STONEBRIDGE BLUFFS

PART OF OUTLOT "A" IN "FIRST ADDITION TO STONEBRIDGE WOODS" AS SAME APPEARS IN P.C. 63 ON Pg. 61 IN THE RECORDERS OFFICE OF MADISON COUNTY, ILLINOIS AND 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.

N

60' 30' 0 60' 120'

Scale: 1"=60'

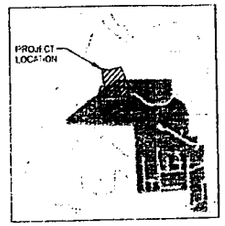
NOTES:

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 15' wide unless otherwise noted.
6. Building set back lines are 25' behind right of way unless otherwise noted.
7. All lots within the subdivision shown hereon are within the SR-2 zoning district.

Land Description for Stonebridge Bluffs

Part of Outlot "A" in "First Addition to Stonebridge Woods", as same appears in Plat Cabinet 63 on Page 61 in the Recorder's Office of Madison County, Illinois, and 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:

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 Point of Beginning of the tract described herein; thence North 68 degrees 31 minutes 50 seconds West, a distance of 275.41 feet; thence North 89 degrees 46 minutes 20 seconds West, a distance of 279.63 feet; thence South 65 degrees 32 minutes 51 seconds West, a distance of 97.64 feet; thence North 4 degrees 27 minutes 09 seconds West, a distance of 320.00 feet; thence North 85 degrees 32 minutes 51 seconds East, a distance of 30.00 feet; thence North 4 degrees 27 minutes 09 seconds West, a distance of 153.73 feet; thence North 22 degrees 03 minutes 48 seconds West, a distance of 330.71 feet; thence South 75 degrees 53 minutes 26 seconds West, a distance of 309.74 feet; thence South 10 degrees 06 minutes 29 seconds West, a distance of 22.25 feet; thence North 79 degrees 53 minutes 31 seconds West, a distance of 323.24 feet; thence South 10 degrees 06 minutes 29 seconds West, a distance of 133.39 feet; thence South 4 degrees 27 minutes 09 seconds East, a distance of 522.15 feet; thence easterly along a curve to the left having a radius of 625.00 feet, a chord bearing South 89 degrees 20 minutes 37 seconds East, a chord distance of 53.79 feet; thence South 1 degrees 48 minutes 36 seconds East, a distance of 135.81 feet; thence South 85 degrees 32 minutes 51 seconds West, a distance of 109.29 feet; thence North 72 degrees 22 minutes 40 seconds West, a distance of 91.57 feet; thence South 12 degrees 28 minutes 29 seconds West, a distance of 300.59 feet; thence South 46 degrees 51 minutes 31 seconds East, a distance of 209.62 feet; thence North 75 degrees 16 minutes 19 seconds East, a distance of 492.97 feet; thence North 85 degrees 32 minutes 51 seconds East, a distance of 360.00 feet; thence South 89 degrees 41 minutes 38 seconds East, a distance of 239.82 feet; thence North 0 degrees 18 minutes 22 seconds East, a distance of 103.16 feet; thence along a curve to the right having a radius of 25.00 feet, a chord bearing North 50 degrees 02 minutes 37 seconds East, a chord distance of 38.15 feet; thence North 9 degrees 46 minutes 51 seconds East, a distance of 50.00 feet; thence southeasterly along a curve to the right having a radius of 1025.00 feet, a chord bearing South 72 degrees 50 minutes 38 seconds East, a chord distance of 263.15 feet; thence North 24 degrees 31 minutes 52 seconds East, a distance of 131.65 feet to the Point of Beginning and containing 22.94 acres.

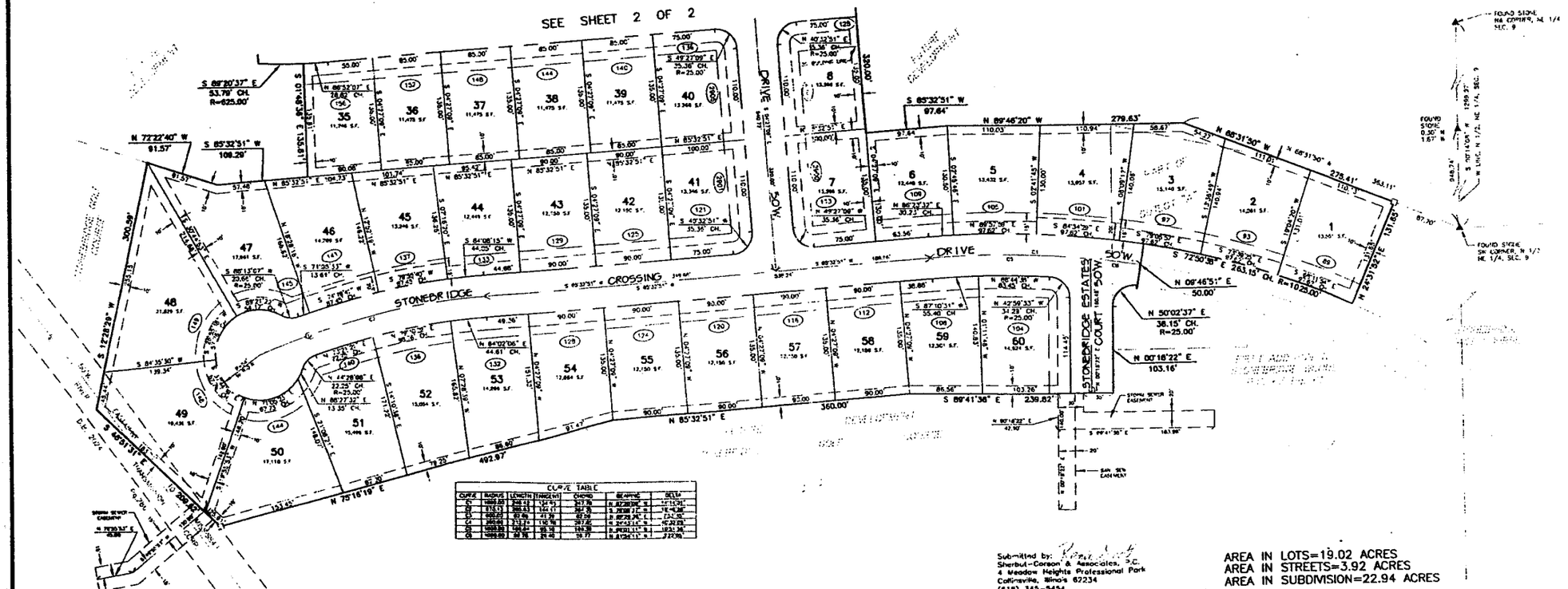


LEGEND
- ▲ Denotes found old stone
- ● Denotes found I.P.
- ○ Denotes set I.P.
- □ Denotes set conc. monument
- ■ Denotes found conc. monument
- Denotes R.O.W. line
- Denotes easement line
- Denotes building set-back line
- Denotes street centroid

#20052666046

2005 93rd Nov. A PGS

SEE SHEET 2 OF 2



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

AREA IN LOTS=19.02 ACRES
AREA IN STREETS=3.92 ACRES
AREA IN SUBDIVISION=22.94 ACRES

Sherbut-Carson & Associates, P.C.
#4 Meadow Heights Professional Park
Collinsville, Illinois 62234
Phone: 618-345-5454
Fax: 618-345-3017

REVISIONS

NO.	DATE	REMARKS
	2/4/05	

DATE: SEPT. 2004
DRAWN: CJC
TRACE
CHECK

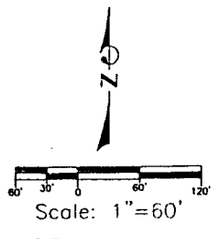
DRAWING: SUBDIVISION PLAT
STONEBRIDGE BLUFFS

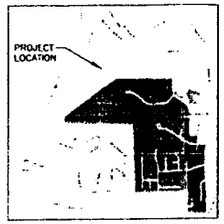
PROJECT NO. 1570-B

SHEET NUMBER: SHT. 1 OF 2

STONEBRIDGE BLUFFS

PART OF OUTLOT "A" IN "FIRST ADDITION TO STONEBRIDGE WOODS" AS SAME APPEARS IN P.C. 63 ON Pg. 61 IN THE RECORDERS OFFICE OF MADISON COUNTY, ILLINOIS AND 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.





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- Denotes R.O.W. line
- Denotes easement line
- Denotes building set-back line
- Denotes street address

NOTES:

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4. Radii at all street intersections turn outs are 25' to right of way.
5. All easements shown hereon are 15' wide unless otherwise noted.
6. Building set back lines are 25' behind right of way unless otherwise noted.
7. All lots within the subdivision shown hereon are within the SR-2 zoning district.

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

Engineer 4-21-2005

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.

SEE SHEET 1 OF 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1,100.00	348.43	174.85	347.78	N 67°20'08" W	18°08'31"
C2	1,140.13	855.83	446.11	835.39	S 73°08'37" E	42°59'28"
C3	1,150.00	87.98	43.99	87.96	N 88°29'36" E	4°23'02"
C4	1,180.00	312.31	156.78	307.85	N 74°43'19" W	15°09'39"
C5	1,100.00	188.82	94.62	188.58	N 88°01'11" W	9°50'26"

AREA IN LOTS=19.02 ACRES
AREA IN STREETS=3.92 ACRES

Submitted by:
Sherbut-Carson & Associates, P.C.
#4 Meadow Heights Professional Park
Collinsville, Illinois 62234

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 Bluffs. 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 3rd date of Nov., 20 05.

Osborn Development Inc., D.B.A.

Joseph 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 3rd day of Nov. 20 05.

Notary Public

OFFICIAL SEAL
MICHAEL D. BRANNAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/26/2008

County Clerk's Certificate

State of Illinois)
County of) SS

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 of Nov 2005.

Mark Von Nida

County Clerk

November 17, 2005

Date

Certificate of Board of Trustees

I, Larry Eulridge 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 16 MAR (date) 2005.

President

Village Clerk

Planning Commission Certificate

I, Ronald Covarrubias Chairman of the Vilage 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 28 FEB, 20 05.

Ronald Covarrubias

Chairman

11-4-05

Date

Mined-Out Areas Certificate

We, Sherbut-Carson & Associates, P.C., 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 & Associates, P.C.

Keith G. Carson, I.P.L.S. 2497

11-21-05

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, FIRM Panel No. 170436 0160B, effective date: April 15, 1982.

By: Joseph E. Osborn (Owner) Date

By: Sherbut-Carson & Associates, P.C. Keith G. Carson, I.P.L.S. 2497 11-21-05 Date

9-1-1 Coordinator Certificate

I, Ray Romine, 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

10/18/05

Date

Ray Romine (dek)

9-1-1 Coordinator

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. (Or the land is not within 1½ miles 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.)

Sherbut-Carson & Associates, P.C.

Keith G. Carson, I.P.L.S. 2497

11-21-05

Date

11-4-05

Sherbut-Carson & Associates, P.C.
#4 Meadow Heights Professional Park
Collinsville, Illinois 62234
Phone: 618-345-5454
Fax: 618-345-3017

REVISIONS		
NO.	DATE	REMARKS
	2-1-05	

DATE: SEPT. 2004
DRAWN: K.M.C.
TRACE:
CHECK:

DRAWING: SUBDIVISION PLAT

STONEBRIDGE BLUFFS

PROJECT NO. 1570-B

SHEET NUMBER: 2 of 2