WATERTOWER ACRE

PART OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.

NOTES:

1. Bearings shown are assumed.
2. All bearings and distances along curves are chord dimensions.
3. Easements shown hereon are 20 feet wide unless noted.
4. Building set-backs are 25 feet unless noted.
5. 30" x 5/8" re-bar markers set at all lot corners, unless otherwise noted.
6. All easements shown hereon are for utilities, watermain and drainage purposes.

LEGEND

- ▲ Denotes found old stone
- ● Denotes found I.P.
- ○ Denotes set I.P.
- □ Denotes set conc. monument
- ■ Denotes found conc. moument
- — — — Denotes R.O.W. line
- - - - - - - - - Denotes easement line
- — — — Denotes building set-back line
- ⬭ Denotes street address

Owner/Developer:

MRK Land Trust
1029 Simmons Road
O'Fallon, Illinois 62269

N

40' 20' 0 40' 80'

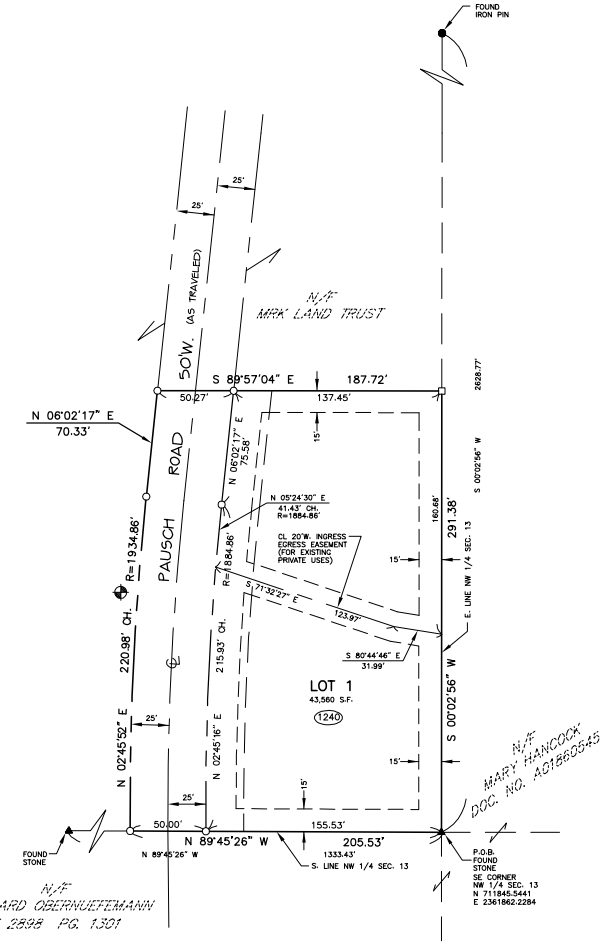
Scale: 1"=40'

Benchmark:

Set spike nail in east side of power pole 35'± south of rock driveway into job site on west side of Pausch Road. El. 548.17.

Note:

No through public street may be established in Lot 1 connecting Pausch Road to the parcel immediately east of Lot 1.



Land Description

Part of the East Half of the Northwest Quarter of Section 13, Township 2 North, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois, being more particularly described as follows:

Beginning at the old stone found at the southeast corner of the Northwest Quarter of Section 13 (center of Section); thence North 89 degrees 45 minutes 26 seconds West, along the south line of the East Half of the Northwest Quarter of Section 13, a distance of 205.53 feet; thence northerly along a curve to the right having a radius of 1934.86 feet, a chord bearing North 2 degrees 45 minutes 52 seconds East, a chord distance of 220.98 feet; thence North 6 degrees 02 minutes 17 seconds East, a distance of 70.33 feet; thence South 89 degrees 57 minutes 04 seconds East, a distance of 187.72 feet to the east line of the Northwest Quarter of Section 13; thence South 0 degrees 02 minutes 56 seconds West, along said east line, a distance of 291.38 feet to the Point of Beginning and containing 1.33 acres.

The approval of this plat by the City of O'Fallon 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 improvements other than surface drainage structures or improvements having prior approval of the City. It is the intent of the subdivider that the individual lot owners shall maintain that part of any drainage easement shown hereon lying within the boundary of their property.

MRK Land Trust

_____
Michael R. Kombrink, Trustee

State of Illinois)
County of St. Clair)

We, the undersigned being the owners in fee of the property embraced by this plat, hereby acknowledge this plat to be our free and voluntary act and deed and hereby dedicate to the public forever, for roadway purposes, the streets as shown hereon and hereby grant the easements shown hereon for the construction and maintenance of municipal and public utilities service and drainage, and the building lines shown hereon are the building lines to be referred to in all conveyances of lots in this subdivision, including the release of the right of homestead, under the Homestead Exemption Laws of the State of Illinois. This land lies totally within O'Fallon Community School District 90 and O'Fallon Twp. School High District 203.

In Witness Whereof, we have set our hands and seals this _____ day of

_____, 20__.

MRK Land Trust

_____
Michael R. Kombrink, Trustee

State of Illinois)
County of _____)

I, a Notary Public in and for the County aforesaid, do hereby certify that the above signed persons, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed the same as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal this _____ day of _____, 20__.

_____
Notary Public

State of Illinois)
County of St. Clair)

I, the undersigned, County Clerk of St. Clair County, Illinois, hereby certify that I have examined the above plat, and that I have searched the records of my office to ascertain whether all redeemable sales for unpaid taxes or special assessments have been paid, as required by law upon all of the property embraced within said plat, and I hereby certify that I find no redeemable tax sales or unpaid taxes against any of the real estate included in this plat, and do hereby approve the same for assessment purposes.

In Witness Whereof, I have hereunto set my hand and the seal of my Office, this _____ day of

_____, 20__.

_____
County Clerk

We, Sherbut-Carson-Claxton, LLC, hereby certify that at the request of the owner, we have surveyed and subdivided the tract of land as shown hereon, that this plat is a true and accurate representation of that survey and subdivision and that this professional service conforms to the current Illinois minimum standards for boundary surveys. We further certify that no part of said land is located within a special flood hazard area as identified by the Federal Emergency Management Agency on FIRM Community-Panel No. 170616 0015 Dated August 5, 1985 as shown hereon.

Sherbut-Carson-Claxton, LLC

_____
Keith G. Carson, I.P.L.S. 2497

Expires: 11/30/2008

9-1-1 EMERGENCY CERTIFICATION

This plat has been reviewed for 9-1-1 implementation.

_____ _____
9-1-1 Coordinator Date

Approved by the City Council of the City of O'Fallon, Illinois, this _____ day of

_____, 20__.

_____ _____
Mayor City Clerk

AREA IN LOTS=1.00 ACRES
AREA IN R.O.W.=0.33 ACRES
AREA IN SUBDIVISION=1.33 ACRES

SHEET NUMBER: SHEET 1 OF 1

PROJECT NO. 2413

DRAWING: SUBDIVISION PLAT

WATERTOWER ACRE
PAUSCH ROAD - O'FALLON, ILLINOIS

DATE	REVISIONS	
AUG. 2007	DATE	REMARKS
DRAWN K.M.C.	9/6/07	EASEMENT REV'S
	9/7/07	MISC. REV'S
TRACE	10/10/07	ADDED NOTE
CHECK		

Sherbut-Carson-Claxton, LLC
#4 Meadow Heights Professional Park
Collinsville, Illinois 62234
Phone: 618-345-5454
Fax: 618-345-3017