CHARLESTON

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	[illegible]	[illegible]	178.57	[illegible]	34°37'47"
C2	300.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	300.00	181.00	[illegible]	[illegible]	[illegible]	[illegible]
C4	300.00	181.00	[illegible]	178.57	[illegible]	[illegible]

LEGEND

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

Scale: 1"=60'

Benchmarks:

1. North bolt on fire hydrant at northwest corner of Spring Valley Road and Bambi. Elevation: 558.37.

2. North bolt on fire hydrant on south side Austin Drive between addresses 8050 and 8046. Elevation: 587.41.

AREA IN LOTS=14.54 ACRES
AREA IN STREETS=5.19 ACRES
AREA IN SUBDIVISION=19.73 ACRES

Description of Charleston Subdivision

Part of the Southwest Quarter 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 iron pin found at the southwest corner of Section 16; thence North 0 degrees 40 minutes 10 seconds West, along the west line of the Southwest Quarter of Section 16, a distance of 281.82 feet to an iron pin at the northwest corner of a tract of land as same appears in Deed Book 3481 on Page 2171 in the Recorder's office of Madison County, Illinois, said point being the Point of Beginning of the tract described herein; thence continuing North 0 degrees 40 minutes 10 seconds West, along the west line of the Southwest Quarter of Section 16, a distance of 1180.70 feet to an iron pin at the southwest corner of "Spring Valley Estates" as same appears in Plat Cabinet 62 on Page 192 in said Recorder's Office; thence North 89 degrees 16 minutes 11 seconds East, along the south line of said "Spring Valley Estates", a distance of 380.00 feet; thence South 0 degrees 40 minutes 10 seconds East, a distance of 330.00 feet; thence North 89 degrees 16 minutes 11 seconds East, a distance of 380.40 feet; thence South 0 degrees 43 minutes 49 seconds East, a distance of 180.00 feet; thence South 89 degrees 16 minutes 11 seconds West, a distance of 2.83 feet; thence South 0 degrees 43 minutes 49 seconds East, a distance of 130.00 feet; thence South 89 degrees 16 minutes 11 seconds West, a distance of 26.44 feet; thence South 0 degrees 02 minutes 59 seconds West, a distance of 268.23 feet; thence South 89 degrees 57 minutes 01 seconds East, a distance of 130.00 feet; thence North 0 degrees 02 minutes 59 seconds East, a distance of 26.03 feet; thence South 89 degrees 57 minutes 01 seconds East, a distance of 190.00 feet; thence South 0 degrees 02 minutes 58 seconds West, a distance of 325.82 feet to the north line of the aforementioned tract described in Deed Book 3481 on Page 2171 in said Recorder's Office of Madison County, Illinois; thence North 88 degrees 26 minutes 11 seconds West, along said north line, a distance of 1035.00 feet to the Point of Beginning and containing 19.73 acres.

We, the undersigned, being the owners of the tract shown hereon, have caused said tract surveyed and subdivided in the manner shown hereon and said subdivision shall be hereinafter known as "Charleston". We hereby dedicate to the public forever, for roadway purposes, [illegible] as shown hereon and hereby grant the easements shown hereon to the public and private [illegible] as their interests may appear, including the release and waiver of the rights of homestead [illegible] the Homestead Exemption Laws of the State of Illinois. This land lies totally within Triad [illegible] School District.

In witness Whereof, we have set our hands and seals this 8th day of June 2007. Charleston of Troy LLC

D.B.A. H & L Builders, LLC

Jeff Holland — Forrest Lerch

State of Illinois)
County of Madison)

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

Given under my hand and Notarial Seal this 8th day of June 2007

Notary Public

OFFICIAL SEAL
KIM A HILSCHER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES

I, Mayor of the City of Troy, do hereby certify that the plat shown herein was duly presented to the City Council and approved at a meeting of same held on this day of [illegible] 2007.

Mayor — City Clerk

State of Illinois)
County of Madison)

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

Date this 19th day of June 2007

Mark Von Nida
County Clerk

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

9-1-1 Coordinator
William Gamblin (w)

Date: 6-15-07

Surface Water Drainage Certification

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 this subdivision or any part thereof, or if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of said surface waters into public areas or drainage facilities which the subdivision has a right to use, and the management of said surface waters has been planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to any adjoining property as a result of construction of the subdivision.

By: Jeff Holland — Date: June 8-07 — By: Forrest Lerch — Date: June 8-07

David B. Claxton, P.E. License No. 062-046601 — 6-14-07 — Date

We, Sherbut-Carson-Claxton, LLC, hereby certify that at the request of the owners, we have surveyed and subdivided the tract of land shown hereon, that this plat is a true representation of that survey and subdivision and that this professional service conforms to the current minimum standards for a boundary survey. We further certify that no part of said land is situated within a special flood hazard as identified on the Federal Emergency Management Flood Insurance Map. Firm Panel No.: 170436 0080 B Effective Date: April 15, 1982.

We also confirm that the tract shown hereon is within the corporate limits of the City of [illegible] which has adopted a city plan and is exercising the special powers authorized by Division [illegible] Article II of the Illinois Municipal Code, and that the tract is not within 1 1/2 miles of any other city which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois Municipal Code.

We have also at the request of the owners reviewed the map of Mined-Out Coal Area Map 27, as available from the Illinois State Geological Survey in Urbana, Illinois, and it appears no part of the subdivided property shown hereon lies within a mined-out area.

Sherbut-Carson-Claxton, LLC
Michael J. Greminski, I.P.L.S. 2901

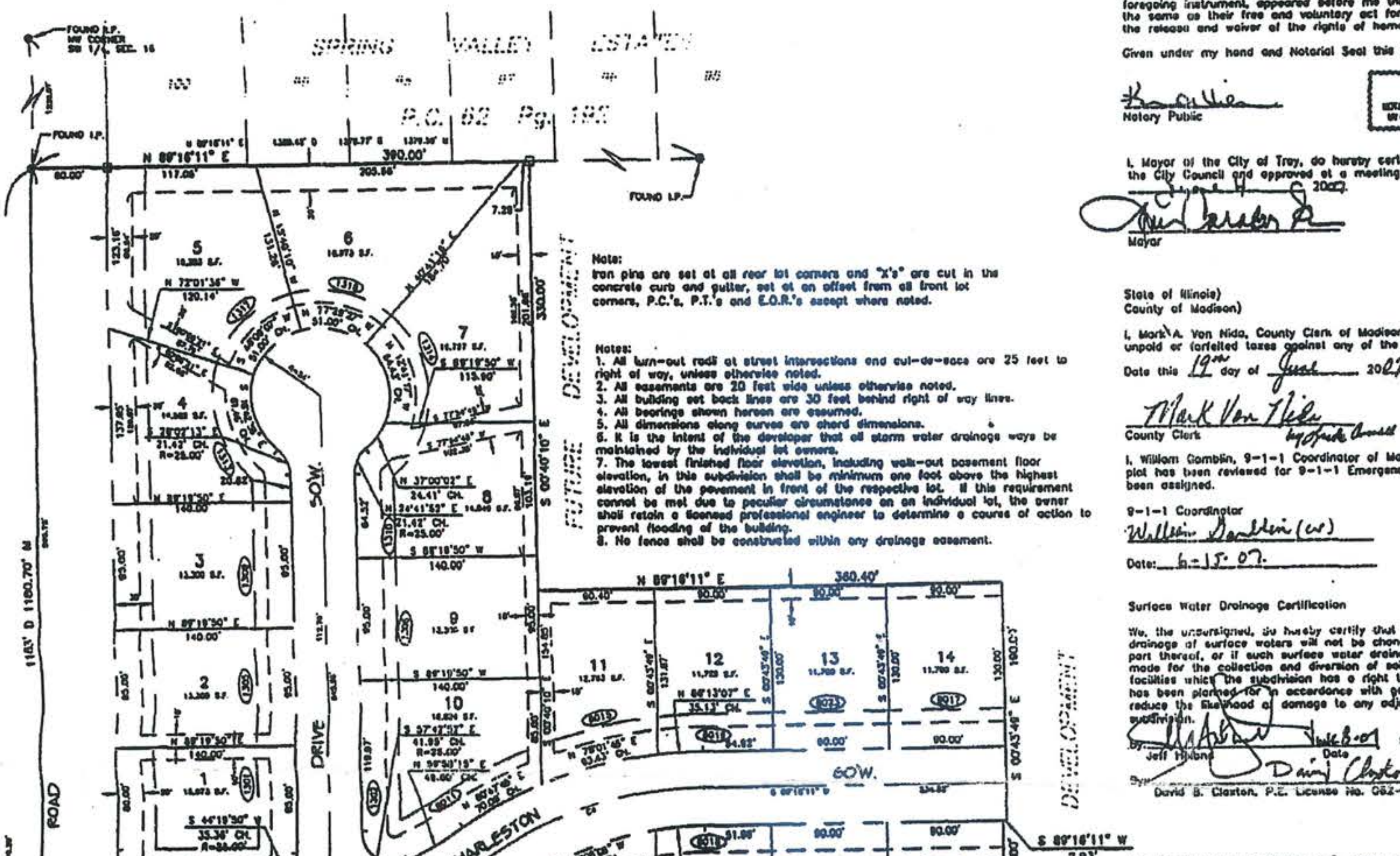
Date: April 12 2007

My current license expires: Nov. 30, 2008

#2007R3[illegible]

Submitted by:
Name: Baylee Scott
Address: Sherbut-Carson-Claxton, LLC.
#4 Meadow Heights Professional
Collinsville, IL 62234
Ph. (618) 345-5454

Owner/Developer:
H & L Builders, LLC
P.O. Box 1116
O'Fallon, Illinois 622[illegible]
618-622-2010



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.

Notes:
1. All turn-out radii at street intersections and cul-de-sacs are 25 feet to right of way, unless otherwise noted.
2. All easements are 20 feet wide unless otherwise noted.
3. All building set back lines are 30 feet behind right of way lines.
4. All bearings shown hereon are assumed.
5. All dimensions along curves are chord dimensions.
6. It is the intent of the developer that all storm water drainage ways be maintained by the individual lot owners.
7. 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 circumstance on an individual lot, the owner shall retain a licensed professional engineer to determine a course of action to prevent flooding of the building.
8. No fence shall be constructed within any drainage easement.

CL "MISSISSIPPI RIVER TRANSMISSION CORP." GAS MAIN AS MARKED IN FIELD 4-12-05 EASEMENT DOC. 2016/317 DOES NOT SPECIFY LOCATION OR WIDTH.

DRAWING:	FINAL PLAT	DATE MAR. 2007	REVISIONS	
PROJECT NO. 2294	CHARLESTON	DRAWN KMC	DATE	REMARKS
SHEET NUMBER: SHEET 1 of 1		TRACE		
		CHECK		

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

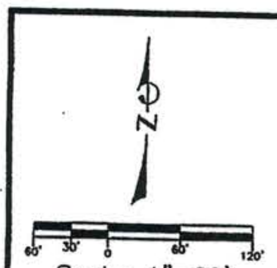
REC[illegible]

Future Add

#2008R36596

FIRST ADDITON TO CHARLESTON

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.



Scale: 1"=60'

Approved by Mapping and Plotting this 7th day of February 2008.

Signature

Submitted by:

Name: Realés Scott

Address: Sherbut-Carson-Claxton, LLC
#4 Meadow Heights Professional Park
Collinsville, IL 62234
Ph. (618) 345-5454

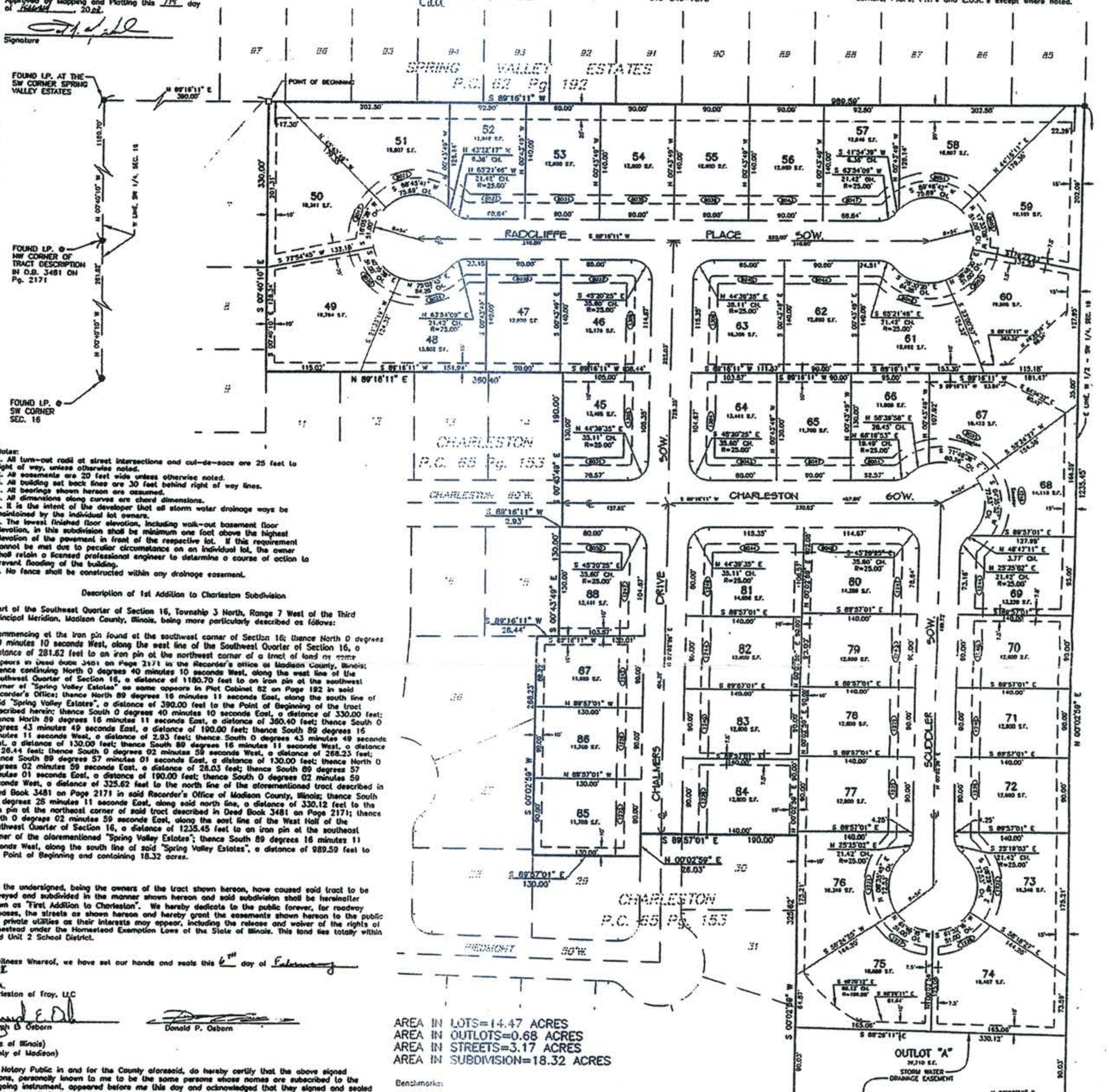
Will Call

Owner/Developer
Charleston of Troy, LLC
100 Regency Centre
Collinsville, Illinois 62234
618-346-7878

LEGEND

Symbol	Meaning
▲	Denotes found old sto.
●	Denotes found I.P.
○	Denotes set I.P.
□	Denotes set conc. monument
■	Denotes found conc. mounent
———	Denotes R.O.W. line
- - - - -	Denotes easement line
— — —	Denotes building set-back line
(XXX)	Denotes street address

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.



Notes:
1. All turn-out radii at street intersections and cul-de-sacs are 25 feet to right of way, unless otherwise noted.
2. All easements are 20 feet wide unless otherwise noted.
3. All building set back lines are 30 feet behind right of way lines.
4. All bearings shown hereon are assumed.
5. All dimensions along curves are chord dimensions.
6. It is the intent of the developer that all storm water drainage ways be maintained by the individual lot owners.
7. 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 circumstance on an individual lot, the owner shall retain a licensed professional engineer to determine a course of action to prevent flooding of the building.
8. No fence shall be constructed within any drainage easement.

Description of 1st Addition to Charleston Subdivision

Part of the Southwest Quarter 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 iron pin found at the southwest corner of Section 16; thence North 0 degrees 40 minutes 10 seconds West, along the west line of the Southwest Quarter of Section 16, a distance of 281.62 feet to an iron pin at the northwest corner of a tract of land as same appears in Deed Book 3481 on Page 2171 in the Recorder's office of Madison County, Illinois; thence continuing North 0 degrees 40 minutes 10 seconds West, along the west line of the Southwest Quarter of Section 16, a distance of 1180.70 feet to an iron pin at the southwest corner of "Spring Valley Estates" as same appears in Plat Cabinet 82 on Page 192 in said Recorder's Office; thence North 89 degrees 16 minutes 11 seconds East, along the south line of said "Spring Valley Estates", a distance of 390.00 feet to the Point of Beginning of the tract described herein; thence South 0 degrees 40 minutes 10 seconds East, a distance of 330.00 feet; thence North 89 degrees 16 minutes 11 seconds East, a distance of 360.40 feet; thence South 0 degrees 43 minutes 49 seconds East, a distance of 190.00 feet; thence South 89 degrees 16 minutes 11 seconds West, a distance of 2.93 feet; thence South 0 degrees 43 minutes 49 seconds East, a distance of 130.00 feet; thence South 89 degrees 16 minutes 11 seconds West, a distance of 28.44 feet; thence South 0 degrees 02 minutes 59 seconds West, a distance of 268.23 feet; thence South 89 degrees 57 minutes 01 seconds East, a distance of 130.00 feet; thence North 0 degrees 02 minutes 59 seconds East, a distance of 28.03 feet; thence South 89 degrees 57 minutes 01 seconds East, a distance of 190.00 feet; thence South 0 degrees 02 minutes 59 seconds West, a distance of 325.62 feet to the north line of the aforementioned tract described in Deed Book 3481 on Page 2171 in said Recorder's Office of Madison County, Illinois; thence South 88 degrees 26 minutes 11 seconds East, along said north line, a distance of 330.12 feet to the iron pin at the northeast corner of said tract described in Deed Book 3481 on Page 2171; thence North 0 degrees 02 minutes 59 seconds East, along the east line of the West Half of the Southwest Quarter of Section 16, a distance of 1235.45 feet to an iron pin at the southeast corner of the aforementioned "Spring Valley Estates"; thence South 89 degrees 16 minutes 11 seconds West, along the south line of said "Spring Valley Estates", a distance of 989.59 feet to the Point of Beginning and containing 18.32 acres.

We, the undersigned, being the owners of the tract shown hereon, have caused said tract to be surveyed and subdivided in the manner shown hereon and said subdivision shall be hereinafter known as "First Addition to Charleston". We hereby dedicate to the public forever, for roadway purposes, the streets as shown hereon and hereby grant the easements shown hereon to the public and private utilities as their interests may appear, including the release and waiver of the rights of homestead under the Homestead Exemption Laws of the State of Illinois. This land lies totally within Triad Unit 2 School District.

In witness Whereof, we have set our hands and seals this 6th day of February 2008.

D.B.A.
Charleston of Troy, LLC

Joseph E. Osborn   Donald P. Osborn

State of Illinois)
County of Madison)

I, a Notary Public in and for the County aforesaid, do hereby certify that the above signed persons, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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 and waiver of the rights of homestead.

Given under my hand and Notarial Seal this 6th day of February, 2008.

OFFICIAL SEAL
KIM A HILSCHER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES

Notary Public

State of Illinois)
County of Madison)

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

Date this 28 day of July, 2008

COUNTY CLERK 1818 MADISON COUNTY, ILLINOIS

County Clerk

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

9-1-1 Coordinator

Date: 9-6-08

AREA IN LOTS=14.47 ACRES
AREA IN OUTLOTS=0.68 ACRES
AREA IN STREETS=3.17 ACRES
AREA IN SUBDIVISION=18.32 ACRES

Benchmarks:

1. North bolt on fire hydrant at northwest corner of Spring Valley Road and Bombi. Elevation: 556.37.

2. North bolt on fire hydrant on south side Austin Drive between addresses 8050 and 8046. Elevation: 567.41.

Surface Water Drainage Certification

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 this subdivision or any part thereof, or if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of said surface waters into public areas or drainage facilities which the subdivision has a right to use, and the management of said surface waters has been planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to any adjoining property as a result of construction of this subdivision.

By: Joseph E. Osborn, Date   By: Donald P. Osborn 2-6-08, Date

By: David B. Claxton, P.E. License No. 062-049684, 2-6-08, Date

I, Mayor of the City of Troy, do hereby certify that the plat shown herein was duly presented to the City Council and approved at a meeting of same held on this day of January 30 2008.

Mayor   City Clerk

We, Sherbut-Carson-Claxton, LLC, hereby certify that at the request of the owners, we have surveyed and subdivided the tract of land shown hereon, that this plat is a true representation of that survey and subdivision and that this professional service conforms to the current Illinois minimum standards for a boundary survey. We further certify that no part of said land is situated within a special flood hazard as identified on the Federal Emergency Management Agency Flood Insurance Map. Firm Panel No.: 170436 0080 B Effective Date: April 15, 1982.

We also confirm that the tract shown hereon is within the corporate limits of the City of Troy, which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, and that the tract is not within 1 1/2 miles of any other city 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.

We have also at the request of the owners reviewed the map of Mined-Out Coal Area Map No. 27, as available from the Illinois State Geological Survey in Urbana, Illinois, and it appears that no part of the subdivided property shown hereon lies within a mined-out area.

Sherbut-Carson-Claxton, LLC
Michael J. Grominski, I.P.L.S. 2901

Date: Jan 24, 2008

My current license expires: 11/30/08

MAPS & PLATS
Survey Examined For Recording
Initials
Date 3/7/08

SHEET 1 OF 1	SHEET NUMBER :	PROJECT NO. 2294-1	DRAWING: SUBDIVISION PLAT — FIRST ADDITION TO CHARLESTON	DATE APR. 2007 / DRAWN / TRACE / CHECK

REVISIONS	
DATE	REMARKS
6/27/07	REV'S PER CITY REVIEW

Sherbut-Carson-Claxton L.L.C.
#4 Meadow Heights Professional Park
Collinsville, Illinois 62234

Phone: 618-345-5454
Fax: 618-345-3017