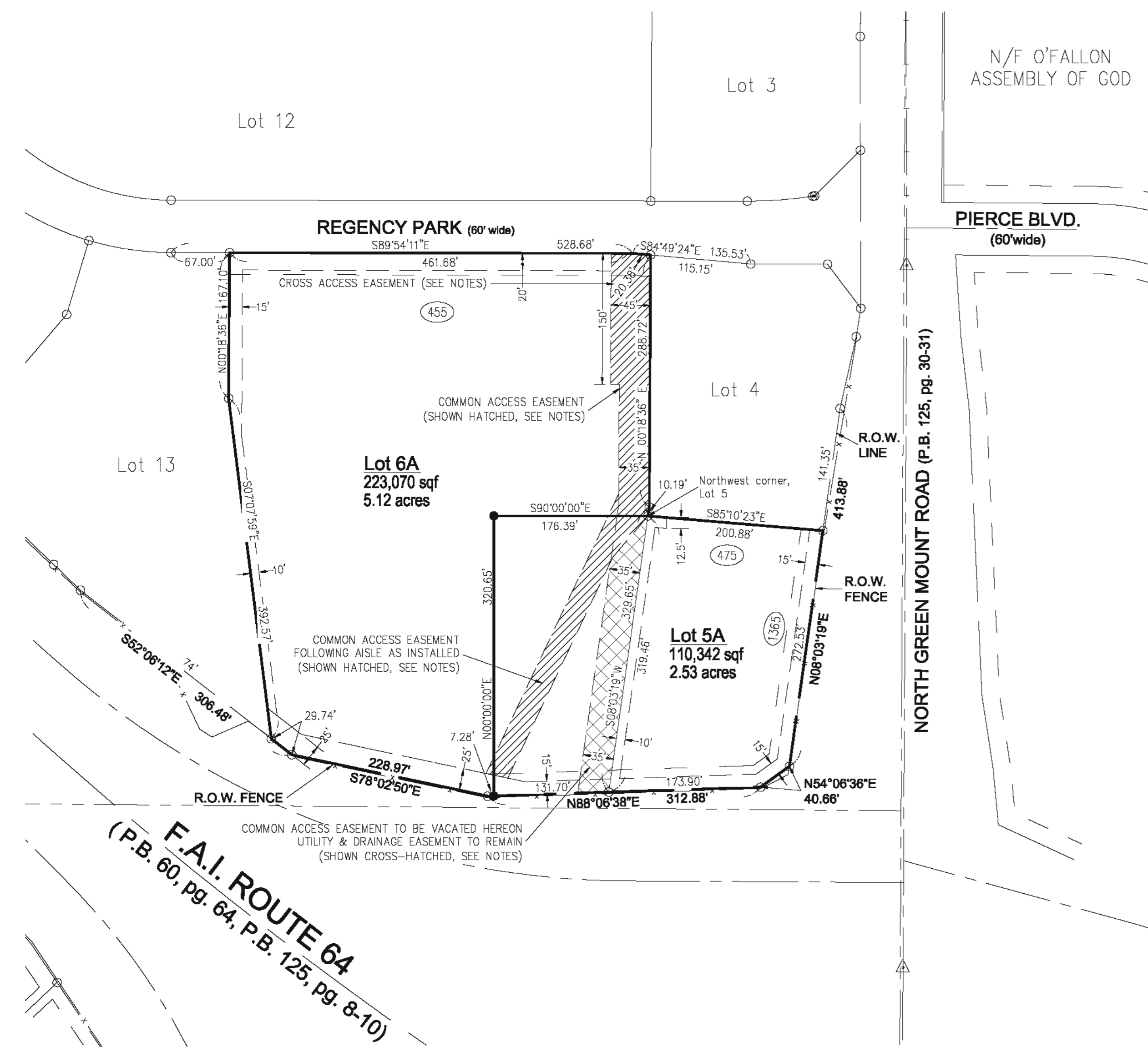


A RESUBDIVISION OF LOT 5 AND LOT 6 OF THE SHOPPES AT GREEN MOUNT

A resubdivision of Lot 5 and Lot 6 of The Shoppes at Green Mount, a subdivision recorded in Plat Book 105, page 92 of the St. Clair County, Illinois, Records Office, lying in the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois
November, 2006



PERIMETER DESCRIPTION:

A resubdivision of Lot 5 and Lot 6 of The Shoppes at Green Mount, a subdivision recorded in Plat Book 105, page 92 of the St. Clair County, Illinois, Records Office, lying in the Northeast Quarter of Section 36, Township 2 North, Range 8 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois, described as follows:

Beginning at the Northwest corner of said Lot 5 of The Shoppes at Green Mount; thence, S.85°10'23"E. (bearing assumed), along the North line of said Lot 5, 200.88 feet to a point on the West Right-of-Way line of North Green Mount Road; thence, along the perimeter of said Lot 5 as follows: S.08°03'19"W., 272.53 feet; S.54°06'38"W., 40.66 feet; S.88°06'38"W., 173.90 feet to the Southeast corner of said Lot 6; thence, along the perimeter of said Lot 6 as follows: continuing S.88°06'38"W., 138.98 feet; N.78°02'50"W., 228.97 feet; N.52°06'12"W., 29.74 feet; N.07°07'59"W., 392.57 feet; N.00°18'36"E., 167.10 feet; S.89°54'11"E., 461.68 feet; S.84°49'24"E., 20.38 feet; S.00°18'36"W., 288.72 feet; S.08°03'19"W., 10.19 feet to the point of beginning, containing 7.65 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, hereby certify that this is a true and correct plat of survey made under my supervision at the request of the owners. I further certify that the property herein described is not within a flood hazard area as indicated by the Federal Emergency Management Agency. I further certify that the tract shown hereon is within the corporate limits of the City of O'Fallon, which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Municipal Code. Given under my hand and seal at 3300 Highline Road, Aviston, IL, this ___ day of ___, 200__.

Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2008

It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances. For complete information, a title opinion or commitment for title insurance should be obtained, reviewed, and upon request additional information can be included on this plat.

State of Illinois)
)ss
County of St. Clair)

I, the undersigned, as a member of The Shoppes at Green Mount, LLC, an Illinois Limited Liability Company, which is the owner of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "A RESUBDIVISION OF LOT 5 AND LOT 6 OF THE SHOPPES AT GREEN MOUNT." All rights of way and easements shown hereon are hereby dedicated to the use of the public forever including the release and waiver of the right of homestead under the Homestead Exemption laws of the State of Illinois. The building lines as shown are hereby established.

I further certify that the property platted hereon is within O'Fallon Grade School District No. 90, O'Fallon High School District No. 203 and Southwestern Illinois College District No. 522.
In witness whereof the undersigned has set his hand this ___ day of ___, 200__.

Attest:
Member
The Shoppes at Green Mount, LLC
791 Wall Street, Suite 100
O'Fallon, Illinois 62269-1959

State of Illinois)
)ss
County of St. Clair)

I, _____, Notary Public in and for said county in the state aforesaid, do hereby certify that _____, Member of The Shoppes at Green Mount, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me in person this day and acknowledged that he has signed and delivered the said plat as his own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and seal this ___ day of ___, 200__.

Notary Public

State of Illinois)
)ss
County of St. Clair)

I, the undersigned, County Clerk of St. Clair County, Illinois, do hereby certify that I find no unpaid taxes against any of the real estate included within this plat.

In witness whereof, I have hereunto set my hand and affixed the seal of my office this ___ day of ___, 200__.

County Clerk

State of Illinois)
)ss
County of St. Clair)

This plat has been reviewed for 911 implementation.

911 Coordinator Date

State of Illinois)
)ss
County of St. Clair)

With respect to access to North Green Mount Road ONLY:
I, the undersigned, County Engineer of St. Clair County, Illinois, having been designated the administrative officer regarding the approval and disapproval of plats, hereby approve this subdivision plat for record, this ___ day of ___, 200__.

Darrell Cates
Administrative Officer
County Engineer
St. Clair County, Illinois

State of Illinois)
)ss
County of St. Clair)

Examined and approved by the City Council of the City of O'Fallon, Illinois and accepted by resolution No. _____ dated this ___ day of ___, 200__.

Mayor

City Clerk

State of Illinois)
)ss
County of St. Clair)

I do hereby certify that the following agencies were properly notified if required and to the best of my knowledge approve this project:

- Illinois Historic Preservation Agency (HPA - archaeological)
- Illinois Department of Natural Resources (IDNR-endangered species)
- Illinois Department of Natural Resources - Division of Water Resources (IDNR-DWR - stream hydraulics)
- Soil Conservation Service (SCS - land use)
- U.S. Army Corps of Engineers (USACE - clean water act/stream hydraulics)
- Illinois Environmental Protection Agency (IEPA - storm water permit)
- St. Clair County Department of Roads and Bridges (entrance permit)
- Illinois Dept. of Transportation Div. of Highways (IDOT - entrance permit)
- U.S. Department of Agriculture (USDA - prime farm land)

Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2008

State of Illinois)
)ss
County of St. Clair)

We, the undersigned, professional engineer and member of The Shoppes at Green Mount, LLC, the owner, to the best of our knowledge and belief 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 provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a 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 this subdivision.

Member
The Shoppes at Green Mount, LLC
791 Wall Street, Suite 100
O'Fallon, Illinois 62269-1959

Patrick R. Netemeyer I.R.P.E. No. 37441
Expiration Date: November 30, 2007

NOTE:
The approval and certification of this plat by St. Clair County, the City of O'Fallon, the subdivider, and the surveyor / engineer does not obligate them to perform any maintenance of any drainage easement in this subdivision, nor does it obligate them to the acceptance of any storm water drainage way, structure or improvement other than surface drainage structures or improvements having prior approval of the County and City. It is the intent of the County, City, subdivider and surveyor / engineer that the individual lot owners shall maintain that part of any drainage easement shown hereon lying within the boundary of their property.

SUBDIVISION INFORMATION

ZONED
SEE ANNEX. AGREEMENT BK. 4081, PG. 2098

AREA SUMMARY
TOTAL AREA = 7.65 ACRES
AREA IN R.O.W. = 0.00 ACRES
AREA IN LOTS = 7.65 ACRES

NOTES

SPECIAL SERVICE AREA DISTRICT PROVISION:
THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THAT SPECIAL SERVICE AREA ORDINANCE NO. 3304 DATED DECEMBER 20, 2004 COMMONLY KNOWN AS SSA #1 AND THAT SPECIAL SERVICE AREA ORDINANCE NO. 3300 DATED DECEMBER 6, 2004 COMMONLY KNOWN AS SSA #2. ALL RELEVANT INFORMATION TO SAME IS AVAILABLE WITH THE CLERK'S OFFICE, CITY HALL, CITY OF O'FALLON, ILLINOIS.

- EASEMENTS:
- ENTRANCES OFF OF REGENCY PARK DRIVE SHALL NOT BE CLOSER THAN ONE HUNDRED TWENTY-FIVE (125) FEET APART UNLESS OTHERWISE MUTUALLY AGREED UPON BETWEEN THE CITY AND THE LOT OWNER.
 - CROSS ACCESS EASEMENTS BETWEEN LOTS IN THIS SUBDIVISION SHALL BE PROVIDED AS REQUIRED BY THE CITY. CENTERLINE OF CROSS ACCESS PAVEMENT AT CONNECTION WITH ADJACENT LOT SHALL BE A MAXIMUM OF 65.00' FROM THE RIGHT-OF-WAY LINE OF REGENCY PARK OR NORTH GREEN MOUNT RD.

PRE-ANNEXATION AGREEMENT:
THE TRACT SUBDIVIDED HEREON IS SUBJECT TO THE TERMS SET FORTH IN THE ANNEXATION AGREEMENT AS RECORDED IN BOOK 4081, PAGE 2098 OF ST. CLAIR COUNTY, ILLINOIS RECORDS, BETWEEN THE CITY OF O'FALLON, ILLINOIS, AND THE SHOPPES AT GREEN MOUNT, LLC.



LOCATION SKETCH

IL WEST NAD83 (1997)
SCALE: 1" = 100'

- LEGEND
- = IRON MARKER FOUND
 - = 1/2" DIA. IRON PIN SET
 - ▲ = BRASS OR ALUMINUM PLUG FOUND
 - = RIGHT-OF-WAY MONUMENT FOUND
 - = FRONT BUILDING SETBACK LINE (25' w)
 - - - = UTILITY, DRAINAGE & DRAINAGE DETENTION EASEMENT LINE
 - 911 = TYPICAL ADDRESS

GRAPHIC SCALE

