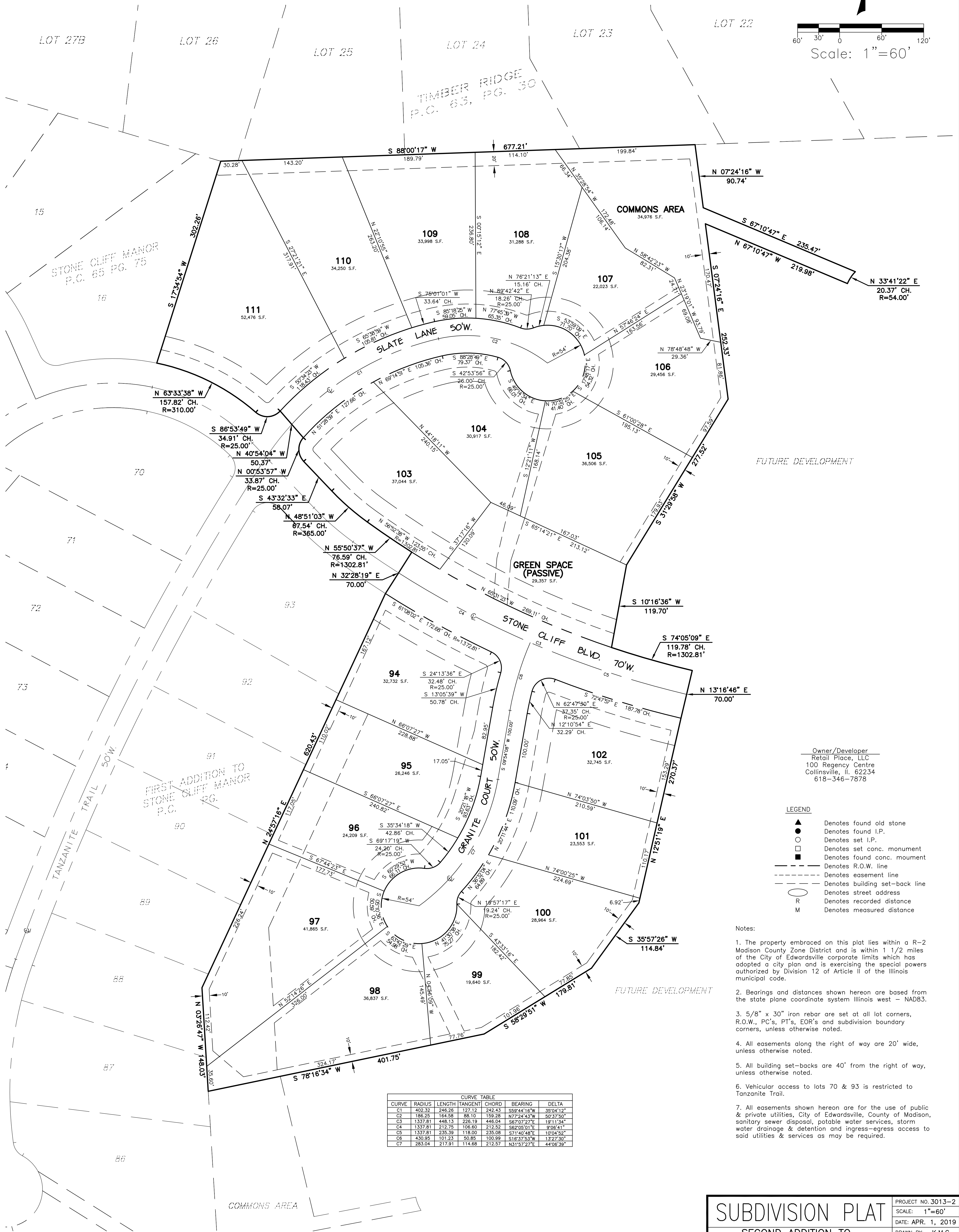
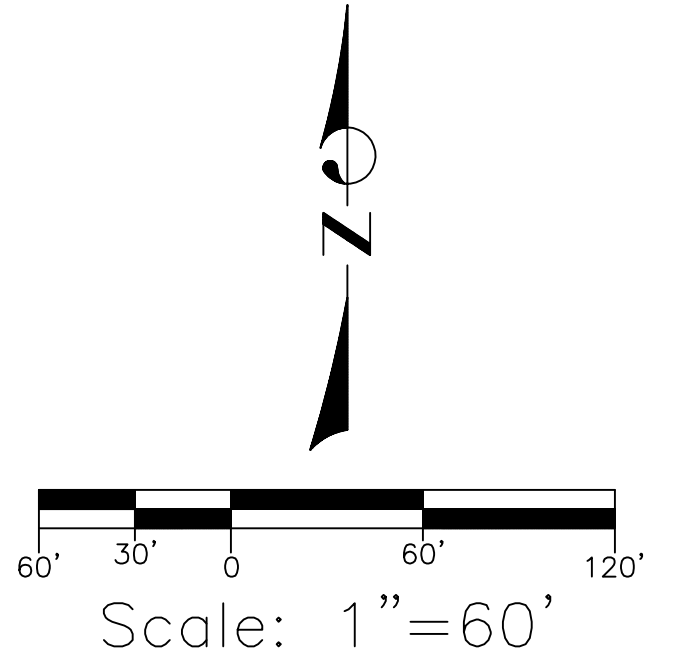


SECOND ADDITION TO STONE CLIFF MANOR

A SUBDIVISION BEING PART OF LOTS 28 AND 32 OF TIMBER RIDGE AND PART OF LOT 27A OF FIRST ADDITION TO TIMBER RIDGE AND PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



Owner/Developer
Retail Place, LLC
100 Regency Centre
Collinsville, IL 62234
618-346-7878

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
- R Denotes recorded distance
- M Denotes measured distance

- Notes:
- The property embraced on this plat lies within a R-2 Madison County Zone District and is within 1 1/2 miles of the City of Edwardsville corporate limits which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois municipal code.
 - Bearings and distances shown hereon are based from the state plane coordinate system Illinois west - NAD83.
 - 5/8" x 30" iron rebar are set at all lot corners, R.O.W., PC's, PT's, EOR's and subdivision boundary corners, unless otherwise noted.
 - All easements along the right of way are 20' wide, unless otherwise noted.
 - All building set-backs are 40' from the right of way, unless otherwise noted.
 - Vehicular access to lots 70 & 93 is restricted to Tanzanite Trail.
 - All easements shown hereon are for the use of public & private utilities, City of Edwardsville, County of Madison, sanitary sewer disposal, potable water services, storm water drainage & detention and ingress-egress access to said utilities & services as may be required.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	402.32	246.28	127.12	242.43	S59°44'16" W	33°04'12"
C2	186.25	164.58	88.10	159.28	N77°24'43" W	50°37'50"
C3	1337.81	448.13	226.19	446.04	S67°07'22" E	19°11'34"
C4	1337.81	212.75	106.60	212.52	S82°09'01" E	9°08'41"
C5	1337.81	235.39	118.00	235.08	S71°40'48" E	10°04'52"
C6	430.95	101.23	50.85	100.99	S18°37'53" W	13°27'30"
C7	283.04	217.91	114.68	212.57	N31°57'27" E	44°06'39"

AREA IN LOTS=00.00 ACRES
AREA IN COMMONS AREA=0.00 ACRES
AREA IN GREEN SPACE=0.00 ACRES
AREA IN R.O.W.=0.00 ACRES
AREA IN SUBDIVISION=00.00 ACRES

<h2>SUBDIVISION PLAT</h2> <p>SECOND ADDITION TO STONE CLIFF MANOR</p> <p>SHERBUT-CARSON-CLAXTON, LLC #4 MEADOW HEIGHTS PROFESSIONAL PARK COLLINSVILLE, ILLINOIS 62234 PH. (618) 345-5454 © 2019 Sherbut-Carson-Claxton, LLC</p>	PROJECT NO. 3013-2
	SCALE: 1"=60'
	DATE: APR. 1, 2019
	DRAWN BY: K.M.C.
	CHECKED BY:
	DATE CHECKED:
	REVISIONS:
SHEET 1 OF 2	