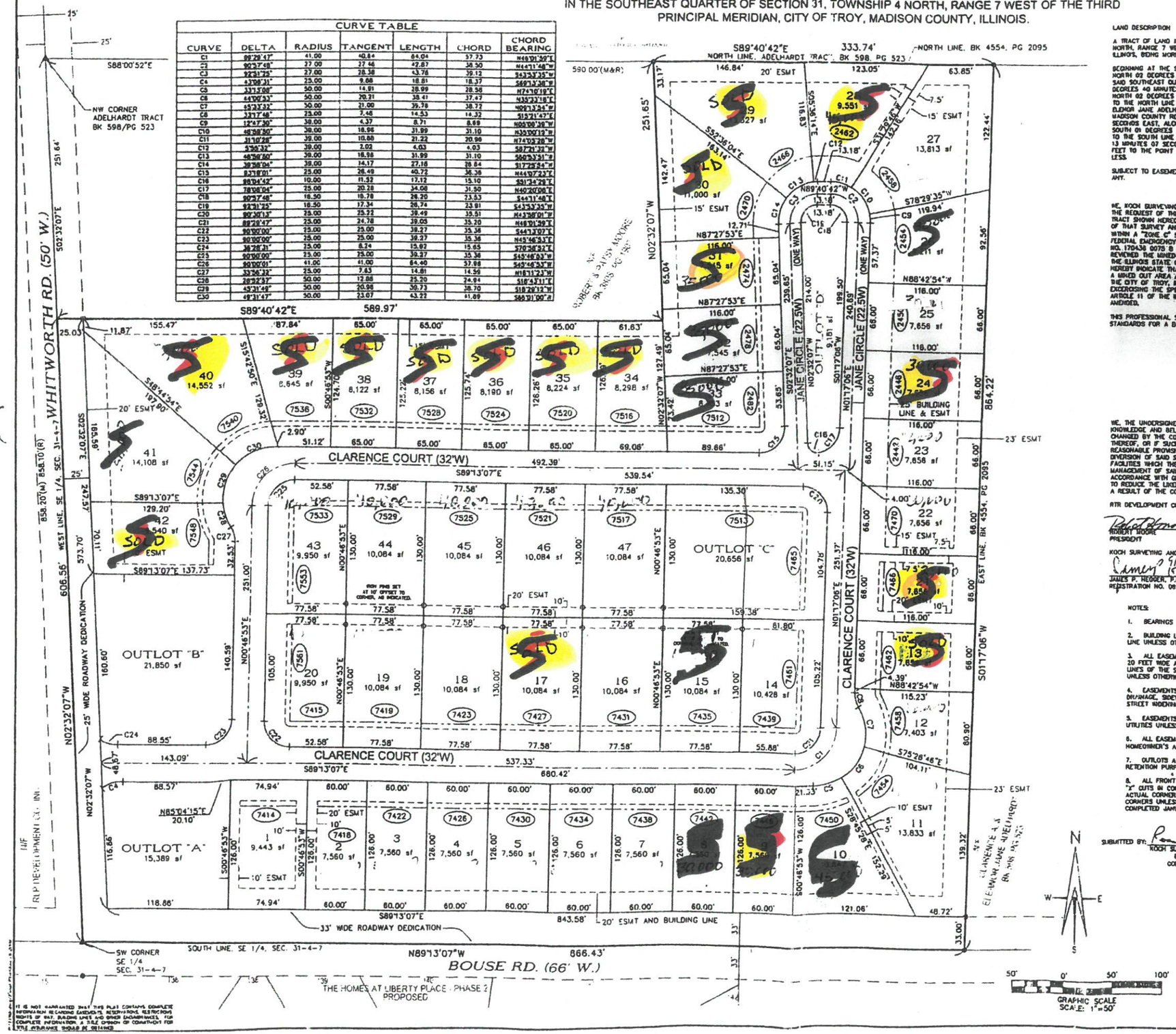
SEASONS VILLAGE

IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF TROY, MADISON COUNTY, ILLINOIS.



LAND DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 32 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 606.56 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 589.97 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 07 SECONDS WEST, A DISTANCE OF 251.65 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO CLARENCE A AND ELEANOR JANE ADELHARDT AND RECORDED IN BOOK 598 ON PAGE 523 OF THE MADISON COUNTY RECORDERS OFFICE; THENCE SOUTH 89 DEGREES 40 MINUTES 42 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.74 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 06 SECONDS WEST, A DISTANCE OF 864.22 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 13 MINUTES 07 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 866.43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.28 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR EXISTENCE, IF ANY.

WE, KOCH SURVEYING & ENGINEERING, INC., HEREBY DECLARE THAT AT THE REQUEST OF THE OWNERS, WE HAVE SURVEYED AND SUBDIVIDED THE TRACT SHOWN HEREON, AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THAT SURVEY AND SUBDIVISION, AND THAT SAID LAND IS LOCATED WITHIN A "ZONE C" SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP COMMUNITY PANEL NO. 170438 0075 B EFFECTIVE DATE APRIL 15, 1982, AND THAT WE HAVE REVIEWED THE MINED-OUT COAL AREA MAP NO. 22, AS AVAILABLE FROM THE ILLINOIS STATE GEOLOGICAL SURVEY IN URBANA, ILLINOIS, AND HEREBY INDICATE THAT THE SUBDIVIDED PROPERTY HEREON IS NOT WITHIN A MINED OUT AREA AND THE LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF TROY, ILLINOIS, 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 AND HEREAFTER AMENDED.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

KOCH SURVEYING & ENGINEERING, INC.

ROSS W. KOCH, JR. P.L.S.
JANUARY 18, 2008
LICENSE EXP. DATE: NOVEMBER 30, 2008

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 THE RIGHT TO USE, AND THAT 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 THE CONSTRUCTION OF THIS SUBDIVISION.

RTR DEVELOPMENT COMPANY

ROBERT MOORE
PRESIDENT — 2-4-08 DATE

KOCH SURVEYING AND ENGINEERING, INC.

JAMES P. REGGER, P.E.
REGISTRATION NO. 062-041751 — 2/5/08 DATE

NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED.
2. BUILDING LINES ARE 25 FEET FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ALONG STREETS AS SHOWN ARE 20 FEET WIDE AND ALL EASEMENTS ALONG EXTERIOR LINES OF THE SUBDIVISION ARE 20 FEET WIDE, UNLESS OTHERWISE NOTED.
4. EASEMENTS ALONG STREETS ARE FOR UTILITIES, DRAINAGE, SIDEWALKS, STREET MAINTENANCE AND STREET WIDENING.
5. EASEMENTS ARE FOR DRAINAGE AND/OR UTILITIES UNLESS OTHERWISE NOTED.
6. ALL EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. OUTLOTS A & B ARE FOR STORM WATER RETENTION PURPOSES.
8. ALL FRONT LOT CORNERS ARE REFERENCED WITH "X" CUTS IN CONCRETE GUTTER AT 1' OFFSET TO ACTUAL CORNER. IRON PINS SET AT ALL OTHER LOT CORNERS UNLESS OTHERWISE NOTED. WORK COMPLETED JANUARY 2008.

SUBMITTED BY:
KOCH SURVEYING AND ENGINEERING, INC.
850 VANDALIA, SUITE 100
COLLINSVILLE, ILLINOIS 62234
618-345-1327

WE, RTR DEVELOPMENT COMPANY, BEING THE OWNER 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 "SEASONS VILLAGE." WE HEREBY FOREVER DEDICATE TO THE PUBLIC, FOR ROADWAY PURPOSES, THE STREETS 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 RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS. THIS PROPERTY LIES WITHIN THE BOUNDARY OF THE TRIAD UNIT 2 SCHOOL DISTRICT.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 4th DAY OF February, 2008

RTR DEVELOPMENT COMPANY
ROBERT MOORE, PRESIDENT

STATE OF ILLINOIS } SS
COUNTY OF MADISON }

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, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS 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 4th DAY OF February, 2008

NOTARY PUBLIC

STATE OF ILLINOIS } SS
COUNTY OF MADISON }

I, MARK VON NIDA, COUNTY CLERK OF MADISON COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES FOR AGRICULTURAL OR REAL ESTATE INCLUDED WITHIN THIS PLAT, DATED THIS 4th DAY OF February, 2008

MARK VON NIDA
COUNTY CLERK
By: Debra Hosta, Deputy

I, THE UNDERSIGNED, 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.

9-1-1 COORDINATOR
MADISON COUNTY, ILLINOIS — 2-4-08 DATE

APPROVED BY THE CITY OF TROY, ILLINOIS, THIS 30 DAY OF January, 2008, SUBJECT TO THE CONDITIONS OF RESOLUTION NO. [illegible]

MAYOR — CITY CLERK

I, FRED N. MICHAEL, SUPERVISOR OF MAPS & PLATS DIVISION OF MADISON COUNTY, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THIS OFFICE ON THIS 7th DAY OF February, 2008

SUPERVISOR, MAPS & PLATS DIVISION

LEGEND:

- ——— DENOTES 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED
- - - - - DENOTES 20' WIDE UTILITY EASEMENT UNLESS OTHERWISE NOTED
- □ DENOTES CONCRETE MONUMENT SET
- ○ DENOTES IRON PIN SET
- ● DENOTES IRON PIN/PIPE FOUND
- ▲ DENOTES STONE FOUND
- (XXXX) DENOTES LOT ADDRESS

AREA:

SUBDIVISION AREA	14.28 AC.
ROADWAY DEDICATION	2.72 AC.
NET LOT AREA	11.56 AC.

OWNER/DEVELOPER

RTR DEVELOPMENT COMPANY
40 WHITWORTH DR.
GLEN CARBON, IL 62034
(618) 288-3241

REVISIONS		
NO.	DATE	REMARKS

SHEET TITLE: FINAL PLAT SEASONS VILLAGE

KOCH SURVEYING & ENGINEERING, INC.
850 VANDALIA - SUITE 100
COLLINSVILLE, ILLINOIS 62234
618-345-1327

PROJECT NO.	11190
HORIZONTAL SCALE	1"=50'
VERTICAL SCALE	NA
DATE	JANUARY 18, 2008

DRAWN:	CHECKED:	APPROVED:
RDS		
DATE: 05/14/07	DATE:	DATE:

PROFESSIONAL DESIGN FIRM NUMBER: 184-003854
EXPIRES: APRIL 30, 2009

1 OF 1 SHTS

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RESTRICTIONS RIGHTS OF WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED