall verify their existence and exact location and avoid damage to the utility. Call J.U.L.I.E. (Joint Utility Locating Information For Excavators). Telephone #1-800-892-0123.

CITY ZONING AND SETBACK REQUIREMENTS:

Zoning is RMH Residential Mobile Home
Front yard setback = 10'
Side & Rear yard building setback = 5'

LOCATION:

LOT 40C found on Plat of Lots 12A, 12B, 12C, 22A, 22B, 22C, 23A, 23B, 39A, 39B, 40A, 40B, 40C, 40D, 46 & 48, W1/2 SEC. 32-1N-6W

UTILITY COMPANIES:

CABLE T.V. Charter Cable
ELECTRIC Mascoutah Electric 618-566-2965
GAS Ameren Illinois 1-800-755-5000
SAN. SEWER City of Mascoutah
TELEPHONE Frontier
WATER City of Mascoutah

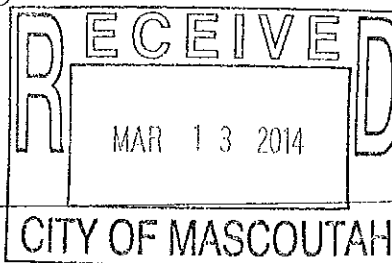
PROPERTY AREA 241,328 SF = 5.54 AC

PROPOSED 26 BUILDING SITES

MINIMUM BUILDING SITE SIZE = 6,750 SF

MAXIMUM BUILDING SITE COVERAGE = 40% EACH SITE

STREET COVERAGE = 1.09 AC



LEGAL DESCRIPTION PER WARRANTY DEED - STATUTORY FORM, BK 2329, PG 529:

Lot Numbered 40-C being a part of the Northeast quarter (NE1/4) of the Southwest quarter (SW1/4) of Section Thirty-Two (32) in Township One (1) North, Range Six (6) West of the Third Principal Meridian; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "E" on page 27.

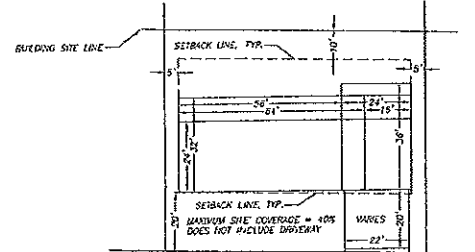
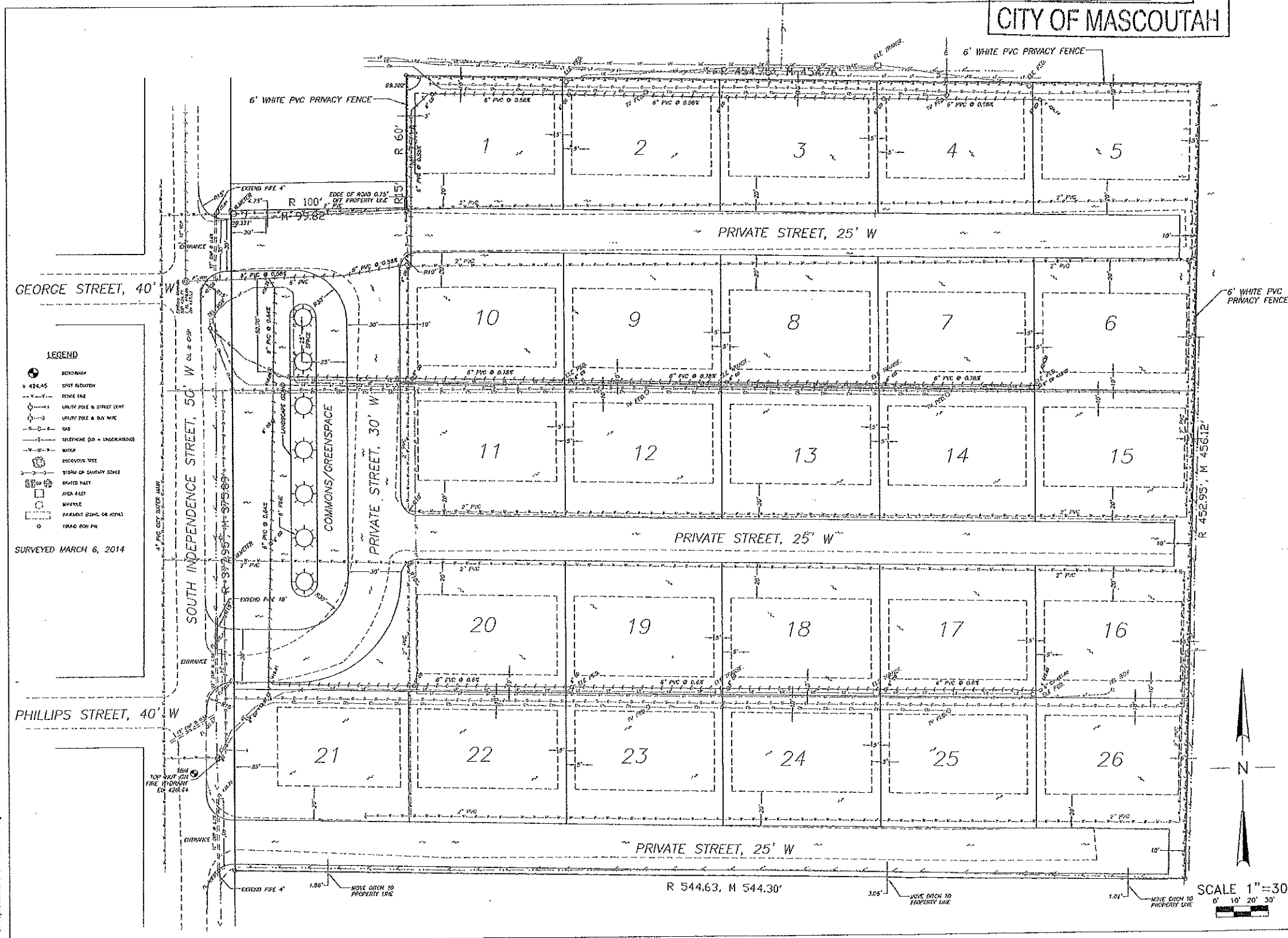
Excepting that part lying within "ANNA FUESSER'S ADDITION TO THE CITY OF MASCOUTAH", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "G" on page 46.

Excepting further that part conveyed to Oswald Corpstein and Lena Corpstein, his wife, by deed dated September 10, 1948, and recorded in Book 1163 on page 397, described as follows, to-wit:-

Beginning at a point 112 feet South of the Southeast corner of Independence Street, and South Street, measured along the East line of Independence Street, thence South 60 feet along Independence Street; thence East 100 feet; thence North 60 feet, thence West along an alley 100 feet to the place of beginning.

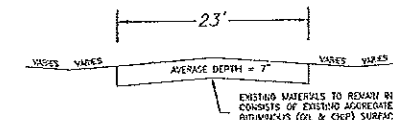
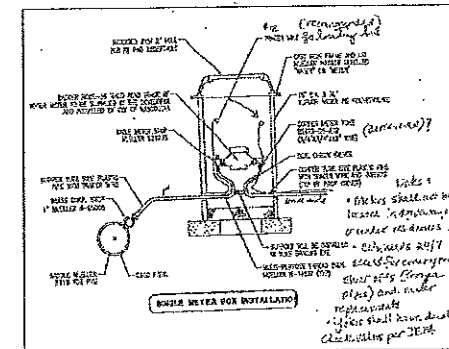
Excepting further that part conveyed to Oswald Corpstein and Agnes Corpstein, his wife by Deed dated September 26, 1961, and recorded in Book 1756 on page 327, described as follows, to-wit:-

Beginning at a point 172 feet South of the Southeast corner of Independence Street and South Street (Measured along the East line of Independence Street); thence 15 feet South along Independence Street; thence East 100 feet; thence North 15 feet, thence West 100 feet to the place of beginning.

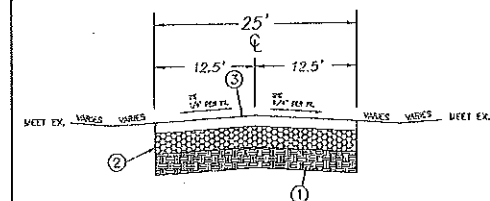


PRIVATE STREET, 25' W

TYPICAL HOME SITE LAYOUT



EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION

LEGEND

1. COMPACTED & PROOFROLLED EARTH SUB-GRADE
2. SUB-BASE GRANULAR MATERIAL, TYPE A, 8"
3. 3" HMA SURFACE COURSE, MIX C, Ndeg=50

NOTES:

1. RECORD PROPERTY DIMENSIONS ARE PER WAYNE MCCABE SURVEY, JUNE 18, 1963 AS FURNISHED BY OWNER.
2. IT IS NOT WARRANTED THAT THIS TOPO PLAN CONTAINS COMPLETE INFORMATION OF DEDICATIONS, EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT OF WAYS, BUILDING LINES, OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE REPORT SHOULD BE OBTAINED. NO TITLE REPORT WAS FURNISHED BY THOSE ORDERING THIS SITE PLAN.
3. THERE WERE NO JULIE MARKS FOR CABLE TV OR UNDERGROUND ELECTRIC CURRENTLY ON THIS SITE.
4. CABLE TV DEPTH = 2' +/-
5. GAS DEPTH = 2.5' +/-
6. ELECTRIC DEPTH, PRIMARY IN 2" PVC CONDUIT = 4', SECONDARY IN 2.5" PVC CONDUIT = 3.2' +/-
7. TELEPHONE DEPTH = 2' +/-
8. EXISTING WATER PIPE IS ALL 2" PVC, DEPTH = 2'-8" +/-
9. EXISTING CLAY SANITARY SEWER PIPE WAS REMOVED AND REPLACED WITH PVC, UNDER THE DIRECTION AND INSPECTION OF THE CITY OF MASCOUTAH.

CONSULTING ENGINEERING BY:

KEEL ENGINEERING, INC.

2815 RIDGEVIEW LANE
MILLSTADT, IL 62260

(618) 476-9700

IL Professional Design Firm (Expires 4-30-2013):



MASCOUTAH ACRES LAND TRUST
BRENDA BLEISCH, MGR., THOMAS LECHEN, TRUSTEE,
RICK BROWN, BILL FOUTCH, CLYDE MINNISH
300 SOUTH INDEPENDENCE STREET
MASCOUTAH, IL 62258

PROJECT NO. 1403



EXPIRES 11-30-2015

DATE 3/12/2014

REVISIONS

TITLE
SITE PLAN

SHEET

1 OF 1