

- FINAL PLAT - MAY, 2016 -  
**MERIDIAN OAKS 2ND ADDITION**  
RE-SUBDIVISION OF OUTLOT "F" OF MERIDIAN OAKS 1ST ADDITION  
LYING IN THE NORTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 4 NORTH, RANGE 8 WEST OF THE 3RD P.M.,  
VILLAGE OF GLEN CARBON, MADISON COUNTY, ILLINOIS  
REF.: P.B. 66, PG. 45

PERIMETER DESCRIPTION:

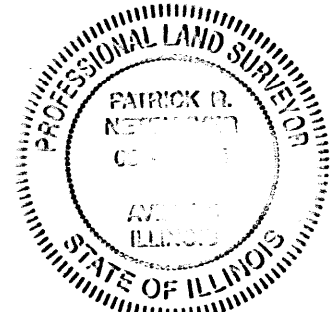
SEE PAGE 2 FOR PERIMETER DESCRIPTION

SURVEYOR'S CERTIFICATE:

I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, have surveyed and subdivided the above described property. I further certify that the property herein described is not within a flood hazard area as indicated by the Federal Emergency Management Agency. I further certify the land is within the corporate limits of the Village of Glen Carbon, Illinois. The land is not within 1-1/2 miles of any incorporated city, town or village 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 not or hereafter amended, and not included in any other municipality.

Given under my hand and seal at 3300 Highline Road, Aviston, Illinois, this 15th day of January, 2018.

*[Signature]*  
Patrick R. Netemeyer I.P.L.S. No. 2704  
Expiration Date: November, 30 2018



It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances. For complete information, a title opinion or commitment for title insurance and FEMA maps should be obtained, reviewed, and upon request additional information can be included on this plat.

OWNER'S CERTIFICATE:

State of Illinois )  
                  )ss  
County of Madison )

We, the undersigned, doing business as MERIDIAN MANORS DEVELOPMENT, a Limited Liability Company, 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 "MERIDIAN OAKS 2nd ADDITION". 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. We further certify that the property platted hereon is within Edwardsville School District No. 7 and Southwest Illinois College District No. 522.

In witness whereof, we have set our hands this 15th day of JANUARY, 2018.

Attest:  
*[Signature]* Donald P. Osborn, Meridian Manors Development, L.L.C.  
*[Signature]* Joseph E. Osborn, Meridian Manors Development, L.L.C.

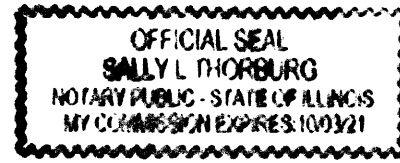
NOTARY PUBLIC'S CERTIFICATE:

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 DONALD P. OSBORN and JOSEPH E. OSBORN, of MERIDIAN MANORS DEVELOPMENT, L.L.C., 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 15th day of JANUARY, 2018.

*[Signature]*  
Notary Public

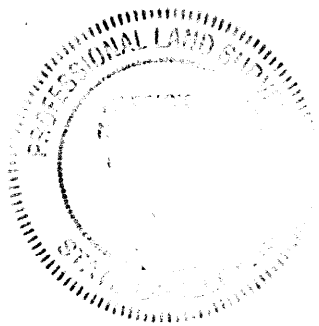


FLOOD HAZARD CERTIFICATE:

We, the undersigned, do hereby certify that no part of this plat to be recorded, is situated within five hundred (500) feet of any surface drain or watercourse serving a tributary area of six hundred forty (640) acres or more, or, if this plat is within five hundred (500) feet of any surface drain or watercourse, we hereby certify that this plat has been reviewed by the Illinois Department of Transportation Division of Water Resources and their report is on file with the Madison County Recorder of Deeds.

*[Signature]* Donald P. Osborn, Meridian Manors Development, L.L.C.  
*[Signature]* Joseph E. Osborn, Meridian Manors Development, L.L.C.

*[Signature]*  
Patrick R. Netemeyer I.P.L.S. No. 2704  
Expiration Date: November, 30 2018



CERTIFICATE OF BOARD OF TRUSTEES:

State of Illinois )  
                  )ss  
County of Madison )

I, the undersigned, President of the Village of Glen Carbon, do hereby certify that the plat shown hereon was duly presented to the Board of Trustees and approved at a meeting of same held on

*[Signature]*  
President

*[Signature]*  
Village Clerk

9-1-1 COORDINATOR'S CERTIFICATE:

I, Madison County 9-1-1 Coordinator do hereby certify that the street/road/highway names and numbering system on the attached plat have been reviewed and approved for use.

*[Signature]* Terry McFahugh (CP) 6-29-17.  
9-1-1 Coordinator Date

COUNTY CLERK'S CERTIFICATE:

State of Illinois )  
                  )ss  
County of Madison )

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 in this plat and I do hereby approve the same for assessment purposes.

In witness whereof, I do hereunto set my hand and seal of my office this 31st day of January, 2018.

*[Signature]* Deborah Mung Henderson  
County Clerk



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 a portion of the subdivision property shown hereon is within a mined out area.

*[Signature]*  
Patrick R. Netemeyer I.P.L.S. No. 2704  
Expiration Date: November 30, 2018



DRIVEWAY, SIDEWALK AND PARKING LOT STATEMENT:

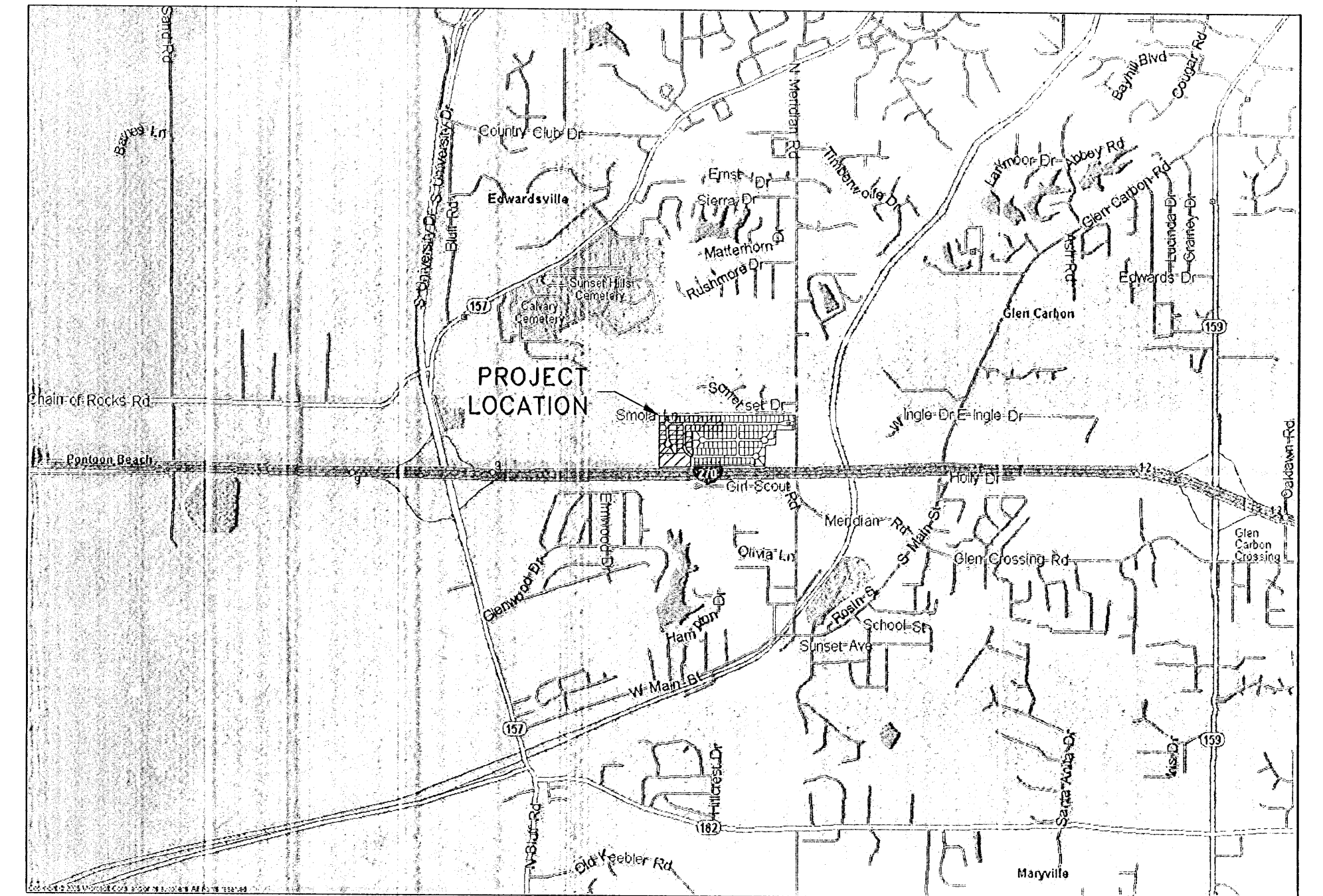
The owner and/or builder/developer with consultation of a qualified professional engineer will insure adequate compaction of grades under sidewalks, driveways and parking lots when installed over public road right-of-way and easements. The Village of Glen Carbon assumes no responsibility for any settlement 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 and/or parking lots. The home owner/builder will be responsible for planting street trees as required by the Village of Glen Carbon.

*[Signature]* Donald P. Osborn, Meridian Manors Development, L.L.C.  
*[Signature]* Joseph E. Osborn, Meridian Manors Development, L.L.C.

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 subdivision or any part thereof, or that if such surface water will be changed, adequate provisions have been 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 landowners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

*[Signature]* Donald P. Osborn, Meridian Manors Development, L.L.C.  
*[Signature]* Joseph E. Osborn, Meridian Manors Development, L.L.C.



LOCATION SKETCH

#2018R09335

STATE OF ILLINOIS )  
Madison County ) ss:  
I, Amy M. Meyer, Recorder with and for the County and State aforesaid, do hereby certify that the within instrument of subdivision was presented to me on the 29th day of January, A.D. 2018, at 10:40 AM, and duly recorded in Volume 100 of Records on page 106 and indexed.

*[Signature]* Amy M. Meyer  
Recorder

OWNER / DEVELOPER

MERIDIAN MANORS DEVELOPMENT, L.L.C.  
100 REGENCY CENTER  
COLLINSVILLE, ILLINOIS 62234  
PHONE: (618) 346-7878

SURVEYOR

NETEMEYER ENGINEERING ASSOCIATES, INC.  
IL. PROF. DESIGN FIRM (LS/PE/SE) 184-001027  
3300 HIGHLINE ROAD  
AVISTON, IL 62216-1018  
PH: 618-228-7816

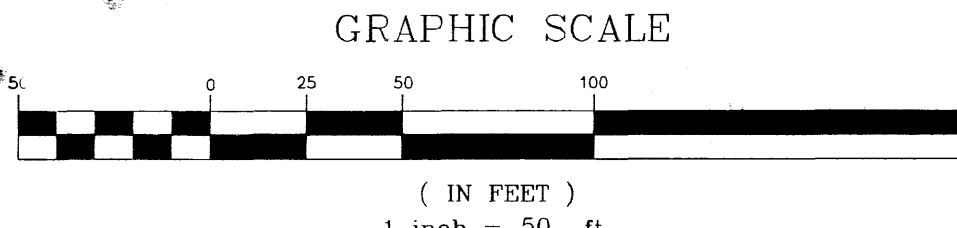
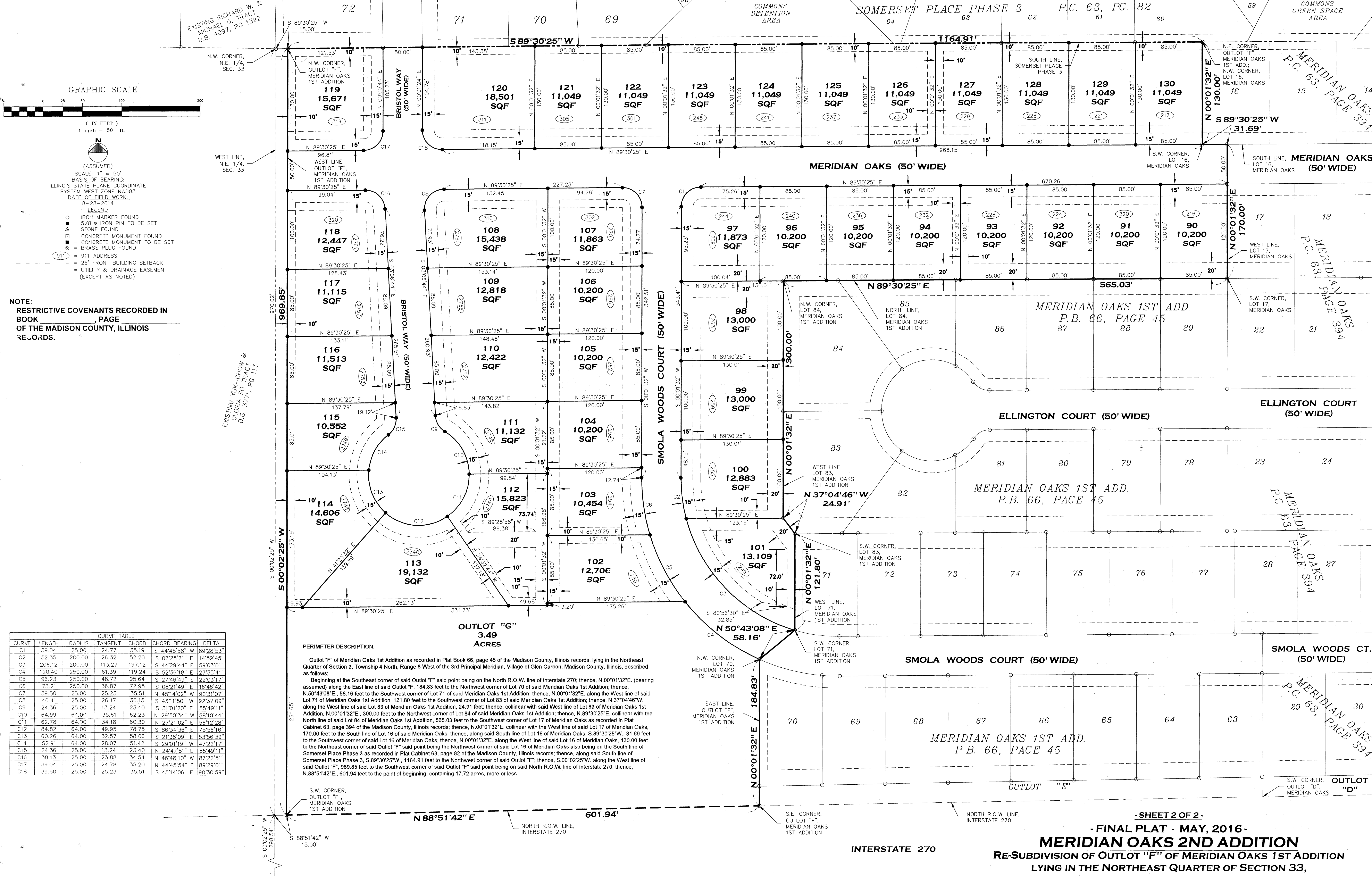
SUBDIVISION INFORMATION:

FINAL PLAT PREPARED: 5-13-2016

ZONING: VILLAGE OF GLEN CARBON, RS-10  
CURRENT SETBACKS:  
FRONT: 25'  
REAR: 25'  
SIDE: 10'  
GROSS AREA: 17.72 ACRES  
AREA IN ROW: 3.27 ACRES  
AREA IN LOTS: 14.45 ACRES  
TOTAL LOTS (THIS PHASE): 41

Submitted by:  
Name: Don Osborn  
Address: 100 Regency Center  
Collinsville, IL 62234





- (ASSUMED)  
SCALE: 1" = 50'  
BASIS OF BEARING:  
ILLINOIS STATE PLANE COORDINATE  
SYSTEM WEST ZONE NAD83  
DATE OF FIELD WORK:  
8-28-2014
- 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
  - = 25' FRONT BUILDING SETBACK
  - - - = UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)

NOTE:  
RESTRICTIVE COVENANTS RECORDED IN  
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
OF THE MADISON COUNTY, ILLINOIS  
RECORDS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	39.04	25.00	24.77	35.19	S 44°45'58" W 89°28'53"
C2	52.35	200.00	26.32	52.20	S 07°28'21" E 14°59'45"
C3	206.12	200.00	113.27	197.12	S 44°29'44" E 59°03'01"
C4	120.40	250.00	61.39	119.24	S 52°36'18" E 27°35'41"
C5	96.23	250.00	48.72	95.64	S 27°46'49" E 22°03'17"
C6	73.21	250.00	36.87	72.95	S 08°21'49" E 16°46'42"
C7	39.50	25.00	25.23	35.51	N 45°14'02" W 90°31'07"
C8	40.41	25.00	26.17	36.15	S 43°11'50" W 92°37'09"
C9	24.36	25.00	13.24	23.40	S 31°01'20" E 55°49'11"
C10	64.99	64.00	35.61	62.23	N 29°50'34" W 58°10'44"
C11	62.78	64.00	34.18	60.30	N 27°21'02" E 56°12'28"
C12	84.82	64.00	49.95	78.75	S 86°34'36" E 75°56'16"
C13	60.26	64.00	32.57	58.06	S 21°38'09" E 53°56'39"
C14	52.91	64.00	28.07	51.42	S 29°01'19" W 47°22'17"
C15	24.36	25.00	13.24	23.40	N 24°47'51" E 55°49'11"
C16	38.13	25.00	23.88	34.54	N 46°48'10" W 87°22'51"
C17	39.04	25.00	24.77	35.20	N 44°45'54" E 89°29'01"
C18	39.50	25.00	25.23	35.51	S 45°14'06" E 90°30'59"

PERIMETER DESCRIPTION:  
Outlot "F" of Meridian Oaks 1st Addition as recorded in Plat Book 66, page 45 of the Madison County, Illinois records, lying in the Northeast Quarter of Section 33, Township 4 North, Range 8 West of the 3rd Principal Meridian, Village of Glen Carbon, Madison County, Illinois, described as follows:  
Beginning at the Southeast corner of said Outlot "F" said point being on the North R.O.W. line of Interstate 270; thence, N.00°01'32"E. (bearing assumed) along the East line of said Outlot "F", 184.83 feet to the Northwest corner of Lot 70 of said Meridian Oaks 1st Addition; thence, N.50°43'08"E, 58.16 feet to the Southwest corner of Lot 71 of said Meridian Oaks 1st Addition; thence, N.00°01'32"E. along the West line of said Lot 71 of Meridian Oaks 1st Addition, 121.80 feet to the Southwest corner of Lot 83 of said Meridian Oaks 1st Addition; thence, N.37°04'46"W, along the West line of said Lot 83 of Meridian Oaks 1st Addition, 24.91 feet; thence, collinear with said West line of Lot 83 of Meridian Oaks 1st Addition, N.00°01'32"E., 300.00 feet to the Northwest corner of Lot 84 of said Meridian Oaks 1st Addition; thence, N.89°30'25"E. collinear with the North line of said Lot 84 of Meridian Oaks 1st Addition, 565.03 feet to the Southwest corner of Lot 17 of Meridian Oaks as recorded in Plat Cabinet 63, page 394 of the Madison County, Illinois records; thence, N.00°01'32"E. collinear with the West line of said Lot 17 of Meridian Oaks, 170.00 feet to the South line of Lot 16 of said Meridian Oaks; thence, along said South line of Lot 16 of Meridian Oaks, S.89°30'25"W., 31.69 feet to the Southwest corner of said Lot 16 of Meridian Oaks; thence, N.00°01'32"E. along the West line of said Lot 16 of Meridian Oaks, 130.00 feet to the Northeast corner of said Outlot "F" said point being on the Northwest corner of said Lot 16 of Meridian Oaks also being on the South line of Somerset Place Phase 3 as recorded in Plat Cabinet 63, page 82 of the Madison County, Illinois records; thence, along said South line of Somerset Place Phase 3, S.89°30'25"W., 1164.91 feet to the Northwest corner of said Outlot "F"; thence, S.00°02'25"W. along the West line of said Outlot "F", 969.85 feet to the Southwest corner of said Outlot "F" said point being on said North R.O.W. line of Interstate 270; thence, N.88°51'42"E., 601.94 feet to the point of beginning, containing 17.72 acres, more or less.

- SHEET 2 OF 2 -  
- FINAL PLAT - MAY, 2016 -  
**MERIDIAN OAKS 2ND ADDITION**  
RE-SUBDIVISION OF OUTLOT "F" OF MERIDIAN OAKS 1ST ADDITION  
LYING IN THE NORTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 4 NORTH, RANGE 8 WEST OF THE 3RD P.M.,  
VILLAGE OF GLEN CARBON, MADISON COUNTY, ILLINOIS  
REF.: P.B. 66, Pg. 45

CGH  
5-24-2016  
PROJECT NO. 2013-20  
S-MERIDIAN-MAJORS-2ND-ADD.DOC  
MERIDIAN-OAKS-2-DWG