

LEGAL DESCRIPTION

A part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) and a part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) both parts located in Section 23, Township 16 North, Range 2 East of the 3rd Principal Meridian, Macon County, Illinois, more particularly described as follows:

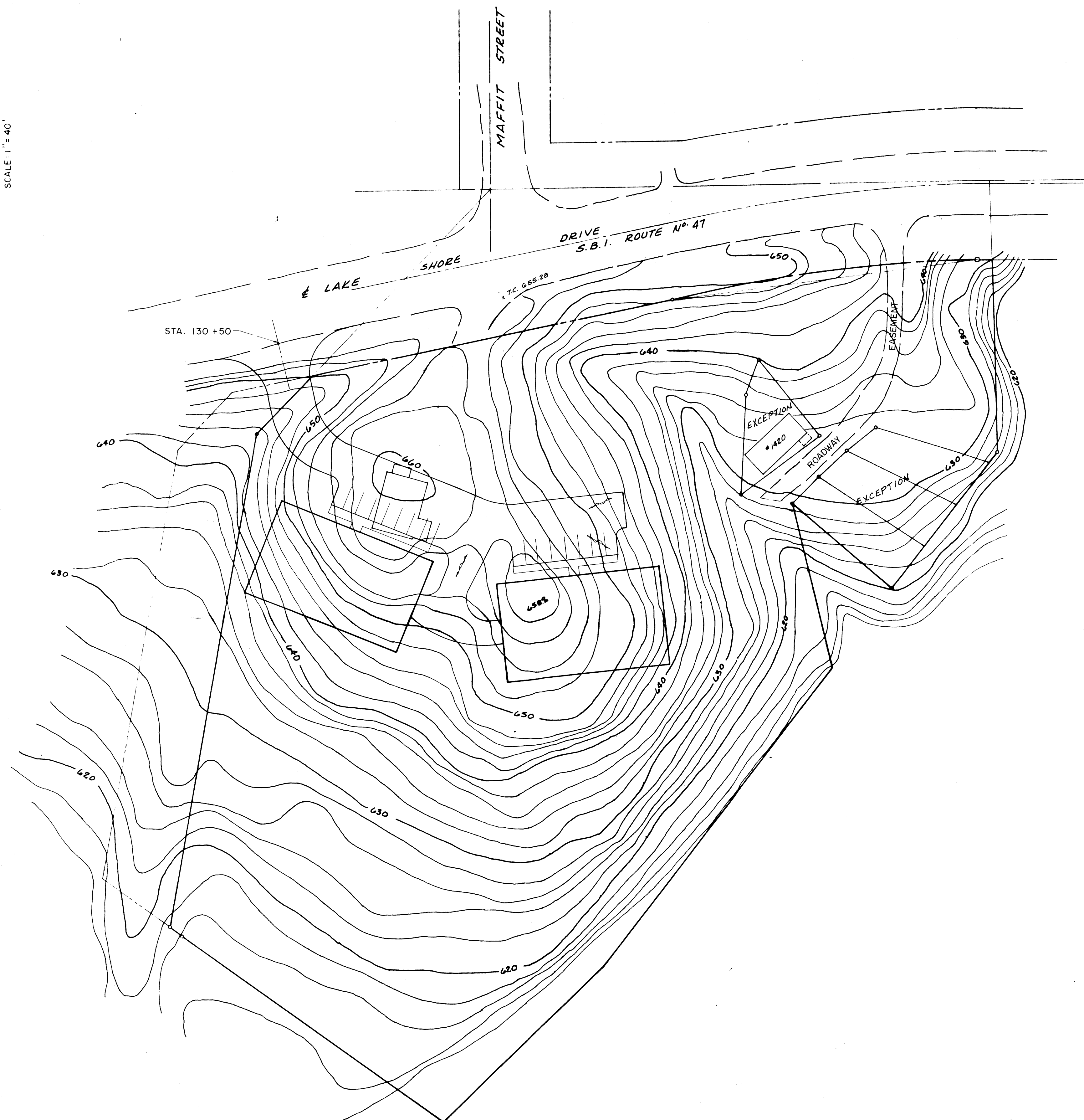
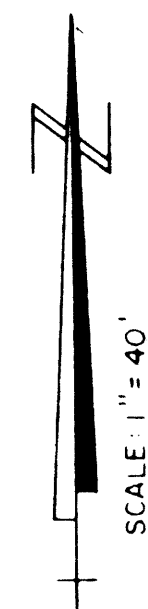
Beginning at a point on the South right of way line of Lake Shore Drive (S.B.I. Route 47), said point being 321.86 feet (measured) (332.7 feet recorded) East of and 51.58 feet South of the Northwest corner of the said Southwest Quarter of Section 23; thence S 1°33'00" E (Assumed Bearing), 127.28 feet; thence S 37°43'00" W, 113.80 feet; thence N 49°45'00" W, 87.00 feet; thence S 13°50'00" E (Measured) (18°50'00" Recorded), 111.80 feet; thence S 37°43'00" W, 249.00 feet; thence S 46°06'00" W, 148.50 feet; thence N 54°45'00" W (Measured) (N 59°45'00" W Recorded) 212.28 feet; thence N 53°12'00" W, 10.6 feet; thence N 10°15'00" E, 332.02 feet (measured) (313.93 feet recorded); thence N 44°00'00" E, 52.32 feet to a point on the said South right of way line of Lake Shore Drive (S.B.I. Route 47); thence N 78°06'00" E, 244.71 feet along the said South right of way line of Lake Shore Drive to the P.C. of a curve; thence northeasterly on a curve to the right having a radius of 952.3 feet, an arc distance of 204.63 feet, a chord bearing of N 82°45'28" E with a chord distance of 204.24 feet along the said South right of way line of Lake Shore Drive; thence N 89°20'40" E, 9.53 feet to the point of beginning, except Lots 1, 2, 3 and 4 of Owners Subdivision in the Southeast Quarter of Section 23, Township 16 North, Range 2 East of the 3rd P.M. as per Plat recorded in Book 583, Page 3 of the Records in the Recorder's Office, Macon County, Illinois, CONTAINING 170,467.15 SQ. FT. 4.097 ACRES MORE OR LESS.

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF DECATUR STANDARDS AND SPECIFICATIONS, EXCEPT AS NOTED ON THESE PLANS.
2. NO RESIDENTIAL STRUCTURE SHALL BE CONSTRUCTED WITH ANY FLOOR ELEVATION BELOW 620.
3. ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DECATUR.
4. 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.
5. ALL PROPOSED BUILDINGS MUST COMPLY WITH MINIMUM REGULATIONS FOR AN R-3 DISTRICT REGARDING FRONT, SIDE, AND REAR YARD SETBACKS, BUILDING HEIGHT, AND OFF-STREET PARKING, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THESE PLANS.
6. PROPOSED DENSITY : 24 UNITS
2 - BUILDINGS - 12 UNITS EACH
3 - STORIES - 4 UNITS PER FLOOR
PARKING GARAGE UNDER EACH BUILDING - 18 SPACES
8 OUTSIDE STALLS PER BUILDING AS SHOWN

EXHIBIT B

R-3 RESIDENCE DEVELOPMENT PLAN			
LAKE SHORE CLUB CONDOMINIUM			
PWC philip w. cochran • consulting engineer • decatur, illinois			
DRAWN BY J.W.B. DATE 8-15-86	REVISIONS		PROJECT NO. 8629
CHECKED BY DATE	NO. DATE BY DESCRIPTION	FILE NO./FIELD BK. NO.	
APPD. BY DATE	1 8-15-86 SPM REVIS ENTRYWAY		
	2 9-19-86 SPM MOVE W.M. & ADD EXCEPT		
		SHEET NO. 1 OF 2	



SITE GRADING PLAN

LAKE SHORE CLUB
CONDOMINIUM



phillip w. cochran • consulting engineer • decatur, illinois

DRAWN BY J.W.B.	REVISIONS				PROJECT NO.
DATE 8-15-86	NO.	DATE	BY	DESCRIPTION	8629
CHECKED BY	1	9-11-86	SPM	ADD EXCEPTIONS	FILE NO./FIELD BK. NO.
DATE					
APP'D. BY					SHEET NO.
DATE					2 OF 2