

SHOREWOOD ESTATES 2nd ADDITION

OWNER - DEVELOPER

BRINKOETTER-MARTIN DEVELOPMENT CORP.

LEGAL DESCRIPTION

A part of Lots 3, 4, and 5 of Sheet's Addition of Outlots to the City of Decatur, situated in the Southwest Quarter (SW 1/4) Section 9, T16N, R3E, of the 3rd P.M., as recorded in Book 646, Page 302 of the records in the Recorder's Office of Macon County, Illinois and more particularly described as follows:

Lot A and Lots 1 through 13, inclusive, of Shorewood 1st Addition as per Plat recorded in Book 1832, Page 152 of the records in the Recorder's Office of Macon County, Illinois, also

A part of Lot 4 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 described as follows:

Beginning at a point 135.00 feet East and 125.00 feet South of the Northwest corner of said Lot Four (4), thence South 95.00 feet; thence West parallel with the North line of Lot Four (4) for 58.00 feet; thence North for 95.00 feet; thence East parallel with the said North line for 58.00 feet to the point of beginning, containing 4.30 Acres, more or less.

TOTAL AREA - 4.30 ACRES
NET AREA - 4.30 ACRES
PROPOSED DENSITY - 34 UNITS
5510 SQ. FT. / UNIT

PRESENT ZONING: R-6 RESIDENCE DEVELOPMENT PLAN

45.5 INDICATES EXIST. ELEV 645.5
645.5 INDICATES PROP. ELEV 645.5

GENERAL NOTES

- All materials and methods of construction shall conform to the City of Decatur Standards and Specifications, except as noted on these Plans.
- No residential structure shall be constructed with any floor elevation below 620.
- All streets, driveways, open areas, and storm sewers within this development shall remain private and be privately maintained under a homeowners association. All watermains and lateral sanitary sewers shall be owned and maintained by the City of Decatur; easements shall be provided accordingly.
- Prior to any construction or development of subsequent phases, detailed plans and specifications shall be submitted to the City Plan Commission for review and the City Council for approval.
- All of this property is within the corporate limits of the City of Decatur.
- Prior to issuance of any building permits, detailed site plans including but not limited to design data for surface water drainage and drains, off street parking lots, driveways, fire hydrants, sanitary sewers, watermains, building types and locations, and density shall be submitted to and approved by the Director of Community Development and Director of Public Works for the City of Decatur. Also, a final plat for Shorewood Estates Second Addition shall be submitted and approved in accordance with the Subdivision Ordinance of the City of Decatur.
- All proposed buildings must comply with minimum regulations for an R-6 Multiple Dwelling District regarding front, side, and rear yard setbacks, building height, and off-street parking, except as may be specifically noted on these plans.
- The proposed clubhouse and swimming pool shall be restricted to use by residents and their guests, as determined by the owners and developer of this development.
- Detailed plans and specifications of the proposed boat docks must be submitted to and approved by the Director of Community Development and Director of the Water Department of the City of Decatur prior to construction.

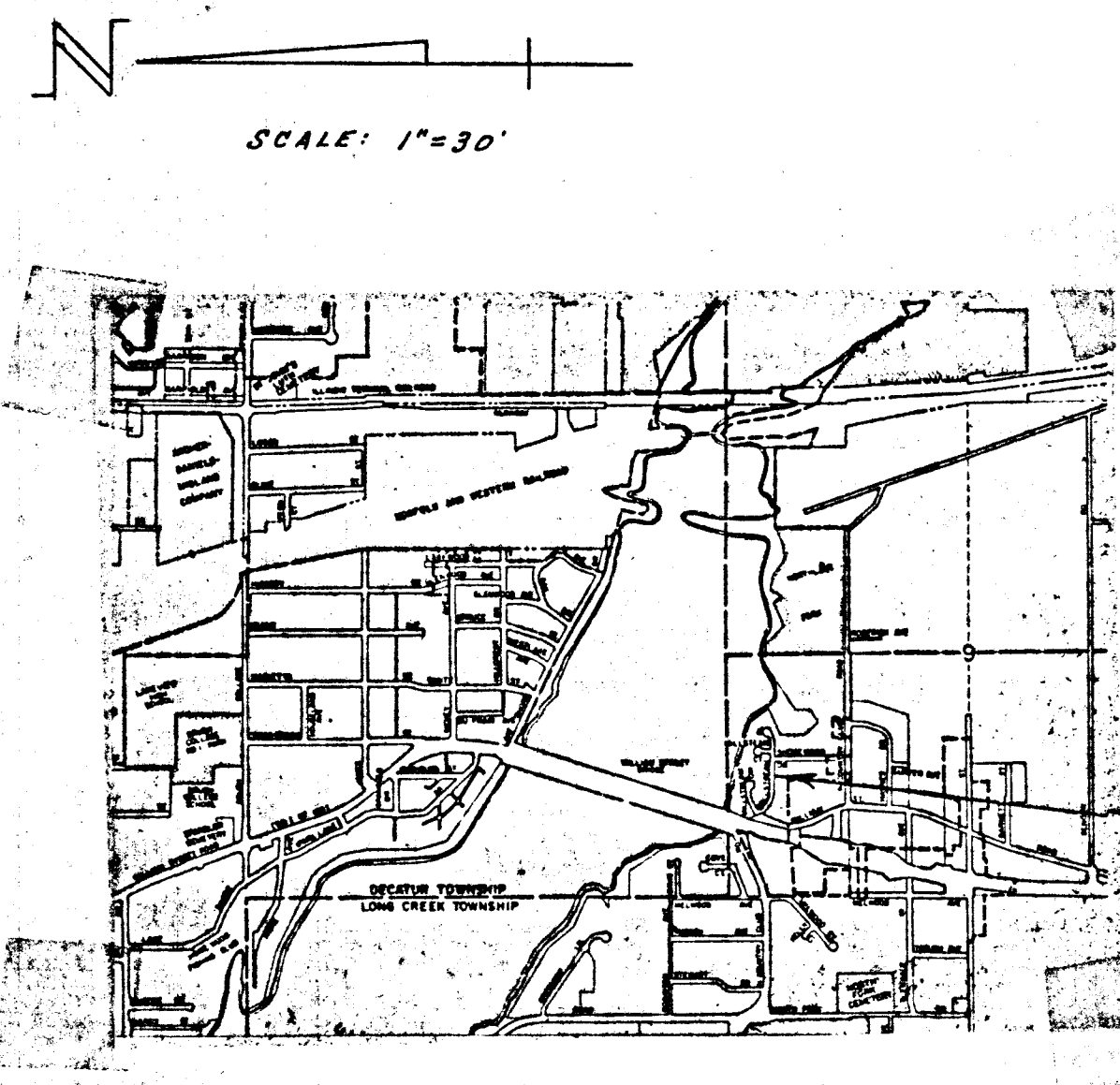
EXHIBIT B

PART OF A RESIDENCE DEVELOPMENT PLAN

REVISIONS	DATE	BY	DATE
1	8/31/83	REK	8/31/83
2	9/9/83	REK	9/9/83
3	9/13/83	REK	9/13/83
4			
5			
6			
7			
8			
9			
10			

PROJECT NO.	2903
SHEET NO.	1

HOMER L. CHASTAIN & ASSOCIATES
CONSULTING ENGINEERS
DECATUR, ILLINOIS



E CURVE DATA

D = 77' 40"
R = 114' 35' 30"
L = 50.00'
T = 67.78'
E = 40.25'
P.I. = 1 + 98.00'
P.C. = 1 + 57.75'
P.T. = 2 + 25.53'

BENCH MARKS (PAINTED BLUE)

B.M. #1 TOP OF N.W. BOLT ON BASE OF FIRE HYDRANT, ELEV. 637.59
B.M. #2 TOP OF N.W. BOLT ON BASE OF FIRE HYDRANT, ELEV. 648.50
B.M. #3 TOP OF W.W. BOLT ON BASE OF FIRE HYDRANT, ELEV. 659.62

WATER'S EDGE - 613.4

ON MARCH 30, 1983

LAKE DECATUR

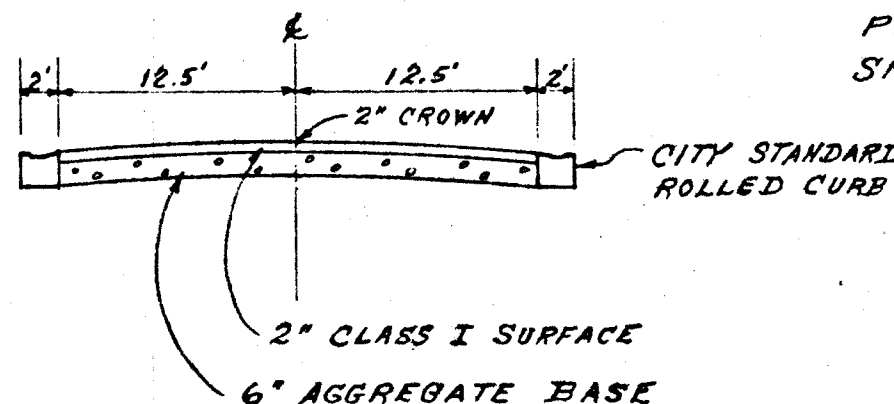
DRAINAGE CERTIFICATE

We, the undersigned respectively a Registered Professional Engineer and the Owner or Owners of the land subdivided hereby or the duly authorized attorney of such Owner or Owners, certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such Subdivision or any part thereof, or, that if such surface water drainage is changed, adequate provision has been made for collection and diversion of surface waters into public areas, or drains which the Subdivider or Subdividers have a right to use, and such waters will not be deposited on property of adjoining land owners in such concentrations as may cause damage to adjoining property because of the construction of the Subdivision.

A. E. Higgen #19232
Registered Professional Engineer

Thomas B. Brinkoetter
Owner or Authorized Attorney

PROPOSED CROSS SECTION SHOREWOOD DRIVE



NOTE: SEE RECORD PLAT (SHEET L-2) FOR BOUNDARY BEARINGS AND DISTANCES.

NOTE: SANITARY SEWER BETWEEN PROPOSED M.H. #22 AND M.H. #23 SHALL BE DUCTILE IRON.



A. E. Higgen
Aug 18, 1983