

STONE BRIDGE BLUFF DRIVE DEDICATION/VACATION PLAT

PART OF "STONE GATE ESTATES" AS RECORDED IN PLAT CABINET 65, PAGE 32 OF THE MADISON COUNTY, ILLINOIS RECORDS OFFICE BEING A SUBDIVISION PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.



Note:
1. Bearings shown herein are assumed.

Note:
This plat is not intended to be recognized as a subdivision plat. The tract numbers shown herein are for reference only and are not to be used for conveyances. Any attempt to do so is a violation of the State of Illinois Subdivision Plat Act.

Denotes easement area being vacated.
Denotes proposed 35' building set-back line

#2009R19761
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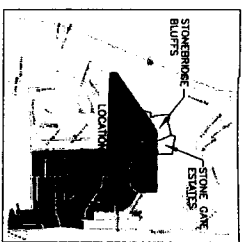
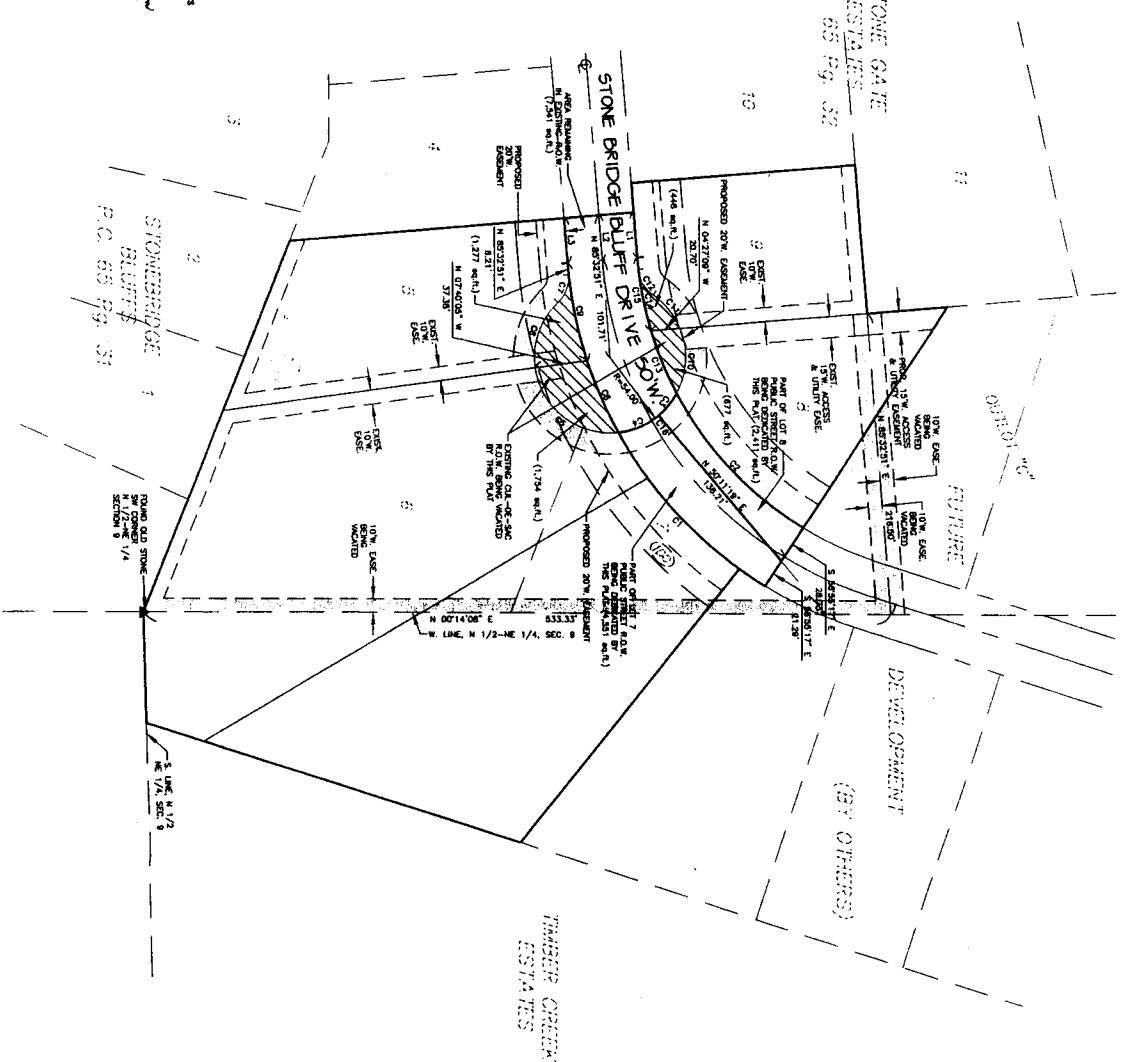
Utilities acknowledgment:
We, the undersigned agents for the respective utility as represented herein, do hereby acknowledge this plat and the changes made with respect to R.O.W. and easements for which it was made.

American IP (Electric & gas) *John E. [Signature]* Engineering Superintendent
 AT&T (Telephone) *Deanna N. [Signature]* AT&T Manager
 Village of Mayville Public Works Director
 Southern Electric Cooperative, Inc. *[Signature]* Engineering Superintendent
 Charter Communications *[Signature]* Engineering Superintendent

Certificate of Board of Trustees
 I, *Laura Gallenga*, President of the Village of Mayville 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 on *11/13/09*.
[Signature] Village Clerk



This is to certify that we, Sherbut-Carson-Claxton, LLC, hereof at the request of the owners, prepared this plat for street dedication purposes as shown herein.



LINE	LENGTH	BEARING
1	31.19	N80°32'11"E
2	31.19	N80°32'11"E
3	21.33	N80°32'11"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	153.49	78.46	151.81	148°34'24"E	28°18'47"
C2	250.00	133.40	68.33	131.02	146°58'15"E	30°34'24"
C3	34.00	20.95	10.40	20.42	150°48'48"W	21°48'08"
C4	34.00	20.95	10.40	20.42	142°28'26"W	33°28'34"
C5	34.00	20.95	10.40	20.42	142°28'26"W	33°28'34"
C6	34.00	20.95	10.40	20.42	142°28'26"W	33°28'34"
C7	35.00	22.14	11.65	21.42	146°05'07"W	35°44'08"
C8	35.00	22.14	11.65	21.42	146°05'07"W	35°44'08"
C9	300.00	153.16	78.16	151.58	148°35'23"E	28°18'39"
C10	300.00	153.16	78.16	151.58	148°35'23"E	28°18'39"
C11	34.00	20.95	10.40	20.42	151°10'01"W	32°48'30"
C12	34.00	20.95	10.40	20.42	151°10'01"W	32°48'30"
C13	250.00	125.72	64.37	124.29	145°54'05"E	31°48'59"
C14	250.00	125.72	64.37	124.29	145°54'05"E	31°48'59"

AREA IN ROW BEING DEDICATED BY THIS PLAT = 0.16 ACRES
 AREA IN ROW BEING VACATED BY THIS PLAT = 0.10 ACRES

State of Illinois
 County of Madison) SS
 I, a Notary Public in and for the County aforesaid, do hereby certify that the above signed person personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that the same was signed by the said person in the presence of me and in the presence of the witnesses named in the foregoing instrument, and that the same was signed for the purposes and in the manner set forth, including the release of the Rights of Homestead.

Given under my hand and seal the 19th day of December, 2009.
[Signature]
 Notary Public

Sherbut-Carson-Claxton, LLC
 Michael J. Cornish, I.S.L.S. 2301
 Date: 1-19-09
 License Expires: Nov. 30, 2010

We, the undersigned, being the owners of all the tracts shown herein, hereby acknowledge the location of right of way and easements as indicated herein and hereby dedicate to the public the same for the purposes and in the manner set forth herein, including the release of the Rights of Homestead under the Homestead Exemption Laws of the State of Illinois.
 In witness whereof we have set our hands and seal this 19th day of December, 2009.
[Signature]
 Sherbut-Carson-Claxton, LLC
 Joseph E. Osborn

DRAWING: ROAD DEDICATION/VACATION PLAT STONE BRIDGE BLUFF DRIVE	DATE NOV. 2008	REVISIONS	Sherbut-Carson-Claxton, LLC #4 Meadow Heights Professional Park Collinsville, Illinois 62234 Phone: 618-345-5454 Fax: 618-345-3017	
	DRAWN	DATE 1/2/09		REMARKS Rev's Plan Village Community
	TRACE			
	CHECK			

Submitted by:
 Renee Scott (Sherbut-Carson-Claxton)

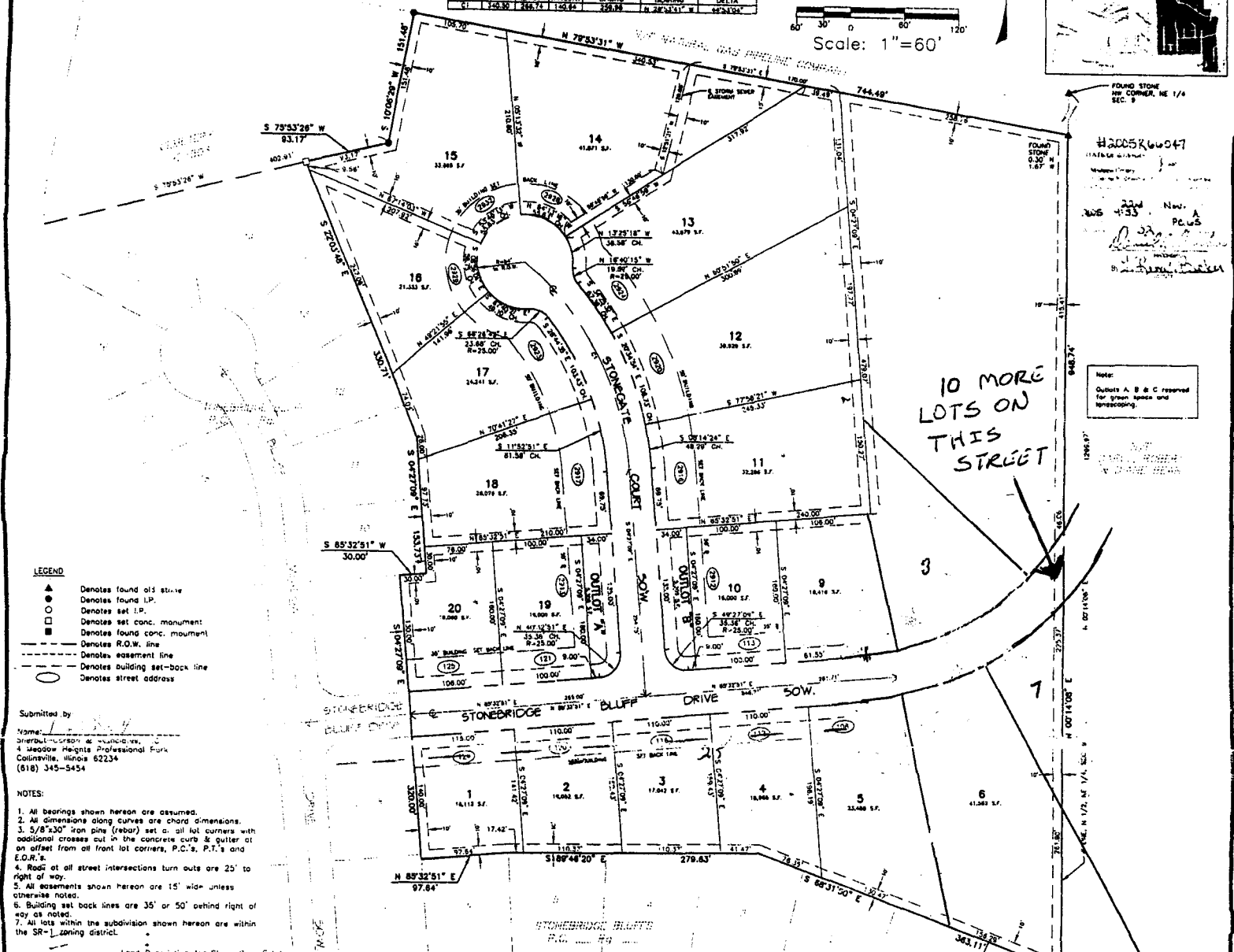
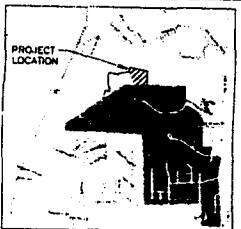
AREA IN LOTS=11.57 ACRES
 AREA IN OUTLOTS=2.65 ACRES
 AREA IN STREETS=1.50 ACRES
 AREA IN SUBDIVISION=15.72 ACRES

STONE GATE ESTATES

PART OF THE NORTHWEST QUARTER OF SECTION 9 AND PART OF THE U.S. SURVEY 513, CLAIMS 330 AND 331 ALL IN TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

CURVE	INCHES	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	120.30	216.74	156.21	226.81	S 28°31'11" W	89°28'08"

Scale: 1"=60'



- 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

Submitted by: *[Signature]*
 Name: *[Name]*
 Sherbut-Carson & Associates, P.C.
 #4 Meadow Heights Professional Park
 Collinsville, Illinois 62234
 (618) 345-5454

- NOTES:**
- All bearings shown hereon are assumed.
 - All dimensions along curves are chord dimensions.
 - 5/8" x 30" iron pins (rebar) set at all lot corners with additional crosses out on the concrete curb & gutter at an offset from all front lot corners, P.C.'s, P.T.'s and E.O.R.'s.
 - Road at all street intersections turn outs are 25' to right of way.
 - All easements shown hereon are 15' wide unless otherwise noted.
 - Building set back lines are 35' or 50' behind right of way as noted.
 - All lots within the subdivision shown hereon are within the SR-1 zoning district.

Part of the Northwest Quarter of Section 9 and part of the U.S. Survey 513, Claims 330 and 331 all in Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Beginning of the old stone found at the southwest corner of the North Half of the Northeast Quarter of Section 9; thence North 0 degrees 14 minutes 08 seconds East, along the west line of the North Half of the Northeast Quarter of Section 9, a distance of 948.74 feet; thence North 79 degrees 53 minutes 31 seconds West, a distance of 744.49 feet; thence South 10 degrees 06 minutes 29 seconds West, a distance of 151.48 feet; thence South 75 degrees 53 minutes 28 seconds West, a distance of 81.17 feet; thence South 03 minutes 48 seconds East, a distance of 330.71 feet; thence South 4 degrees 27 minutes 09 seconds East, a distance of 153.71 feet; thence South 85 degrees 32 minutes 51 seconds West, a distance of 30.00 feet; thence South 4 degrees 27 minutes 09 seconds East, a distance of 320.00 feet; thence North 85 degrees 32 minutes 51 seconds East, a distance of 97.64 feet; thence South 89 degrees 46 minutes 20 seconds East, a distance of 279.63 feet; thence South 68 degrees 31 minutes 50 seconds East, a distance of 363.11 feet to the Point of Beginning and containing 15.72 acres.

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 hereinafter known as Stone Gate 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 interest 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 3rd day of Nov, 2005.

Osborn Development Inc., D.B.A.
[Signature]
 Keith G. Osborn
 Keith G. Osborn

Notary Public's Certificate
 State of Illinois)
 County of Madison) SS

I, the undersigned, a Notary Public in and for the county aforesaid, do hereby certify that the above signed 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 Notary Seal this 3rd day of Nov, 2005.

[Signature]
 Notary Public

County Clerk's Certificate
 State of Illinois)
 County of Madison) SS

I, Mary A. Van Nieu, County Clerk of Madison County, Illinois, do hereby certify that I find no record of recorded taxes against any of the real estate included within this plat.

[Signature]
 County Clerk

Certificate of Board of Trustees
 I, *[Signature]*, 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 on 11-16-05 (date).

[Signature]
 Village Clerk

Planning Commission Certificate
 I, *[Signature]*, 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 11-6-05 (date).

[Signature]
 Chairman

Mined-Out Area Certificate
 We, Sherbut-Carson & Associates, P.C., hereby certify that we have, at the request of the Owners, reviewed the Mined-Out 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.

[Signature]
 Sherbut-Carson & Associates, P.C.
 Keith G. Carson, I.P.L.S. 2497
 11-16-05
 Date

Flood Hazard Area Statement
 The final plat shall indicate whether any part of which as shown on the map, plat, or subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency, FIRMS Panel No. 170436 0100B, effective date: April 15, 1982.

By: *[Signature]* 11-16-05
 Joseph Osborn (Owner) Date

By: *[Signature]* 11-16-05
 Sherbut-Carson & Associates, P.C. Date
 Keith G. Carson, I.P.L.S. 2497

3-1-1 Coordinator Certificate
 I, Ray Hummel, 3-1-1 Coordinator of Madison County, Illinois, hereby certify that this plat has been reviewed for 3-1-1 Emergency Services and proper common addresses have been assigned.

[Signature] 10/18/05
 Ray Hummel
 3-1-1 Coordinator

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.

[Signature]
 Owner

[Signature]
 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 late snow lines shown hereon lying within the boundary of their property.

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. (If the land is not within 1 mile of any incorporated city, town or village 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, and not included in any other municipality.)

[Signature]
 Sherbut-Carson & Associates, P.C.
 Keith G. Carson, I.P.L.S. 2497
 11-16-05
 Date

SHEET 1 OF 1	DRAWING: SUBDIVISION PLAT	PROJECT NO. 1570-05	STONE GATE ESTATES	DATE: 11-16-05	REVISIONS:	Sherbut-Carson & Associates, P.C. #4 Meadow Heights Professional Park Collinsville, Illinois 62234 Phone: 618-345-5454 Fax: 618-345-3017
				DRAWN: KMC	NO. DATE REMARKS	
				TRACE	1 11-16-05 CHECKED	
				CHECK		

73 10/18/05 Sherbut-Carson & Associates