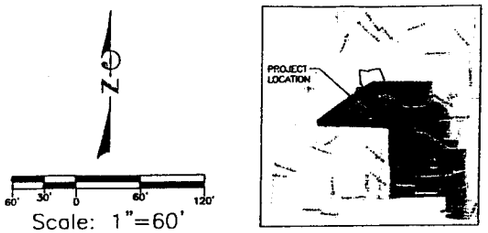
STONEBRIDGE ESTATES

PART OF THE NORTHWEST QUARTER OF SECTION 9 IN TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

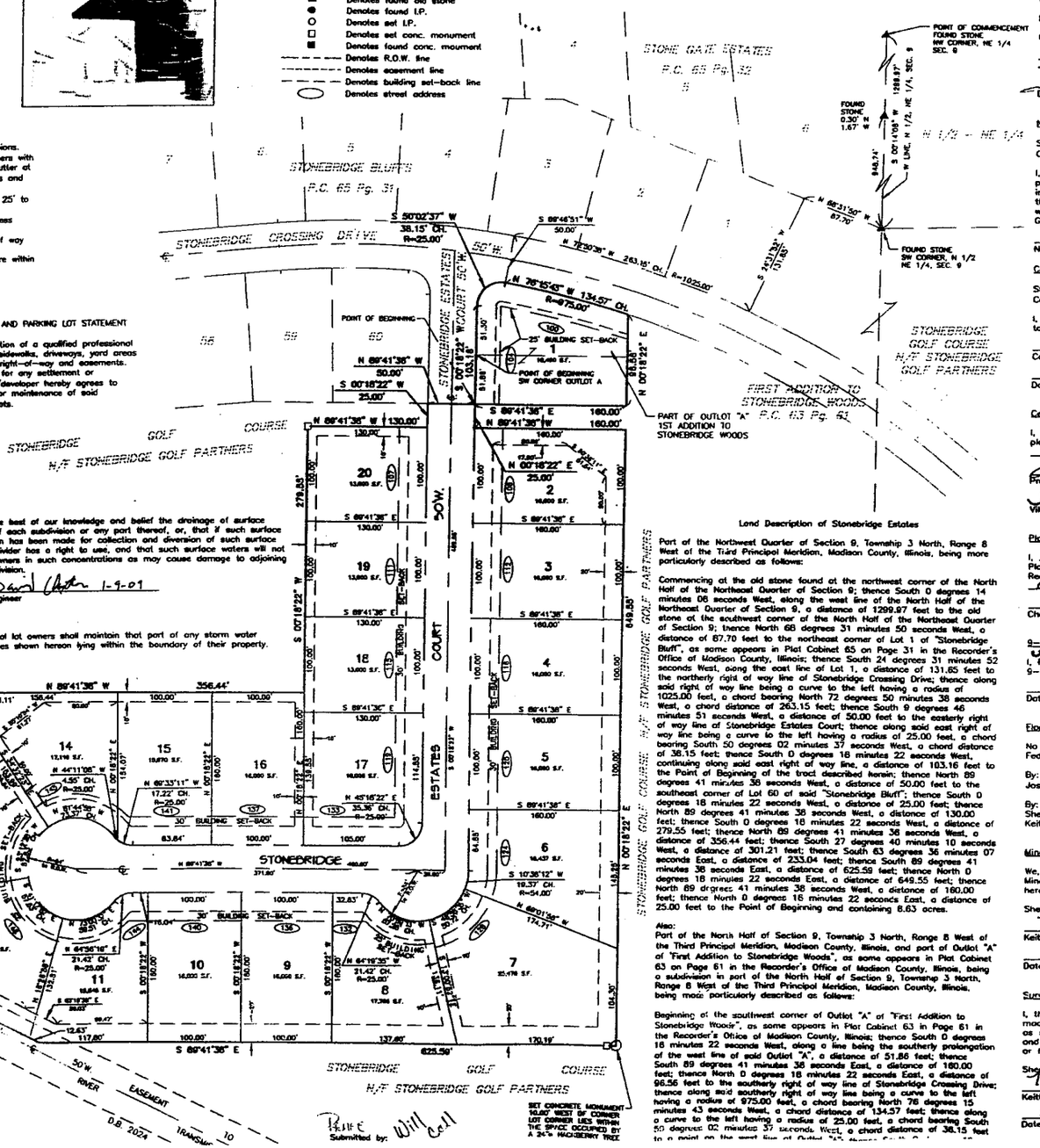


LEGEND

- ▲ Denotes found old stone
- ● Denotes found I.P.
- ○ Denotes set I.P.
- □ Denotes set conc. monument
- ■ Denotes found conc. mounment
- Denotes R.O.W. line
- Denotes easement line
- Denotes building set-back line
- Denotes street address

NOTES:

1. All bearings shown hereon are assumed.
2. All dimensions along curves are chord dimensions.
3. 5/8"x30" iron pins (rebar) set at all lot corners with additional crosses cut in the concrete curb & gutter at an offset from all front lot corners, P.C.'s, P.T.'s and E.O.R.'s.
4. Radii at all street intersections turn outs are 25' to right of way.
5. All easements shown hereon are 20' wide unless otherwise noted.
6. Building set back lines are 40' behind right of way unless otherwise noted.
7. All lots within the subdivision shown hereon are within the SR-2 zoning district.



Settlement Certificate

CERTIFICATE "I" DRIVEWAY, SIDEWALK, YARD AREAS AND PARKING LOT STATEMENT

The owner and/or builder/developer with consultation of a qualified professional engineer will insure compaction of grades under sidewalks, driveways, yard areas and parking lots when installed over public road right-of-way and easements. The Village of Maryville assumes no responsibility for any settlement or pavement damage and the owner and/or builder/developer hereby agrees to hold the village harmless from any future costs or maintenance of said sidewalks, driveways, yard areas and/or parking lots.

Owner

Builder/Developer

Drainage Certificate

We, the undersigned, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of each subdivision or any part thereof, or, that if such surface water drainage will be changed, adequate provision has been made for collection and diversion of such surface waters into public area, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to adjoining property because of the construction of the subdivision.

Owner

David Clayton 1-9-09
Engineer

Note:

It is the intent of the subdivider that the individual lot owners shall maintain that part of any storm water drainage ways, detention areas and lake shore lines shown hereon lying within the boundary of their property.

#200901309

Land Description of Stonebridge Estates

Part of the Northwest Quarter of Section 9, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at the old stone found at the northwest corner of the North Half of the Northeast Quarter of Section 9; thence South 0 degrees 14 minutes 08 seconds West, along the west line of the North Half of the Northeast Quarter of Section 9, a distance of 1299.97 feet to the old stone at the southwest corner of the North Half of the Northeast Quarter of Section 9; thence North 68 degrees 31 minutes 50 seconds West, a distance of 87.70 feet to the northeast corner of Lot 1 of "Stonebridge Bluff", as some appears in Plat Cabinet 65 on Page 31 in the Recorder's Office of Madison County, Illinois; thence South 24 degrees 31 minutes 52 seconds West, along the east line of Lot 1, a distance of 131.85 feet to the northerly right of way line of Stonebridge Crossing Drive; thence along said right of way line being a curve to the left having a radius of 1025.00 feet, a chord bearing North 72 degrees 50 minutes 38 seconds West, a chord distance of 263.15 feet; thence South 9 degrees 46 minutes 51 seconds West, a distance of 50.00 feet to the easterly right of way line of Stonebridge Estates Court; thence along said east right of way line being a curve to the left having a radius of 25.00 feet, a chord bearing South 50 degrees 02 minutes 37 seconds West, a chord distance of 38.15 feet; thence South 0 degrees 18 minutes 22 seconds West, continuing along said east right of way line, a distance of 103.16 feet to the Point of Beginning of the tract described herein; thence North 89 degrees 41 minutes 38 seconds West, a distance of 50.00 feet to the southeast corner of Lot 60 of said "Stonebridge Bluff"; thence South 0 degrees 18 minutes 22 seconds West, a distance of 25.00 feet; thence North 89 degrees 41 minutes 38 seconds West, a distance of 130.00 feet; thence South 0 degrees 18 minutes 22 seconds West, a distance of 279.55 feet; thence North 89 degrees 41 minutes 38 seconds West, a distance of 356.44 feet; thence South 27 degrees 40 minutes 10 seconds West, a distance of 301.21 feet; thence South 63 degrees 36 minutes 07 seconds East, a distance of 233.04 feet; thence South 89 degrees 41 minutes 38 seconds East, a distance of 625.58 feet; thence North 0 degrees 18 minutes 22 seconds East, a distance of 649.55 feet; thence North 89 degrees 41 minutes 38 seconds West, a distance of 180.00 feet; thence North 0 degrees 18 minutes 22 seconds East, a distance of 25.00 feet to the Point of Beginning and containing 8.63 acres.

Also:

Part of the North Half of Section 9, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, and part of Outlot "A" of "First Addition to Stonebridge Woods", as some appears in Plat Cabinet 63 on Page 61 in the Recorder's Office of Madison County, Illinois, being a subdivision in part of the North Half of Section 9, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Beginning at the southwest corner of Outlot "A" of "First Addition to Stonebridge Woods", as some appears in Plat Cabinet 63 in the Recorder's Office of Madison County, Illinois; thence South 0 degrees 18 minutes 22 seconds West, along a line being the southerly prolongation of the west line of said Outlot "A", a distance of 51.86 feet; thence South 89 degrees 41 minutes 38 seconds East, a distance of 180.00 feet; thence North 0 degrees 18 minutes 22 seconds East, a distance of 96.56 feet to the southerly right of way line of Stonebridge Crossing Drive; thence along said southerly right of way line being a curve to the left having a radius of 975.00 feet, a chord bearing North 76 degrees 15 minutes 43 seconds West, a chord distance of 134.57 feet; thence along a curve to the left having a radius of 25.00 feet, a chord bearing South 50 degrees 02 minutes 37 seconds West, a chord distance of 38.15 feet

Submitted by: Rene Will Call

Owner's Certificate

We, the undersigned, the owners of the tract shown hereon, have caused the said tract to be surveyed and subdivided/developed in the manner shown, and said subdivision/development is to be hereinafter known as Stonebridge Estates. All rights-of-way and easements shown hereon are hereby dedicated to the use of the public forever including the release and waiver of the right of homestead under the Homestead Exemption laws of the State of Illinois. The utility/drainage easements as shown hereon are hereby dedicated to the Village of Maryville and the public and private utility companies, including cable television, as their interests may appear for access (vehicular and pedestrian), construction and maintenance of utilities and other public purposes. This land lies within Collinsville Unit 10 School District.

Dated this 8 date of DECEMBER, 20 08.

Osborn Development Inc., D.B.A.

Joseph B. Osborn

Mary E. Osborn

Donald P. Osborn

Notary Public's Certificate

State of Illinois)
County of St. Clair) SS

I, the undersigned, a Notary Public in and for the county aforesaid, do hereby certify that the afore scribed persons are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and that they appeared before me this day in person and acknowledged that they signed and sealed the same as their free and voluntary act for the uses and purposes therein set forth, including the release of waiver of the right of homestead.

Given under my hand and Notarial Seal this 8th day of Jan. 20 09.

Notary Public

County Clerk's Certificate

State of Illinois)
County of Madison) SS

I, Mark A. Von Nida, County Clerk of Madison County, Illinois, do hereby certify that there are no unpaid or forfeited taxes against any of the real estate included within this plat. Year 2007 1818

Mark Von Nida
County Clerk By Cathy Allen, Deputy

Date Jan. 9, 2009

Certificate of Board of Trustees

I, Larry Gruenich, President of the Village of Maryville Board of Trustees, do hereby certify that the plat shown herein was duly presented to the Board of Trustees and approved at a meeting of same held of (date) December 29, 2008.

President

Village Clerk

Planning Commission Certificate

I, Mark Floyd, Chairman of the Village Planning Commission, hereby certify that the Village Planning Commission determined that this final plat meets all requirements of the Village of Maryville Subdivision Regulations; that this plat was approved by the Village of Maryville Planning Commission on December 29, 2008.

Chairman

19 December 2008
Date

9-1-1 Coordinator Certificate

I, William Graeler, 9-1-1 Coordinator of Madison County, Illinois, hereby certify that this plat has been reviewed for 9-1-1 Emergency Service and proper common addresses have been assigned.

1-7-2009
Date

William Graeler
9-1-1 Coordinator

Flood Hazard Area Statement

No part of the subdivision as shown hereon is located within a special flood hazard area as identified by the Federal Emergency Management Agency. FIRM Panel No. 170436 0100B, effective date: April 15, 1982.

By: Joseph B. Osborn (Owner)
1-5-09
Date

By: Keith G. Carson, L.P.L.S. 2497
Sherbut-Carson-Clayton, LLC
1-7-09
Date

Mined-Out Areas Certificate

We, Sherbut-Carson-Clayton, LLC, hereby certify that we have, at the request of the Owners, reviewed the Mined-Out Coal Area Maps No. 27, as available from the Illinois State Geological Survey in Urbana, Illinois, and hereby indicate that the subdivided property shown hereon is not within a mined-out area.

Sherbut-Carson-Clayton, LLC
Keith G. Carson, L.P.L.S. 2497
1-7-09
Date

Surveyor's Certificate

I, the undersigned Registered Illinois Land Surveyor, hereby certify that this plat is a correct plat of a survey made under my direct supervision at the request of the owners for the purpose of subdividing the tract into lots as shown. The land is within the corporate limits of the Village of Maryville, Illinois, which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

Sherbut-Carson-Clayton, LLC
Keith G. Carson, L.P.L.S. 2497
1-7-09
Date

MAPS & PLATS

Sherbut-Carson-Clayton, LLC
#4 Meadow Heights Professional Park
Collinsville, Illinois 62234
Phone: 618-345-5454
Fax: 618-345-3017

NO.	DATE	REVISIONS REMARKS
	6/19/08	EASEMENT
	8/14/08	MISC. REVS
	9/18/08	LOT REVS
	9/26/08	SET-BACK REVS

DATE FEB. 2009
DRAWN K.M.C.
TRACE
CHECK

DRAWING: SUBDIVISION PLAT

STONEBRIDGE ESTATES

PROJECT NO. 1570-SE

SHEET NUMBER :

Original