

LOT AREA SUMMARY

LOT #	LOT SIZE	ZONE	B/O	LOT #	LOT SIZE	ZONE	B/O
29	29,973 SQ.FT. = 0.687 AC.	R3	B3	65	15,215 SQ.FT. = 0.349 AC.	R3	B3
31	22,520 SQ.FT. = 0.516 AC.	R3	B3	66	17,783 SQ.FT. = 0.406 AC.	R3	B3
22	21,000 SQ.FT. = 0.478 AC.	R4	B3	67	21,904 SQ.FT. = 0.503 AC.	R3	B3
47	10,517 SQ.FT. = 0.241 AC.	R4	BF	68	10,807 SQ.FT. = 0.250 AC.	R4	B3
48	10,530 SQ.FT. = 0.242 AC.	R4	BF	69	10,807 SQ.FT. = 0.250 AC.	R4	0
49	10,520 SQ.FT. = 0.242 AC.	R4	BF	70	10,807 SQ.FT. = 0.250 AC.	R4	0
50	10,520 SQ.FT. = 0.242 AC.	R4	BF	71	10,807 SQ.FT. = 0.250 AC.	R4	0
51	10,520 SQ.FT. = 0.242 AC.	R4	BF	72	10,807 SQ.FT. = 0.250 AC.	R4	0
52	15,965 SQ.FT. = 0.366 AC.	R4	BF	73	10,807 SQ.FT. = 0.250 AC.	R4	0
53	22,917 SQ.FT. = 0.526 AC.	R3	BF	74	10,807 SQ.FT. = 0.250 AC.	R4	0
54	16,050 SQ.FT. = 0.369 AC.	R3	BF	75	10,741 SQ.FT. = 0.247 AC.	R4	0
55	16,050 SQ.FT. = 0.369 AC.	R3	BF	76	10,520 SQ.FT. = 0.242 AC.	R4	0
56	16,050 SQ.FT. = 0.369 AC.	R3	BF	77	10,520 SQ.FT. = 0.242 AC.	R4	0
57	17,200 SQ.FT. = 0.395 AC.	R3	BF	78	14,101 SQ.FT. = 0.324 AC.	R4	0
58	15,154 SQ.FT. = 0.417 AC.	R3	BF	79	10,525 SQ.FT. = 0.242 AC.	R4	0
59	16,337 SQ.FT. = 0.376 AC.	R3	BF	80	10,520 SQ.FT. = 0.242 AC.	R4	0
60	16,050 SQ.FT. = 0.369 AC.	R3	BF	81	10,520 SQ.FT. = 0.242 AC.	R4	0
61	16,050 SQ.FT. = 0.369 AC.	R3	BF	82	10,520 SQ.FT. = 0.242 AC.	R4	0
62	16,191 SQ.FT. = 0.372 AC.	R3	BF	83	15,295 SQ.FT. = 0.351 AC.	R4	0
63	16,224 SQ.FT. = 0.373 AC.	R3	BF	84	14,847 SQ.FT. = 0.341 AC.	R4	0
64	16,051 SQ.FT. = 0.369 AC.	R3	BF	CC	49,426 SQ.FT. = 1.135 AC.	R3	0

B/O: BRICK ORDINANCE REQUIREMENT, SEE EXTERIOR BRICK MASONRY MATRIX

VILLAGE OF WERNINGS PHASE ONE

PART OF FRACTIONAL SECTION 9, TOWNSHIP 1 SOUTH,
RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS

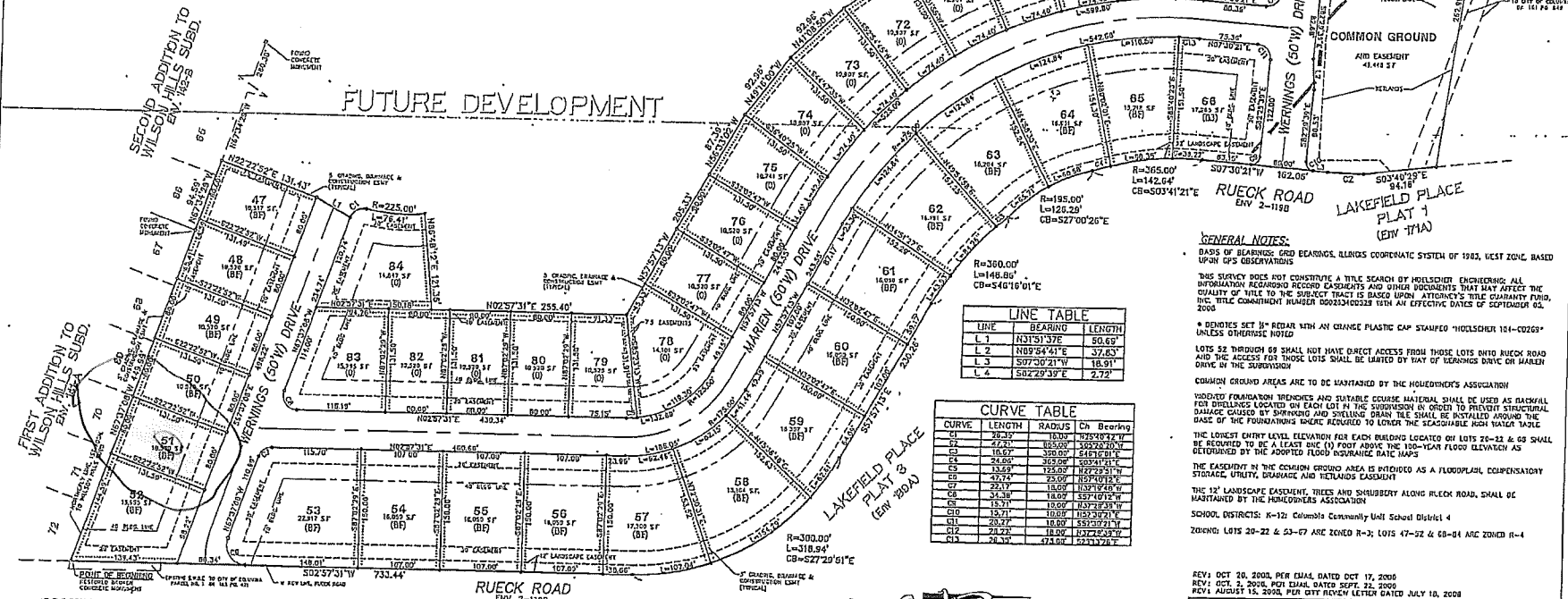
EXTERIOR BRICK MASONRY MATRIX

- BF (SIDE BRICK) LOTS 29-22
- BF (FRONT FACADE BRICK) LOTS 47-63
- 0 (NO BRICK) LOTS 65-84

BENCHMARKS:

- VERTICAL DATUM: NAVD 83
- RM 35-7: ELEVATION=423.00'
- CHECKED SQUARE ON THE NORTHEAST HAND CORNER OF EXISTING DRIVE BRIDGE OVER PALMER CREEK
- SITE BENCHMARK: ELEVATION=467.43'
- SEE SPOTS IN UTILITY POLE, RUECK ROAD STA. 107+12.11, 27' L.C.

ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, ILLINOIS, DOCUMENT NO. 04 PAGE 05



LINE TABLE

LINE	BEARING	LENGTH
L 1	N03°51'37"E	80.63'
L 2	N09°54'41"E	37.83'
L 3	S07°20'21"W	18.91'
L 4	S02°29'39"E	2.72'

CURVE TABLE

CURVE	LENGTH	RADIUS	CH Bearing
C1	28.35'	18.00'	S75°40'42"W
C2	47.67'	85.00'	S02°29'39"E
C3	10.67'	300.00'	S45°16'01"E
C4	24.65'	305.00'	S02°41'21"E
C5	33.68'	125.00'	S72°51'19"W
C6	47.74'	85.00'	N57°10'12"E
C7	20.71'	18.00'	N31°19'49"W
C8	24.38'	18.00'	S57°01'19"W
C9	15.71'	18.00'	N37°29'39"E
C10	15.71'	18.00'	N57°01'19"W
C11	20.47'	18.00'	S57°29'39"E
C12	20.47'	18.00'	N37°29'39"E
C13	20.47'	18.00'	S57°29'39"E

GENERAL NOTES:

- BASES OF BEARINGS, GRID BEARINGS, HORIZONTAL COORDINATE SYSTEM OF 1983, WEST ZONE, BASED UPON GPS OBSERVATIONS
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HOELSCHER ENGINEERING. ALL INFORMATION REGARDING RECORDS, EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE TO THE SUBJECT TRACT IS BASED UPON ATTORNEY'S TITLE COMPANY RECORD, INC. TITLE COMMITMENT NUMBER 000201000228 WITH AN EFFECTIVE DATE OF SEPTEMBER 03, 2005
- * DENOTES SET IN RECORD WITH AN ORANGE PLASTIC CAP STAMPED "HOELSCHER 101-10029" UNLESS OTHERWISE NOTED
- LOTS 52 THROUGH 68 SHALL NOT HAVE DIRECT ACCESS FROM THOSE LOTS ONTO RUECK ROAD AND THE ACCESS FOR THOSE LOTS SHALL BE GRANTED BY THAT OF WERNINGS DRIVE OR WERNING DRIVE IN THE SUBDIVISION
- COMMON GROUND AREAS ARE TO BE MAINTAINED BY THE HOELSCHER'S ASSOCIATION
- WOODED FOUNDATION TRENCHES AND STABLE COURSE MATERIAL SHALL BE USED AS BACKFILL FOR DISTURBANCE LOCATED ON EACH LOT IN THE SUBDIVISION IN ORDER TO PREVENT STRUCTURAL DAMAGE CAUSED BY SWELLING AND SHRINKING. DRUMS SHALL BE INSTALLED AROUND THE BASE OF THE FOUNDATIONS WHERE REQUIRED TO LOWER THE REACHABLE HIGH WATER TABLE
- THE LOWEST ENTRY LEVEL ELEVATION FOR EACH BUILDING LOCATED ON LOTS 20-22 & 60 SHALL BE REQUIRED TO BE AT LEAST ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY THE ADOPTED FLOOD INSURANCE RATE MAPS
- THE EASEMENT IN THE COMMON GROUND AREA IS PROVIDED AS A FLOODPLAIN, COMPENSATORY STORAGE, UTILITY, DRAINAGE AND WETLANDS EASEMENT
- THE 12' LANDSCAPE EASEMENT, TREES AND SHRUBBERY ALONG RUECK ROAD, SHALL BE MAINTAINED BY THE HOELSCHER'S ASSOCIATION
- SCHOOL DISTRICTS: K-12: Columbia Community Unit School District 4
- ZONING: LOTS 20-22 & 60-84 ARE ZONED R-3; LOTS 47-22 & 60-84 ARE ZONED R-4

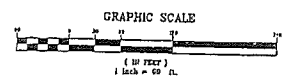
REV: OCT 20, 2008, PER EMAIL DATED OCT 17, 2008
REV: OCT 3, 2008, PER EMAIL DATED OCT 22, 2008
REV: AUGUST 13, 2008, PER CITY REVIEW LETTER DATED JULY 10, 2008

VILLAGE OF WERNINGS PHASE ONE
FINAL PLAT



Hoelscher Engineering, P.C.
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DRAWN: JED
CHECKED: JMSB
REVISED:
JOB NO: 05074-01
DATE: 01/28/08
SHEET: 1 OF 2



AT THE REQUEST OF PALMER CREEK, LLC DURING JANUARY OF 2008, HOELSCHER ENGINEERING, P.C. HAS PREPARED A FINAL SUBDIVISION PLAT BASED UPON A BOUNDARY SURVEY CONDUCTED IN THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS. THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS HOELSCHER STANDARDS FOR A SUBDIVISION SURVEY.

HOELSCHER ENGINEERING, P.C.
104-002659

DALE L. HOELAND, P.L.S.
ILLINOIS CERT NO 035-033321; EXP 11/20/2010