

HILLS & DALES

THE ESTATES AT MILL CREEK

Current Lot availability and pricing

LOT 1	\$140,000	2.23 Acres	Cluster Dock Option
LOT 2	\$140,000	1.77 Acres	Cluster Dock Option
LOT 4	\$120,000	2.01 Acres	Cluster Dock Option
LOT 5	\$135,000	1.72 Acres	Cluster Dock Option
LOT 7	\$125,000	.92 Acres	Cluster Dock Option
LOT 8	\$145,000	.84 Acres	Cluster Dock Option
LOT 9	\$200,000	1.27 Acres	Private Dock
LOT 10	\$200,000	1.27 Acres	Private Dock
LOT 11	\$200,000	1.28 Acres	Pending/Tom Manzella
LOT 12	\$200,000	1.29 Acres	Private Dock
LOT 13	\$200,000	1.30 Acres	Private Dock
LOT 23	\$215,000	1.00 Acre	Private Dock

HILLS & DALES

THE ESTATES AT MILL CREEK

Cluster Dock Unit 1 is installed and finished with a total of 4 covered slips. Electric will be included. Boat lift and or Waverunner lift will be the cost and responsibility of the owner.

Each slip will be \$50,000 with 1 Slip per Lot. The 2nd Cluster Dock will be installed prior to 2029' or as soon as Cluster Dock 1 is sold and filled. It will be identical to Cluster Dock 1 and same rules and regulations will apply.

Purchasing Lot 1 thru 8 does not require the purchase of a Cluster Dock Slip, that will remain optional for the Buyer of said Lot.

Lot 9, 10 and 11 will share same path and access to water. (Mill Creek Cove)

Lot 12 and 13 will share same path and access to water. (Mill Creek Cove)

Lot 23 will share the same path with Lot 24 (Murphy) with access to water. (Main Channel)

All Lots are now completely shoreline protected. Riprap is complete and ready for dock installation.

All Lots qualify for a 0% Contract. 5 Annual Payments with the 1st of 5 due upon signing, 0% interest for the entire term.

REVISED FINAL SUBDIVISION PLAT FOR
HILLS & DALES ESTATES SUBDIVISION
LOCATED IN THE SOUTH 1/2, N.E. 1/4, AND THE NORTH 1/2, S.E. 1/4,
AND THE N.E. 1/4, S.W. 1/4, AND THE S.E. 1/4, N.W. 1/4,
ALL IN SECTION 1, T11N, R13W, 2ND P.M.,
CLARK COUNTY, ILLINOIS

SURVEYOR'S DESCRIPTION

Beginning at the S.E. Cor., N.E. 1/4, Section 1, T11N, R13W, 2nd P.M., Clark County, Illinois, thence S-83°-55'-23"-W 1296.67 feet to a 24" tree at the N.E. Corner, N.W. 1/4, S.E. 1/4 of said Section 1, thence S-03°-40'-14"-E 179.95 feet to an existing iron pin, thence S-84°-47'-23"-W 269.52 feet to an existing iron pin, thence S-04°-34'-20"-E 300.00 feet to an existing iron pin at the S.W. Corner of Tract #3 of a survey by PLS #2845 recorded in Plat Book 8 Page 395, thence S-85°-16'-59"-W 1399.42 feet to an existing T post, thence N-04°-44'-31"-W 350.33 feet to an existing iron pin, thence N-85°-26'-32"-E 220.04 feet to an existing T post, thence N-04°-44'-31"-W 366.00 feet to an iron pin set, thence S-85°-26'-32"-W 40.00 feet to an iron pin set, thence N-04°-44'-31"-W 30.00 feet to an iron pin set, thence N-85°-26'-32"-E 110.00 feet to an iron pin set, thence N-04°-44'-31"-W 160.00 feet to an iron pin set, thence S-85°-26'-32"-W 70.00 feet to an iron pin set, thence N-04°-44'-31"-W 63.00 feet to an iron pin set, thence N-86°-02'-36"-E 285.00 feet to an iron pin set, thence N-04°-35'-38"-W 886.00 feet to an existing iron pin, thence N-85°-23'-08"-E 180.00 feet to an existing iron pin, thence N-04°-34'-50"-W 329.80 feet to an existing iron pin, thence N-85°-23'-29"-E 180.30 feet to an existing iron pin, thence N-04°-45'-00"-W 124.77 feet to an existing iron pin, thence N-85°-24'-29"-E 156.23 feet to the centerline of the Clarksville and Auburn Road, thence along the centerline of said road having the following bearings and distances: S-27°-34'-13"-W 232.50 feet, S-26°-47'-36"-W 54.92 feet, S-16°-33'-04"-W 85.58 feet, thence S-12°-58'-31"-W 140.92 feet to the intersection of said road and the North line, South 1/2, N.E. 1/4 of said Section 1, thence along said North line N-85°-24'-29"-E 193.41 feet to an iron pin set, thence S-08°-47'-28"-W 1257.44 feet to an iron pin set, thence N-87°-17'-07"-E 723.42 feet to an iron pin set, thence N-56°-54'-31"-E 1106.54 feet to an iron pin set, thence N-84°-40'-50"-E 609.92 feet to the East line of the South 1/2, N.E. 1/4 of said Section 1, thence along said East line S-01°-34'-59"-E 618.94 feet to the Point of Beginning containing 49.63 acres, more or less.

SURVEYOR'S CERTIFICATION

The Owner of the Subdivision located in Clark County, Illinois and known as Hills & Dales Estates Subdivision, LCJ Development LLC - Hills & Dales Estates, an Illinois series Limited Liability Company, desires to facilitate the sale of said land by subdividing it into lots and streets which the plat to which this Certificate is attached particularly describes and sets forth the lots and streets into which said land has been so subdivided; and the various lots have been numbered and which numbers are shown in larger size on the plat; and the precise dimensions of said lots have been set out for each lot; and that reference has been made on the plat to known and permanent monuments from which future surveys may be made; and my field surveys found or placed iron pin monuments at each lot corner and other places; and that all distances shown on the plat are in feet and hundredths of feet.

The real estate described above in the "Surveyor's Description" is not located in the Special Flood Hazard area identified for Clark County by the Federal Management Agency on the Flood Insurance Rate Map, Panel No. 75 of 365 dated August 2, 2007.

The real estate described above in the "Surveyor's Description" is not located within any incorporated city, town or village limits, nor within 1 1/2 miles of any corporate limits which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I, John A. Stone, Illinois Professional Land Surveyor No. 3689, of the County of Jasper and State of Illinois, do hereby certify that the above survey, plat and legal description were made and completed by me or under my direction on October 28, 2021, and that this professional service conforms to the current Illinois minimum standards for a boundary survey in accordance with Title 68, Chapter VII, Subchapter b, Part 1270 of the Civil Administrative Code of the State of Illinois.

Signed And dated this ____ Day of December, 2023 A.D.

Illinois Professional Land Surveyor No. 3689 Date _____
License Expires November 30, 2024

OWNER'S CERTIFICATE

The undersigned, the designated agent of the Owner, LCJ Development LLC - Hills & Dales Estates, an Illinois Limited Liability Company, (hereinafter referred to as the "Owner") being the legal Owner of the real estate described in the annexed Revised Final Subdivision Plat (hereinafter referred to as the "Revised Final Subdivision Plat" and described in certificate of John A. Stone, Illinois Professional Land Surveyor No. 3689, (hereinafter referred to as the "premises"), has caused the premises to be surveyed by John A. Stone of Connor & Connor, Inc., Robinson, Illinois, and has subdivided the premises into lots, streets and easements as indicated on the Revised Final Subdivision Plat bearing the Certificate of John A. Stone under the date of the ____ Day of December, 2023, and said subdivision to be known as Hills & Dales Estates Subdivision, Clark County, Illinois.

The Owner hereby grants and dedicates for the use of the public as streets all of the streets shown on the revised final subdivision plat, reserving to the Owner, its successors and assigns, a permanent easement over, under and across such streets for ingress/egress purposes.

The Owner hereby reserves easements in, on, under, over and through the utility easements, drainage easements and ingress/egress easements as shown on the Revised Final Subdivision Plat. The Owner hereby further dedicates said utility easements, drainage easements and ingress/egress easements to the public. All such utility services shall be placed underground from the location of the utility connection points in the utility easements to the buildings or structures on the lots within the premises.

A person exercising any of the easement rights granted hereunder shall have the right to authorize persons to construct, occupy, maintain, use, repair, and reconstruct streets, drains, utilities and appurtenances thereto within said easement and to maintain said easement free from buildings, fences, structures and obstructions of any kind whatsoever which actually obstruct or unreasonably interfere with said person's easement rights. No person shall obstruct said easement. No vegetation, except for grass, shall be planted in the drainage easement areas or the ingress/egress easement areas.

The Owner of any easement rights granted hereunder shall not allow or permit the disposal, placement, release or escape of junk, garbage, materials, or hazardous substances as defined under applicable law, nor shall such Owner commit any act in violation of applicable environmental law, or commit any act in violation of the covenants or restrictions contained in the documents recorded with this Revised Final Subdivision Plat.

In Witness Whereof, this owner's certificate has been executed on the date set forth below by WILLIAM M. GOLDSTEIN, ESQ., the designated agent for the Owner, LCJ DEVELOPMENT LLC - HILLS & DALES ESTATES, an Illinois Series Limited Liability Company, who hereby affirms that as of November 5, 2021, the said Owner is the sole Owner of the Hills & Dales Estates Subdivision as described in this Revised Final Subdivision Plat.

The Undersigned further affirms that this property is commercial property and that LCJ DEVELOPMENT LLC - HILLS & DALES ESTATES has no homestead rights or interests in or to the land comprising of the Hills & Dales Estates Subdivision.

The Undersigned further affirms that the Hills & Dales Estates Subdivision is located in **Dolson Township** in Clark County, Illinois and that the Subdivision is located within the **Marshall Community Unit School District C-2 (Marshall CUSD C-2)** and within **District 517 of Lake Land College Eastern Region**.

William M. Goldstein, ESQ.,
Designated Agent LCJ Development LLC - Hills & Dales Estates

STATE OF ILLINOIS }
COUNTY OF CLARK } SS

I, the undersigned, a Notary in and for the said County in the State aforesaid do hereby certify that WILLIAM M. GOLDSTEIN, ESQ., personally known to me to be the same person whose name is subscribed to the foregoing instrument as the Designated Agent for LCJ Development LLC - Hills & Dales Estates, appeared before me this day and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act of said Limited Liability Company, being thereunto duly authorized, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of November, 2023, A.D.

(NOTARY SEAL)

Notary Public

STATE OF ILLINOIS }
COUNTY OF CLARK } SS

I, Laura H. Lee, County Clerk in and for Clark County in the State Of Illinois, do hereby certify that I am the duly elected and qualified County Clerk in Clark County, Illinois and that I am now acting in such official capacity and further certify that after a diligent search I find no delinquent general taxes, unpaid current taxes, delinquent special assessments, or unpaid special assessments against the tract of land described in the foregoing Revised Final Subdivision Plat.

Given under my hand and Official Seal this ____ day of November, 2023, A.D.

(OFFICIAL SEAL OR STAMP)

Laura H. Lee

PRESENTED FOR RECORDING BY:

WILLIAM M. GOLDSTEIN, ESQ.
IARD#: 1001221
Goldstein Law Offices PC
501 W. University Ave, Suite 1
Champaign, IL 61820
(217) 369-0570, wmgoldlaw@aol.com

I, John A. Stone, Illinois Registered Professional Engineer No 55012 of the County of Jasper and State of Illinois, do hereby certify that the surface water drainage characteristics will not be changed by the development of HILLS & DALES ESTATES. Adequate provisions have been taken to drain the surface water in the same direction as it traveled before the development of HILLS & DALES ESTATES.

Illinois Registered Professional Engineer No. 55012 DATE
License Expires 11--30--25

Phone: (618) 544-8623
Fax: (618) 544-3012
Design Firm #: 184-000832
www.connorengineers.com

PROJECT NAME:

LCJ DEVELOPEMENT LLC
HILLS AND DALES ESTATES

PROJECT NUMBER:

SCALE:
1" = 200'

DRAWN BY:

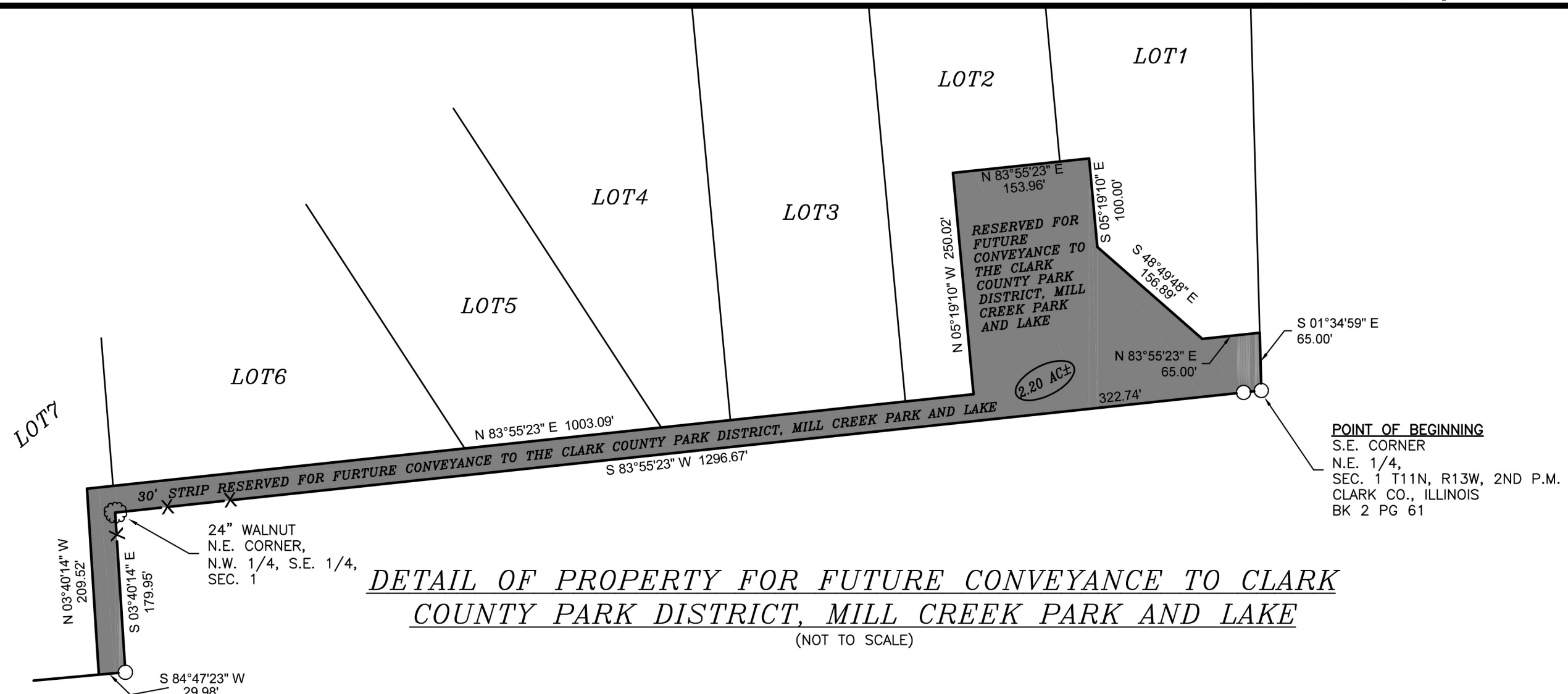
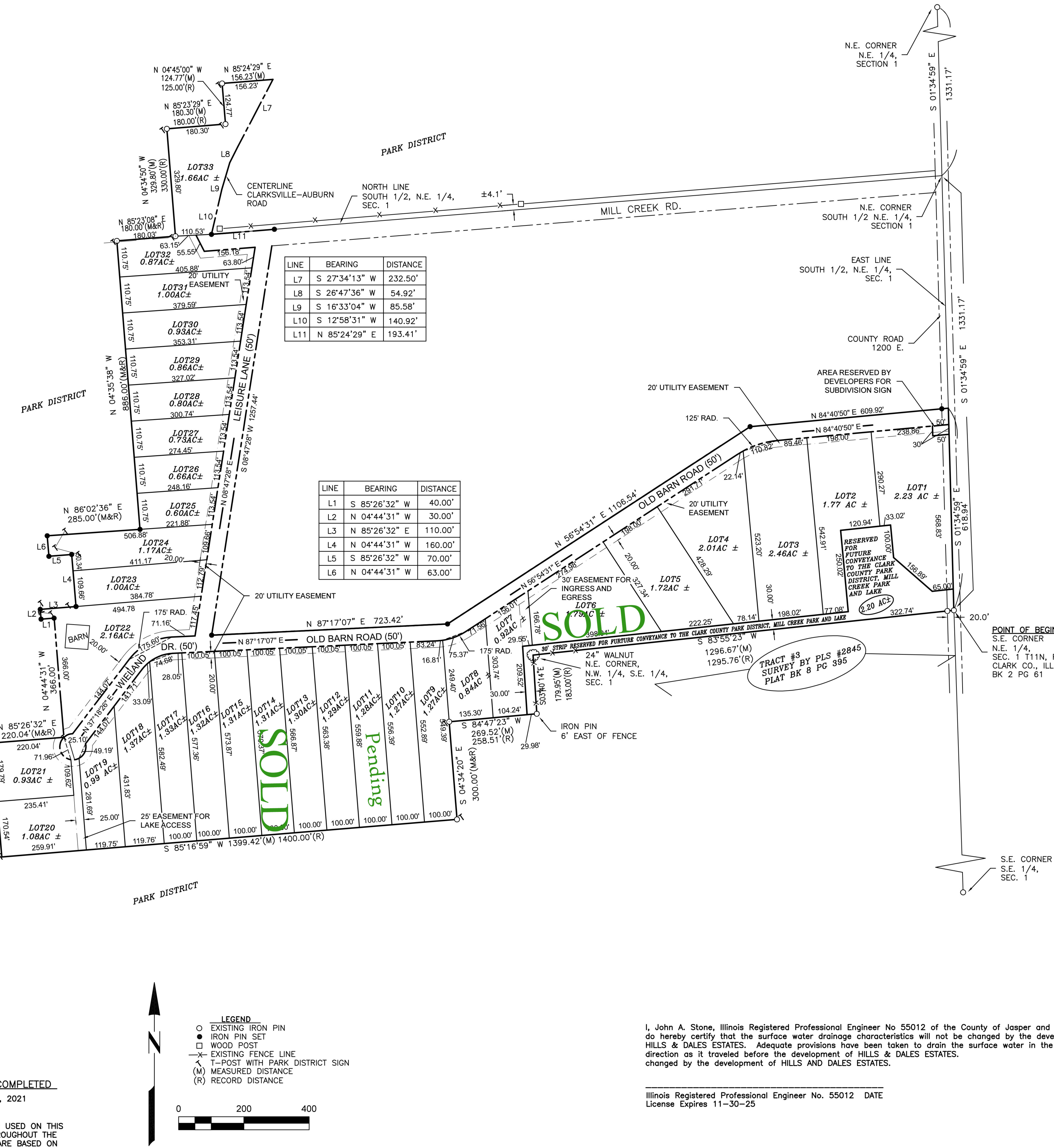
JAS
DATE OF ORIGIN:
3/21

LAST REVISION:

12/05/23

SHEET NUMBER:

1/1



Connor & Connor, Inc.
210 East Locust Street
P.O. Box 618
Robinson, Illinois 62454

CONNOR & CONNOR
Consulting Engineers
Land Surveyors