



Crawford County Real Estate, Inc.

1010 West Main Street
Robinson, Illinois 62454



Phone: 618 544-8605 Fax: 618 544-9335

SELLER: Consolidated Concrete, Inc.

ADDRESS: 602 W. Updike St.- Lot #33; 1214 S. Prairie St. – Lot #28; 1102 S. Walters St. – Lot #2
Robinson, IL 62454

PRICES: \$7,500 – Updike #33; \$6,800 – Prairie #28; \$7,000 – Walters #2

LOT SIZES: Updike – irregular corner lot; Prairie – 85x139.89; Walters – 99.6x130

TAXES: TBD

Tax I.D. #05-4-04-025-003-000 – 602 W. Updike St. – Lot #33

#05-4-04-025-006-000 – 1214 S. Prairie St. – Lot #28

#05-4-04-025-034-000 – 1102 S. Walters St. – Lot #2

Listed by: Kelli Newlin

3 building lots in the new Prairie View Estates subdivision. Construction is underway on homes now. Pick your lot for your new home. City water, city gas, city sewer and electric.



602 W. Updike St.



1214 S. Prairie St.



1102 S. Walters St.

LD: 6/13/25

R – 750 flat

PRAIRIE VIEW ESTATES SUBDIVISION

LOCATED IN THE N.W. 1/4, N.E. 1/4, OF SECTION 4, T6N, R12W, 2ND P.M.

CITY OF ROBINSON

CRAWFORD COUNTY, ILLINOIS

LEGAL DESCRIPTION

Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 4 in Township 6 North, Range 12 West of the 2nd Principal Meridian in Crawford County, Illinois;

Thence N 89° 37' 22" E 60.01 feet to the South Right of Way Line of Emerson Street in the City of Robinson, Illinois; P.L.S. #2154 as shown on the plat dated October 27, 1982;

Thence S 100° 20' 59" E 300.04 feet to the Southwest Corner of said 1.80 acre survey;

Thence N 89° 37' 22" E 60.01 feet to the Southeast Corner of said 1.80 acre survey also being a point on the West Right of Way Line of Emerson Street;

Thence S 01° 02' 50" E 824.34 feet to the Southwest Corner of J.R. Blacker's Second Addition to the City of Robinson, Illinois;

Thence S 01° 11' 12" E 10.00 feet;

Thence N 89° 37' 22" E 360.29 feet along the South Line of said J.R. Blacker's Second Addition to the Southwest Corner of Lot 22 in said J.R. Blacker's 2nd Addition;

Thence S 01° 11' 12" E 10.00 feet;

Thence N 89° 37' 22" E 140.18 feet to the West Right of Way Line of Willow Drive;

Thence S 01° 02' 50" E 381.08 feet along said West Right of Way Line to a point on the South Line of the Northwest Quarter of the Northwest Quarter of said Section 4;

Thence S 89° 40' 28" W 982.29 feet along said South Line to the Point of Beginning.

Containing 13.18 acres more or less.

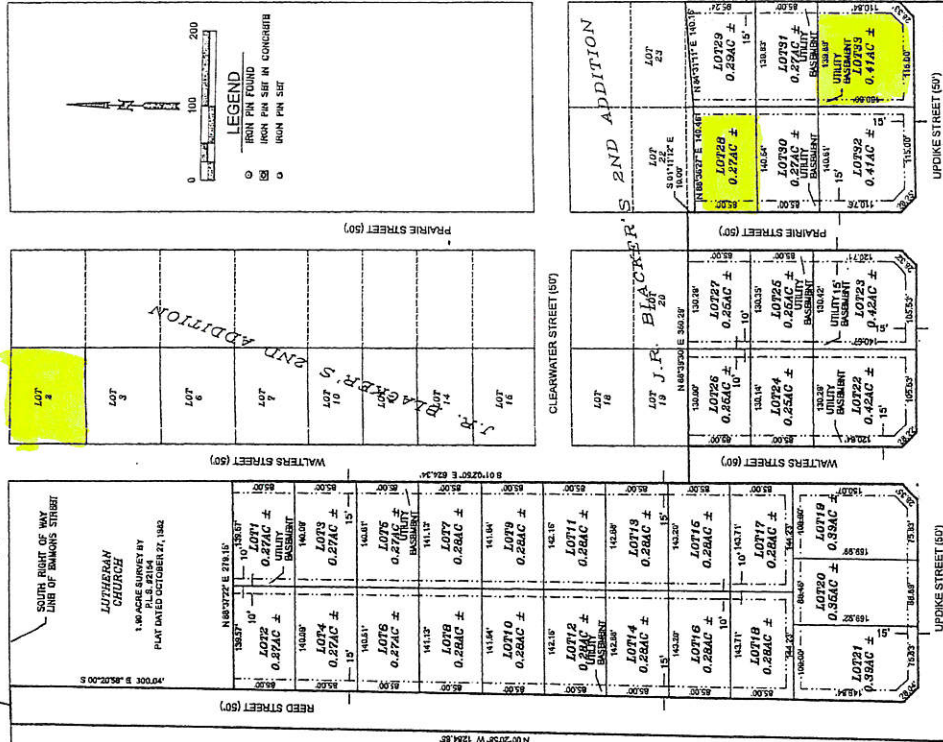
The above described real estate is not located in the Special Flood Hazard Area identified for Crawford County, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel 250 of 360 dated June 2, 2011.

I hereby certify this survey and plat drawn by me or under my supervision to be a correct representation of all existing land divisions and features prepared from an actual survey of the property made on the ground by me or under my supervision and that the same are correct and true to the best of my knowledge and belief.

Completion of construction and that complies with all applicable provisions of City regulations.

Illinois Professional Land Surveyor No. 3889 Date

Licensed Expires November 30, 2024



ZONING DATA
SUBJECT PROPERTY IS ZONED RS-75

ZONING SETBACKS

FRONT - 10'

BACK - 20'

CORNER SID - 10'

INTERIOR SID - 10'

SCALE: 1" = 100'

PROJECT NUMBER: P-XXXX-X

DATE OF ORIGIN: 03/15/2023

LAST REVISION: 03/15/23

SHEET NUMBER: 1/1

PROJECT NAME: PRAIRIE VIEW ESTATES SUBDIVISION

CRAWFORD COUNTY

ROBINSON, ILLINOIS

Phone: (618) 544-9623

For: (618) 544-3013

Design Firm #194-000332

www.connorandconnor.com

CONNOR & CONNOR

Consulting Engineers

Land Surveyors

210 East Locust Street

P.O. Box 618

Robinson, Illinois 62454