

FIRST ADDITION TO TROY TOWN CENTRE

A RE-SUBDIVISION OF OUTLOTS A, B, C, D, & G OF "TROY TOWN CENTRE," AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, IN THE CITY OF TROY, MADISON COUNTY, ILLINOIS

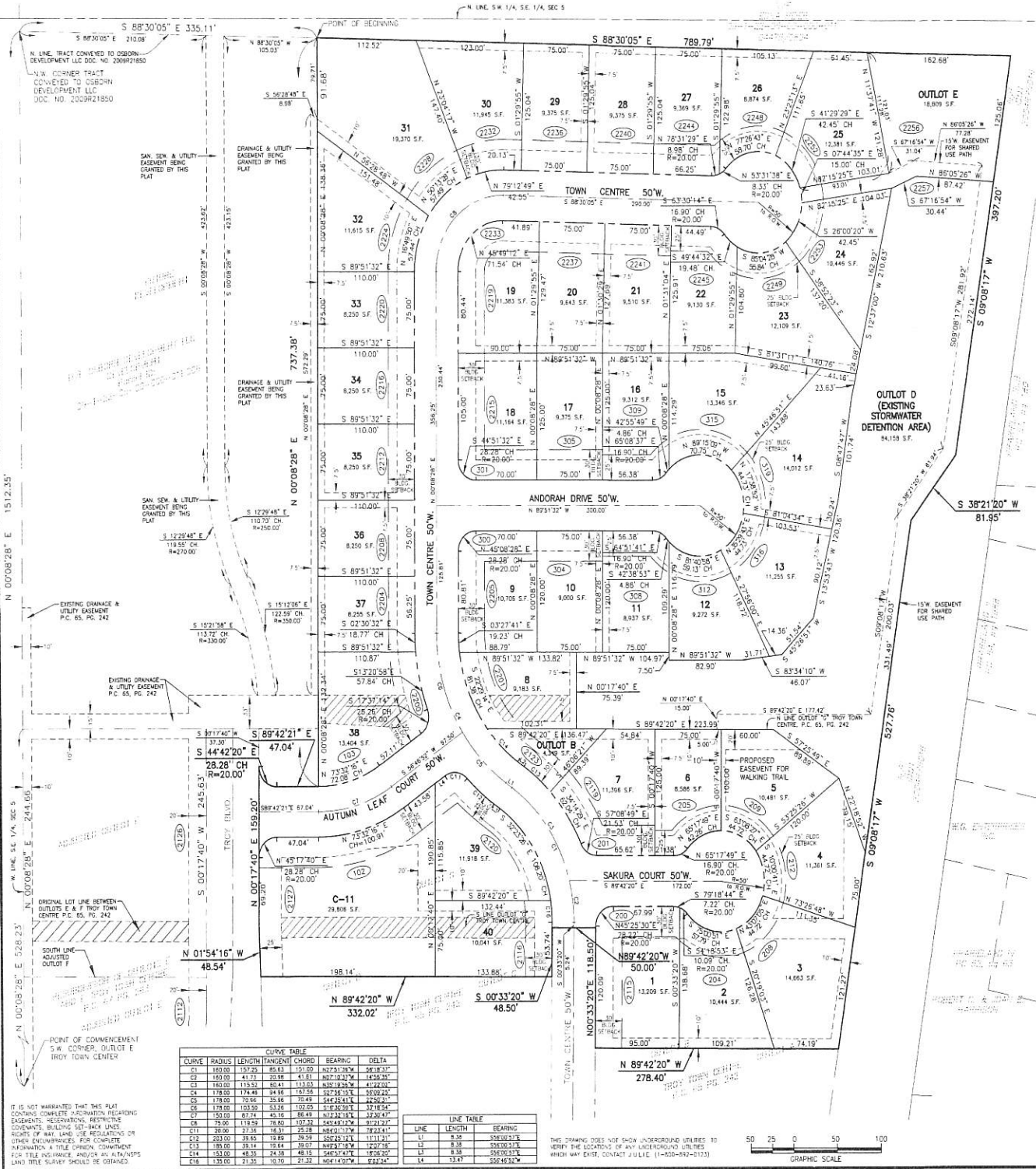


TABLE OF REQUIRED BUILDING ELEVATIONS

Lot No.	Lowest Allowable Top of Slab Elevation	Anticipated Type of Foundation Construction	Lowest Allowable Top of Slab Elevation	Anticipated Type of Foundation Construction
1	565.25	Slab-on-Grade	565.75	Slab-on-Grade
2	565.00	Slab-on-Grade	566.25	Slab-on-Grade
3	565.25	Slab-on-Grade	566.25	Slab-on-Grade
4	565.50	Slab-on-Grade	567.00	Slab-on-Grade
5	565.25	Slab-on-Grade	567.25	Slab-on-Grade
6	565.00	Slab-on-Grade	567.25	Slab-on-Grade
7	565.50	Slab-on-Grade	566.00	Slab-on-Grade
8	565.50	Slab-on-Grade	565.00	Slab-on-Grade
9	565.75	Slab-on-Grade	565.00	Slab-on-Grade
10	565.25	Slab-on-Grade	564.75	Slab-on-Grade
11	565.25	Slab-on-Grade	564.75	Slab-on-Grade
12	564.50	Slab-on-Grade	565.50	Slab-on-Grade
13	564.25	Slab-on-Grade	566.25	Slab-on-Grade
14	564.25	Slab-on-Grade	566.00	Slab-on-Grade
15	564.50	Slab-on-Grade	566.00	Slab-on-Grade
16	565.25	Slab-on-Grade	565.00	Slab-on-Grade
17	565.25	Slab-on-Grade	565.00	Slab-on-Grade
18	565.50	Slab-on-Grade	565.00	Slab-on-Grade
19	567.00	Slab-on-Grade	565.00	Slab-on-Grade
20	566.25	Slab-on-Grade	565.00	Slab-on-Grade
21	566.25	Slab-on-Grade	565.25	Slab-on-Grade
22	565.25	Slab-on-Grade	565.25	Slab-on-Grade
23	565.25	Slab-on-Grade	565.25	Slab-on-Grade
24	564.75	Slab-on-Grade	566.00	Slab-on-Grade
25	565.25	Slab-on-Grade	566.00	Slab-on-Grade
26	565.25	Slab-on-Grade	566.00	Slab-on-Grade

TABLE OF REQUIRED BUILDING ELEVATIONS

Lot No.	Lowest Allowable Top of Slab Elevation	Anticipated Type of Foundation Construction	Lowest Allowable Top of Slab Elevation	Anticipated Type of Foundation Construction
27	565.25	Slab-on-Grade	565.75	Slab-on-Grade
28	565.00	Slab-on-Grade	566.25	Slab-on-Grade
29	565.25	Slab-on-Grade	566.25	Slab-on-Grade
30	565.50	Slab-on-Grade	567.00	Slab-on-Grade
31	565.25	Slab-on-Grade	567.25	Slab-on-Grade
32	565.00	Slab-on-Grade	567.25	Slab-on-Grade
33	565.50	Slab-on-Grade	566.00	Slab-on-Grade
34	565.50	Slab-on-Grade	566.00	Slab-on-Grade
35	565.50	Slab-on-Grade	566.00	Slab-on-Grade
36	565.25	Slab-on-Grade	565.00	Slab-on-Grade
37	565.25	Slab-on-Grade	564.75	Slab-on-Grade
38	564.25	Slab-on-Grade	565.50	Slab-on-Grade
39	564.25	Slab-on-Grade	566.25	Slab-on-Grade
40	564.25	Slab-on-Grade	566.00	Slab-on-Grade
C-11	566.50	Slab-on-Grade	566.50	Slab-on-Grade

EASEMENT VACATION/RELEASE (DOCUMENT NUMBER & PAGE)

LOT	Released by Acrean	Vacated by City of Troy	Vacated by AC&T	Released by O&C
8	#2025R07729 PG 3	#2025R03071 PG 4	#2025R03071 PG 4	#2025R16913 PG 3
18	#2025R07729 PG 4	#2025R03071 PG 7	#2025R03071 PG 7	#2025R16912 PG 3
C-1140	#2025R07729 PG 5	#2025R03071 PG 5	#2025R03071 PG 5	#2025R16914 PG 3
OUTLOT F&E	#2025R07729 PG 6	#2025R03071 PG 6	#2025R03071 PG 6	#2025R16911 PG 3

2025R22696
STATE OF ILLINOIS
Madison County
I, Kirk Carson, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in my office.
Kirk Carson
Clerk

Submitted by: Kirk Carson
Sherbit-Carson-Claxton, LLC
#4 Meadow Heights Prof. Park
Collinsville, Illinois 62234

AREA IN LOTS=10.48 AC.
AREA IN OUTLOTS=2.46 AC.
AREA IN STREET RIGHT OF WAY TO BE DEDICATED=2.42 AC.
AREA IN SUBDIVISION=15.36 AC.
REQUIRED GREEN SPACE=1.54 AC.
GREEN SPACE PROVIDED (OUTLOTS B&E)=0.53 AC.
GREEN SPACE PROVIDED OUTLOT D=1.93 ACRES X 0.50=0.97 AC.
10% CREDIT FOR LOOP TRAIL=1.54 ACRES X 0.10=0.15 AC.
5% CREDIT FOR TREE PLANTING=1.54 ACRES X 0.05=0.08 AC.
TOTAL GREEN SPACE PROVIDED=1.73 AC.

OWNER/DEVELOPER
OSBORN DEVELOPMENT, LLC
7700 STONEBRIDGE GOLF PARK
MARYVILLE, IL 62062 (618) 346-7878

LAND SURVEYOR/ENGINEER
SHERBIT-CARSON-CLAXTON, LLC
4 MEADOW HEIGHTS PROF. PARK
COLLINSVILLE, IL 62234
(618) 345-5454
INFO@SHERBITC.COM

LEGEND
 ● Denotes found old stone
 ○ Denotes found iron pipe
 ○ Denotes set LP
 □ 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 easement to be vacated

FINAL PLAT		PROJECT NO. 2317
FIRST ADDITION TO TROY TOWN CENTRE		SCALE: 1"=50'
SHERBIT-CARSON-CLAXTON, LLC #4 MEADOW HEIGHTS PROF. PARK COLLINSVILLE, IL 62234 (618) 345-5454 info@sherbitc.com		DATE: Nov. 17, 2023
DRAWN BY: [Signature]		CHECKED BY: [Signature]
DATE CHECKED: 7/29/2025		REVISIONS:
8/4/2025		
SHEET 1 OF 2		

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, REVERSIONS, RESTRICTIONS, COVENANTS, BUILDING SET-BACK LINES, OR INFORMATION A TITLE OPINION COMMENT FOR TITLE INSURANCE AND/OR ANY ALTA/NAPS LAND TITLE SURVEY CHAINS BE OBTAINED.

THIS DRAWING DOES NOT SHOW UNDERGROUND UTILITIES TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES WHICH MAY EXIST, CONTACT JULLIC (1-800-892-0123)

