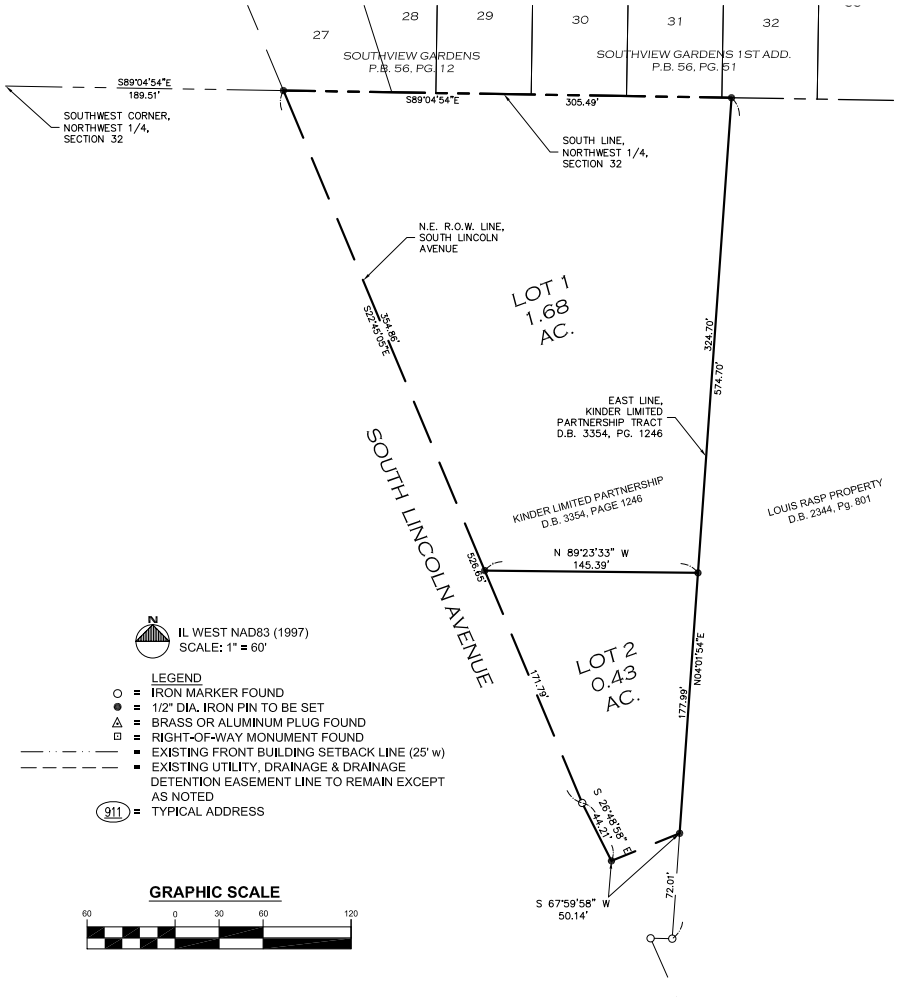
FINAL PLAT

SOUTHVIEW VILLAGE

Part of the Southwest Quarter of Section 32, Township 2 North, Range 7
West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois
October, 2007



SUBDIVISION INFORMATION

AREA SUMMARY
TOTAL AREA = 2.11 ACRES
AREA IN R.O.W. = 0.00 ACRES
AREA IN LOTS = 2.11 ACRES

NOTES

CROSS ACCESS EASEMENTS BETWEEN LOTS IN THIS SUBDIVISION SHALL BE PROVIDED AS REQUIRED BY THE CITY.

LOCATION SKETCH

IL Prof. Design Firm (LS/PE/SE) 184-001027
NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 Highline Road ph: 618-228-7816
Avlston, IL 62216-1018 fax: 618-228-7900

10/03/2007

PERIMETER DESCRIPTION:

Part of the Southwest Quarter of Section 32, Township 2 North, Range 7 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois, described as follows:

Commencing at the Southeast corner of the existing Kinder Limited Partnership tract as recorded in Deed Book 3354, page 1246 of the St. Clair County, Illinois records; thence, N.04°01'54"E. (bearing assumed) along the East line of said Kinder Limited Partnership tract, 72.01 feet to the point of beginning; thence, continuing, N.04°01'54"E., 177.99 feet; thence, N.89°23'33"W., 145.39 feet to the Northeast R.O.W. line of South Lincoln Avenue said point being on the Westerly line of said Kinder Limited Partnership tract; thence, along said Northeast R.O.W. line of South Lincoln Avenue, S.22°45'05"E., 171.79 feet; thence, continuing along said Northeast R.O.W. line of South Lincoln Avenue, S.26°48'58"E., 44.21 feet; thence, N.67°59'58"E., 50.14 feet to the point of beginning, containing 2.11 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. It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, encroachments, occupation lines, or other encumbrances that existed prior to the date of this plat. 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.

Given under my hand and seal at 3300 Highline Road, Aviston, Illinois, this_____ day of _____, 2007.

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

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

I, the undersigned, as a member of Kinder Limited Partnership, an Illinois Limited Partnership, 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 "SOUTHVIEW VILLAGE." It is not contemplated that any appreciable change will be made in the flow of surface water from said land by the surveying and platting into lots. 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.

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
Kinder Limited Partnership
1400 S. Lincoln, Ste. A
O'Fallon, IL 62269

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 Kinder Limited Partnership, 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) (WE), the undersigned, as mortgagee(s) under a certain mortgage dated _____, recorded in St. Clair County, Illinois, Records on _____ as Doc. No. _____ covering the parcel of land described hereon do hereby consent to the platting of said lands, or so much thereof as is contained in the proposed plat, as a subdivision to be known as "Southview Village", and agree that in the event of foreclosure of this mortgage, the plat and all matters shown thereon shall survive and be enforceable.

_____
(Mortgagee)

By: _____
Name: _____
Title: _____

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

I, _____, Notary Public in and for said county in the state aforesaid, do hereby certify that _____, is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of said _____, a national banking association, appeared before me in person this day and acknowledged that (he) (she) has signed and delivered the said plat as the free and voluntary act of said national banking association for the uses and purposes herein set forth.

Given under my hand and seal this _____ day of _____, 2007.

_____
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 _____, 2007.

_____
County Clerk

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

This plat has been reviewed and approved by the Mapping and Platting Department.

_____
Mapping and Platting Department Date

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

This plat has been reviewed and approved for 911 implementation.

_____
911 Coordinator Date

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

This final plat was examined and approved by the City Council of the City of O'Fallon, Illinois and accepted by resolution No. _____ dated this _____ day of _____, 2007.

_____
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)
Natural Resources Conservation Service (NRCS - 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, 2007

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

We, the undersigned, professional engineer for this development and member of Kinder Limited Partnership, the owner, do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision if completed in accordance with the plans prepared by Netemeyer Engineering Assoc., Inc., latest revision, as approved by the City 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
Kinder Limited Partnership

_____
Patrick R. Netemeyer I.R.P.E. No. 37441 Date
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.