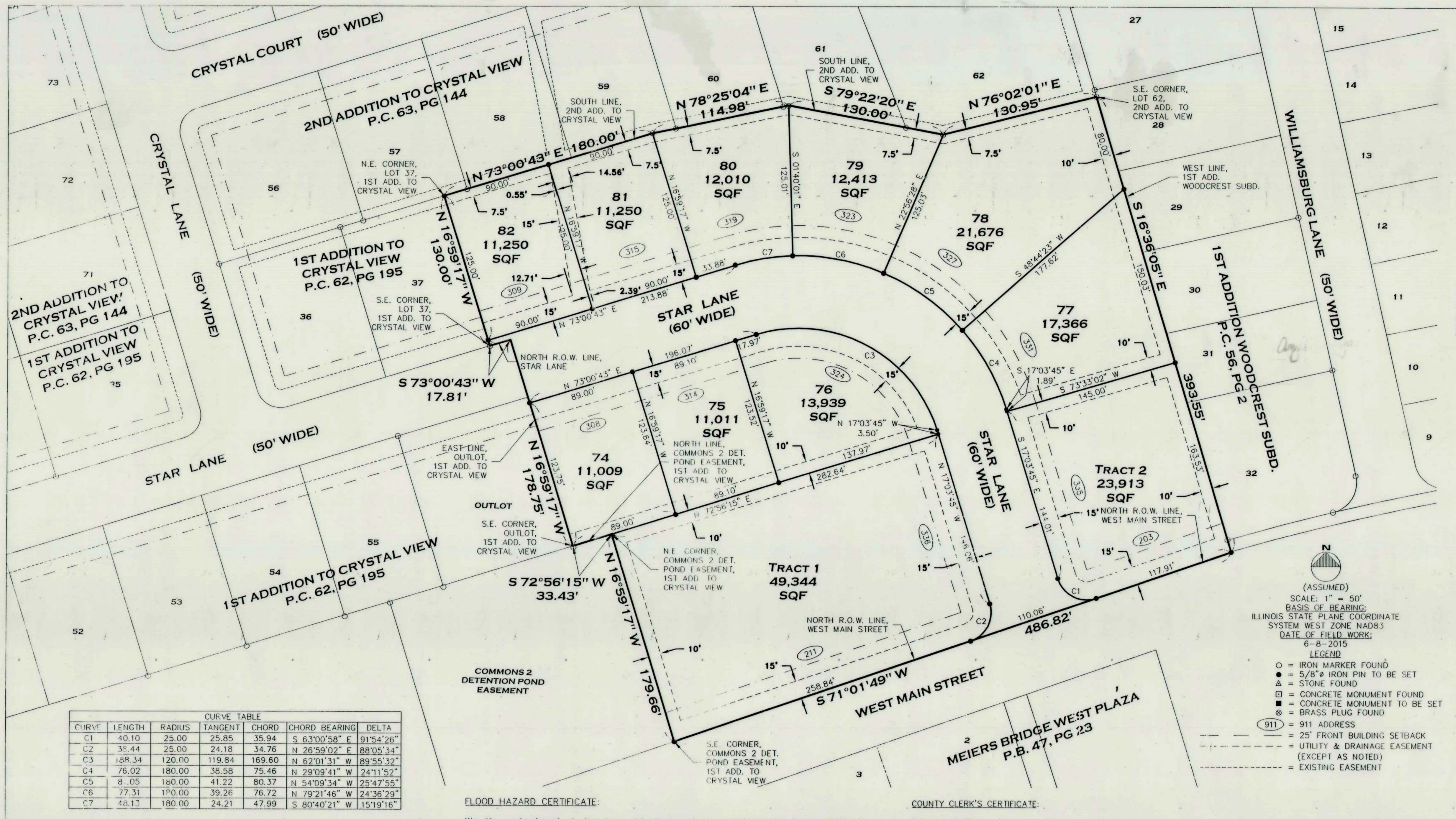
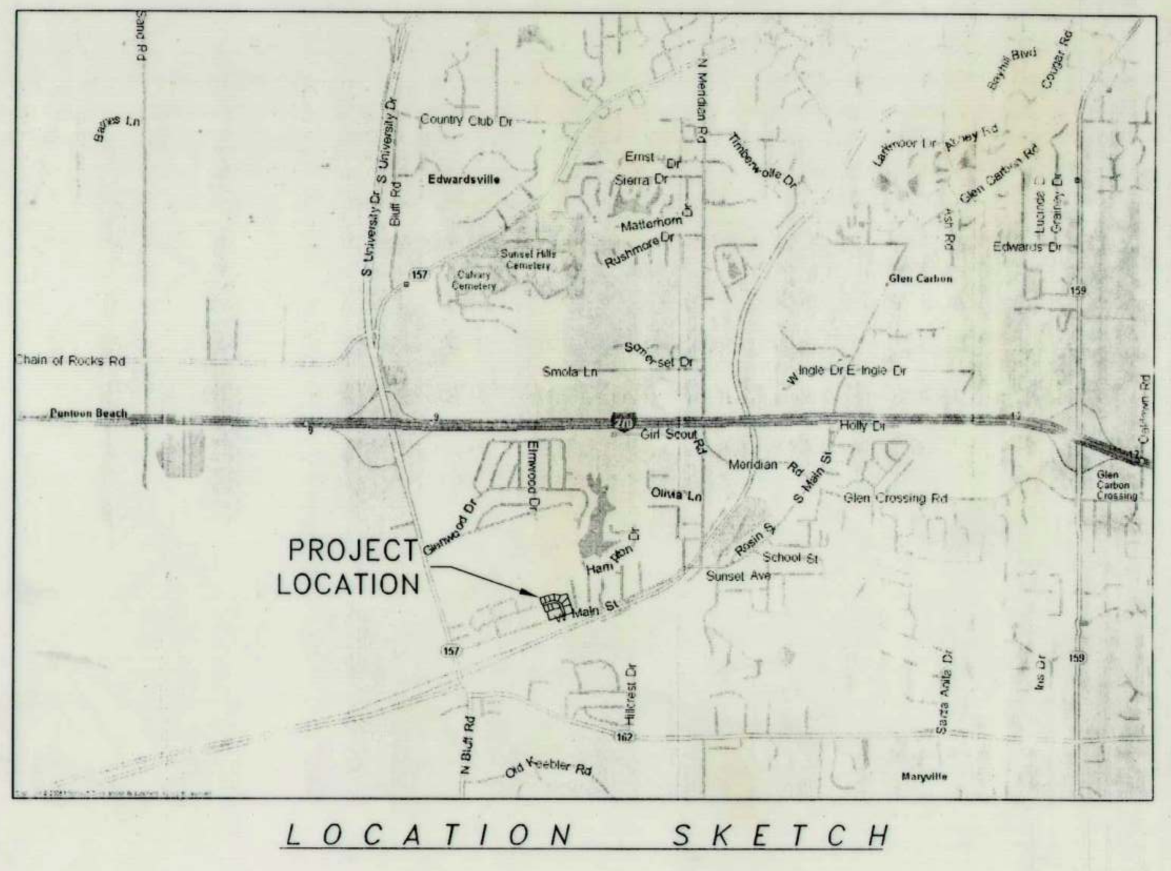
- FINAL PLAT - FEBRUARY, 2019 -

3RD ADDITION TO CRYSTAL VIEW

PART OF U.S. SURVEY 510 CLAIM 338 IN T. 3N. & 4N., R. 8W. OF THE 3RD P.M., VILLAGE OF GLEN CARBON, MADISON COUNTY, ILLINOIS



CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.10	25.00	25.85	35.94	S 63°00'58" E	91°54'26"
C2	38.44	25.00	24.18	34.76	N 26°59'02" E	88°05'34"
C3	188.34	120.00	119.84	169.60	N 62°01'31" W	89°55'32"
C4	76.02	180.00	38.58	75.46	N 29°09'41" W	24°11'52"
C5	81.05	180.00	41.22	80.37	N 54°09'34" W	25°47'55"
C6	77.31	180.00	39.26	76.72	N 79°21'46" W	24°36'29"
C7	48.13	180.00	24.21	47.99	S 80°40'21" W	15°19'16"



LOCATION SKETCH

#2019R14513

STATE OF ILLINOIS, } SS:
Madison County
I, Amy M. Meyer, Recorder within and for the County and State aforesaid, do hereby certify that the within instrument of writing was filed for record on the 10th day of May A.D. 2019 at 3:58 o'clock P.M., and duly recorded in Volume PC 67 of Records on page 14 and examined.

Amy M Meyer, RECORDER
By: L. Bena' Becker, DEPUTY

PERIMETER DESCRIPTION:

Part of U.S. Survey 510 Claim 338 in Township 3 North & 4 North, Range 8 West of the 3rd P.M., Village of Glen Carbon, Madison County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 37 of the 1st Addition to Crystal View as recorded in Plat Cabinet 62, page 195 of the Madison County, Illinois records said point being on the South line of the 2nd Addition to Crystal View as recorded in Plat Cabinet 63, page 144 of the Madison County, Illinois records; thence, N.73°00'43"E. (bearing assumed) along the South line of said 2nd Addition to Crystal View, 180.00 feet; thence, continuing along said South line of 2nd Addition to Crystal View as follows: N.78°25'04"E., 114.98 feet; thence, S.79°22'20"E., 130.00 feet; thence, N.76°02'01"E., 130.95 feet to the Southeast corner of Lot 62 of said 2nd Addition to Crystal View said point being on the West line of the 1st Addition Woodcrest Subdivision as recorded in Plat Cabinet 56, page 2 of the Madison County, Illinois records; thence, along said West line of the 1st Addition Woodcrest Subdivision, S.16°36'05"E., 393.55 feet to the North R.O.W. line of West Main Street; thence, along said North R.O.W. line of West Main Street, S.71°01'49"W., 486.82 feet to the Southeast corner of Commons 2 Detention Pond Easement of said 1st Addition to Crystal View; thence, N.16°59'17"W. along the East line of said Commons 2 Detention Pond Easement of the 1st Addition to Crystal View, 179.66 feet to the Northeast corner of Commons 2 Detention Pond Easement of said 1st Addition to Crystal View; thence, S.72°56'15"W. along the North line of said Commons 2 Detention Pond Easement of said 1st Addition to Crystal View, 33.43 feet to the Southeast corner of the Outlot of said 1st Addition to Crystal View; thence, N.16°59'17"W. collinear with the East line of said Outlot of the 1st Addition to Crystal View, 178.75 feet to the North R.O.W. line of Star Lane; thence, along said North R.O.W. line of Star Lane, S.73°00'43"W., 17.81 feet to the Southeast corner of said Lot 37 of the 1st Addition to Crystal View; thence, N.16°59'17"W., 130.00 feet to the point of beginning, containing 5.32 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, have surveyed and subdivided the above described property. I further certify that the property herein described is not within a flood hazard area as indicated by the Federal Emergency Management Agency. I further certify The land is within the corporate limits of the Village of Glen Carbon, Illinois. The land is not within 1-1/2 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 not or hereafter amended, and not included in any other municipality.

Given under my hand and seal at 3300 Highline Road, Aviston, Illinois, this 18 day of FEB, 2019

Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November, 30 2020

It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances. For complete information, a title opinion or commitment for title insurance and FEMA maps should be obtained, reviewed, and upon request additional information can be included on this plat.

[illegible] 5-10-19

OWNER'S CERTIFICATE:

State of Illinois)
)ss
County of Madison)

We, the undersigned, doing business as RETAIL PLACE, a Limited Liability Company, being the owners of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "3rd ADDITION TO CRYSTAL VIEW". It is not contemplated that any appreciable change will be made in the flow of surface water from said land by the surveying and platting into lots. 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.

We further certify that the property platted hereon is within Edwardsville School District No. 7 and Southwest Illinois College District No. 522.

In witness whereof, we have set our hands this 6th day of May, 2019

Attest:

Donald P. Osborn, Retail Place, L.L.C.
Joseph E. Osborn, Retail Place, L.L.C.

NOTARY PUBLIC'S CERTIFICATE:

State of Illinois)
)ss
County of Madison)

I, the undersigned, Notary Public in and for said county in the state aforesaid, do hereby certify that DONALD P. OSBORN and JOSEPH E. OSBORN, of RETAIL PLACE, L.L.C., are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me in person this day and acknowledged that they have signed and delivered the said plat as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and seal this 6th day of May, 2019.

Notary Public

CADE P OSBORN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires November 21, 2021

FLOOD HAZARD CERTIFICATE:

We, the undersigned, do hereby certify that no part of this plat to be recorded, is situated within five hundred (500) feet of any surface drain or watercourse serving a tributary area of six hundred forty (640) acres or more, or, if this plat is within five hundred (500) feet of any surface drain or watercourse, we hereby certify that this plat has been reviewed by the Illinois Department of Transportation Division of Water Resources and their report is on file with the Madison County Recorder of Deeds.

Donald P. Osborn, Retail Place, L.L.C.
Joseph E. Osborn, Retail Place, L.L.C.

Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November, 30 2020

PROFESSIONAL LAND SURVEYOR
PATRICK R. NETEMEYER
035-002704
AVISTON ILLINOIS
STATE OF ILLINOIS

CERTIFICATE OF BOARD OF TRUSTEES:

State of Illinois)
)ss
County of Madison)

I, the undersigned, President of the Village of Glen Carbon, 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 ____________

President

Village Clerk

9-1-1 COORDINATOR'S CERTIFICATE:

I, Madison County 9-1-1 Coordinator do hereby certify that the street/road/highway names and numbering system on the attached plat have been reviewed and approved for use.

9-1-1 Coordinator 2-21-2019 Date

COUNTY CLERK'S CERTIFICATE:

State of Illinois)
)ss
County of Madison)

I, the undersigned, County Clerk of Madison County, Illinois, do hereby certify that I have examined the above plat and I have searched the records of my office to ascertain whether all redeemable sales of unpaid taxes or special assessments have been paid as required by law upon all of the property embraced within said plat, and I hereby certify that I find no redeemable tax sales of unpaid forfeited taxes against any of the real estate included in this plat and I do hereby approve the same for assessment purposes.

In witness, whereof, I do hereunto set my hand and seal of my office this ____ day of May, 2019

MADISON COUNTY CLERK 1818 ILLINOIS

Debra D. Ming-Mendoza, County Clerk
By: Vanessa Jones, deputy

MINED-OUT AREA CERTIFICATE:

I hereby certify that I have reviewed, at the request of the owner, the Mined-out Coal Area Maps, as available from the Illinois State Geological Survey, and hereby indicate that the subdivision property shown hereon is not within a mined-out area.

Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2020

DRIVEWAY, SIDEWALK AND PARKING LOT STATEMENT:

The owner and/or builder/developer with consultation of a qualified professional engineer will insure adequate compaction of grades under sidewalks, driveways and parking lots when installed over public road right-of-way and easements. The Village of Glen Carbon 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 and/or parking lots. The home owner/builder will be responsible for planting street trees as required by the Village of Glen Carbon.

Donald P. Osborn, Retail Place, L.L.C.
Joseph E. Osborn, Retail Place, L.L.C.

Submitted By: Cade Osborn
874 Glen Crossing Rd
Glen Carbon IL 62034

NOTE:
RESTRICTIVE COVENANTS RECORDED IN BOOK ________, PAGE ________ OF THE MADISON COUNTY, ILLINOIS RECORDS.

DRAINAGE STATEMENT:

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

Donald P. Osborn, Retail Place, L.L.C.
Joseph E. Osborn, Retail Place, L.L.C.

OWNER / DEVELOPER

RETAIL PLACE, L.L.C.
100 REGENCY CENTER
COLLINSVILLE, ILLINOIS 62234
PHONE: (618) 346-7878

SURVEYOR

NETEMEYER ENGINEERING ASSOCIATES, INC.
IL. PROF. DESIGN FIRM (LS/PE/SE) 184-001027
3300 HIGHLINE ROAD
AVISTON, IL 62216-1018
PH: 618-228-7816

SUBDIVISION INFORMATION:

FINAL PLAT PREPARED: 1-30-2019

ZONING: VILLAGE OF GLEN CARBON, RS-10, OP
CURRENT SETBACKS:
FRONT: 25'
REAR: 25'
SIDE: 15'
GROSS AREA: 5.32 ACRES
AREA IN ROW: 0.34 ACRES
AREA IN LOTS: 4.48 ACRES
TOTAL LOTS (THIS PHASE): 11

CGH
1-30-2019
PROJECT NO. 2015-290
S-CRYSTAL-VIEW-3RD-ADD-1.DOC
OSBORN-DEV-3RD-ADD-CRYSTAL-VIEW-4.DWG