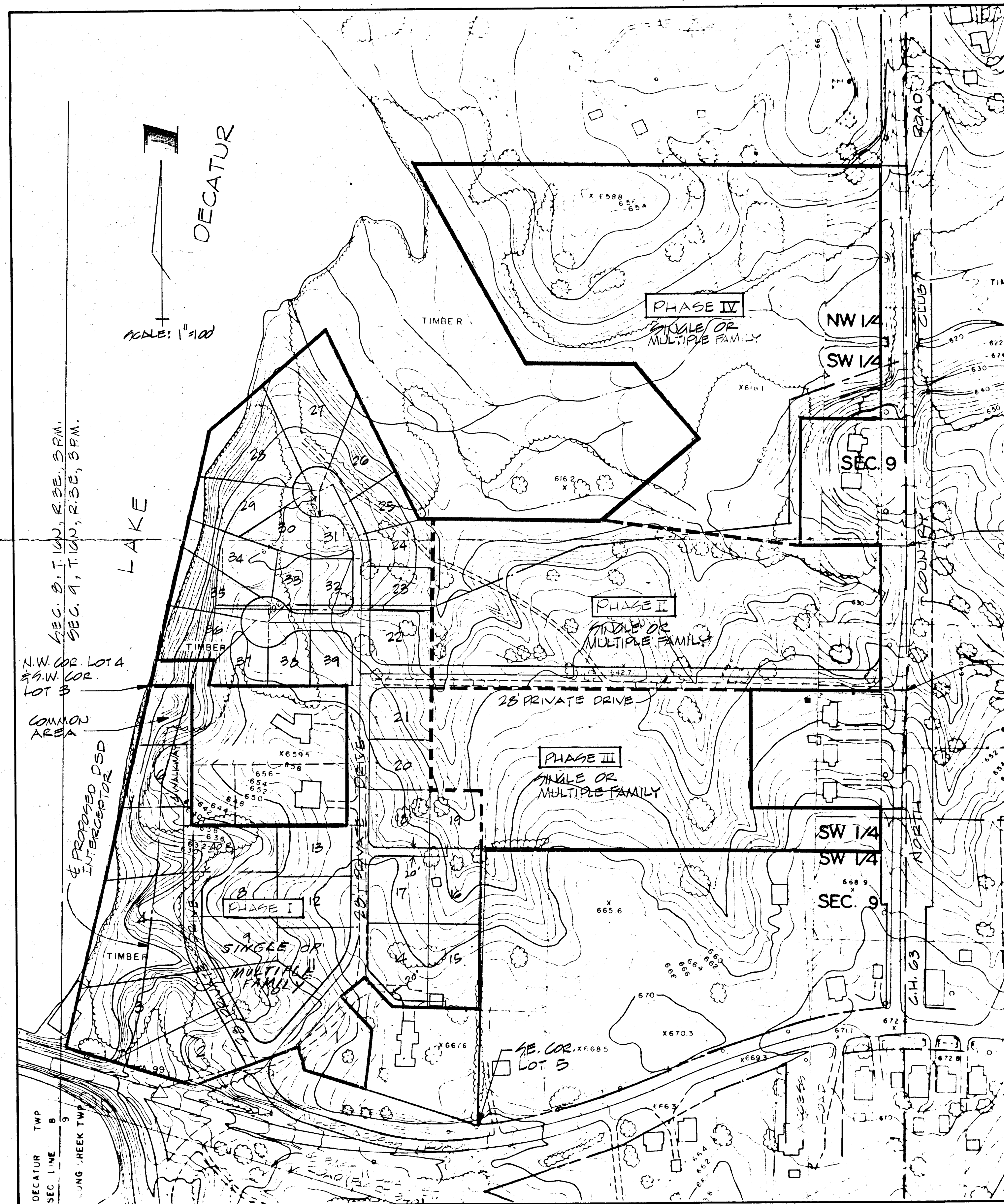


SHOREWOOD ESTATES

DEVELOPER: ZJ INC.
R-6 RESIDENCE DEVELOPMENT PLAN
(AMENDMENT TO ORDINANCE NO. 7196)



LEGAL DESCRIPTION

A PART OF LOTS 2, 3, 4 AND 5 OF SHEETS ADDITION OF OUTLOTS TO DECATUR, AS PER PLAT RECORDED IN BOOK 646, PAGE 302 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED IN THE ORDINANCE OF WHICH THIS EXHIBIT IS A PART.

TOTAL AREA: 23.6 ACRES
(EXCLUSIVE OF PUBLIC RIGHT OF WAY)

- * PHASE I : 10.1 ACRES
- PHASE II : 4.1 ACRES
- PHASE III : 3.1 ACRES
- PHASE IV : 6.3 ACRES

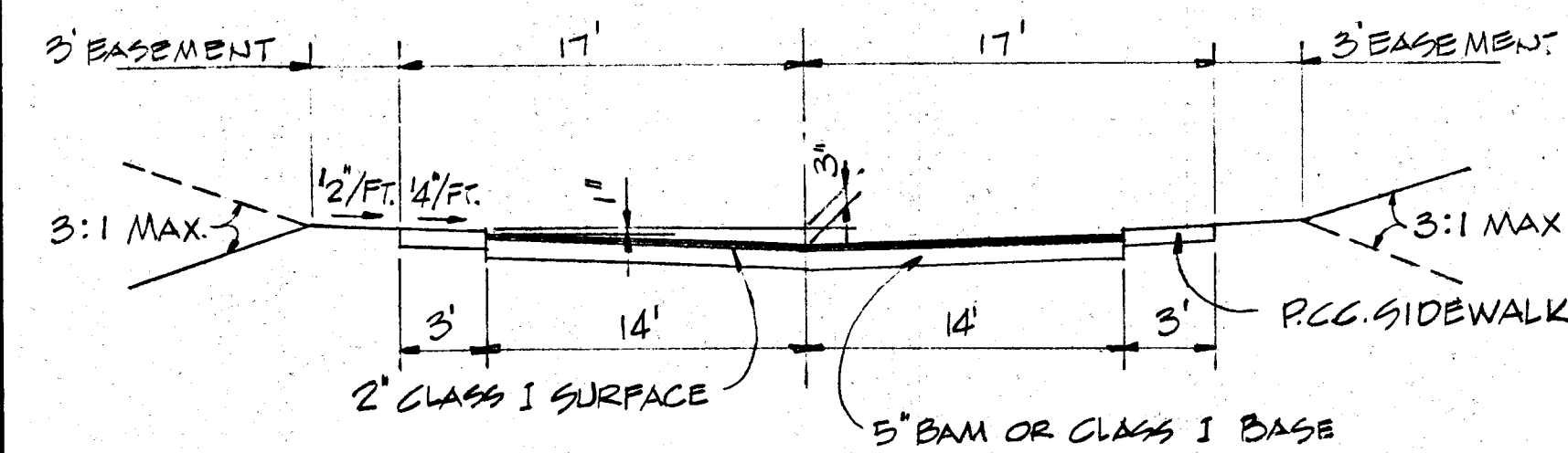
PRESENT ZONING:
R-6 RESIDENCE DEVELOPMENT PLAN

* PHASE I CONTAINS APPROX
1.3 ACRES OF PRIVATE DRIVES

GENERAL NOTES

1. DRIVEWAYS, OPEN AREAS AND STORM SEWERS SHALL REMAIN PRIVATE AND BE MAINTAINED UNDER A HOME OWNERS ASSOCIATION. ALL WATERMAINS AND SANITARY SEWERS ARE TO BE OWNED AND MAINTAINED BY THE CITY. EASEMENTS SHALL BE PROVIDED ACCORDINGLY.
2. THE WATERMAIN SYSTEM SHALL BE LOOPED ALONG WILLIAM ST. ROAD AND COUNTRY CLUB ROAD PRIOR TO ANY DEVELOPMENT OF PHASES II, III AND IV.
3. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OF EACH RESPECTIVE PHASE, DETAILED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY PLAN COMMISSION FOR REVIEW AND THE CITY COUNCIL FOR APPROVAL.
4. NO RESIDENTIAL STRUCTURE SHALL BE CONSTRUCTED WITH ANY FLOOR ELEVATION BELOW 620.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CITY OF DECATUR STANDARDS AND SPECIFICATIONS, EXCEPT AS NOTED ON THESE PLANS.
6. ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DECATUR.
7. NO MORE THAN 140 UNITS SHALL BE PERMITTED IN PHASE I (SHOREWOOD FIRST ADDITION)

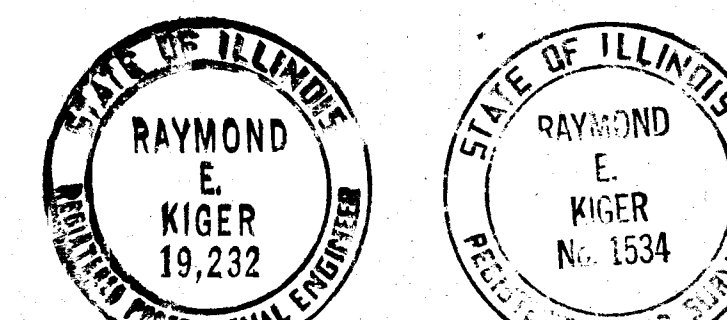
TYPICAL CROSS-SECTION OF PRIVATE DRIVES



NOTE!
INTERSECTION RADIUS OF 25' PRIVATE DRIVES ARE 25'.
INTERSECTION RADIUS OF 20' PRIVATE DRIVES ARE 15'.

EXHIBIT B

RESIDENCE DEVELOPMENT PLAN



R. E. Kiger
Mar 6, 1979
REV. OCT 30, 1981

REVISIONS		NO.	DATE	INITIALS	BY	DATE
1	10-27-79	REX			JUH	
2	10-27-79	REX			REX	3/19
3	10-31-79	REX				
4						
5						
6						
7						
8						
9						
10						

SHOREWOOD ESTATES DECATUR ILLINOIS		DRAWN BY JUH
ZJ INC. DECATUR ILLINOIS		CHECKED BY DATE REX 3/19
HOMER L. CHASTAIN & ASSOCIATES CONSULTING ENGINEERS DECATUR, ILLINOIS		BOOK NUMBER 2903
		PROJECT NO. 2903
		SHEET NO. 1