

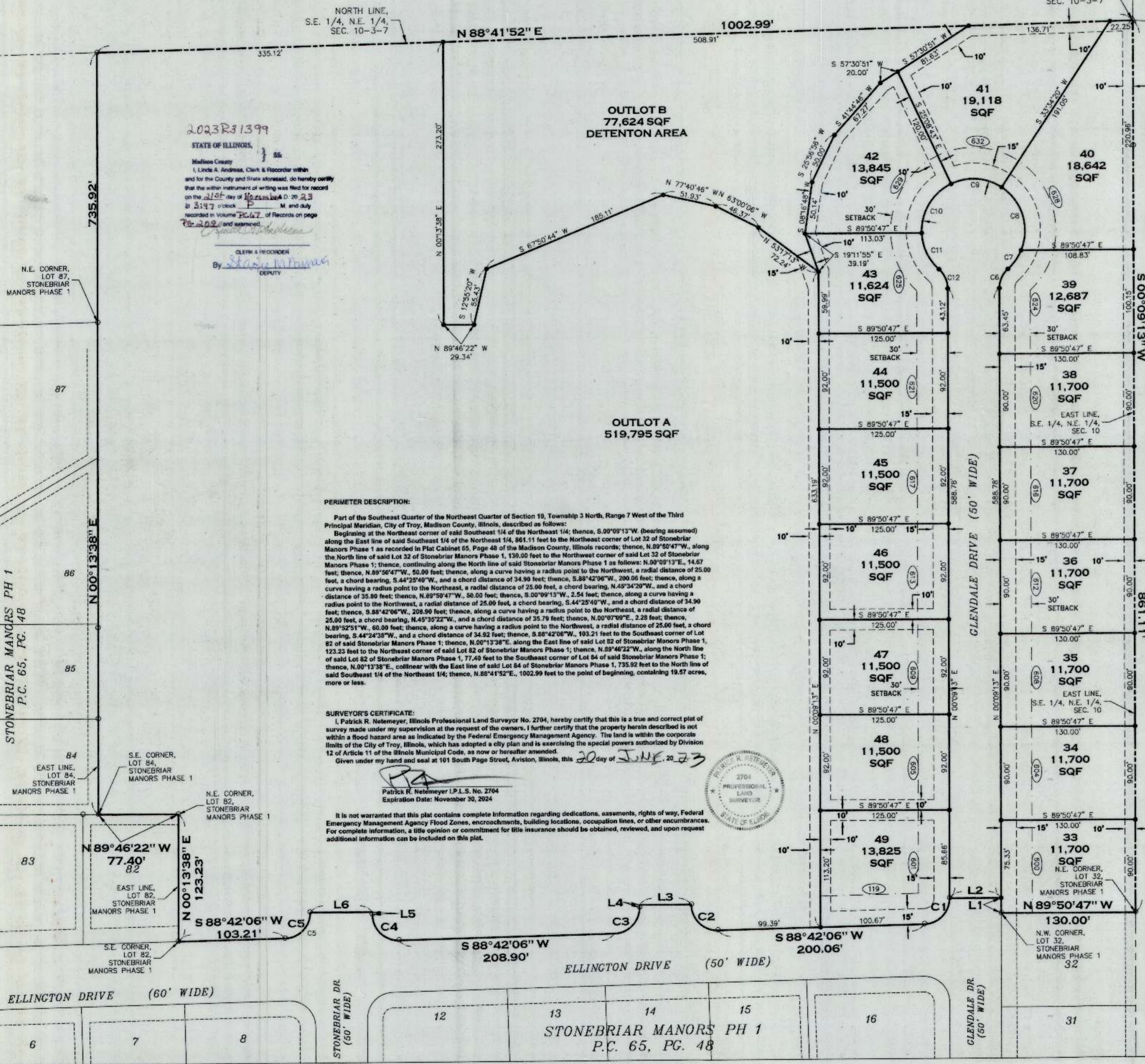
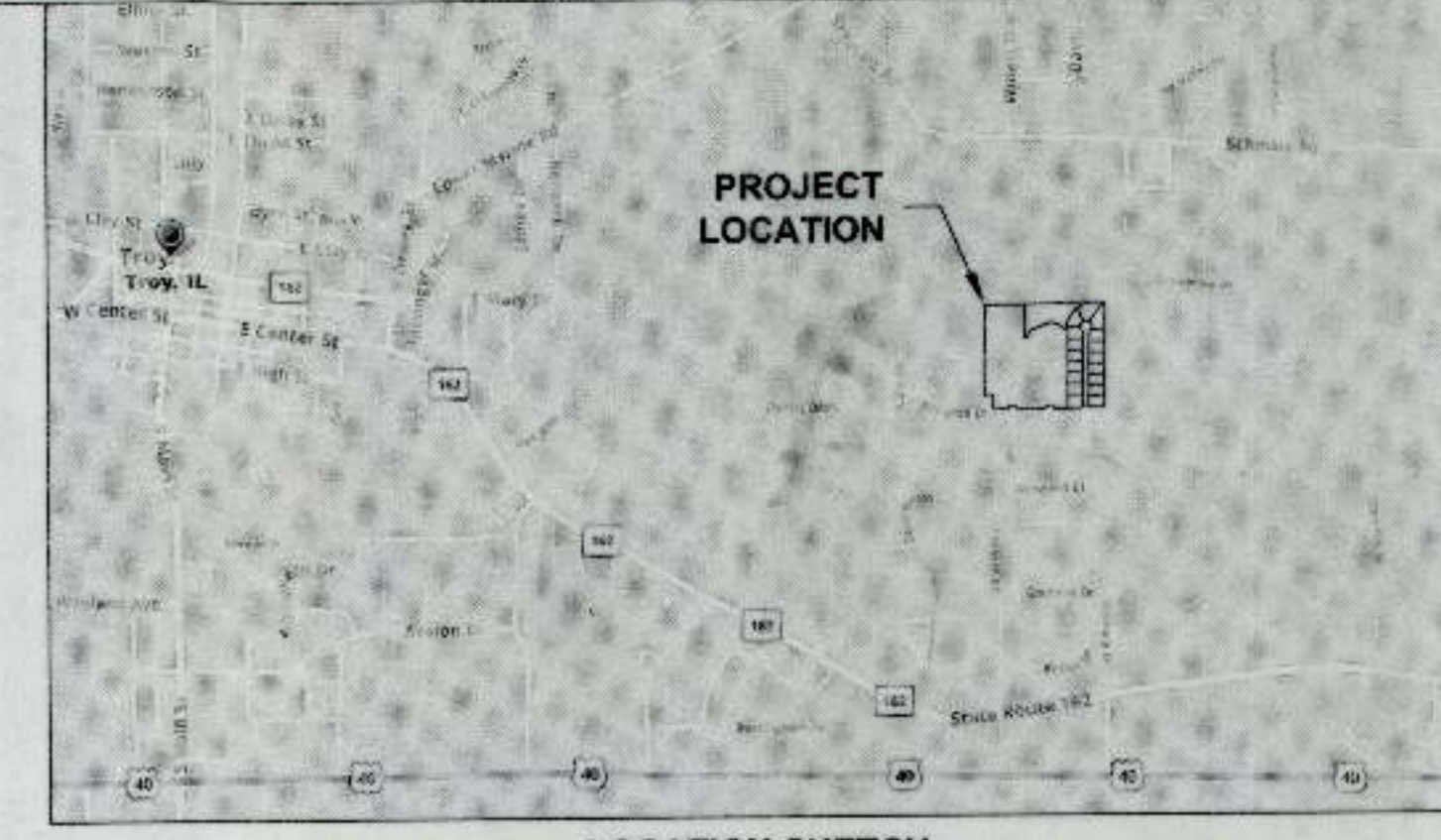
# FINAL PLAT - JUNE, 2023 STONEBRIAR MANORS PHASE 2

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
MADISON COUNTY, ILLINOIS

GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.

NETEMEYER ENGINEERING ASSOCIATES, INC.  
IL. Prof. Design Firm (L.S./P.E./S.E.) 184-001027  
101 South Page Street  
Aviston, Illinois 62216  
Phone: (618) 228-7816

The Manors at  
Kensington Parkway  
P.B. 63, Pg. 262



2023R31399  
STATE OF ILLINOIS  
Madison County  
I, Linda A. Andrews, 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 20th day of June, 2023 at 2:47 o'clock P.M. and duly  
recorded in Volume 2023 of Records on page  
2023 and amended.

CLERK & RECORDER  
By: *Linda A. Andrews*  
DEPUTY

(ASSUMED)  
SCALE: 1" = 50'  
BASIS OF BEARING:  
ILLINOIS STATE PLANE COORDINATE  
SYSTEM, WEST ZONE NAD83  
DATE OF FIELD WORK:  
7-14-2021

LEGEND  
○ = IRON MARKER FOUND  
● = 5/8" IRON PIN TO BE SET  
▲ = STONE FOUND  
□ = CONCRETE MONUMENT FOUND  
■ = CONCRETE MONUMENT TO BE SET  
⊙ = BRASS PLUG FOUND  
911 = 911 ADDRESS  
- - - = 30' FRONT BUILDING SETBACK  
- - - = UTILITY & DRAINAGE EASEMENT  
(EXCEPT AS NOTED)  
- - - = EXISTING EASEMENT

SUBDIVISION INFORMATION  
CITY OF TROY ZONING  
PRE-ANNEXATION AGREEMENT = R-1  
SCHOOL DISTRICT - TRIAD COMMUNITY  
SCHOOL DISTRICT NO. 2  
TOTAL AREA = 19.57 ACRES  
AREA IN LOTS = 16.70 ACRES  
AREA IN R.O.W. = 0.87 ACRES  
BASE FLOOD PLAIN ELEVATION  
ZONE C - MAP # 17046 0080 B  
DATED APRIL 15, 1982

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	38.63	25.00	24.37	34.90	S 44°25'40" W	88°32'01"
C2	39.90	25.00	25.84	35.80	N 45°34'20" W	91°27'02"
C3	38.63	25.00	24.37	34.90	S 44°25'40" W	88°32'01"
C4	38.89	25.00	25.63	35.79	N 45°35'22" W	91°28'03"
C5	38.66	25.00	24.40	34.92	S 44°24'38" W	88°35'51"
C6	21.03	25.00	11.18	20.41	N 24°14'55" E	48°11'23"
C7	22.35	50.00	11.36	22.16	N 35°32'22" E	25°36'28"
C8	69.08	50.00	41.34	63.72	N 16°50'46" W	79°09'47"
C9	51.24	50.00	28.13	49.03	N 85°47'12" W	58°43'03"
C10	58.51	50.00	33.13	55.23	S 31°19'47" W	67°02'58"
C11	40.00	50.00	21.14	38.95	S 25°08'56" E	45°50'28"
C12	21.03	25.00	11.16	20.41	S 23°56'28" E	48°11'23"

OWNER CERTIFICATE:  
State of Illinois } ss  
County of Madison }

We, the undersigned, doing business as Stonebriar Manors, Inc., an Illinois Corporation, 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 "STONEBRIAR MANORS PHASE 2". 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.

I further certify that the property platted hereon is within Triad Community School District No. 2, Triad High School District, and Southwestern Illinois College District No. 522. In witness whereof, we have set our hands this 20 day of November, 2023.

MINED-OUT AREAS 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  
Exp. Date: Nov. 30, 2024

Attest: *[Signature]*  
Secretary  
Stonebriar Manors, Inc.  
7700 Stonebridge Golf Dr.  
Maryville, IL 62062

*[Signature]*  
President  
Stonebriar Manors, Inc.  
7700 Stonebridge Golf Dr.  
Maryville, IL 62062

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 *[Signature]*, Corporate President and *[Signature]*, Corporate Secretary of Stonebriar Manors, Inc., 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 20 day of November, 2023.

*[Signature]*  
Notary Public

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 within this plat and I do hereby approve the same for assessment purposes. *[Signature]*  
In witness whereof, I have hereunto set my hand and affixed the seal of my office this 21 day of November, 2023.

*[Signature]*  
County Clerk

CITY COUNCIL CERTIFICATE:  
I, the undersigned, Mayor of the City of Troy, County of Madison, State of Illinois, do hereby certify that the plat shown herein was duly presented to the City Council and approved at a meeting of the same held on *[Signature]*  
Mayor  
*[Signature]*  
City Clerk

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 site or any part thereof, if completed in accordance with approved plans on file with the City of Troy; or that if such surface water will be changed, adequate provisions will be 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 land owners in such concentrations as may cause damage to the adjoining property because of the construction of the developed site.

*[Signature]*  
Stonebriar Manors, Inc.

*[Signature]*  
Stonebriar Manors, Inc.

Patrick R. Netemeyer I.P.L.S. No. 37441  
Expiration Date: November 30, 2023

State of Illinois } ss  
County of Madison }

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.

*[Signature]*  
9-1-1 Coordinator  
Date: 11-21-2023

Note:  
The approval and certification of this plat by the City of Troy, the subdivider, and the surveyor/engineer does not obligate them to perform any maintenance of any drainage easement in this subdivision, nor does it obligate them to the acceptance of any storm water drainage way, structure or improvement other than surface drainage structures or improvements having prior approval of the City. It is the intent of the City, subdivider and surveyor/engineer that the individual lot owners shall maintain that part of any drainage easement shown hereon lying within the boundary of their property.

Submitted by  
Will call: Don Osborn