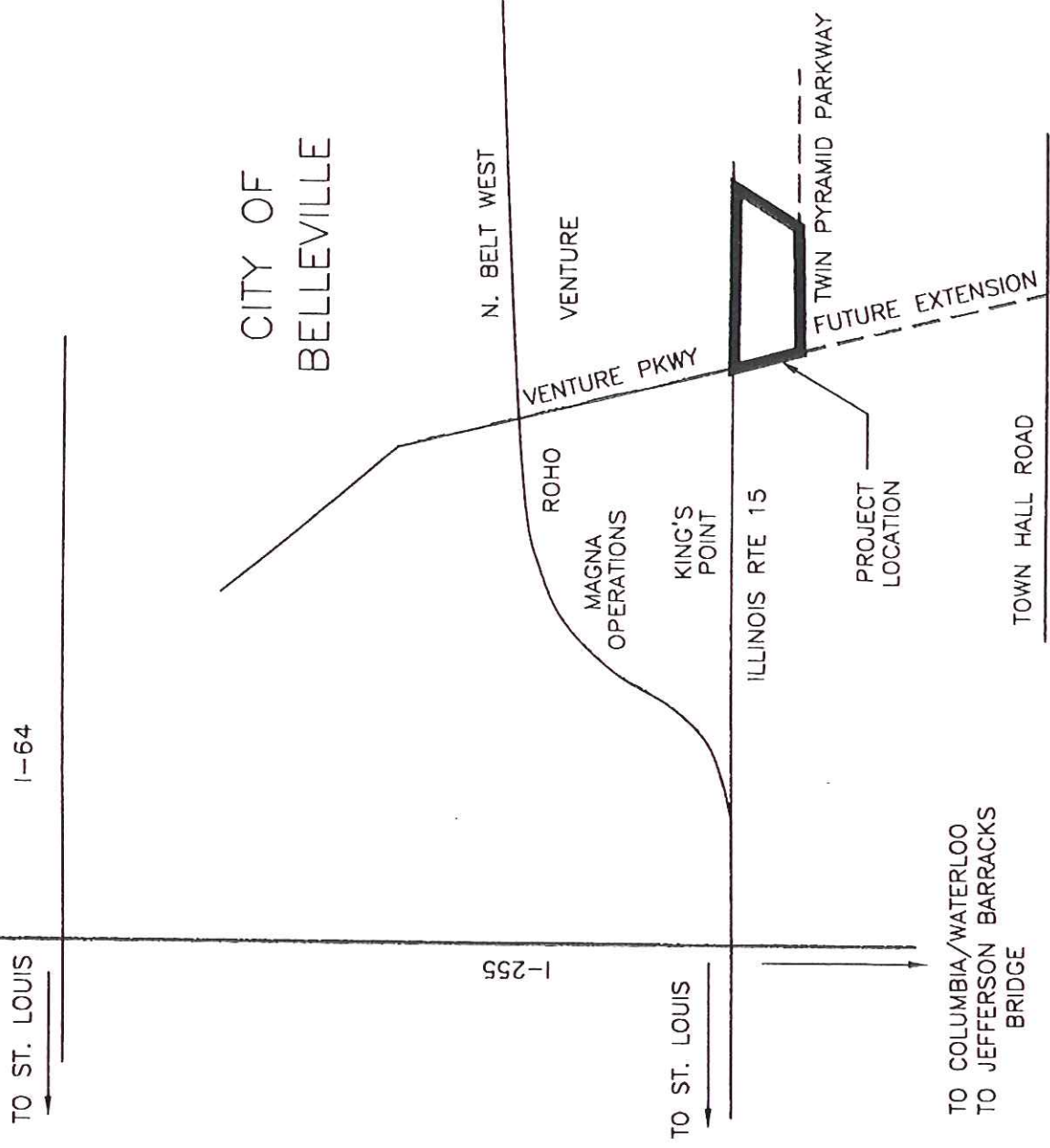


# TWIN PYRAMID PARKWAY BELLEVILLE, IL



NOBLE/VOLLMER REALTY  
(618) 277-6900

NOT TO SCALE

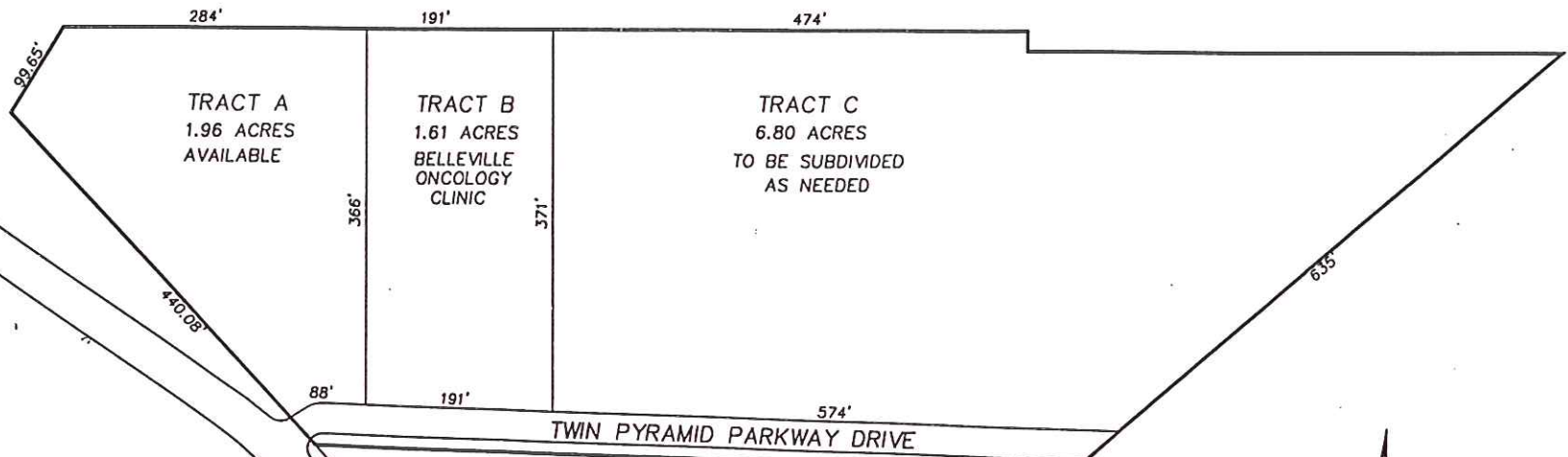
# TWIN PYRAMID PARKWAY IL ROUTE 15 FRONTAGE

ADT TRAFFIC COUNTS

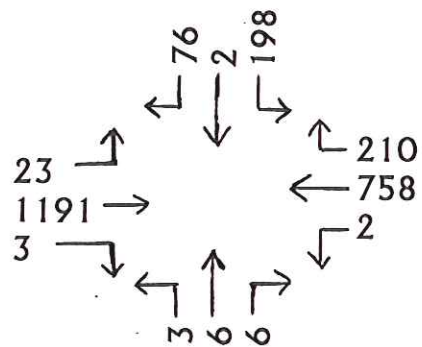
4,100 Daily  
VENTURE PKWY  
TO KINGS POINT  
& Union Planters  
OPERATIONS  
CENTER

22,000 Daily Count TRAFFIC SIGNAL 24,500 Daily Count

IL ROUTE 15



PM PEAK HOUR COUNT (4:15 - 5:15)  
@ VENTURE PARKWAY & ROUTE 15



NOBLE/VOLLMER REALTY  
(618) 277-6900



# FINAL PLAT TWIN PYRAMIDS CITY OF BELLEVILLE, ILLINOIS

A PART OF LOT 10,  
SECTION 13, TOWNSHIP 1 NORTH,  
RANGE 9 WEST OF THE 3rd PM.  
CITY OF BELLEVILLE  
ST. CLAIR COUNTY, ILLINOIS

Part of Lot No. 10 of the northwest quarter of Section 13, Township 1 North, Range 9 West of the 3rd Principal Meridian, St. Clair County, Illinois, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "C" on Page 11, more particularly described as follows:

Commencing at the Southwest corner of said Lot 10; thence South 88 degrees 20 minutes 48 seconds East, 30.01 feet to the south line of the Northwest Quarter of said Section 13; thence North 00 degrees 40 minutes 10 seconds West, 508.23 feet to a point on the south right-of-way line of Illinois Central Railroad said point being the Point of Beginning.

From said Point of Beginning North 00 degrees 40 minutes 10 seconds West, 440.00 feet to the south right-of-way line of Federal Aid Route No. 15 (U.S. Route No. 4002), thence North 71 degrees 44 minutes 07 seconds East, 858.53 feet along the south right-of-way line of said Federal Aid Route No. 15 (U.S. Route No. 4002); thence South 48 degrees 58 minutes 10 seconds East, 846.90 feet commencing along said south right-of-way line, thence South 41 degrees 00 minutes 00 seconds East, 283.00 feet continuing along said south right-of-way line, thence South 88 degrees 20 minutes 48 seconds East, 332.58 feet continuing along said south right-of-way line, thence South 88 degrees 20 minutes 48 seconds East, 432.81 feet to a corner to the left, said corner being a radius of 17,138.00 feet, a length of 751.59 feet, and a chord bearing of North 47 degrees 11 minutes 18 seconds West, to the Point of Beginning.

Said Tract containing 11.255 acres (490,288 sq. ft.) more or less.

We, Noble, Inc., the owners of the property embraced by this plat, have caused the said tract to be surveyed and subdivided in the manner shown, and said subdivision is to be hereinafter known as Twin Pyramids. All right-of-way and easements shown herein are hereby dedicated to the use of the public forever including the easement and sever of the right of eminent domain under the Homestead Exemption laws of the State of Illinois.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Ron Noble, Noble, Inc.  
712 South 65th Street, Belleville, IL

STATE OF ILLINOIS )  
COUNTY OF ST. CLAIR ) ss.

I, the undersigned, Henry Public, in and for said County and State aforesaid, do hereby certify that, Ron Noble, Noble, Inc. personally known by me to be the owner person whose name is mentioned in the foregoing instrument as such owner, appeared before me this day in person and acknowledged that they signed delivered this plat as their own free and voluntary act for the uses and purposes therein set forth. Given under my hand and seal of said this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Henry Public

### ACKNOWLEDGMENTS

STATE OF ILLINOIS )  
COUNTY OF ST. CLAIR ) ss.

I, Buddy R. McEvers, an Illinois Professional Land Surveyor, do hereby declare that this plat is a correct representation of a survey made under my supervision at the request of the Owners for the purposes of subdividing the tract into lots as shown the subdivision line within the corporate limits of Belleville which has adopted a comprehensive plan. This subdivision is not located within a special flood hazard area as delineated by FEMA and shown on Panel Number 17018-0035-A, dated December 15, 1981. This tract does not include or border any public waters of the State of Illinois or any waters in which the State has any property rights or property interests.

Date

Buddy R. McEvers, PLS #2027



STATE OF ILLINOIS )  
COUNTY OF ST. CLAIR ) ss.

I, the undersigned, County Clerk of St. Clair County, Illinois, do hereby certify that there are no delinquent special taxes, no unpaid forfeiture taxes and no reasonable tax assessment against any of the lots included in the attached plat. I further certify that I have received all statutory fees in connection with the attached plat.

I, the undersigned, County Clerk of St. Clair County, Illinois, do hereby certify that I have examined the above plat and I have searched the records of my office to ascertain whether all reasonable taxes or special assessments have been paid as required by law upon all of the property embraced within said plat, and I hereby certify that I find no reasonable tax or unpaid forfeiture taxes against any of the lots included in this plat, and I do hereby approve this plat for assessment purposes.

I further certify that I have received all statutory fees in connection with the attached plat.

This plat has been recorded for "111" implementation this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Given under my hand and seal at \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
County Clerk

STATE OF ILLINOIS )  
COUNTY OF ST. CLAIR ) ss.

I, the undersigned, Mayor of the City of Belleville, do hereby certify that the plat shown herein was duly presented to the Board of Trustees and approved at a meeting of same held on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Mayor  
City Clerk

STATE OF ILLINOIS )  
COUNTY OF ST. CLAIR ) ss.

I, the undersigned Chairman of the Plan Commission of the City of Belleville, Illinois, do hereby certify that the attached final plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Chairman  
Secretary

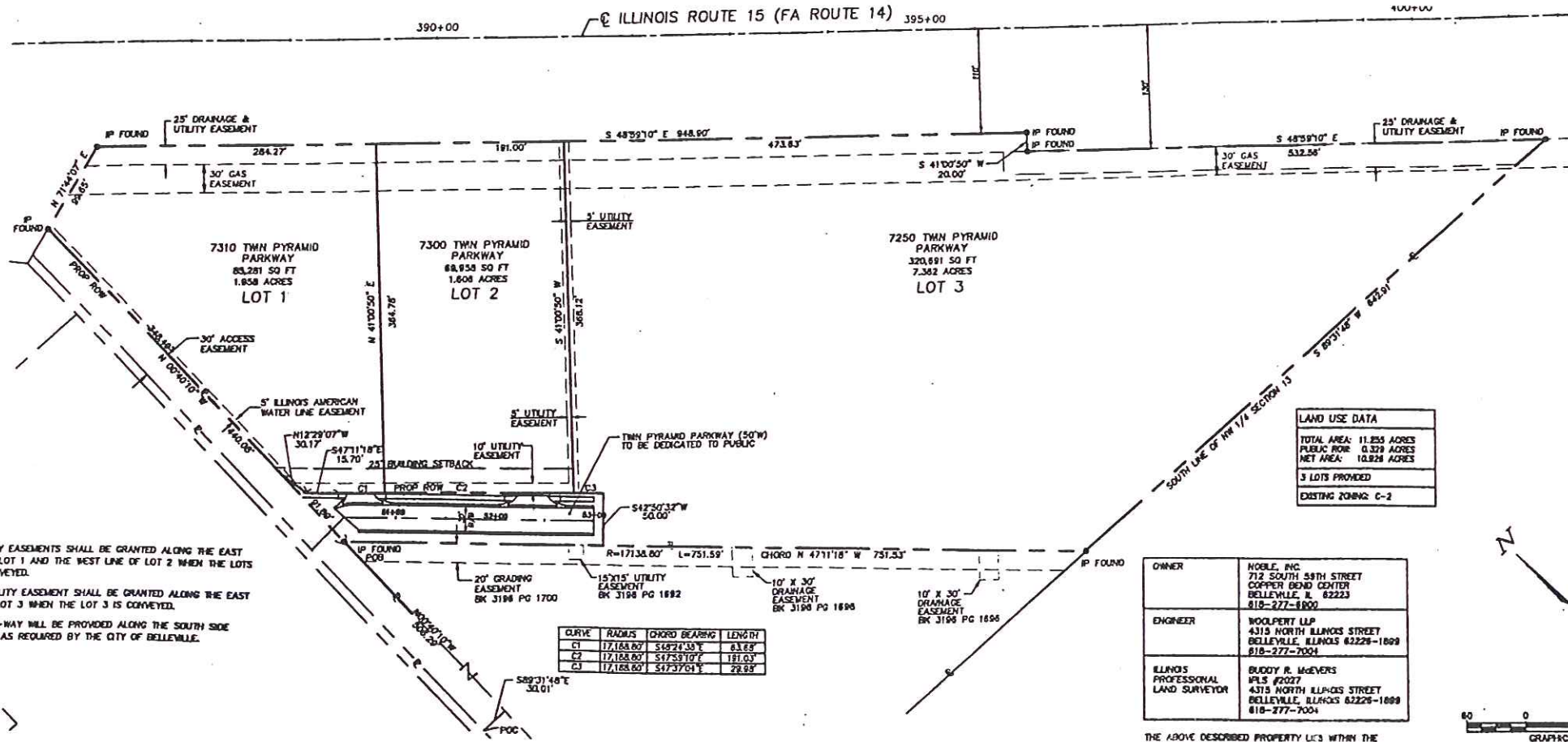
State of Illinois )  
County of ) ss.

We, the undersigned Superintendents, do hereby certify that the required improvements have been installed or the required guarantee bond has been posted for the completion of all land improvements. This \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Water Superintendent  
Sewer Superintendent  
Street Superintendent

I, the undersigned 811 Coordinator for St. Clair County, do hereby certify that the plat shown herein was duly presented to the Board of Trustees and approved at a meeting of same held on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

811 Coordinator



NOTES:  
5' UTILITY EASEMENTS SHALL BE GRANTED ALONG THE EAST LINE OF LOT 1 AND THE WEST LINE OF LOT 2 WHEN THE LOTS ARE CONVEYED.  
A 10' UTILITY EASEMENT SHALL BE GRANTED ALONG THE EAST LINE OF LOT 3 WHEN THE LOT IS CONVEYED.  
RIGHT-OF-WAY WILL BE PROVIDED ALONG THE SOUTH SIDE OF LOT 3 AS REQUIRED BY THE CITY OF BELLEVILLE.

REVISIONS/SHEET HISTORY:  
9/23/87 PLAN COMMISSION SUBMITTAL (PRELIMINARY PLAT)  
10/23/87 FINAL PLAT SUBMITTAL  
1/6/88 REVISED FINAL PLAT SUBMITTAL

PROJECT No: 68-22780-03  
DATE: 1/6/88  
SCALE: SEE GRAPHICS

4315 NORTH ILLINOIS ST.  
SUITE 1C  
BELLEVILLE, IL 62228  
618-277-7004  
FAX-277-6114

TWIN PYRAMID DEVELOPMENT  
BELLEVILLE, ILLINOIS  
NOBLE, INC.

FINAL PLAT

SHEET NO. P1