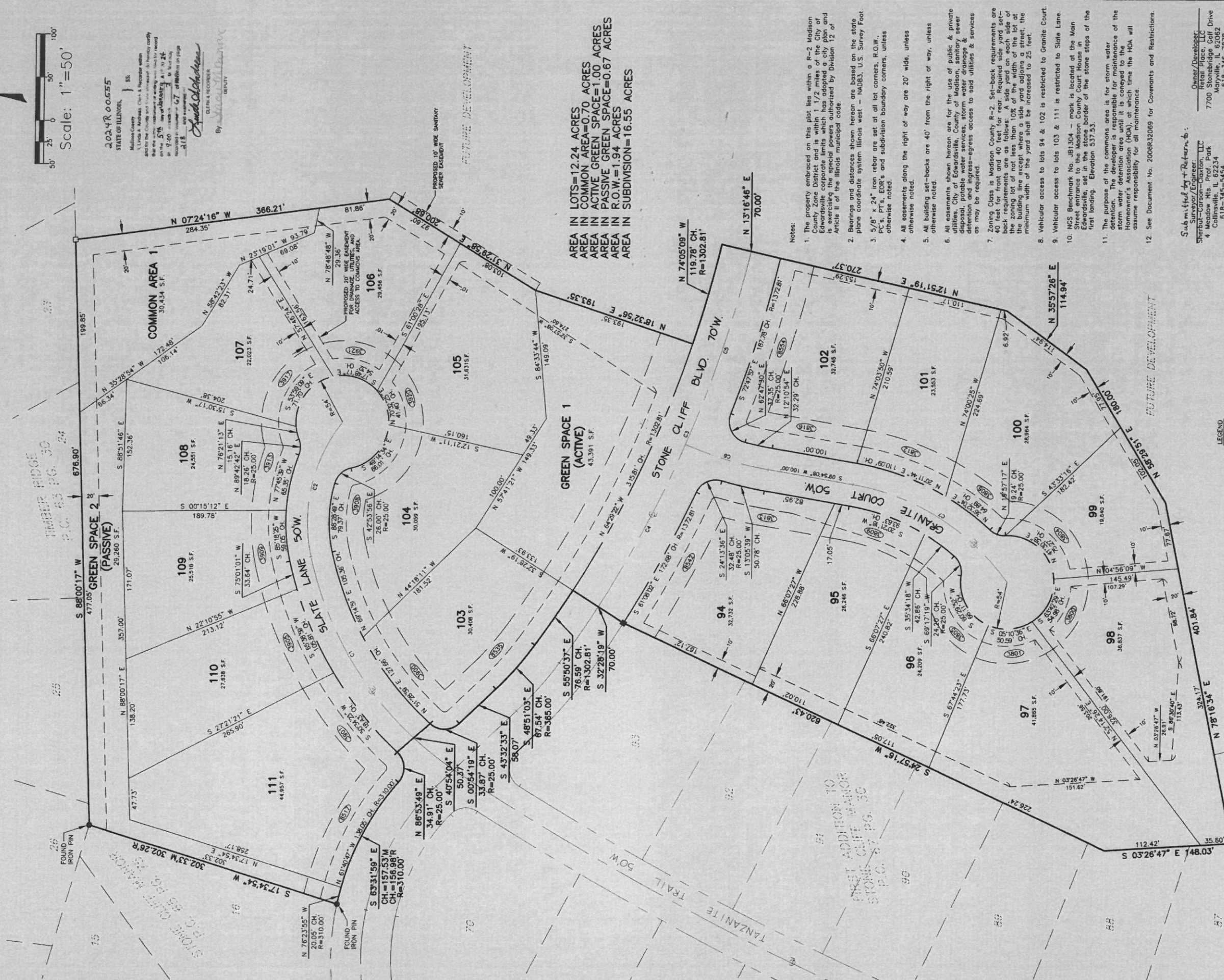


SECOND ADDITION TO STONE CLIFF MANOR

A SUBDIVISION BEING PART THE NORTHWEST QUARTER, AND PART OF THE NORTHEAST QUARTER, OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



AREA IN LOTS=12.24 ACRES
AREA IN COMMON AREA=0.70 ACRES
AREA IN ACTIVE GREEN SPACE=1.00 ACRES
AREA IN PASSIVE GREEN SPACE=0.67 ACRES
AREA IN R.O.W.=1.94 ACRES
AREA IN SUBDIVISION=16.55 ACRES

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 zoning ordinance which includes the provisions of Article 12 of the Illinois Municipal Code.
- Bearings and distances shown herein are based on the state plane coordinate system Illinois west - NAD83, U.S. Survey Foot.
- 5/8" x 24" iron rebar are set at all lot corners, R.O.W., R-2, 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.
- All easements shown herein 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.
- Zoning Class is Madison County R-2. Set-back requirements are 40 feet for front and 40 feet for rear. Required side yard set-back requirements are as follows: A side yard on each side of the zoning lot of not less than 10% of the width of the lot at the building line except where a side yard adjoins a street, the minimum width of the yard shall be increased to 25 feet.
- Vehicular access to lots 94 & 102 is restricted to Granite Court.
- Vehicular access to lots 103 & 111 is restricted to Slate Lane.
- NCS Benchmark No. JB1304 - mark is located at the Main Street entrance to the Madison County Courthouse in Edwardsville, set in the stone border of the stone steps of the first landing. Elevation 537.53.
- The purpose of the common area is for storm water detention. The owner is responsible for maintenance of the storm water detention (HWA) at which time the HOA will assume responsibility for all maintenance.
- See Document No. 2008R32069 for Covenants and Restrictions.

Submitted by + Return to:

Surveyor/Engineer:
Sherbat-Carlson-Claxton, LLC
4 Meadow Heights Professional Park
Collinsville, IL 62234
618-345-5454

Owner/Developer:
Retail Place, LLC
7700 Stonyridge Golf Drive
Maryville, IL 62062
618-346-7878

SUBDIVISION PLAT

SECOND ADDITION TO
STONE CLIFF MANOR

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

PROJECT NO. 3013-2
SCALE: 1"=50'
DATE: 5/29/20
DRAWN BY: K.M.C.
CHECKED BY:
DATE CHECKED:
REVISIONS: 4/7/21
10/27/23
SHEET 1 OF 2

- Denotes found old stone
Denotes found iron pin or pipe
Denotes set conc. monument
Denotes found conc. monument
Denotes R.O.W. line
Denotes easement line
Denotes building set-back line
Denotes street address
Denotes record distance
Denotes measured distance

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	402.32	248.26	127.12	242.43	S59°41'15" W	30°17'00"
C2	168.25	164.58	88.10	150.28	N27°43'13" W	30°17'00"
C3	1337.81	448.13	226.19	448.04	S82°02'27" E	15°11'34"
C4	1337.81	108.60	212.52	582.050172	S71°00'48" E	100°41'52"
C5	430.93	101.23	50.95	100.99	N1°27'27" E	44°04'30"
C6	283.04	217.81	114.08	212.57	N1°27'27" E	44°04'30"

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