

FOURTH ADDITION TO REMINGTON PLACE

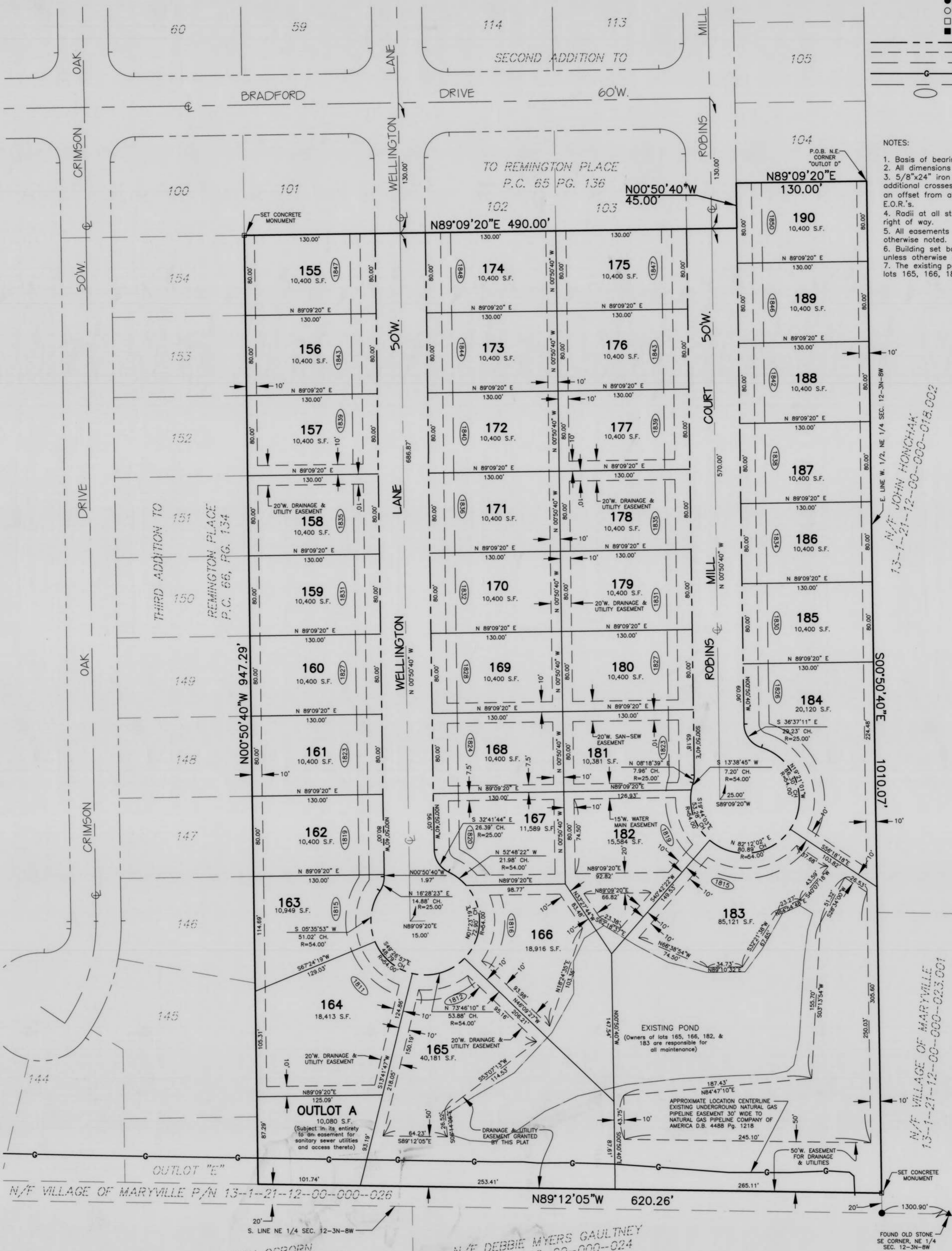
A RE-SUBDIVISION OF PART OF OUTLOT "D" OF "SECOND ADDITION TO REMINGTON PLACE," AS RECORDED IN PLAT CABINET 65 ON PAGE 136 IN THE MADISON COUNTY RECORDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MARYVILLE, MADISON COUNTY, ILLINOIS

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 gas pipeline
- Denotes center line
- Denotes street address

NOTES:

1. Basis of bearings shown hereon is assumed.
2. All dimensions along curves are chord dimensions.
3. 5/8"x24" 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. The existing pond is to be maintained by owners of lots 165, 166, 182, and 183.



N/F JOSEPH OSBORN  
13-1-21-12-00-000-016.003

N/F DEBBIE MYERS GAULTNEY  
13-1-21-12-00-000-024

2021R 25944

STATE OF ILLINOIS

Madison County

Clifford D. Meng-Mondaca, Clerk & Recorder within and for the County and State aforesaid, do hereby certify that the within instrument of writing was filed for record on the 17th day of June A.D. 2021 at 2:06 o'clock P.M. and duly recorded in Volume 607 of Records on page 400 and examined.

By *Clifford D. Meng-Mondaca* Clerk & Recorder

By *Sherrill D. Carson* Deputy

Land Surveyor/Engineer

Sherbut-Carson-Claxton, LLC

#4 Meadow Heights Professional Park

Collinsville, IL 62234

618-345-5454

Owner/Developer

Remington Place, LLC

7700 Stonebridge Golf Dr.

Maryville, IL 62232

618-345-7878

AREA IN LOTS=11.75 ACRES  
AREA IN R.O.W.=1.76 ACRES  
AREA IN OUTLOT=0.23 ACRES  
AREA IN SUBDIVISION=13.74 ACRES

SUBDIVISION PLAT

FOURTH ADDITION TO REMINGTON PLACE

SHERBUT-CARSON-CLAXTON, LLC

#4 MEADOW HEIGHTS PROFESSIONAL PARK

COLLINSVILLE, ILLINOIS 62234

PH. (618) 345-5454

© 2021 Sherbut-Carson-Claxton, LLC

PROJECT NO. 2102-4

SCALE: 1"=50'

DATE: 7/24/2020

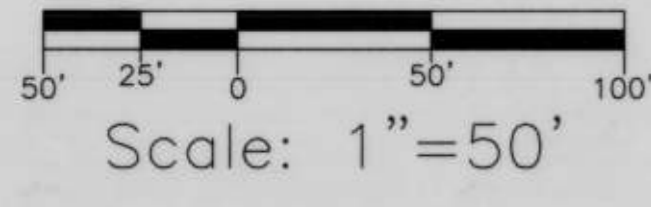
DRAWN BY: P.M.H.

CHECKED BY:

REVISIONS: 4/15/21

5/4/21

SHEET 1 OF 2



Scale: 1"=50'

# FOURTH ADDITION TO REMINGTON PLACE

A RE-SUBDIVISION OF PART OF OUTLOT "D" OF "SECOND ADDITION TO REMINGTON PLACE," AS RECORDED IN PLAT CABINET 65 ON PAGE 136 IN THE MADISON COUNTY RECORDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MARYVILLE, MADISON COUNTY, ILLINOIS

## Land Description of Fourth Addition to Remington Place

A re-subdivision of part of Outlot "D" of "Second Addition to Remington Place," as recorded in Plat Cabinet 65 on Page 136 in the Madison County records, being a subdivision of part of the Northeast Quarter of Section 12, Township 3 North, Range 8 West of the third Principal Meridian, in the Village of Maryville, Madison County, Illinois, said part of Outlot "D" being more particularly described as follows:  
Beginning at the northeast corner of said Outlot "D" of "Second Addition to Remington Place;" thence South 00 degrees 50 minutes 40 seconds East, along the east line of said Outlot "D," 1010.07 feet to the southeast corner thereof; thence North 89 degrees 12 minutes 05 seconds West, along the south line of said Outlot "D," 620.26 feet to the southeast corner of "Outlot "E" of said "Second Addition to Remington Place;" thence North 00 degrees 50 minutes 40 seconds West, along the east line of said "Outlot "E," and along the east line of Lots 145 through 154 of "Third Addition to Remington Place," as recorded in Plat Cabinet 66 on Page 134 in the Madison County records, 947.29 feet to the northeast corner of said Lot 154; thence North 89 degrees 09 minutes 20 seconds East, along the north line of the aforementioned Outlot "D," 490.00 feet to a point; thence North 00 degrees 50 minutes 40 seconds West, 45.00 feet to the southwest corner of Lot 104 of the aforementioned "Second Addition to Remington Place;" thence North 89 degrees 09 minutes 20 seconds East, along the south line of said Lot 104, a distance of 130.00 feet to the Point of Beginning and containing 13.74 Acres.

## 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 Fourth Addition to Remington Place. 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 11 date of June, 2021.

Remington Place, LLC

Joseph E. Osborn  
Joseph E. Osborn

Donald P. Osborn  
Donald P. Osborn

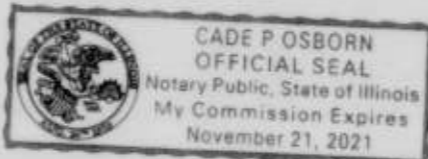
## Notary Public's Certificate

State of Illinois )  
County of ) 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 11 day of June, 2021.

Notary Public



## 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  
Note:

Engineer

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.

## Settlement Certificate

CERTIFICATE "I" DRIVEWAY, SIDEWALK, YARD AREAS AND PARKING LOT STATEMENT

The owner and/or builder/developer with consultation of a qualified professional engineer will insure compaction of grades under sidewalks, driveways, yard areas and parking lots when installed over public road right-of-way and easements. The Village of Maryville 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, yard areas and/or parking lots.

Owner

Builder/Developer

## County Clerk's Certificate

State of Illinois )  
County of Madison) SS

I, Debra Ming-Mendoza, 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. Through 2020

Debra D. Ming-Mendoza by S. Nelson  
County Clerk

June 14, 2021  
Date



## Certificate of Board of Trustees

I, N. Craig Short, 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 on June 11, 2021.

N. Craig Short  
President

Village Clerk

## Planning Commission Certificate

I, Ronald L. Covarrubias, Chairman of the Village 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 June 14, 2021.

Ronald L. Covarrubias  
Chairman

6/14/2021  
Date

## 9-1-1 Coordinator Certificate

I, Dana L. Burris, 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.

Dana Burris 6/14/2021  
Date

Kana Burris GP  
9-1-1 Coordinator

## Flood Hazard Area Statement

No part of the subdivision as shown hereon is located within a special flood hazard area as identified by the Federal Emergency Management Agency, FIRM Panel No. 170436 0100B, effective date: April 15, 1982.

By: Joseph E. Osborn  
Joseph E. Osborn (Owner)

6-11-2021  
Date

By: Daniel Claxton  
Sherbut-Carson-Claxton, LLC

5-4-2021  
Date

## Mined-Out Areas Certificate

We, Sherbut-Carson-Claxton, LLC, 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-Claxton, LLC

Daniel Claxton

6/14/21  
Date

## 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, 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.

Sherbut-Carson-Claxton, LLC

Daniel Claxton  
David B. Claxton, IL PLS No. 035-003162

5-4-2021  
Date

MAPS & PLATS  
Survey Registered  
For Recording  
Initials Correct  
Date 6/16/21



## SUBDIVISION PLAT

### FOURTH ADDITION TO REMINGTON PLACE

SHERBUT-CARSON-CLAXTON, LLC

#4 MEADOW HEIGHTS PROFESSIONAL PARK  
COLLINSVILLE, ILLINOIS 62234  
PH. (618) 345-5454

© 2020 Sherbut-Carson-Claxton, LLC

PROJECT NO. 2102-4

SCALE: NOTED

DATE: 7/24/2020

DRAWN BY: P.M.H.

CHECKED BY:

DATE CHECKED:

REVISIONS: 4/15/21

SHEET 2 OF 2

Sherbut-Carson-Claxton, LLC  
4 Meadow Heights Professional Park  
Collinsville, Illinois 62234  
(618) 345-5454

Submitted by: Cade Osborn

WM Call