

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

## OWNER/SUBDIVIDER

AKS DEVELOPMENT, LLC  
84 WEST HARNETT  
MASCOUTAH, ILLINOIS 62208  
618-566-3508

## SCHOOL DISTRICTS

K - 12: MASCOUTAH COMMUNITY UNIT SCHOOL DISTRICT #19  
SOUTHWESTERN ILLINOIS COLLEGE DISTRICT NO. 522

## ENGINEER/SURVEYOR

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

## AREA CALCULATIONS

AREA IN LOTS 6.01 ACRES  
SUBDIVISION TOTAL 6.78 ACRES

## SITE ZONING

RS-10 WITHIN APZ-2 ZONE

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

## LEGEND

- IRON PIN FOUND  
● IRON PIN SET  
○ TYPICAL ADDRESS

Seal:

DATE: \_\_\_\_\_  
DALE L. WOGLARD, 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 62208

Sheet Title:

Final  
Plat

Sheet  
1 of 1

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## 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 THAN 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.

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

