

PRELIMINARY PLAT OAK VALLEY ESTATES FIRST ADDITION

DESCRIPTION:

Part of the Southeast Quarter of the Southwest Quarter of Section 6, Township 3 South, Range 9 West of the Third Principal Meridian, Monroe County, Illinois, being more particularly described as follows:

Beginning at a stone marking the southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 6; thence an assumed bearing of North 89 degrees 28 minutes 56 seconds West, along the South line of said Southeast Quarter of the Southwest Quarter of Section 6, a distance of 1095.40 feet the southeast corner of a 10 acre parcel conveyed to "WM Nobbe and Company, Inc." by deed recorded as Document number 216162 in Deed Book 208 on pages 331-332 of the Monroe County records; thence North 00 degrees 35 minutes 38 seconds East, along the East line of said "WM Nobbe and Company, Inc." parcel and its northerly extension thereof, a distance of 1022.00 feet; thence South 89 degrees 28 minutes 56 seconds East, parallel with said South line of the Southeast Quarter of the Southwest Quarter of Section 6, a distance of 1091.98 feet to the East line of said Southeast Quarter of the Southwest Quarter of Section 6; thence South 00 degrees 23 minutes 22 seconds West, along said East line of the Southeast Quarter of the Southwest Quarter of Section 6, a distance of 1022.00 feet to the point of beginning.

Subject to easements, conditions and restrictions of record.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE
THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS

STATE OF ILLINOIS
COUNTY OF MONROE

I, STEVE R. WILKE, MANAGING PARTNER OF AMBROSIA LAND INVESTMENTS, L.L.C., CONTRACT PURCHASER IN FEE OF THE PROPERTY EMBRACED WITHIN THIS PRELIMINARY PLAT, HEREBY STATE THAT THIS PLAT IS OUR FREE AND VOLUNTARY ACT AND THAT IT IS OUR INTENTION TO DEDICATE TO PUBLIC USE FOREVER THE STREETS AND DRAINAGE EASEMENTS SHOWN HEREON AND TO DEDICATE AND RESERVE TO THE PUBLIC ANY RIGHT OF WAY LYING ALONG ANY PUBLIC ROAD ADJACENT TO THE BOUNDARIES OF THE PLAT. IT IS ALSO OUR INTENTION TO DEDICATE THE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITY SERVICES. THE BUILDING LINES SHOWN HEREON WILL BE REFERRED TO IN ALL FUTURE CONVEYANCES OF LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET MY HAND ON THIS _____ DAY OF _____, 2007.

STEVE R. WILKE, MANAGING PARTNER

STATE OF ILLINOIS
COUNTY OF MONROE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT STEVE R. WILKE, PERSONALLY KNOWN TO ME AND WHOSE NAMES ARE AFFIXED TO THE FOREGOING CERTIFICATE, DID AFFIX THEIR SIGNATURES THERETO AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL ON THIS _____ DAY OF _____, 2007.

NOTARY PUBLIC

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF WATERLOO, ILLINOIS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN DULY REVIEWED AND APPROVED BY THIS COMMISSION ON THIS _____ DAY OF _____, 2007.

CHAIRMAN, PLANNING COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2007 BY THE CITY COUNCIL OF WATERLOO.

MAYOR

CITY CLERK

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2007 BY THE BOARD OF COUNTY COMMISSIONERS.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY CLERK

I, HEREBY APPROVE THIS PRELIMINARY PLAT FOR ROADWAY ACCESS PURPOSES

MONROE COUNTY ROAD DISTRICT NO. 3

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2007

911 COORDINATOR - MONROE COUNTY, ILLINOIS

DRAINAGE REPORT
TOPOGRAPHIC STUDIES HAVE BEEN PERFORMED ON THE PROPOSED IMPROVEMENTS AND INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE SUBDIVISION AS SHOWN ON THIS PRELIMINARY SUBDIVISION PLAT. IF, DURING CONSTRUCTION, ANY SURFACE WATER DRAINAGE SHOULD BE CHANGED, THE DEVELOPER WILL IN THE FINAL DESIGN OF THE IMPROVEMENT PLANS MAKE PROVISIONS FOR COLLECTION AND DIVISION OF SUCH SURFACE WATERS INTO PUBLIC AREAS IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES.

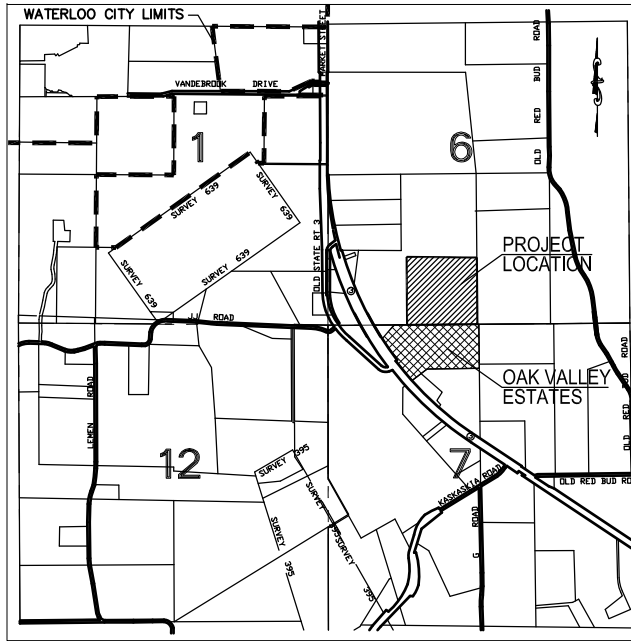
CRAIG D. BRAUER, P.E. # 047294

DATE SEALED
EXPIRATION DATE OF LICENSE: 11/30/07

THIS IS TO CERTIFY THAT WE HAVE PRELIMINARY PLATTED PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS AND THE RESULT IS SHOWN HEREON. I FURTHER CERTIFY THAT THE PARCEL INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN ZONE "C" AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO 1705090125D, EFFECTIVE DATE MARCH 17, 2003. NO GUARANTEE IS IMPLIED THAT THE PROPERTY ENCOMPASSED BY THIS PLAT IS NOT SUBJECT TO FLOODING.

THOUVENOT, WADE & MOERCHEN, INC.

TRACEY E. HAMANN
ILLINOIS PLS # 035-003570



LOCATION MAP
NOT TO SCALE

AREA SUMMARY

AREA IN LOTS	=	816,020 SQ. FT.
AREA IN R.O.W.	=	181,204 SQ. FT.
AREA IN COMMON GROUND	=	120,410 SQ. FT.
TOTAL AREA	=	1,117,634 SQ. FT.

NOTES:

- THIS PLAT IS NOT FOR RECORD
- ALL LOT DIMENSIONS SHOWN ALONG CURVES ARE ARC LENGTHS.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
- ALL BACK OF CURB RADI AT INTERSECTIONS ARE 25' AND ALL R.O.W. RADI AT INTERSECTIONS ARE 25' UNLESS NOTED.
- ALL EASEMENTS ARE DRAINAGE & UTILITY EASEMENTS.
- ALL COMMON GROUND IS ALSO PUBLIC UTILITY AND DRAINAGE EASEMENT.
- ALL WATERLINES WILL BE INSTALLED ACCORDING TO THE CITY OF WATERLOO CODE.
- ALL FIRE HYDRANTS WILL BE LOCATED ON THE "LOT" SIDE OF THE SIDEWALK.
- ZONING CLASSIFICATION: COUNTY R-3
- WATERLOO SCHOOL DISTRICT #5

CONTRACT PURCHASER

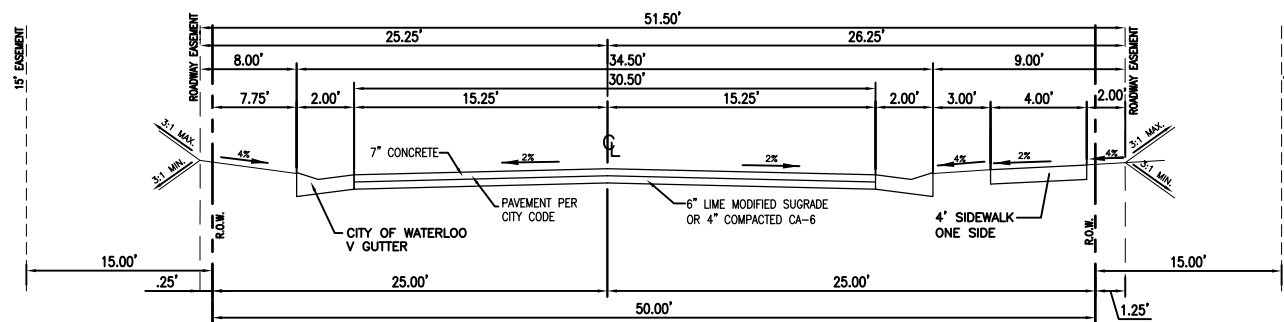
AMBROSIA LAND INVESTMENTS L.L.C.
3500 LEBANON AVE.
BELLEVILLE, IL 62221
(618) 624-5400

OWNER

MARGARET NOBBE
6564 STATE ROUTE 3
WATERLOO, IL 62298

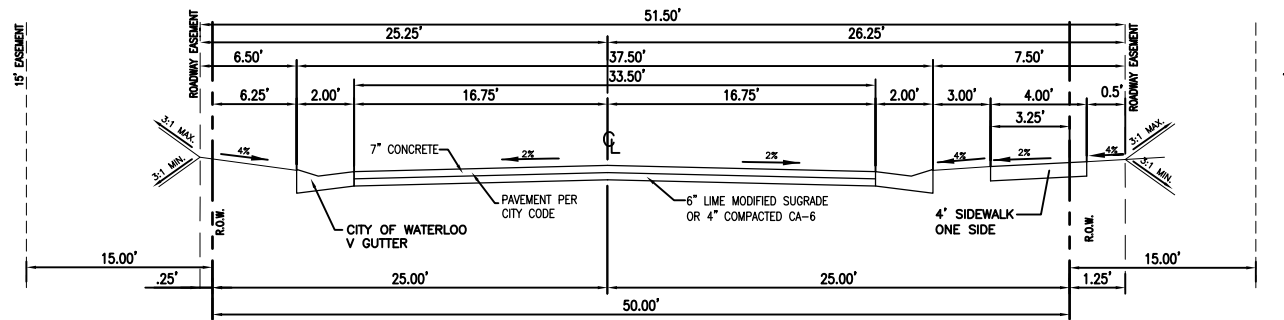
UTILITIES

WATER: FOUNTAIN WATER DISTRICT
ELECTRIC: MONROE COUNTY ELECTRICAL CO-OPERATIVE
SEWER: PRIVATE SEWAGE DISPOSAL



TYPICAL STREET SECTION

COUNTY-LAND ACCESS STREET
CITY-SECONDARY STREET



TYPICAL STREET SECTION

PIN OAK DRIVE

**THOUVENOT,
WADE &
MOERCHEN, INC.**
ENGINEERS ♦ SURVEYORS ♦ PLANNERS



CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
TEL (618) 624-4488
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corp@twm-inc.com

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113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
TEL (618) 939-5050
FAX (618) 939-3938
waterloo@twm-inc.com

ST. LOUIS OFFICE
1001 CRAIG ROAD, SUITE 260
ST. LOUIS, MISSOURI 63146
TEL (314) 236-5052
FAX (314) 872-2194
stlouis@twm-inc.com

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Signature: _____
Signature Date: _____
Expiration Date: _____

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

**PRELIMINARY PLAT
OAK VALLEY ESTATES
FIRST ADDITION**

PROJECT:
**PART OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 9
WEST OF THE 3RD PRINCIPAL MERIDIAN
MONROE COUNTY, ILLINOIS**

CREATED ON:	2/15/2007
REV. DATE	DESCRIPTION
1 3/2/07	REVISIONS PER CITY OF WATERLOO & MONROE CO.
2 3/21/07	REVISIONS PER CITY OF WATERLOO & MONROE CO.
3 3/27/07	REVISIONS PER MONROE COUNTY

DRAWN BY:	ALH	SHEET
DESIGNED BY:		2
CHECKED BY:		
APPROVED BY:		
PROJECT NUMBER	D33060065	
<input type="checkbox"/> ISSUED FOR REVIEW <input type="checkbox"/> RECORD DRAWING		