

FINAL PLAT
PRAIRIE LAKES - PHASE 1

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER SECTION 30,
TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS
SEPTEMBER 22, 2023

I, _____, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND
SUBDIVIDED/DEVELOPED IN THE MANNER SHOWN, AND SAID SUBDIVISION/DEVELOPMENT IS TO BE HEREIN AFTER KNOWN AS PRAIRIE
LAKES - PHASE 1. ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PRIVATE AND
PUBLIC UTILITIES AND FOR DRAINAGE, UNLESS NOTED OTHERWISE, FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF
HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED THIS _____ DAY OF _____, 2023.

FULFORD HOMES

STATE OF ILLINOIS }
COUNTY OF ST. CLAIR } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY
THAT _____ 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, INCLUDING THE RELEASE OF
WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

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. THE LAND IS NOT WITHIN 1-1/2
MILES OF ANY OTHER 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. THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JOSEPH W. MOERCHEN, I.P.L.S. #3639

DATE

I, _____, 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 _____ DAY
OF _____, 2023.

MAYOR,

CITY CLERK,

DATE

I, _____, 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

THIS PLAT HAS BEEN REVIEWED FOR "911" IMPLEMENTATION THIS _____ DAY OF _____, 2023.

911 COORDINATOR
ST. CLAIR COUNTY, ILLINOIS

APPROVED BY MAPPING AND PLATTING THIS _____ DAY OF _____, 2023.

SIGNATURE

WE THE UNDERSIGNED, DO HEREBY CERTIFY THAT NO PART OF THIS PLAT TO BE RECORDED, IS SITUATED WITHIN FIVE HUNDRED (500)
FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY OF SIX HUNDRED FORTY (640) ACRES OR MORE, OR, IF THIS
PLAT IS WITHIN FIVE HUNDRED (500) FEET OF ANY SURFACE DRAIN OR WATERCOURSE, WE HEREBY CERTIFY THAT THIS PLAT HAS BEEN
REVIEWED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF WATER RESOURCES AND THEIR REPORT IS ON FILE WITH THE
COUNTY RECORDER OF DEEDS.

BY
FULFORD HOMES

BY
JOSEPH W. MOERCHEN, I.P.L.S. #3639

DATE

THE OWNER, OR HIS/HER 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
FULFORD HOMES

DATE

SCHOOL DISTRICT: MASCOUTAH COMMUNITY SCHOOL DISTRICT #19

I.D.O.T. DISTRICT ENGINEER CERTIFICATION:

THIS PLAN AND THE ACCESS POINT THERE TO, HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT
TO ROADWAY ACCESS PURSUANT TO STATE REQUIREMENTS GOVERNING ACCESS RIGHTS.

DISTRICT ENGINEER

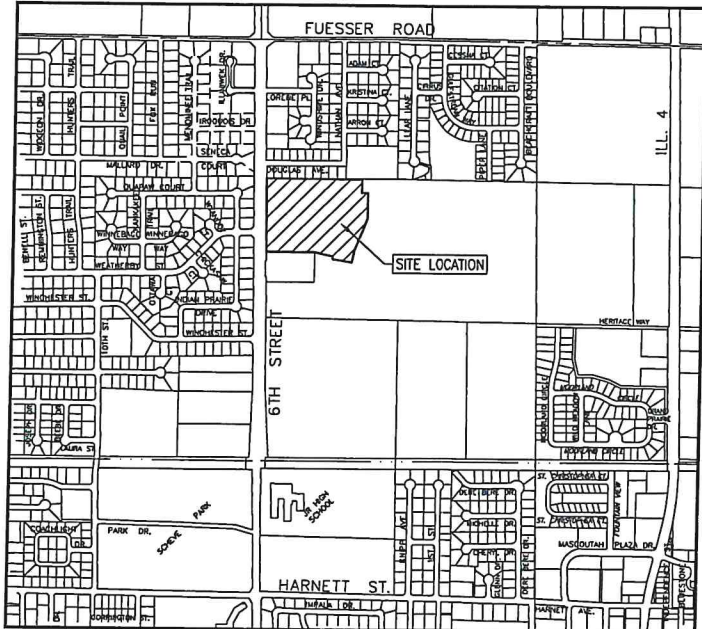
DATE

OWNER/DEVELOPER
FULFORD HOMES
1124 HARTMAN LANE
SUITE 112
SWANSEA, ILLINOIS 62221
(618) 632-5779
CONTACT: MATT LANTER

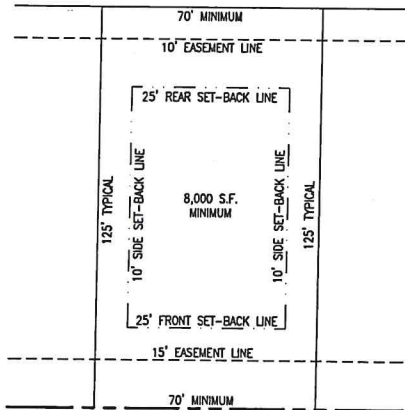
ENGINEER/SURVEYOR
THOUVENOT, WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
(618) 624-4488
CONTACT: MARSHA J. MALLER, P.E.

ZONING: RS-8 SINGLE FAMILY RESIDENTIAL
MASCOUTAH FIRE PROTECTION DISTRICT
MASCOUTAH COMMUNITY SCHOOL DISTRICT NO. 19
AREA IN LOTS: 10.23 ACRES
AREA IN OUTLOTS: 1.29 ACRES
AREA IN RIGHT-OF-WAY: 3.08 ACRES
TOTAL AREA IN SUBDIVISION: 14.60 ACRES

F.E.M.A. MAP #17163C0245D ZONE: X
EFFECTIVE DATE: NOVEMBER 5, 2003



LOCATION MAP
N.T.S.



TYPICAL LOT DETAIL

GENERAL NOTES:

1.) THIS SURVEY IS ONLY VALID TO THOSE WHO IT IS ORIGINALLY CERTIFIED TO. IT IS
NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. WITHOUT
WRITTEN AUTHORIZATION FROM THOUVENOT, WADE AND MOERCHEN INC.

2.) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO
THE SITE ARE NOT NECESSARILY SHOWN.

3.) BASIS OF BEARINGS AND COORDINATES: ALL DISTANCES AND COORDINATES SHOWN
HEREON ARE GROUND (GROD SCALED) VALUES AND REFERENCED TO ILLINOIS STATE PLANE
COORDINATE SYSTEM, WEST ZONE.

LINEAR UNIT: US SURVEY FEET (SFT)
GEODETIC DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88 (GEOID 128)
PROJECT LOCATION:

LATITUDE: 38°30'06.43998"W
LONGITUDE: 89°47'35.48999"W
EASTING: 668410.251 SFT
ELEV: 443.307 FT
CM SCALE FACTOR: 1.0000621403

FIELD WORK COMPLETED ON AUGUST 11, 2022.

LEGEND

△ STONE FOUND

■ CONCRETE MONUMENT SET

□ CONCRETE MONUMENT FOUND

○ PIN/PIPE FOUND

SECTION LINE

EXISTING LOT LINE

EXISTING RIGHT OF WAY LINE

EXISTING EASEMENT LINE

EASEMENT LINE SHALL BE 15' WIDE ADJACENT TO
STREETS UNLESS OTHERWISE NOTED. EASEMENTS
ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE
UNLESS OTHERWISE NOTED. ALL EASEMENT RADII AT
R.O.W. INTERSECTIONS TO BE 10' UNLESS
OTHERWISE NOTED.

RIGHT OF WAY LINE

LOT LINE

SUBJECT PROPERTY BOUNDARY LINE

XXXX LOT ADDRESS

NOTES:

1. ALL EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE, UNLESS
NOTED OTHERWISE.
2. ALL BUILDINGS SHALL BE REQUIRED TO BE SUPPORTED BY UNDISTURBED SOIL MEETING COMPACTION REQUIREMENTS
AS SET FORTH IN THE CITY OF MASCOUTAH'S BUILDING CODE. SHOULD THIS REQUIREMENT BE DIFFICULT TO MEET, THE
BUILDING OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE SUITABILITY OF THE SOIL FOR BUILDING PURPOSES.
3. ALL PRIVATE EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR HOMEOWNERS ASSOCIATION. ALL IMPROVEMENTS
LOCATED OUTSIDE OF R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE LOT OWNER.
4. THE COMMON GROUND, LANDSCAPE EASEMENTS AND STORMWATER EASEMENTS LOCATED THEREIN AND THEREON AS
SHOWN ON THIS PLAT ARE HEREBY GIVEN, GRANTED, EXTENDED AND CONVEYED TO HOMEOWNER'S ASSOCIATION, ITS
SUCCESSORS AND ASSIGNS, FOR EXCLUSIVE RIGHT TO BUILD, EXPAND, AND MAINTAIN ALL COMMON GROUND, LANDSCAPING
AND STORMWATER IMPROVEMENTS, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE IMPROVEMENTS AS MAY BE
NEEDED FOR WORKING ROOM DURING MAINTENANCE OR CONSTRUCTION ACTIVITIES.
5. ONLY EXTERIOR BOUNDARY CORNERS HAVE BEEN SET. INTERIOR CORNERS WILL BE SET AFTER UTILITY AND STREET
CONSTRUCTION. 1/2" x 24" IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C.'s, P.T.'s, E.O.R.'s IN THE FUTURE.

STRUCTURE ELEVATION RESTRICTIONS

1. 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.
2. 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.
3. ALL DRIVEWAYS SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTER LINE ELEVATION, MEASURED AT
THE PROPERTY LINE.
4. 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.
5. 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 CLOSING 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:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 WEST OF
THE THIRD PRINCIPAL MERIDIAN, CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9 OF THE WINDSHIRE SUBDIVISION NO. 1 SUBDIVISION RECORDED IN
THE ST. CLAIR COUNTY RECORDER'S OFFICE IN PLAT BOOK 86, ON PAGE 98, THENCE SOUTH 89 DEGREES 34
MINUTES 07 SECONDS EAST ON THE SOUTH LINE OF SAID SUBDIVISION, 893.82 FEET; THENCE SOUTH 00 DEGREES 25
MINUTES 53 SECONDS WEST, 125.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 07 SECONDS EAST, 56.87 FEET;
THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS WEST, 238.06 FEET; THENCE SOUTH 20 DEGREES 08 MINUTES
17 SECONDS WEST, 81.98 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 23 SECONDS WEST, 187.46 FEET; THENCE
SOUTH 23 DEGREES 57 MINUTES 52 SECONDS WEST, 60.00 FEET; THENCE SOUTH 65 DEGREES 59 MINUTES 09
SECONDS EAST, 3.35 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 57 SECONDS WEST, 105.21 FEET; THENCE
NORTH 79 DEGREES 59 MINUTES 07 SECONDS WEST, 184.52 FEET; THENCE NORTHEASTERLY 25.67 FEET ON A CURVE
TO THE RIGHT HAVING A RADIUS OF 625.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 11 DEGREES 11
MINUTES 29 SECONDS EAST, 25.67 FEET; THENCE NORTH 77 DEGREES 37 MINUTES 55 SECONDS WEST, 165.28 FEET;
THENCE NORTH 89 DEGREES 38 MINUTES 00 SECONDS WEST, 460.00 FEET TO THE EAST RIGHT OF WAY LINE OF
SIXTH STREET (VARIABLE WIDTH); THENCE NORTH 00 DEGREES 38 MINUTES 30 SECONDS WEST ON SAID EAST LINE,
684.42 FEET TO THE POINT OF BEGINNING.

EXCEPT COAL, GAS AND OTHER MINERAL RIGHTS EXCEPTED OR RESERVED IN PRIOR CONVEYANCES.

SITUATED IN THE COUNTY OF ST. CLAIR, STATE OF ILLINOIS

SAID PARCEL CONTAINING 14.60 ACRES MORE OR LESS.



CONSULTING ENGINEERING
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PEORIA
MISSOURI ST. CHARLES
ST. LOUIS
COLUMBIA
TENNESSEE NASHVILLE
CHATTANOOGA

THOUVENOT, WADE
& MOERCHEN, INC.

SWANSEA OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS
62226-2025
TEL (618) 624-4488
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL PROF. DESIGN FIRM	184-001220
IL PROF. ENGR. CORP.	62-035370
IL PROF. STR. ENGR. CORP.	61-005202
IL PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:

DATE SIGNED:

LICENSE EXPIRATION:

REV.	DATE	DESCRIPTION
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△		
△		
△		
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DRAWN BY: LEM
DESIGNED BY: LEM
CHECKED BY: M/JM
APPROVED BY: M/JM
PROJECT NO: D01220291

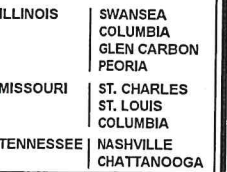
PROJECT:

FINAL PLAT
PRAIRIE LAKES
CITY OF MASCOUTAH
ST. CLAIR COUNTY
ILLINOIS

TITLE:

COVER SHEET

1 OF 3



PROF. LICENSE	NUMBER
PROF. DESIGN FIRM	184-001220
PROF. ENGR. CORP.	62-035370
PROF. STR. ENGR. CORP.	81-005502
PROF. LAND SURV. CORP.	048-000029
S. PROF. ENGR. FACILITY	E-3256
D. PROF. ENGR. CORP.	001528
D. LAND SURVEYING CORP.	000346
I. PROF. ENGR. FIRM	8974

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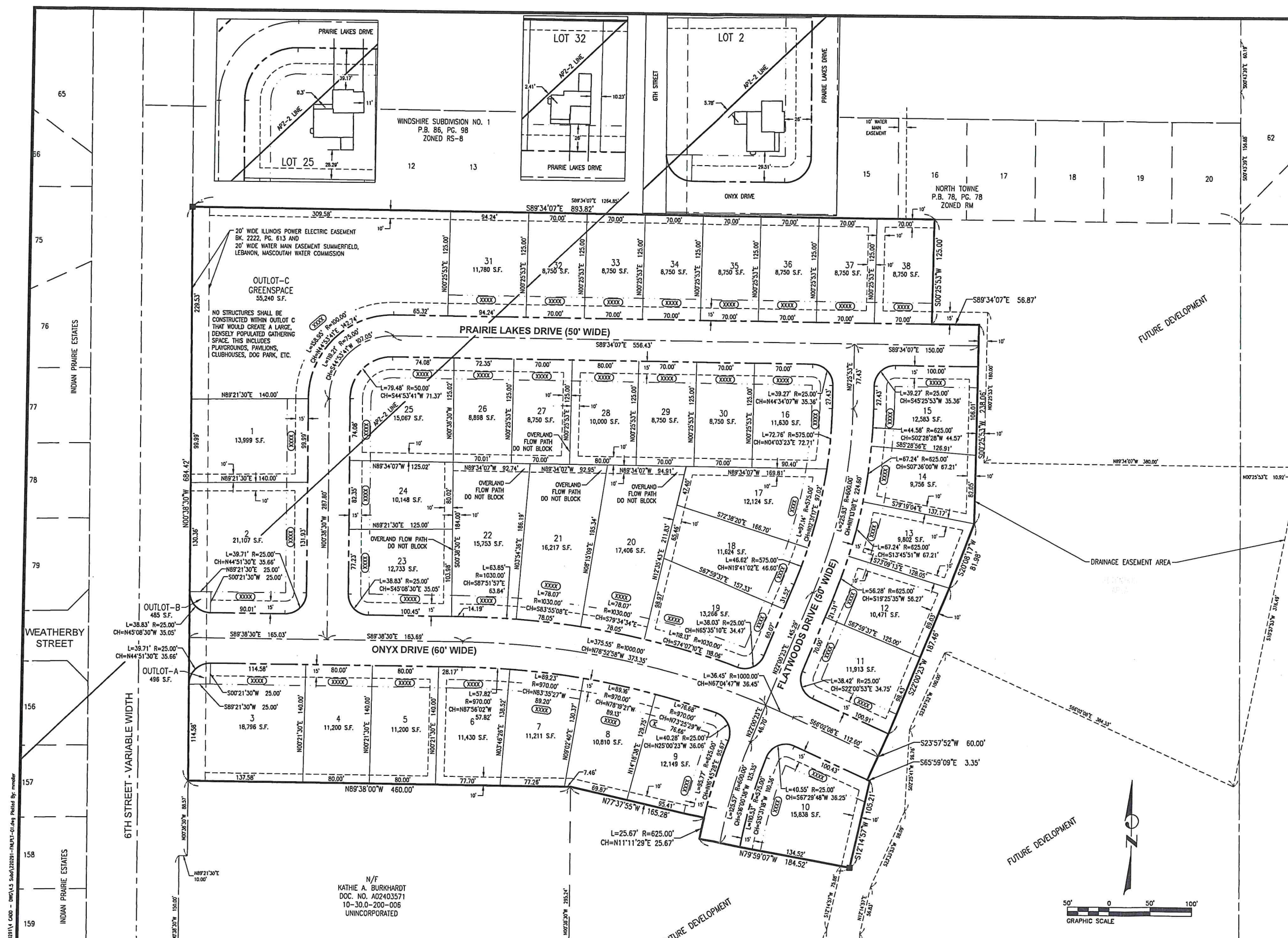
NO.	DATE	DESCRIPTION
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AWN BY:	LEM
SIGNED BY:	LEM
CHECKED BY:	MJM
APPROVED BY:	MJM
PROJECT NO:	D01220291

FINAL PLAT
PRAIRIE LAKES
CITY OF MASCOUTAH
ST. CLAIR COUNTY
ILLINOIS

**LOT LAYOUT AND
DRAINAGE EASEMENT**

45



P:\2023\202311\4 CAD - final\4.5 Sub\202311-FINAL-01.dwg Plotted By: mmoeller

79

WEATHERBY STREET

156

157

158

159

160

161

162

163

164

177

INDIAN PRAIRIE ESTATES

6TH STREET - VARIABLE WIDTH

OUTLOT-B
485 S.F.

OUTLOT-A
498 S.F.

S.W. COR.
S.E. 1/4
SEC. 30

20' WIDE ILLINOIS POWER
ELECTRIC EASEMENT
BK. 2222, PG. 613

DRAINAGE EASEMENT AREA

N/F
KATHIE A. BURKHARDT
DOC. NO. AD2403571
10-30.0-200-006
UNINCORPORATED

ONYX DRIVE (60' WIDE)

DRAINAGE EASEMENT AREA

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

DRAINAGE EASEMENT AREA

FUTURE DEVELOPMENT

50' 0 50' 100'
GRAPHIC SCALE



N/F
PAUSCH PROPERTIES LLC
DOC. #A02390215
ZONED RS-10



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KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	6974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

NOVEMBER 17, 2023

REV.	DATE	DESCRIPTION
△		
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△		
△		
△		

DRAWN BY: LEM
DESIGNED BY: LEM
CHECKED BY: MJM
APPROVED BY: MJM
PROJECT NO: D01220291

PROJECT:

FINAL PLAT
PRAIRIE LAKES
CITY OF MASCOUTH
ST. CLAIR COUNTY
ILLINOIS

TITLE:

DRAINAGE EASEMENT

3 OF 3

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