

RE-SUBDIVISION OF OUTLOT B OF CHESAPEAKE JUNCTION - PHASE 1

OUTLOT B OF CHESAPEAKE JUNCTION - PHASE 1, LYING IN THE S.W. 1/4 OF SEC. 23, T. 2N., R. 8W. OF THE THIRD P.M., CITY OF OF FALLOM, ST. CLAIR COUNTY, ILLINOIS
 REF.: PLAT BOOK 104, PG. 79

ZONED: SR-2

SURVEYOR'S CERTIFICATE:

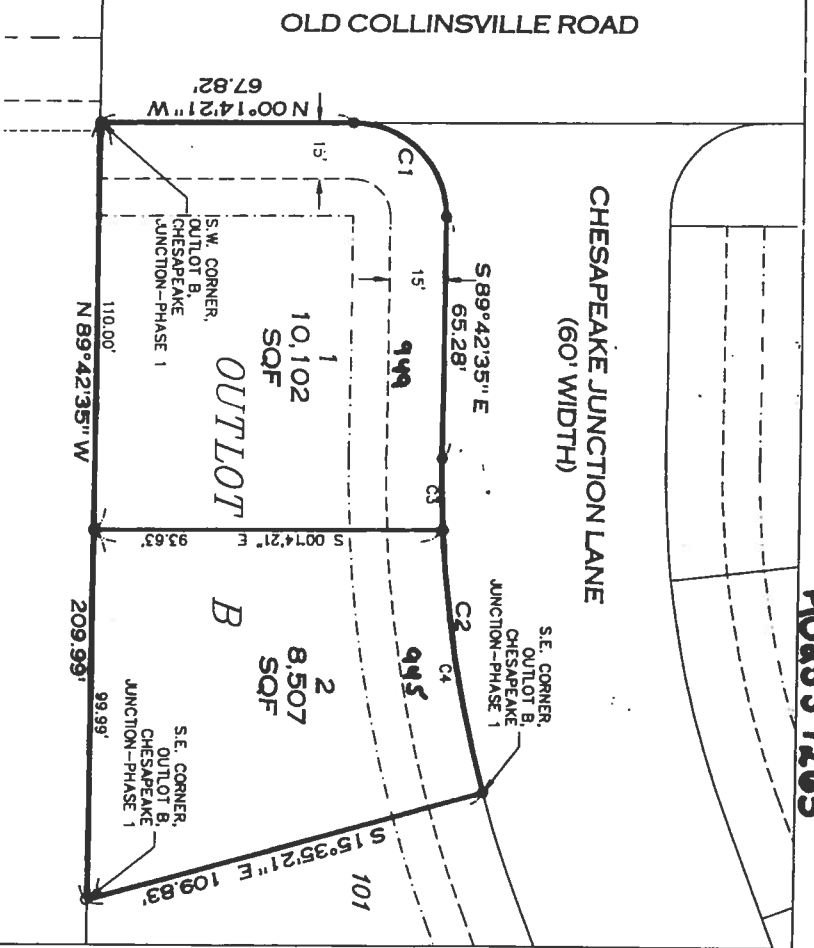
I, Patrick R. Netelemer, Illinois Professional Land Surveyor No. 2704, hereby certify that this is a true and correct plat of survey made under my supervision at the request of the owners. I further certify that the tract shown hereon is within the City of Of FalloM which has adopted a city plan and is exercising the special powers authorized by said Division 12 of Article 11 of the Illinois Municipal Code, and is not within 1-1/2 miles any other city, town or village which has adopted a city plan and is exercising the special powers authorized by said Division 12 of Article 11 of the Illinois Municipal Code. I further certify that the property herein described is not within a flood hazard area as indicated by the Federal Emergency Management Agency on the Flood Insurance Rate Map Community Panel #12163C 0205.D dated November 5, 2003. It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, encroachments, occupation lines, or other encumbrances that existed prior to the date of this plat. For complete information, a title opinion or commitment for title insurance should be obtained, reviewed, and upon request additional information can be included on this plat.
 Given under my hand and seal at 3300 Highline Road, Aviston, Illinois, this 28 day of SEP 2017

Patrick R. Netelemer, I.P.L.S. No. 2704
 Expiration Date: November 30, 2018



Donald P. Osborn, Representative,
 Chesapeake Junction, LLC.
 Patrick R. Netelemer, I.R.P.E. No. 37441
 Expiration Date: November 30, 2017

Joseph J. Osborn, Representative,
 Chesapeake Junction, LLC.
 Date: 9/28/2017



We, the undersigned, doing business as CHESAPEAKE JUNCTION, LLC, a Limited Liability Company, being the owners of the land hereon depicted, have caused the same to be surveyed and subdivided in the manner shown by this plat and said subdivision is to be known as RE-SUBDIVISION OF OUTLOT B OF CHESAPEAKE JUNCTION-PHASE 1. It is not contemplated that any appreciable change will be made in the flow of surface water from said land by the surveying and plotting into lots.
 I further certify that the property plotted hereon is within Central Grade School District No. 104, Of FalloM High School District No. 203 and Southwestern Illinois College District No. 522. In witness whereof the undersigned has set his hand the 27 day of SEP 2017

Attest:
 Donald P. Osborn, Representative,
 Chesapeake Junction, LLC
 Joseph J. Osborn, Representative,
 Chesapeake Junction, LLC

I, the undersigned, Notary Public in and for said county in the state aforesaid, do hereby certify that Donald P. Osborn, Joseph J. Osborn, Patrick R. Netelemer, and Joseph J. Osborn, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me in person this day and acknowledged that they have signed and delivered the said plat as their own free and voluntary act for the uses and purposes herein set forth.
 Given under my hand and seal this 23rd day of SEP 2017

Notary Public
 Frederick M. Hill



I, the undersigned, County Clerk of St. Clair County, Illinois, do hereby certify that I find no unpaid taxes against any of the real estate herein and that the same are paid in full. In witness whereof, I have hereunto set my hand and seal of my office this 20th day of SEP 2017

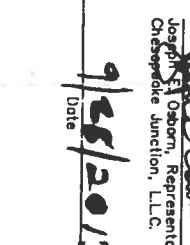


State of Illinois }
 County of St. Clair }
 This plat has been reviewed and approved by the Mapping and Platting Department.

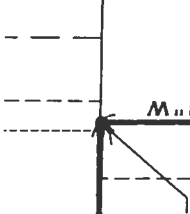
Mapping and Platting Department
 Date: 11-8-17

I do hereby certify that the following agencies were properly notified if required and to the best of my knowledge approve this project:
 Illinois Historic Preservation Agency (IHPA - archeological)
 Illinois Department of Natural Resources (IDNR - endangered species)
 IDNR-DWR - stream hydrology
 Natural Resources Conservation Service (NRCS - land use)
 U.S. Army Corps of Engineers (USACE - clean water act/stream hydraulics)
 Illinois Environmental Protection Agency (IEPA - storm water permit)
 St. Clair County Department of Roads and Bridges (entrance permit)
 Illinois Dept. of Transportation Div. of Highways (DOT - entrance permit)
 U.S. Department of Agriculture (USDA - prime farm land)

Patrick R. Netelemer, I.P.L.S. No. 2704
 Expiration Date: November 30, 2018



Donald P. Osborn, Representative,
 Chesapeake Junction, LLC.
 Joseph J. Osborn, Representative,
 Chesapeake Junction, LLC.
 Date: 9/28/2017



This plat has been reviewed and approved for 911 implementation.
 Patrick R. Netelemer, I.P.L.S. No. 2704
 Expiration Date: November 30, 2018



Walter J. Johnson, M-18-17
 911 Coordinator
 Date: 11-8-17

State of Illinois }
 County of St. Clair }
 This final plat was examined and approved by the City Council of the City of Of FalloM, Illinois on September 20, 2017 at 11:33 a.m.

Mayor
 City Clerk



STATE OF ILLINOIS
 ST. CLAIR COUNTY
 This instrument was
 FILED FOR RECORD
 ON SEP 21, 2017
 at 9:17 a.m. and recorded
 Document No. 201701013

Per OSB
 DWS

GRAPHIC SCALE
 1 inch = 30' ft.
 CURVE TABLE
 CURVE LENGTH RADIUS TANGENT CHORD CHORD BEARING DELTA
 C1 39.50 25.00 25.23 35.52 N 45°01'32" E 90°31'46"
 C2 91.46 330.00 46.02 91.17 N 82°21'02" E 115°32'46"
 C3 19.50 330.00 9.75 19.50 N 88°35'51" E 32°3'08"
 C4 71.96 330.00 36.12 71.82 N 80°38'28" E 172°9'38"

SUBDIVISION INFORMATION
 TOTAL GROSS AREA: 0.43 ac.

OWNER / CLIENT:
 CHESAPEAKE JUNCTION, LLC.
 100 REGENCY CENTER
 COLLINSVILLE, ILLINOIS 62234
 NETEMER ENGINEERING ASSOCIATES, INC.
 111 Prof. Design Firm (LS/PE/SE) 184-001027
 3300 Highline Road, Aviston, Illinois 62216
 Phone: (618) 228-7816