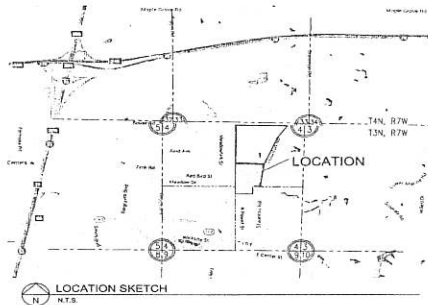


FINAL PLAT SHEET 1 OF 2 MAY 2025
HARVEST POINTE 1st ADDITION

PART OF TRACT A OF HARVEST POINTE, A SUBDIVISION RECORDED IN BOOK 66, PAGE 131
OF THE MADISON COUNTY, ILLINOIS RECORDS, BEING PART OF THE EAST HALF OF SECTION
4, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON
COUNTY, ILLINOIS



SUBMITTED BY: KIRK CARSON

OWNER / DEVELOPER

RETAIL PLACE LLC,
7700 STONEBRIDGE GOLF DR, MARYVILLE, IL 62062
PH: 618-348-7878

ENGINEER / SURVEYOR

NETEMEYER ENGINEERING ASSOCIATES, INC.
IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027
101 SOUTH PAGE ST
AVISTON, IL 62216
PH: 618-228-7816

SUBDIVISION INFORMATION:

PARCEL NUMBER: 09-2-22-04-00-000-017
& 09-1-22-04-15-401-008
EXISTING ZONING: R-1, CITY OF TROY
PROPOSED ZONING: R-1L, CITY OF TROY
GROSS AREA: 437.91 ACRES
R1-L MINIMUM LOT DIMENSIONS:
LOT AREA: 2 ACRES
WIDTH: 150'
DEPTH: 150'
FRONT YARD: 50'
SIDE YARD: 20'
ABUTTING STREET: 50'
ABUTTING LOT: 20'
REAR YARD: 50'
TOTAL PROPOSED LOTS: 9 LOTS

PERIMETER DESCRIPTION

SEE PAGE 2 FOR PERIMETER DESCRIPTION

SURVEYOR'S CERTIFICATE

I, Patrick R. Netemeyer, hereby certify that this plat is a correct plat of a survey made under my direct supervision at the request of the owners for the purpose of subdividing the tract into lots as shown. The land is within the corporate limits of the City of Troy, Illinois, 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 now or hereafter amended.
I further certify that a portion of the property shown hereon is not within a special flood hazard area as identified on the Federal Emergency Management Agency, Panel No. 1704360075B.
I further certify that I have reviewed the Coal Mines in Illinois Map, Collinsville Quadrangle, as available from the Illinois State Geological Survey in Champaign, Illinois, and hereby indicate that part of the property shown hereon is located within area as indicated as being underlain by the Troy Domestic Mining Company, Troy Mine #44 and abandoned in 1953.
Given under my hand and seal of 101 South Page, Aviston Illinois, this 12 day of August, 2025.

Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2026

This professional service conforms to the current Illinois minimum standards for a boundary survey.

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

We, RETAIL PLACE LLC, on Illinois LLC, the owners of the land herein described, 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 "HARVEST POINTE 1ST ADDITION". Utility, drainage, drainage - detention easements as shown hereon are hereby dedicated to the City of Troy 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.

We further certify that the property platted hereon is within Triad Community Unit # 2 and Southwestern Illinois Community College District # 522. Dated this 12 day of August, 2025.

RETAIL PLACE LLC, an Illinois LLC

By: Donell Osborn
Name: Donell Osborn
Title: member

State of Illinois)
County of Madison) ss

Donell Osborn a Notary Public in and for the County aforesaid do hereby certify that Donell Osborn is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, 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 herein set forth, including the release and waiver of the Right of Homestead.
Given under my hand and Notarial Seal this 12 day of August, 2025.

Notary Public
My commission expires 2-21-29

DRAINAGE CERTIFICATE

We, the undersigned, professional engineer for this development and the owners do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision if completed in accordance with the plans prepared or to be prepared by Netemeyer Engineering Assoc., Inc., latest revision, and as approved by the City or, that if such surface water drainage will be changed, reasonable provision has 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 be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

RETAIL PLACE LLC, an Illinois LLC,

By: Donell Osborn
Name: Donell Osborn
Title: member

Patrick R. Netemeyer I.P.E. No. 3748
Expiration Date: November 30, 2025

CERTIFICATE OF CITY COUNCIL

I hereby certify this plat was examined and approved by the City Council of the City of Troy, Illinois and accepted by resolution No. 2025-15 dated this 12 day of August, 2025.

By: Donell Osborn
Mayor
City Clerk

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. 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.

COUNTY CLERK 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 or not 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 12 day of August, 2025, A.D.

Donell Osborn
County Clerk and Recorder

MAPPING AND PLATING APPROVAL

State of Illinois) ss
County of Madison)

I, the undersigned, Supervisor of Maps & Plats Division of Madison County, Illinois, do hereby certify that this plat has been reviewed by this office on 12 day of August, 2025, A.D.

Donell Osborn
Supervisor of Maps & Plats Division

9-1-1 COORDINATOR'S CERTIFICATE

State of Illinois) ss
County of Madison)

I, the undersigned, 9-1-1 Coordinator of Madison County, Illinois, do hereby approve this plat as to street names and addresses.

Donell Osborn
911 Coordinator Date 2-12-2025

2025-2269
RECEIVED
Madison County
County Clerk and Recorder
Donell Osborn
12 day of August, 2025
A.D.

NETEMEYER ENGINEERING
ASSOCIATES, INC.
181 South Page St
Aviston, IL 62216
ph: 618-228-7816
fax: 618-228-7200

PROJECT NO: 21010168 REV: 07/01/25 PAGE 1 OF 2

(SPACE RESERVED FOR RECORD)

NOTES:
- THIS SUBDIVISION SHALL BE SUBJECT TO THE HARVEST POINTE 1ST ADDITION COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT 2017R22377 OF THE MADISON COUNTY, ILLINOIS RECORDS.

LOT ACCESS NOTE:
LOTS 1 THROUGH 7 SHALL PROVIDE ADEQUATE DRIVEWAY TURNAROUND SPACE TO ALLOW FOR FRONT END ENTRY ONTO STAUNTON RD.
DRIVEWAY ACCESS & GARBAGE PICKUP FOR LOT 8 SHALL BE TO POWELL ST.
DRIVEWAY ACCESS & GARBAGE PICKUP FOR LOT 9 SHALL BE TO N. KIMBERLIN ST.

OUTLOT NOTES:
OUTLOT A IS INTENDED TO BE CONVEYED TO THE CITY AS PART OF SEPARATE AGREEMENT FOR PROPOSED STORM WATER IMPROVEMENTS TO BE COMPLETED BY THE CITY.

OUTLOT B IS INTENDED TO BE CONVEYED TO AN ADJOINING OWNER.

BUILDING DIRECTION NOTE:
LOT 1-6
HOUSE FRONTS SHALL FACE EAST TOWARD STAUNTON RD.

LOT 8-9
HOUSE FRONTS SHALL FACE EAST OR UP TO 45° SOUTH EAST

n/y KOC FARM LLC
±48.584 ac.
PT TRACT A
HARVEST POINTE
BK 66 pg 131
2017R19889

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C12	338.23	1132.28	171.04	338.23	S 07°15'30" E
C13	184.25	1132.28	82.33	184.25	S 07°15'30" E
C14	155.27	1132.28	77.76	155.27	S 07°15'30" E

LINE TABLE		
LINE	BEARING	LENGTH
L4	S 01°15'48" W	17.36
L9	S 01°15'48" W	20.14

N
SCALE: 1"=80'
BASIS OF BEARING:
ASSUMED
DATE OF FIELD WORK:
03-03-2016
XX-XX-2025

LEGEND
● = IRON MARKER FOUND
○ = 5/8" IRON PIN TO BE SET
□ = CONCRETE MONUMENT FOUND
△ = STONE FOUND

--- = BUILDING SETBACK
--- = PROPOSED UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
--- = EXISTING EASEMENT

PERIMETER DESCRIPTION:
TRACT A of HARVEST POINTE subdivision as recorded in Document 2017R19889 of the Madison County, Illinois records, being part of the East Half of Section 4, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois.
EXCEPT THAT PORTION CONVEYED TO KOC FARM LLC, DESCRIBED IN Document 2018R23303 of the Madison County Illinois records and recorded hereafter: Beginning at a concrete monument found at the Northwest corner of the Northeast quarter of said Section 4, solid point being the Northwest corner of said Tract A, thence, S 88°59'36" E (bearing assumed) along the North line of said Northeast quarter, 1532.83 feet to the Northwest corner of Lot 6 of said Harvest Pointe subdivision; thence, S 22°10'4" W, along the West line of Lots 1 - 6 of said Harvest Pointe subdivision, 1559.61 feet to the Southwest corner of said Lot 1 of Harvest Pointe subdivision; thence, S 67°35'55" E, along the South line of said Lot 1, 443.80 feet to the Southwest corner of said Lot 1, solid point being on the Western Right of Way of Staunton Road; thence, S 67°35'47" W, along said Western Right of Way of Staunton Road, 100.00 feet; thence, N 89°53'29" W, 1388.27 feet to a point on the East line of "Park Forest No. 10 as recorded in Plat Book 57, page 181 of the Madison County Illinois records said point lying on the West line of said East Half of Section 4, thence, N 00°29'31" E, along said West line of the East Half of Section 4, 1725.08 feet to the Point of Beginning, containing 48.58 acres, more or less.

GRAPHIC SCALE
1"=80'

NETEMEYER ENGINEERING
ASSOCIATES, INC.
101 South Page St.
Aurora, IL 62216
ph: 618-228-7816
fax: 618-228-7900

PROJECT NO: 20160168 REV: 07/01/23 PAGE 2 OF 2