

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. _____

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

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

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.

OWNER'S CERTIFICATE

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 30th DAY OF June, 2015.

INDIAN PRAIRIE ESTATES
AKS DEVELOPMENT, LLC
W. K. S. L.
MANAGING PARTNER

NOTARY PUBLIC'S CERTIFICATE

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

ON THIS 30th DAY OF June, 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.

Cynthia J. Hummel
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 5, 2018

ENGINEER'S CERTIFICATE

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
W. K. S. L.
MANAGING PARTNER
E. C. E.
ENGINEER

-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

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- TYPICAL ADDRESS
- (NR) NON-RADIAL LINE

LEGAL DESCRIPTION

A Resubdivision of Outlot A, as recorded in Document A02034224 of the St. Clair County Recorder's Office, being part of the West half of Section 30 of Township 1 North, Range 6 West of the Third Principal Meridian, City of Mascoutah, St. Clair County, Illinois

CERTIFICATE OF CITY COUNCIL

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

June 30, 2015
Donald E. Dougherty
MAYOR
David Wood
CITY CLERK

CERTIFICATE OF MAPPING AND PLATTING

APPROVED BY MAPPING AND PLATTING ON THIS 17th DAY OF July, 2015

911 CERTIFICATION

STREET ADDRESSES AS DESIGNATED BY 911 COORDINATOR THIS HAS BEEN REVIEWED FOR 911 IMPLEMENTATION.
Robert Simpson
911 COORDINATOR
6-30-2015
DATE

SURVEYOR'S CERTIFICATION

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
184000070
W. K. S. L.
DALE L. WOOLARD
I.P.L.S. #35-3321
EXPIRATION / RENEWAL DATE:
NOV. 30, 2016

COUNTY CLERK'S CERTIFICATE

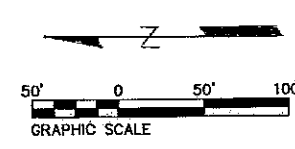
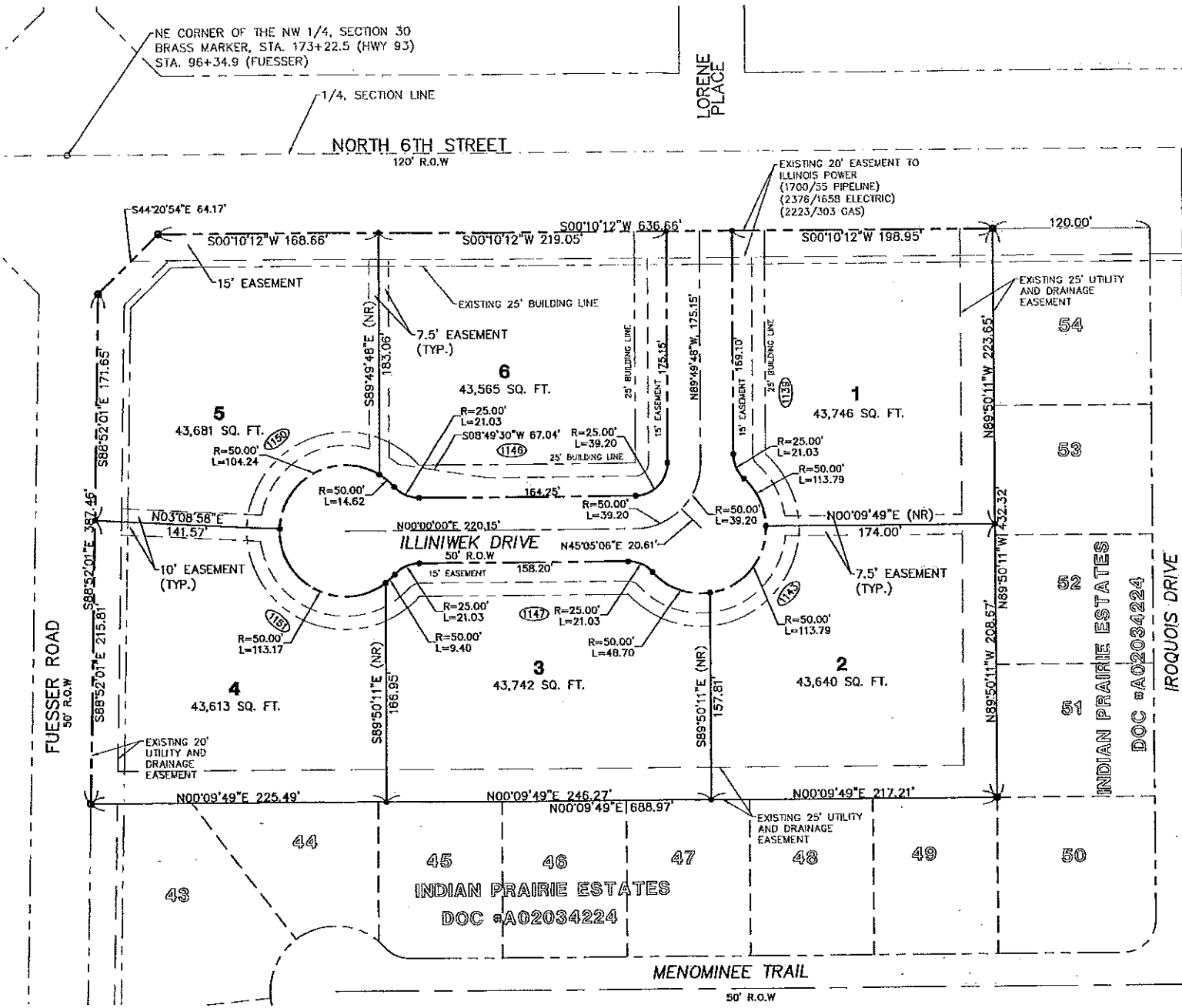
STATE OF ILLINOIS }
COUNTY OF ST. CLAIR } ss.

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 30th DAY OF June, 2015.

Thomas J. Hummel
COUNTY CLERK

NOTE:
LOW SILL ELEV. AND/OR LOWEST ADJACENT GRADE TO BE 18" ABOVE LOWEST ADJACENT CURB ELEVATION OR 1' ABOVE 100 YR. HW ELEVATION, WHICHEVER IS GREATER



STATE OF ILLINOIS }
ST. CLAIR COUNTY, }
This instrument was
FILED FOR RECORD
July 17, 2015
at 9:11 A.M. and recorded
Document No. A02034224
P. K. S. L. Eng.

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:
ME1405400

Millennia
Professional Services

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

MILLENNIA

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