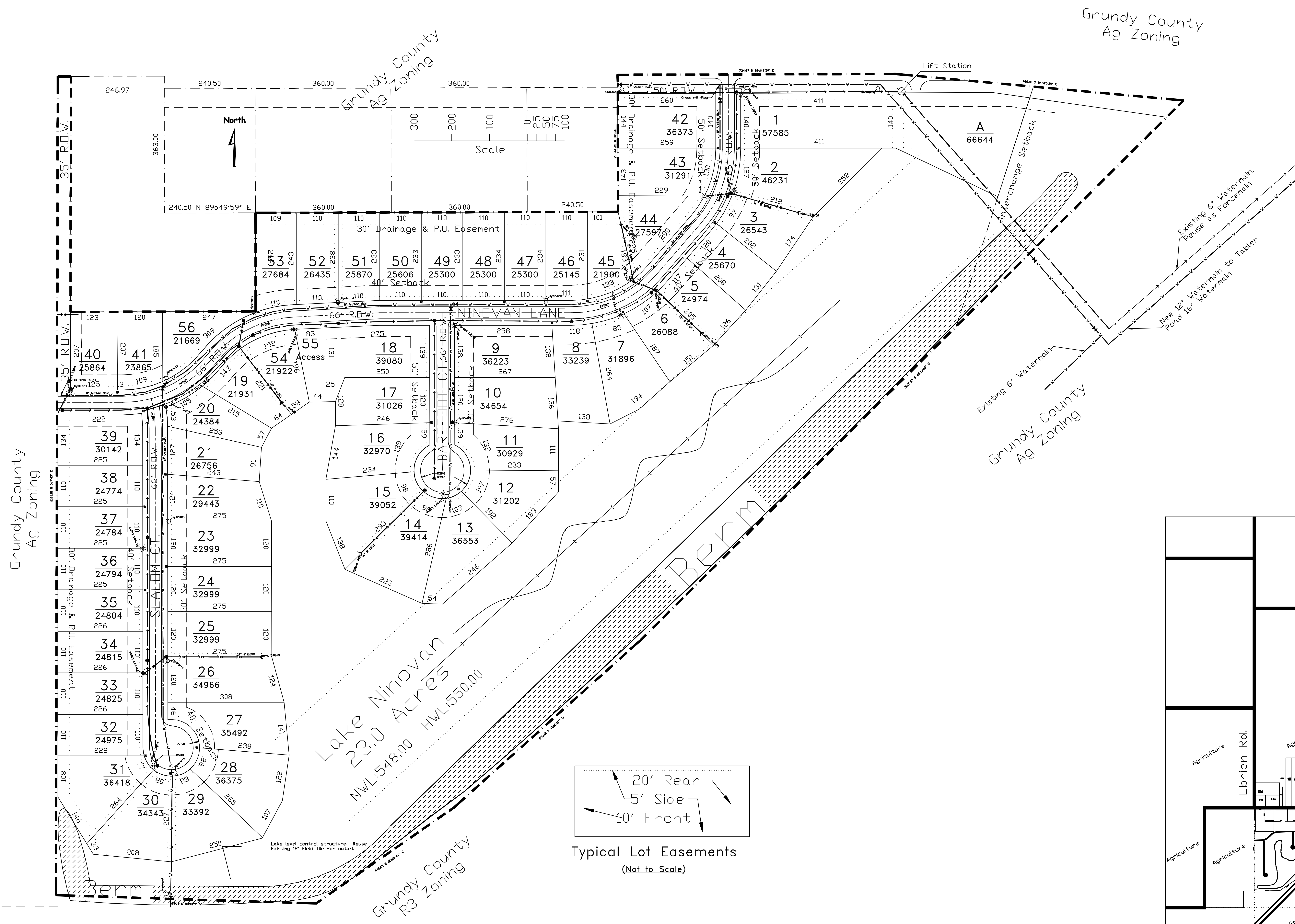
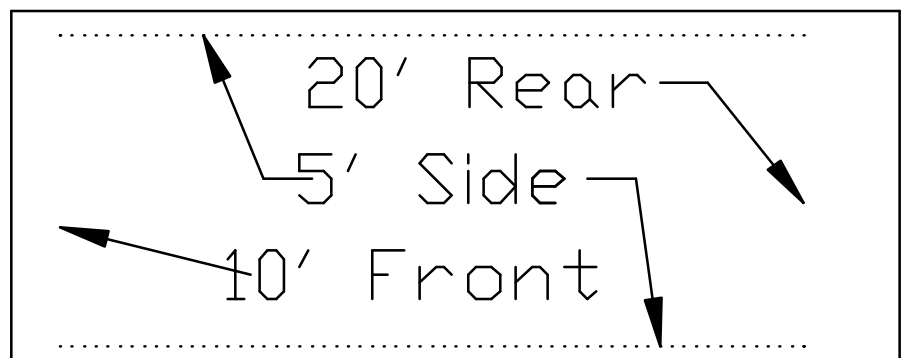


# Ninovan Lake Estates



Scale

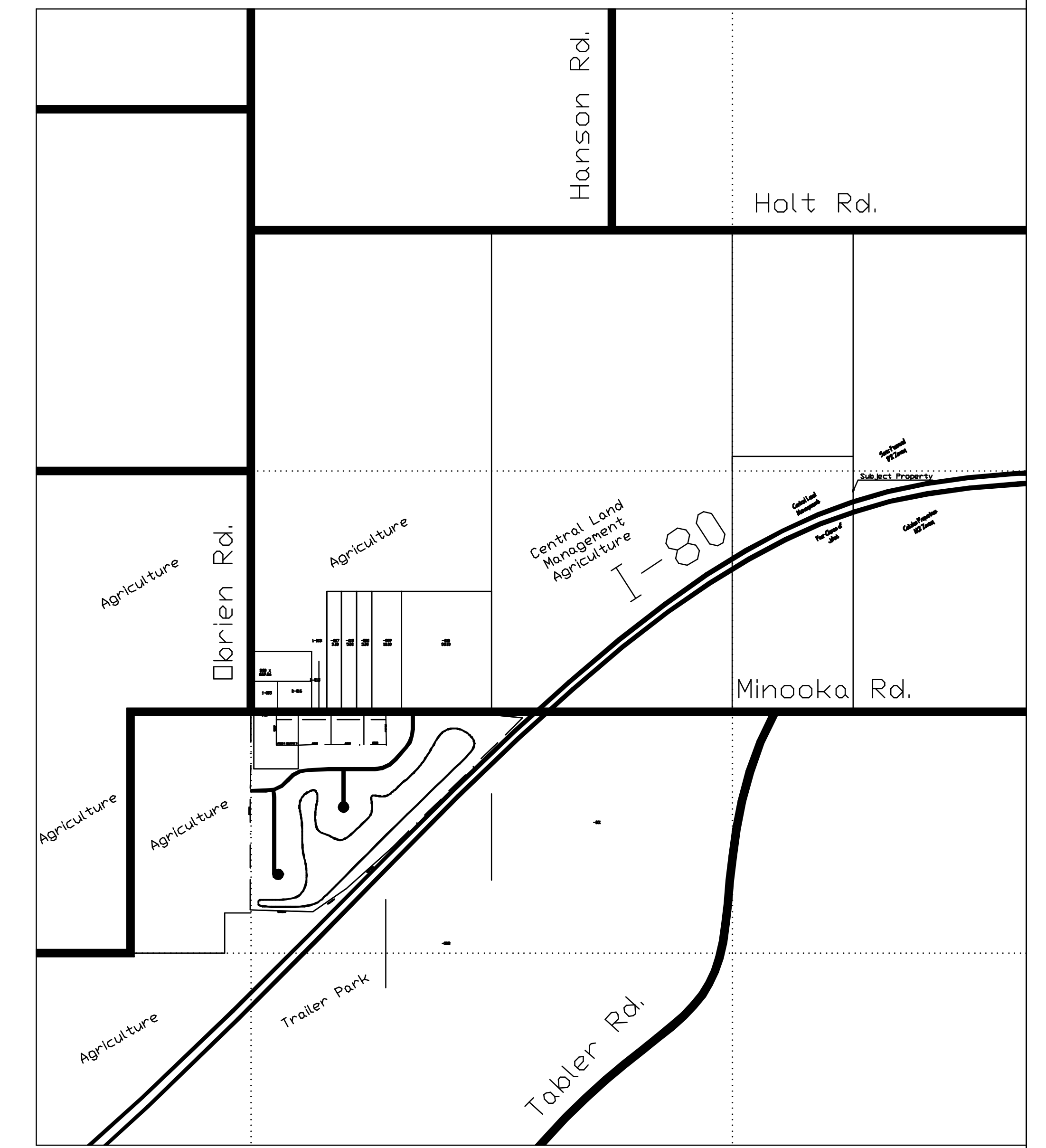


Typical Lot Easements  
(Not to Scale)

Located in Section 4 Aux Sable Township, Grundy County, Illinois.

Total Acreage: 79+/- Acres  
 Total Lots: 57  
 Min/Max Lot Width: 110 to 140 Feet  
 Min/Max Lot Depth: 183 to 411 Feet  
 Minimum Lot Area: 21900 SqFt (0.50 Acres)  
 Front Setback: 40 or 50 Feet  
 Side Street Setback: 30 Feet  
 Side Yard: 10% of lot width or 10 feet whichever is greater.  
 Easements: Each lot shall have a 10' Public Utility Easement along the front lot line, 5' drainage easement along the side lot lines, and a 20' drainage easement along the rear lot line unless otherwise noted.  
 Dedications: All roadways shall be dedicated to the Village of Minooka. Lot 55 "PARK" shall be deeded to the Village of Minooka for the development of a "Tot Lot".

B2 Zoning Restrictions: No outside storage shall be permitted. Parking of boats shall comply with the requirements of a residential district. Building Plans must be approved by the Ninovan Lake Estates Building Committee in addition to the Village of Minooka.



Location Map

Owner: Mike Mass  
 307 Maria Ct.  
 Minooka, IL 60447

Developer: Ninovan Lake Estates, LLC  
 307 Maria Ct.  
 Minooka, IL 60447

PROJECT NO: MM/NLE  
 DATE: 8/18/01  
 SCALE: As Indicated

DESIGNED BY: MM/NLE  
 DRAWN BY: MM/NLE  
 CHECKED BY: MM/NLE

Plat Overview  
 Ninovan Lake Estates

SHEET NO.  
 1 of 1