

# PRELIMINARY PLAT OAK VALLEY ESTATES FIRST ADDITION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE  
THIRD PRINCIPAL MERIDIAN MONROE COUNTY, ILLINOIS

THOUVENOT,  
WADE &  
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PROFESSIONAL REGISTRATIONS LICENSE NO.  
ILLINOIS PROFESSIONAL DESIGN FIRM 184-001220  
PROFESSIONAL ENGINEERING CORP. 62-035370  
PROFESSIONAL STRUCTURAL ENGR. CORP. 81-005202  
ILLINOIS PROF. LAND SURVEYING CORP. 048-000029  
MISSOURI PROFESSIONAL ENGR. CORP. NC 001528  
MISSOURI LAND SURVEYING CORP. NC 000346

SEAL  
Signature: \_\_\_\_\_  
Signature Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
STATEMENT OF RESPONSIBILITY  
I hereby confirm that the document herein to be  
authenticated by my seal is restricted to this sheet,  
and I hereby disclaim any responsibility for all other  
drawings, specifications, estimates, reports or other  
documents or instruments relating to or intended to  
be utilized for any other part of the architectural,  
engineering or survey project.



| LEGEND |                                |
|--------|--------------------------------|
|        | PROPOSED RIGHT OF WAY          |
|        | EXISTING RIGHT OF WAY          |
|        | PROPOSED LOT LINE              |
|        | SECTION LINE                   |
|        | UTILITY & DRAINAGE EASEMENT    |
|        | PROPOSED SANITARY SEWER LINE   |
|        | PROPOSED STORM SEWER LINE      |
|        | PROPOSED 8" WATER LINE         |
|        | EXISTING SANITARY SEWER LINE   |
|        | EXISTING NATURAL GAS LINE      |
|        | EXISTING WATER LINE            |
|        | EXISTING UNDERGROUND ELECTRIC  |
|        | EXISTING UNDERGROUND TELEPHONE |
|        | HYDRANT                        |
|        | WATER VALVE                    |
|        | PROPOSED 1" CONTOUR            |
|        | PROPOSED 5" CONTOUR            |
|        | EXISTING 1" CONTOUR            |
|        | EXISTING 5" CONTOUR            |
|        | PROPOSED STREET LIGHT          |

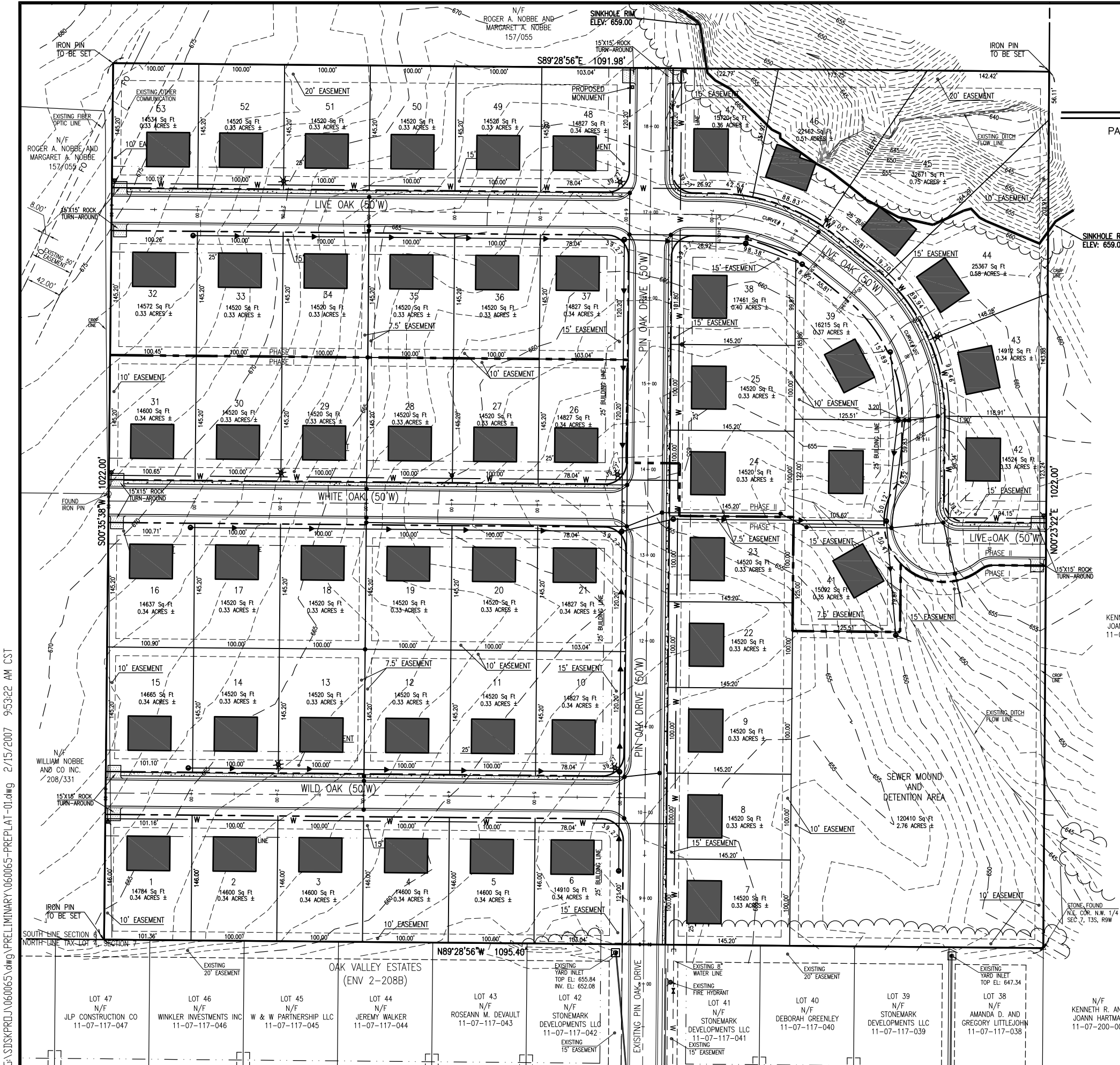
IT IS NOT WARRANTED THAT THIS PLAT  
CONTAINS COMPLETE INFORMATION REGARDING  
DEDICATIONS, EASEMENT RESERVATIONS,  
RIGHTS OF WAY, BUILDING LINES, AND  
OTHER ENCUMBRANCES. FOR COMPLETE  
INFORMATION, A TITLE OPINION OR  
COMMITMENT FOR TITLE INSURANCE SHOULD  
BE OBTAINED.

SITE BENCHMARK ELEV: 668.66  
CHISELED "□" ON TOP, SW CORNER OF  
HEADWALL EAST SIDE IL ROUTE 3, 37± SE OF  
CENTERLINE OF FIELD ENTRANCE, I.D.O.T.  
STA:164+50.5-34.8' RT ±

PROJECT BENCHMARK ELEV: 651.99  
BENCHMARK SUPPLIED BY I.D.O.T. BENCHMARK #38  
RR SPIKE IN P.P. AT SE CORNER OF INTERSECTION  
OF IL ROUTE 3 WITH KASKASKIA ROAD-2.8 MILES  
FROM THE CITY LIMITS OF WATERLOO.  
I.D.O.T. STA:1874-47-62' RT

| LEGEND     |                          |
|------------|--------------------------|
| PHASE I =  | LOTS 1-23<br>LOTS 26-31  |
| PHASE II = | LOTS 24-25<br>LOTS 32-53 |

| CURVE TABLE |         |         |           |         |               |             |
|-------------|---------|---------|-----------|---------|---------------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | TANGENT | CHORD BEARING | CHORD DIST. |
| CURVE# 1    | 133.71' | 200.00' | 38°18'21" | 69.46'  | N70°19'46"W   | 131.24'     |
| CURVE# 2    | 180.45' | 200.00' | 51°41'39" | 96.89'  | N25°19'46"W   | 174.39'     |



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PRELIMINARY PLAT  
OAK VALLEY ESTATES  
FIRST ADDITION  
PART OF THE SE 1/4 OF THE SW 1/4 OF  
SECTION 6, TOWNSHIP 3 SOUTH, RANGE  
9 WEST OF THE 3RD PRINCIPAL MERIDIAN  
MONROE COUNTY, ILLINOIS

| REV. | DATE    | DESCRIPTION                                 |
|------|---------|---|
| 1    | 3/2/07  | REVISIONS PER CITY OF WATERLOO & MONROE CO. |
| 2    | 3/21/07 | REVISIONS PER CITY OF WATERLOO & MONROE CO. |
| 3    | 3/27/07 | REVISIONS PER MONROE COUNTY                 |

CREATED ON: 2/15/2007  
DRAWN BY: ALH  
DESIGNED BY:  
CHECKED BY:  
BY:  
PROJECT NUMBER: D33060065  
OF 2 SHEETS  
ISSUED FOR REVIEW  RECORD DRAWING