

EFFINGHAM WATER AUTHORITY NOTICE OF RECEIVING SEALED BIDS FOR LEASE  
OF REAL ESTATE

The Effingham Water Authority will accept sealed bids to enter into residential leases on the EWA standard form lease terminating on December 31, 2099, for the following described real estate:

Lot A & Lot B located North of Samuel's Subdivision, along North Shore Drive, Lake Sara, Effingham County, Illinois (see drawing attached).

A copy of the EWA standard form lease may be obtained at the office of the Effingham Water Authority or Siemer, Austin, Fuhr & Totten, 307 N. Third Street, Effingham, Illinois.

Terms of Sale:

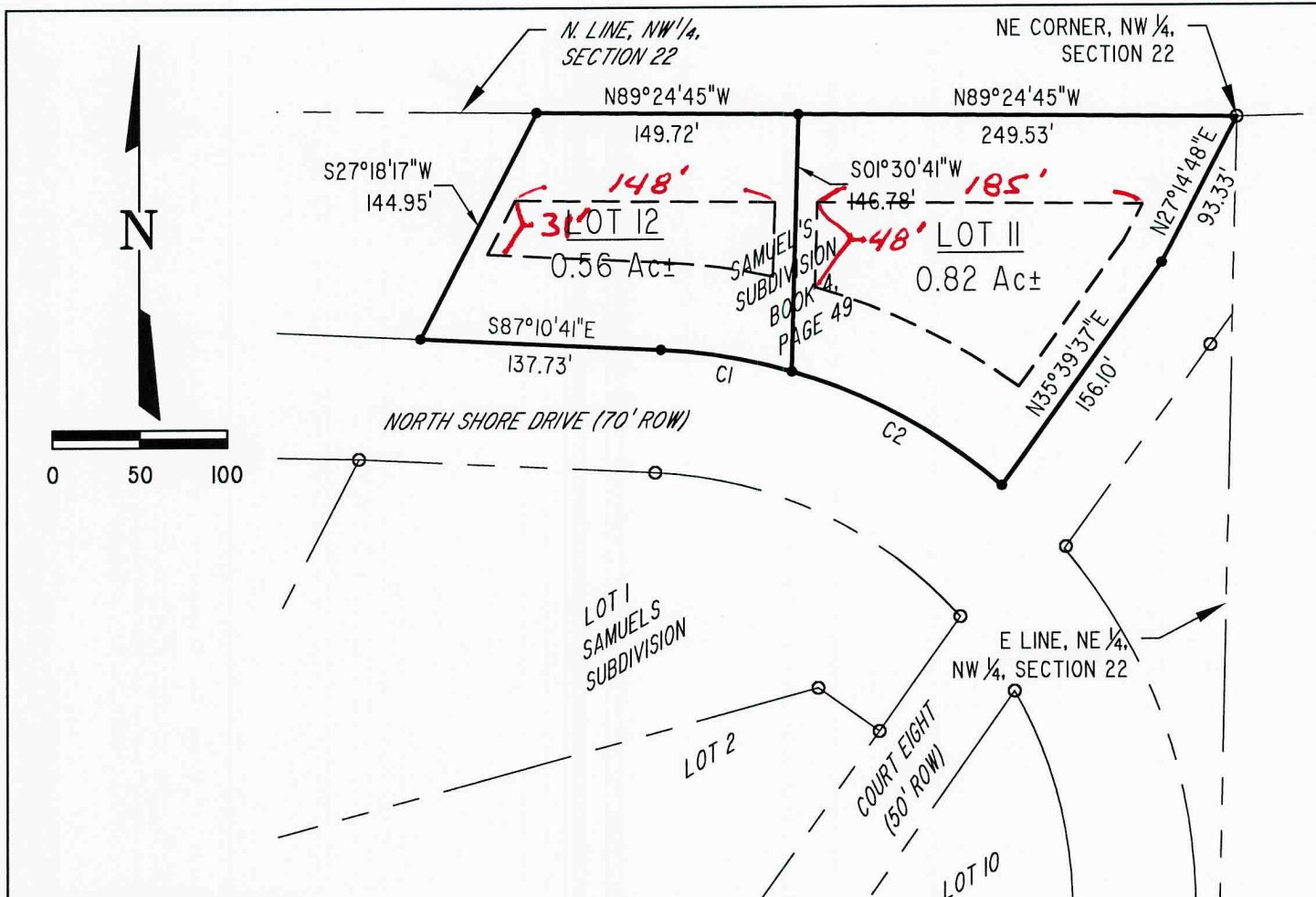
1. You may bid on one or more lots in one bid. You may submit multiple bids.
2. Ten percent (10%) of the purchase price is to be paid on date of bid and the balance of the purchase price is to be paid at closing.
3. Purchaser is to pay the 2009 general real estate taxes, due and payable in 2010, and thereafter. The lots are not currently taxed.
4. Possession of the real estate shall be granted to purchaser upon closing.
5. No title insurance or other evidence of title will be furnished. Purchaser may elect to obtain title insurance at purchaser's expense.
6. Purchaser will pay for all costs of survey, attorneys fees, recording fees and other costs related to having the two lots platted into a subdivision.
7. Said lots will be sold as dry lots, without lake access.
8. The undersigned reserves the right to reject any and all bids submitted.

The bids shall be submitted in a sealed envelope identified and marked on the outside "BID ON EWA LOT OR LOTS" and received not later than July 13, 2009, at 12:00 P.M., at the office of Siemer, Austin, Fuhr & Totten, 307 North Third Street, Effingham, IL 62401.

EFFINGHAM WATER AUTHORITY

James L. Boos, Chairman

Siemer, Austin, Fuhr & Totten  
By: Q. Anthony Siemer  
307 North Third Street  
Effingham, IL 62401  
Phone: 217-342-9291



**SETBACKS**

- FRONT YARD = 50'
- SIDE YARD = 12'
- REAR YARD = 50'
- SECONDARY STREET = 25'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	76.02	320.00	13.61	S80° 22' 21"E	75.84
C2	137.53	320.00	24.62	S61° 15' 18"E	136.47

State of Illinois )

SS

County of Effingham )

I, Charles A. Grunloh, Illinois Professional Land Surveyor No. 2516, employed by Milano & Grunloh Engineers, LLC, do hereby state that this is a just and correct survey and is as platted hereon. This professional service conforms to the current Illinois minimum standards for a boundary survey.

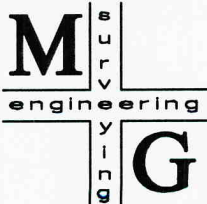
In witness whereof, I have hereunto set my hand and affixed my Illinois Land Surveyor's Seal this 4th day of June, 2009 A.D.

Charles A. Grunloh, P.L.S. No. 2516 My License Expires 11-30-10

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET

Referenced to the Illinois State Plane Coordinate System East Zone Datum of NAD83 (CORS 96 Epoch 2002.0) ORTHO HEIGHT: NAVD 88(GEOID 99)



MILANO & GRUNLOH ENGINEERS, LLC  
 114 WEST WASHINGTON  
 P.O. BOX 897  
 EFFINGHAM, ILLINOIS 62401  
 Phone: (217) 347-7262  
 (800) 677-2714  
 Fax #: (217) 342-3433  
 Web Address: www.mgengineers.com  
 Design Firm #: 184-003108

PLAT OF SURVEY  
 LOTS II AND 12  
 SAMUEL'S SUBDIVISION  
 EFFINGHAM COUNTY, ILLINOIS

File name: 09149\09149.dwg

Plot date: 06/02/09