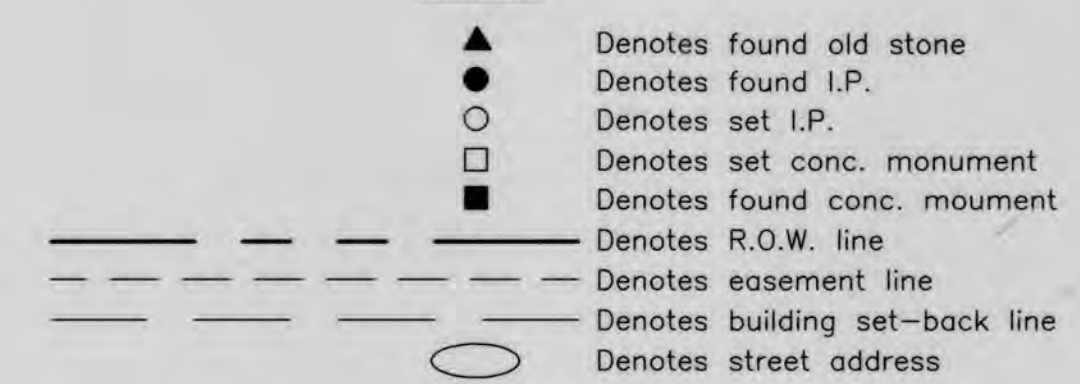


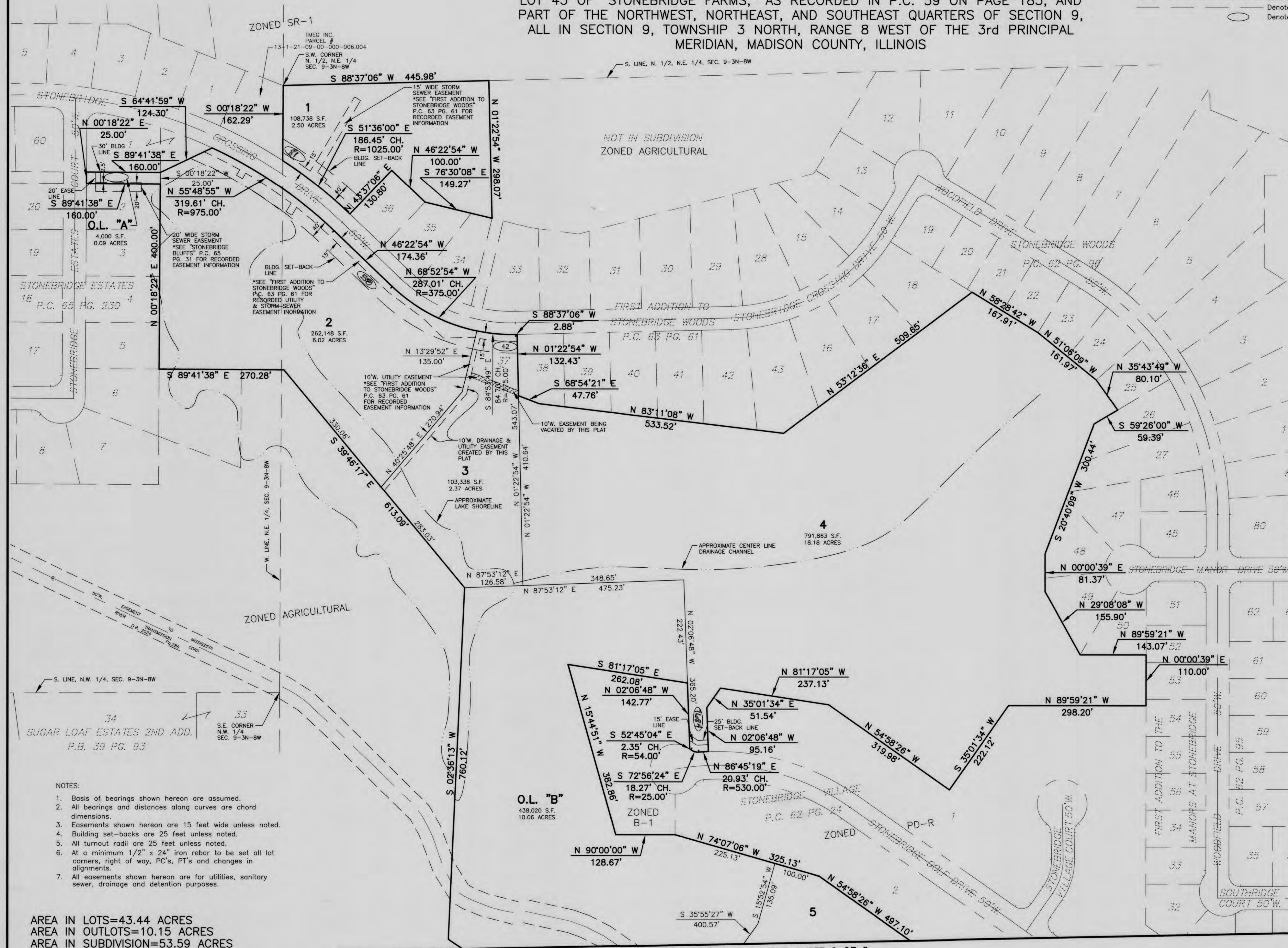
STONEBRIDGE TRACTS SUBDIVISION

A RE-SUBDIVISION OF LOT 2 OF "STONEBRIDGE VILLAGE," AS RECORDED IN P.C. 62 ON PAGE 24, A RE-SUBDIVISION OF LOT 37 OF "FIRST ADDITION TO STONEBRIDGE WOODS," AS RECORDED IN P.C. 63 ON PAGE 61, A RE-SUBDIVISION OF PART OF LOT 43 OF "STONEBRIDGE FARMS," AS RECORDED IN P.C. 59 ON PAGE 183, AND PART OF THE NORTHWEST, NORTHEAST, AND SOUTHEAST QUARTERS OF SECTION 9, ALL IN SECTION 9, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3rd PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS

LEGEND



Scale: 1"=100'



- NOTES:
1. Basis of bearings shown hereon are assumed.
 2. All bearings and distances along curves are chord dimensions.
 3. Easements shown hereon are 15 feet wide unless noted.
 4. Building set-backs are 25 feet unless noted.
 5. All turnout radii are 25 feet unless noted.
 6. At a minimum 1/2" x 24" iron rebar to be set all lot corners, right of way, PC's, PT's and changes in alignments.
 7. All easements shown hereon are for utilities, sanitary sewer, drainage and detention purposes.

AREA IN LOTS=43.44 ACRES
AREA IN OUTLOTS=10.15 ACRES
AREA IN SUBDIVISION=53.59 ACRES

#2020R18987

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 11th day of June, A.D. 2020, at 11:42 a.m. in Book 114 of Records on page 50 and examined.

Amy M. Meyer
Deputy

NOTE:
CURRENT AND PROPOSED ZONING CLASS FOR NEW LOTS & OUTLOTS IS A-AGRICULTURAL ALL ADJOINING PROPERTY IS ZONED SR-2 EXCEPT WHERE SHOWN OTHERWISE.

SUBDIVISION PLAT	
STONEBRIDGE TRACTS SUBDIVISION	
PROJECT NO. 1570	SCALE: 1"=100'
DATE: JAN. 30, 2020	DRAWN BY: K.M.C.
CHECKED BY:	DATE CHECKED:
REVISIONS: 3/16/20	4/24/20
	5/8/20
SHERBUT-CARSON-CLAXTON, LLC	
#4 MEADOW HEIGHTS PROFESSIONAL PARK	
COLLINSVILLE, ILLINOIS 62234	
PH. (618) 345-5454	
© 2020 Sherbut-Carson-Claxton, LLC	
SHEET 1 OF 2	

STONEBRIDGE TRACTS SUBDIVISION

NOTES:

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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 address

Scale: 1"=100'

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 all future costs or maintenance of said sidewalks, driveways, yard areas and/or parking lots.

Owner: *Joseph E. Osborn*
Builder/Developer: *Joseph E. Osborn*

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: *Joseph E. Osborn*
Engineer: *David B. Claxton 5-11-2020*

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
David B. Claxton 5-11-2020
David B. Claxton, Illinois P.L.S. No. 035-003162
5/11/2020
Date

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* Date: *5-12-2020*
Joseph E. Osborn (Owner)
By: *David B. Claxton* Date: *5-11-2020*
Sherbut-Carson-Claxton, LLC
David B. Claxton, Illinois P.L.S. No. 035-003162

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 Tracts Subdivision". All street 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.

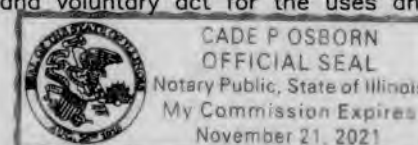
Dated this *12* day of *May*, 20*20*
TMEC, Inc. *Joseph E. Osborn* Osborn Development, LLC *Joseph E. Osborn* Stonebridge Village, LLC *Joseph E. Osborn*
Joseph E. Osborn Joseph E. Osborn Joseph E. Osborn
Donald P. Osborn Donald P. Osborn Donald P. Osborn

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 *12* day of *May*, 20*20*.

Notary Public



County Clerk's Certificate

State of Illinois)
County of) SS

I, Debra D. 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.

Debra D. Ming-Mendoza
County Clerk
6/11/2020

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 date below.

June 4, 2020 *May 6, 2020*
Date
By: *N. Craig Short*
President
By: *Joseph B. Berry*
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 *May 4, 2020*.

Ronald L. Covarrubias
Chairman
6/4/20
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 L. Burris
9-1-1 Coordinator
6-4-2020
Date

Submitted by:

Name: *DAVID CLAXTON*
Sherbut-Carson-Claxton, LLC
#4 Meadow Heights Professional Park
Collinsville, IL 62234
Ph. (618) 345-5454

MAPS & PLATS

Angi Angelle
6-11-2020

AREA IN LOTS=43.44 ACRES
AREA IN OUTLOTS=10.15 ACRES
AREA IN SUBDIVISION=53.59 ACRES

SUBDIVISION PLAT

STONEBRIDGE TRACTS SUBDIVISION

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

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PROJECT NO. 1570
SCALE: 1"=100'
DATE: JAN. 30, 2020
DRAWN BY: K.M.C.
CHECKED BY:
DATE CHECKED:
REVISIONS: 3/16/20
4/24/20
5/8/20
SHEET 2 OF 2