

FINAL PLAT FOR PRAIRIE TRAILS ESTATES - PHASE 1

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN
VILLAGE OF PONTOON BEACH
MADISON COUNTY, ILLINOIS

OWNER/DEVELOPER
TAM REAL ESTATE DEVELOPMENT II, LLC
4281 CRESCENT INDUSTRIAL DRIVE
GRANITE CITY, IL 62040
P/E (618)331-3494

ENGINEER/SURVEYOR
THOUVENOT, WADE & MOERCHEN, INC.
4840 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
P/E (618)624-4488

BENCHMARK
IRON PIPE
N 744262.8550
E 2318438.0110
ELEV=415.68

COYLE LEASING INC.
17-1-20-15-00-000-008.001

CITY OF GRANITE CITY
17-1-20-15-00-000-002.001

CONTROL POINT A
IRON ROD
N 745256.3030
E 2318510.5210

ILLINOIS DEPT. OF NATURAL RESOURCES
17-1-20-15-00-000-013.002

MADISON COUNTY MASS TRANSIT
17-1-20-15-00-000-001
ILLINOIS TERMINAL CHICAGO AND NORTHWESTERN R.R.
17-1-20-15-00-000-002

THOUVENOT,
WADE &
MOERCHEN, INC.
ENGINEERS • SURVEYORS • PLANNERS

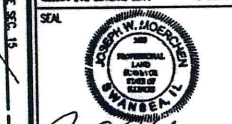


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118 EAST THIRD STREET
WATERLOO, ILLINOIS 62298
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FAX (618) 939-3938
waterloo@twm-inc.com

ST. LOUIS OFFICE
1001 CRAG ROAD, SUITE 260
ST. LOUIS, MISSOURI 63146
TEL (314) 236-5052
FAX (314) 872-2194
stlouis@twm-inc.com

PROFESSIONAL DESIGNATIONS
ILLINOIS PROFESSIONAL ENGINEER 184-01229
PROFESSIONAL ENGINEERING CORP. 01-00270
PROFESSIONAL STRUCTURAL ENGINEER 01-00282
ILLINOIS PROFESSIONAL LAND SURVEYOR 048-00003
MISSOURI PROFESSIONAL ENGINEER 01-00158
MISSOURI LAND SURVEYING CORP. 01-00248



STATEMENT OF RESPONSIBILITY
I hereby certify that the documents herein are the work of me or under my direct supervision and control, and I am a duly licensed professional engineer or land surveyor in the State of Illinois. I am not aware of any fraud or error in the preparation of these documents, and I am not aware of any falsification of data or records in connection with the preparation of these documents.

FINAL PLAT

PRAIRIE TRAILS ESTATES - PHASE 1
VILLAGE OF PONTOON BEACH
MADISON COUNTY, ILLINOIS

TITLE

PROJECT

REV

DATE

DESCRIPTION

DRAWN BY

CHECKED BY

APPROVED BY

PROJECT NUMBER

OF 2 SHEETS

DATE FOR REVIEW

DATE FOR RECORD

DATE FOR CONSTRUCTION

DATE FOR RECORD DRAWING

PRAIRIE TRAILS ESTATES - FINAL PLAT

040618FD1.dwg 7/19/2006 2:13pm

PLAT PREPARED BY: JAMES H. HARRIS, JR., P.E.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD
C1	270.00'	600.00'	137.27'	25.32°	511.56'	288.56'
C2	110.00'	100.00'	61.31'	43.03°	132.28'	104.56'
C3	118.75'	75.00'	75.95'	90.43°	118.38'	106.73'
C4	102.93'	1712.00'	51.46'	3.26°	1063.22'	102.93'

LEGEND

- ROW LINE (WIDTH AS NOTED)
- 25' FRONT BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- EASEMENT LINE SHALL BE 15' WIDE ADJACENT TO STREETS UNLESS OTHERWISE NOTED.
- EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- FOUND IRON PIN
- FOUND CONC. MONUMENT
- 30" CONC. MONUMENT SET
- ADDRESS

SCHOOL DISTRICT: GRANITE CITY COMMUNITY UNIT SCHOOL DISTRICT #9
ZONING DISTRICT CLASSIFICATION: EXISTING: AGRICULTURE (A) PROPOSED: SR-2

GROSS AREA OF SUBDIVISION: 10.96 ACRES
AREA IN SUBDIVISION R.O.W.: 2.99 ACRES
AREA IN OUTLOT: 1.99 ACRES
NET AREA OF SUBDIVISION: 14.08 ACRES

THIS PROJECT IS IN ZONE C ACCORDING TO COMMUNITY PLAN #170436 0120 B
EFFECTIVE DATE: APRIL 15, 1982

