## -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 62258 618-566-3508

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

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
- TYPICAL ADDRESS

ENGINEER/SURVEYOR MILLENNIA PROFESSIONAL SERVICES 11 EXECUTIVE DRIVE, SUITE 12 FAIRVIEW HEIGHTS, ILLINOIS 62208 AREA CALCULATIONS AREA IN LOTS 6,01 ACRES 6,78 ACRES SUBDIVISION TOTAL

-1/4. SECTION LINE

-NE CORNER OF THE NW 1/4, SECTION 30

BRASS MARKER, STA. 173+22.5 (HWY 93)

· AKS DEVELOPMENT, LLC

MANAGING PARTNER

ENGINEER

STA. 96+34.9 (FUESSER)

SITE ZONING

FINAL PLAT NOTES

1. THE ACCEPTANCE OF THIS PLAT BY THE CITY OF MASCOUTAH, ILLINOIS DOES NOT OBLICATE THE CITY TO PERFORM ANY MAINTENANCE OF ANY DRAINAGE EASEMENT IN THIS SUBDIMISION MARTIENANCE OF ANY DISTANCE EASEMENT IN THIS SUBDIVISION ON THE ACCEPTANCE OF ANY STORM WATER DRAINAGE WAY, 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

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 SUBDIMISION CODES AND ORDINANCES.

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

YE, 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 ESSEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITIES SERVICE AND DRAINAGE. THE BUILDING LINES FOR MY 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 RICHTS OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAYS 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

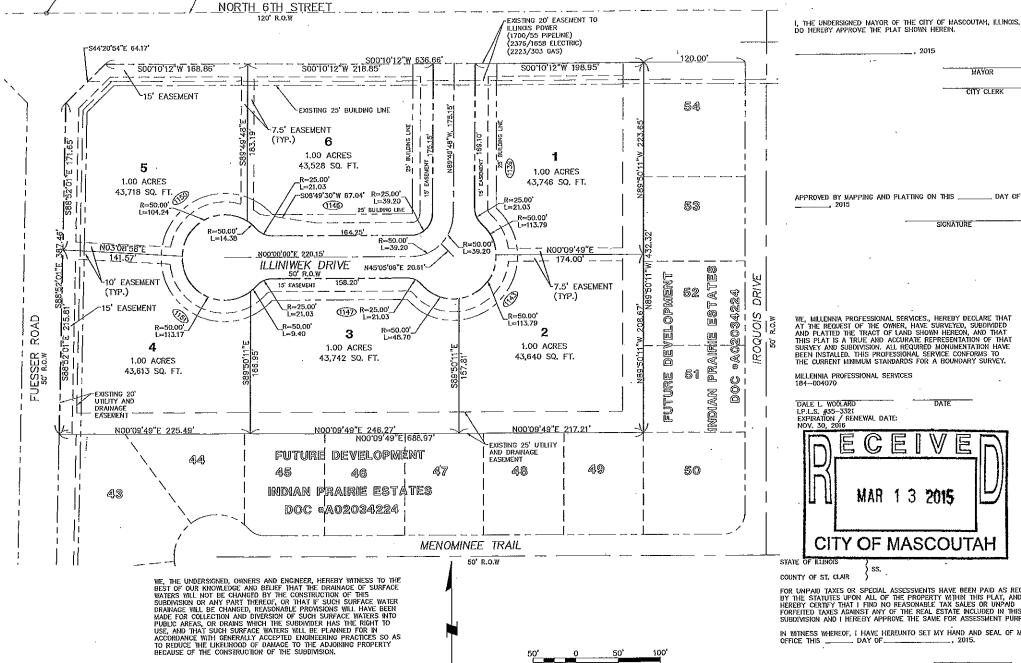
STATE OF ILLINOIS

COUNTY OF ST. CLAIR

ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2015, PERSONALLY APPEARED BEFORE ME TIM KAPPERT, BEING BY ME DULY SYORN, DID SAY THAT HE IS THE MANAGING PARTNER OF AKS DEVELOPMENT, LLC, ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, AND SAID AUTHORIZEO AGENT ACKNOWLEGED 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.

MY COMMISSION EXPIRES:



MAYOR

CITY CLERK

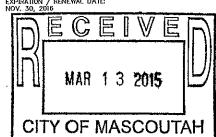
APPROVED BY MAPPING AND PLATTING ON THIS \_\_\_

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

DATE lp.ls. #35–3321 Expiration / Renewal Date:



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 MAY 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

DALE L. WOOLARD, PLS EXPIRES 11/30/16 ۵

Millennia Professional Services Executive Drive, Suite 12 view Heights, Illinois 62208 618.624.8610 FAX: 618.624.8611 ±. Žį



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> Sheet Title: Final Plat Sheet

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