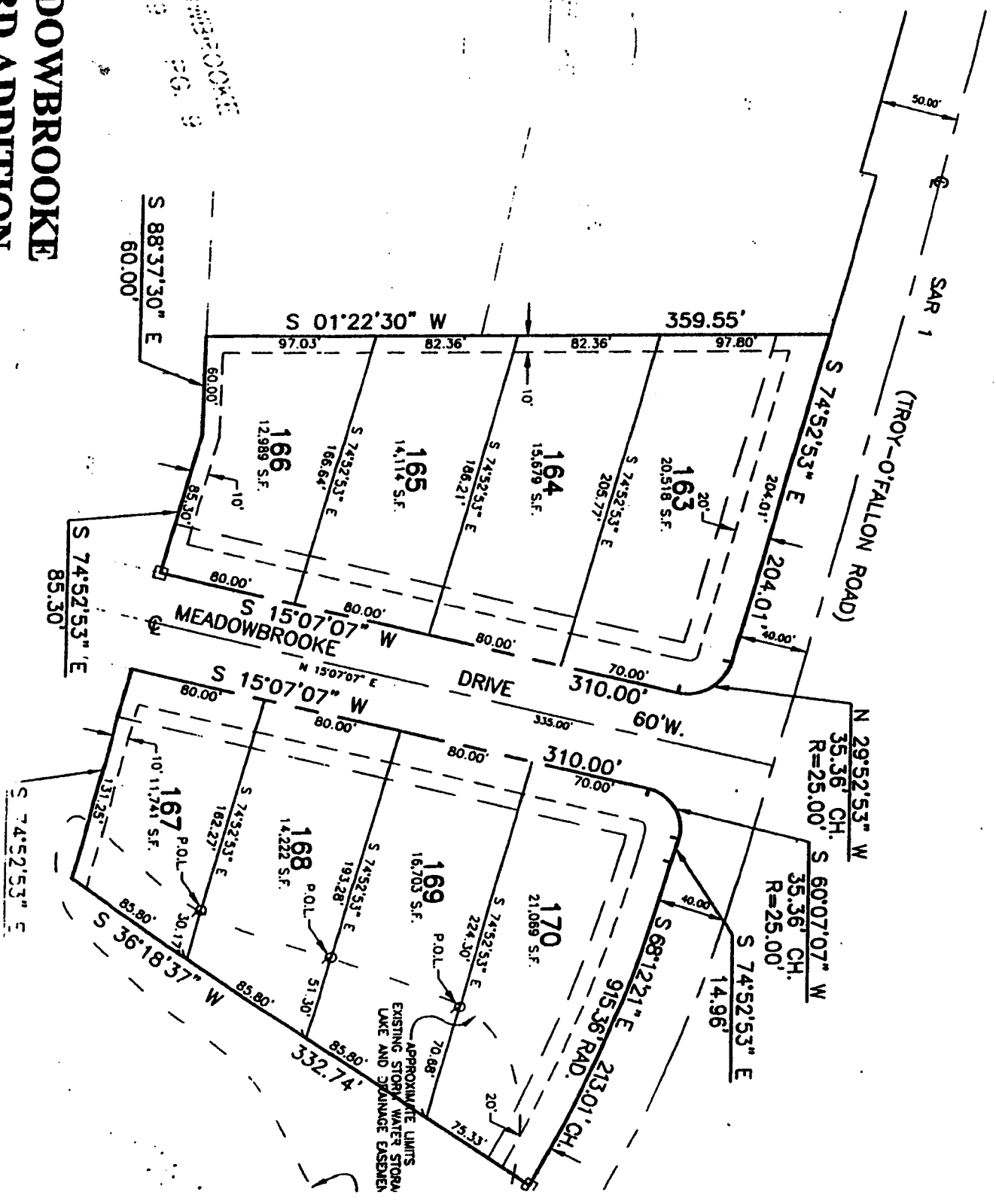


# MEADOWBROOKE THIRD ADDITION

MEADOWBROOKE  
PG. 9



Scale: 1" = 50'

Note:  
 1. All lots are set off by iron, lead, copper and "X" are set in the corners, P.L.S. P.L.S. and E.L.C. except where noted.

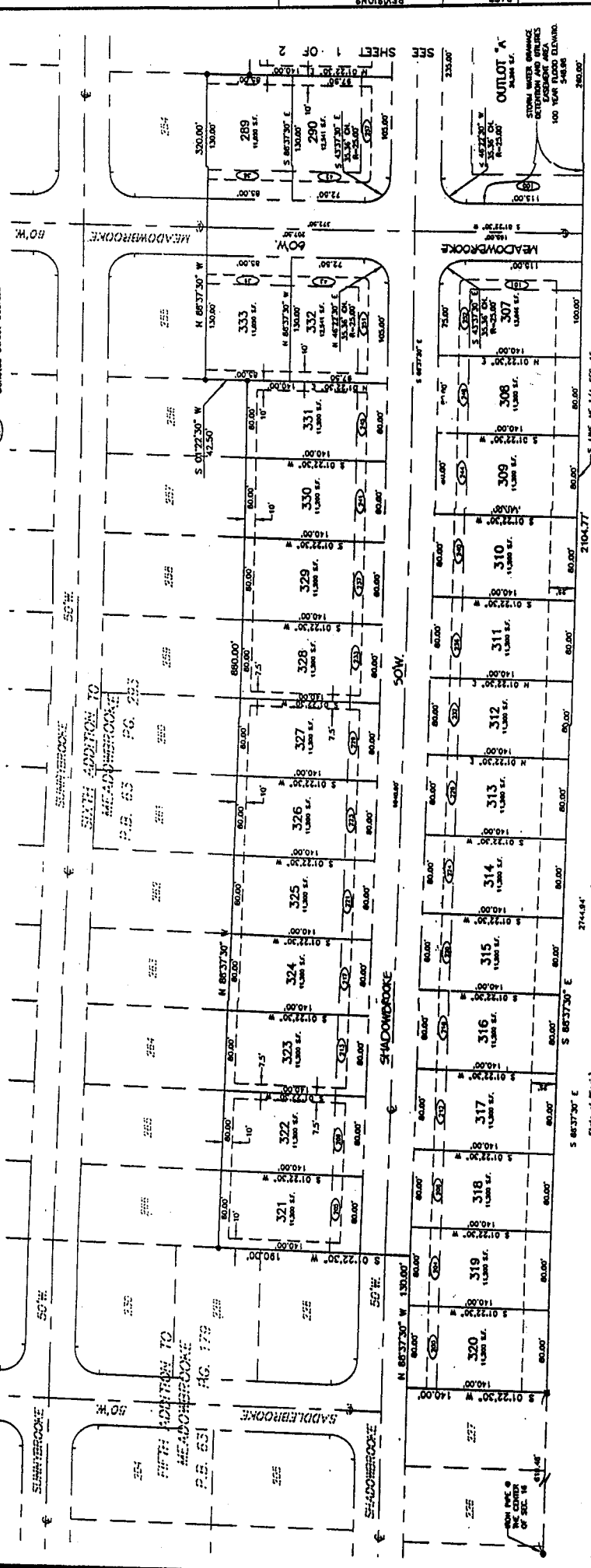
# SEVENTH ADDITION TO MEADOWBROOKE

BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 16,  
 TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN  
 MADISON COUNTY, ILLINOIS.

### LEGEND

- ▲ Demolish found old stone
- Demolish found LP
- Demolish set con. monument
- Demolish found conc. monument
- Demolish R.O.W. line
- - - Demolish easement line
- - - Demolish building set-back line
- - - Demolish street address

AREA IN LOTS—19.91 ACRES  
 AREA IN STREETS—3.90 ACRES  
 AREA IN OUTLOTS—0.83 ACRES  
 AREA IN SUBDIVISION—24.64 ACRES



We, the undersigned, being the owners of the land shown hereon, have caused and have caused to be recorded in the office of the County Clerk of Madison County, Illinois, this plat of subdivision of land known as "SEVENTH ADDITION TO MEADOWBROOKE". We hereby dedicate to the public forever, for roadway purposes, the streets shown hereon and hereby grant the easements shown hereon to the public forever, for the use and enjoyment of the public, and we warrant that the number of lots shown hereon is the true and correct number of lots shown hereon and that the number of lots shown hereon is the true and correct number of lots shown hereon.

In witness whereof, we have set our hands and seals this 23rd day of March, 2005.

*Donald P. Osburn*  
 DONALD P. OSBURN  
 Clerk

*John J. ...*  
 JOHN J. ...  
 Clerk

*James L. & Edna ...*  
 JAMES L. & EDNA ...  
 Owners

*James L. & Edna ...*  
 JAMES L. & EDNA ...  
 Owners

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*James L. & Edna ...*  
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 DONALD P. OSBURN  
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 Owners

*James L. & Edna ...*  
 JAMES L. & EDNA ...  
 Owners

Sherbut-Carson & Associates, P.C.  
 #4 Meadow Heights Professional Park  
 Collinsville, Illinois 62224  
 Phone: 618-345-5454  
 Fax: 618-345-3017

NO.	DATE	REMARKS

James L. & Edna ...  
 JAMES L. & EDNA ...  
 Owners

James L. & Edna ...  
 JAMES L. & EDNA ...  
 Owners

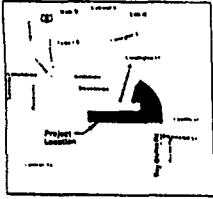
James L. & Edna ...  
 JAMES L. & EDNA ...  
 Owners

James L. & Edna ...  
 JAMES L. & EDNA ...  
 Owners

James L. & Edna ...  
 JAMES L. & EDNA ...  
 Owners

# SEVENTH ADDITION TO MEADOWBROOKE

BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 16,  
TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3rd PRINCIPAL MERIDIAN  
MADISON COUNTY, ILLINOIS.

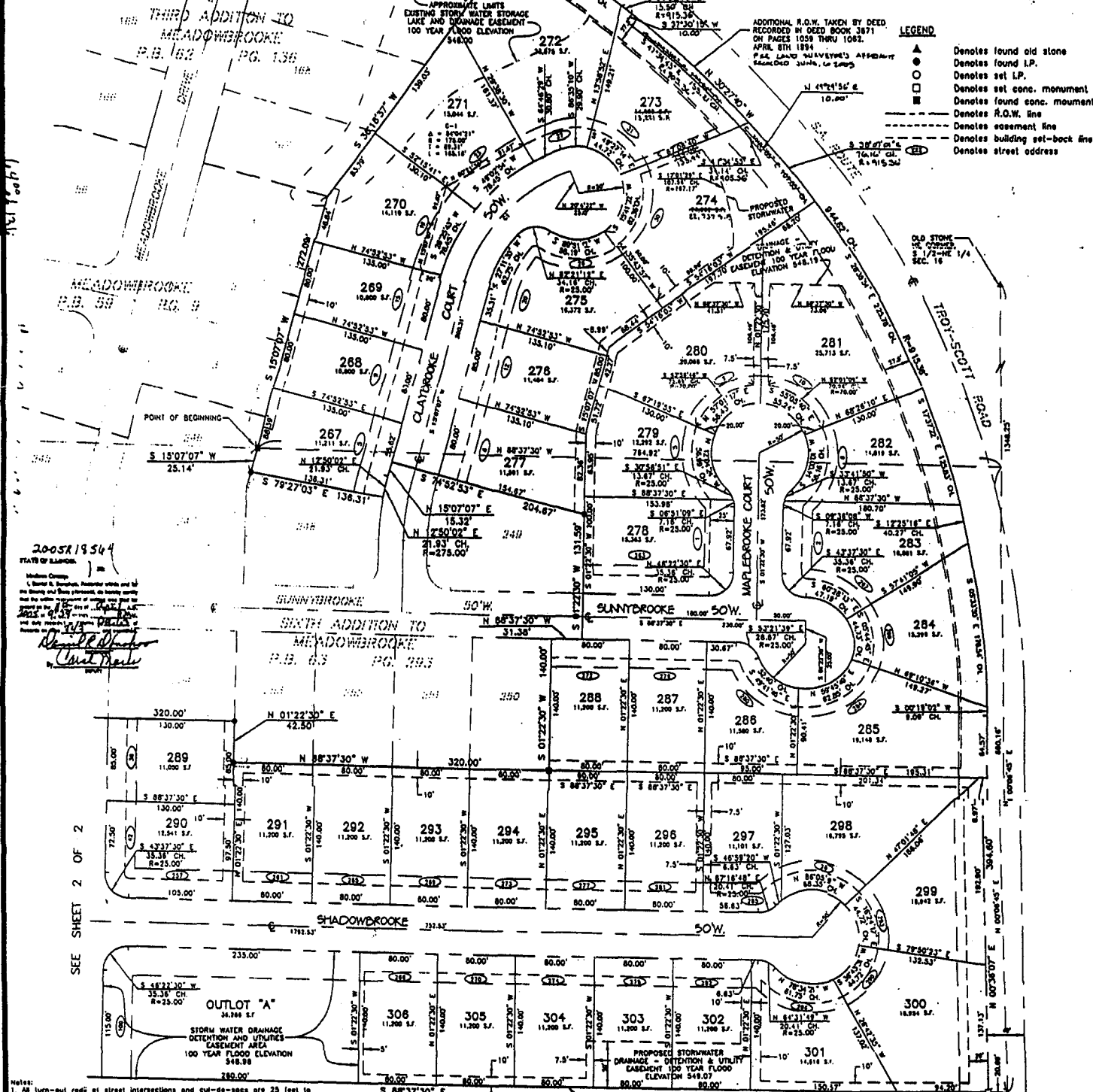


Scale: 1"=50'

Land Description of the Seventh Addition to Meadowbrooke  
A subdivision of part of the North Half of Section 16, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at the old stone at the southeast corner of the Northeast Quarter of Section 16; thence North 0 degrees 08 minutes 43 seconds East, along the east line of the South West of the Northeast Quarter of Section 16 a distance of 880.18 feet; thence North 88 degrees 37 minutes 30 seconds West, a distance of 714.82 feet to the concrete monument of the southeast corner of Outlot "A" of Meadowbrooke, as same appears in Plat C-2850 of Page 9 in the Recorder's Office of Madison County, Illinois and being the Point of Beginning of the tract described herein; thence along the outside boundary of "Seventh Addition to Meadowbrooke", as same appears in Plat C-2850 of Page 9 in the Recorder's Office of Madison County, Illinois, the following course and distances: South 18 degrees 07 minutes 07 seconds West, a distance of 251.4 feet; thence South 77 degrees 37 minutes 03 seconds East, a distance of 138.31 feet; thence along a curve to the right having a radius of 274.20 feet, a chord bearing North 12 degrees 50 minutes 02 seconds East, a chord distance of 31.93 feet; thence North 15 degrees 07 minutes 07 seconds East, a distance of 15.32 feet; thence South 74 degrees 42 minutes 43 seconds East, a distance of 324.87 feet; thence South 01 degree 22 minutes 30 seconds West, a distance of 151.28 feet; thence North 88 degrees 37 minutes 30 seconds West, a distance of 31.38 feet; thence South 01 degree 22 minutes 30 seconds West, a distance of 140.00 feet; thence North 88 degrees 37 minutes 30 seconds West, a distance of 320.00 feet; thence North 01 degree 22 minutes 30 seconds East, a distance of 42.50 feet; thence North 88 degrees 37 minutes 30 seconds West, a distance of 860.00 feet to the old line of "Third Addition to Meadowbrooke", as same appears in Plat C-2850 of Page 9 in the Recorder's Office of Madison County, Illinois; thence South 01 degree 22 minutes 30 seconds West, along said old line, a distance of 180.00 feet; thence North 88 degrees 37 minutes 30 seconds West, continuing along said old line, a distance of 130.00 feet; thence South 01 degree 22 minutes 30 seconds West, continuing along said old line, a distance of 140.00 feet to the south line of the Northeast Quarter of Section 16; thence South 88 degrees 37 minutes 30 seconds East, along the south line of the Northeast Quarter of Section 16, a distance of 2104.77 feet to a point on the westerly right of way line of State Aid Route 1 (also known as Troy-Scott Road); thence North 0 degrees 36 minutes 07 seconds East, along the westerly right of way line of State Aid Route 1, a distance of 294.60 feet; thence continuing along said right of way line being a curve to the left having a radius of 818.36 feet, a chord bearing North 30 degrees 27 minutes 45 seconds West, a chord distance of 164.88 feet to the northeast corner of Lot 1 of aforementioned "Meadowbrooke"; thence South 15 degrees 07 minutes 07 seconds East, along the east line of said "Meadowbrooke", a distance of 272.08 feet to the Point of Beginning and containing 24.64 acres.

Owner/Designer:  
Dobson Development  
100 Rooney Centre  
Collinsville, IL 62234  
618-346-7878



- LEGEND**
- ▲ Denotes found old stone
  - Denotes found I.P.
  - Denotes set I.P.
  - Denotes set conc. monument
  - Denotes found conc. monument
  - Denotes R.O.W. line
  - - - Denotes easement line
  - ▬ Denotes building set-back line
  - ⊕ Denotes street address

2005K19544  
STATE OF ILLINOIS  
Notary Public  
David L. Decker  
Chris Hines

- Notes:
- All turn-out rods at street intersections and cul-de-sacs are 25 feet to right of way.
  - All easements are 20 feet wide unless otherwise noted.
  - All building set-back lines are 30 feet behind right of way lines.
  - All bearings shown herein are assumed.
  - It is to the intent of the developer that all storm water drainage ways be maintained by the individual lot owners.
  - The lowest finished floor elevation, including walk-out basement floor elevation, in this subdivision shall be minimum one foot above the highest elevation of the pavement in front of the respective lot. If this requirement cannot be met due to peculiar circumstances on an individual lot, the owner shall retain a licensed professional engineer to determine a course of action to prevent flooding of the building.
  - No fence shall be constructed within any drainage easement.

Benchmarks:  
Northwest corner of metal frame around traffic signal control box approximately 2902' south of intersection of Troy-South Road (SAR Rte. 1) and Rte. 40 1/4' east of centerline of road. E. 550.65  
Note: Iron pins are set at all rear lot corners and "X's" are cut in the concrete curb and gutter, set at an offset from all front lot corners. P.C.'s, P.T.'s and E.O.R.'s except where noted.

AREA IN LOTS=19.91 ACRES  
AREA IN STREETS=3.90 ACRES  
AREA IN OUTLOTS=0.83 ACRES  
AREA IN SUBDIVISION=24.64 ACRES

DRAWING: <b>SUBDIVISION PLAT</b>	DATE OCT. 2004	REVISIONS		Sherbut-Carson & Associates, P.C. #4 Meadow Heights Professional Park Collinsville, Illinois 62234 Phone: 618-345-5454 Fax: 618-345-3017
	DRAWN R.M.C.	NO.	DATE	
PROJECT AND SHEET NUMBER: <b>SEVENTH ADDITION TO MEADOWBROOKE</b> SHEET NUMBER: <b>78A</b> OF <b>2</b>	TRACE			
	CHECK			

