

## SWISS VALLEY ESTATES - 2nd ADDITION

Part of the Northwest Quarter of the Southwest Quarter of Section 26 and part of the Northwest Quarter of Section 26, all in Township 3 North, Range 5 West of the Third Principal Meridian, Madison County, Illinois and a resubdivision of Lot 100 of Swiss Valley Estates, a subdivision situated in the Northwest Quarter of said Section 26 and recorded in Plat Cabinet 63, page 342 of said County Records

Zoned: A August 31, 2006



D.B. 3995, pg. 317 (excepting D.B. 4041, pg. 1994)

D.B. 3498, pg. 723

## REFERENCE PLATS

J. Michael Pacatte - July 5, 1988

Netemeyer Engineering Associates, Inc. - July 13, 1998

## NOTES

All lots are subject to the requirements in the restrictive covenants and on the private sewage disposal plan.

Restrictive covenants recorded in Book \_\_\_\_\_ page \_\_\_\_\_ of Madison County, Illinois Records.

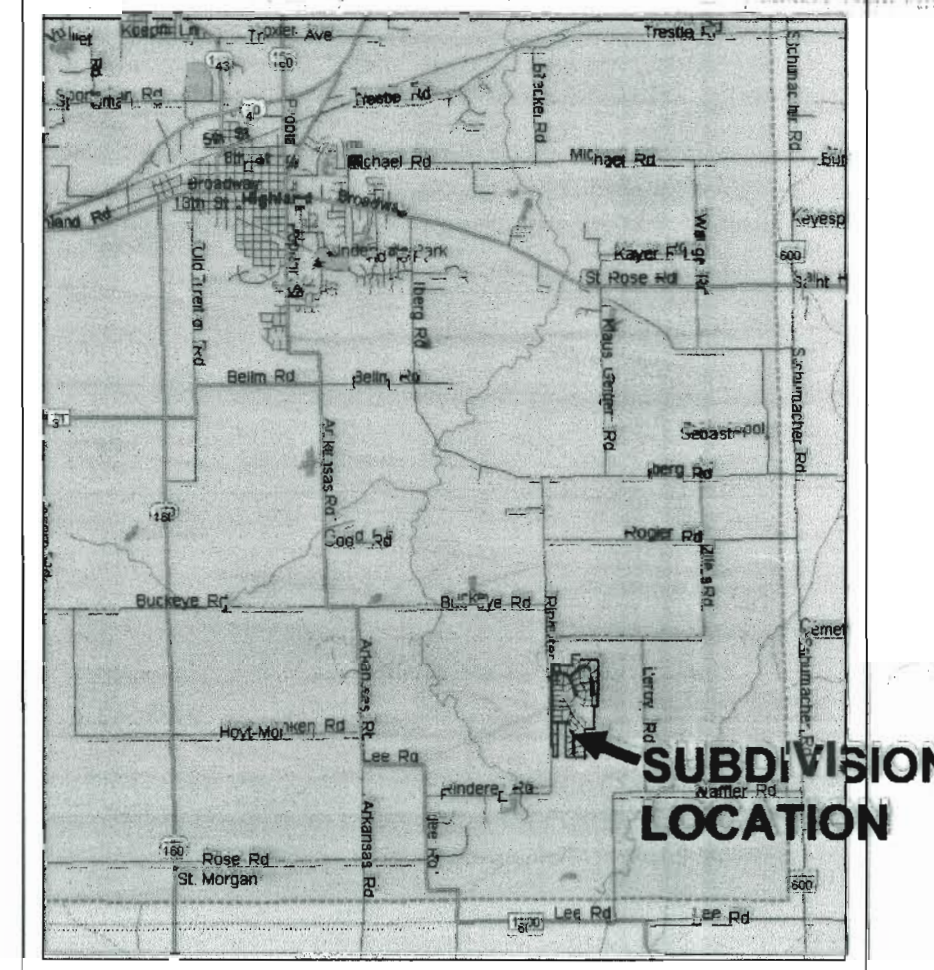
2006R6292

- LEGEND
- = IRON MARKER FOUND
  - = 1/2" DIA. IRON PIN TO BE SET
  - = BRASS OR ALUMINUM PLUG FOUND
  - = RIGHT-OF-WAY MONUMENT FOUND
  - = FRONT BUILDING SETBACK LINE (80' W)
  - = UTILITY, DRAINAGE, DRAINAGE DETENTION & CURTAIN DRAIN LINE EASEMENT LINE (UNLESS OTHERWISE NOTED)
  - (911) = TYPICAL ADDRESS

(ASSUMED)

N.E. corner, N.W. 1/4, Section 26-3-5

S.E. corner, N.W. 1/4, S.W. 1/4, Section 26-3-5



LOCATION SKETCH

## SUBDIVISION INFORMATION

21 lots and 1 outlot  
Zoned A - Madison County  
Total area = 64.85 acres  
Area in lots = 59.72 acres  
Area in outlots = 0.86 acre  
Area in R.O.W. = 4.27 acres

LINE	BEARING	LENGTH
L100	N07°46'08"W	12.19'
L101	N07°46'08"W	14.81'

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C100	141.87	200.00	74.07	138.92	S68°01'06"W	40°38'35"
C101	28.27	20.00	17.08	25.98	S14°39'43"W	80°59'47"
C102	231.83	313.91	121.49	226.59	N46°59'36"W	42°18'51"
C103	26.01	263.91	13.02	26.00	N87°25'56"W	5°38'49"
C104	287.85	263.91	160.12	273.79	N52°12'22"W	62°29'39"
C105	125.14	500.00	62.90	124.82	N14°56'20"W	14°20'25"
C106	18.03	20.00	9.68	17.42	N15°03'12"E	51°38'39"
C107	93.90	50.00	46.81	80.69	S09°55'21"E	107°35'45"
C108	70.05	50.00	42.16	64.46	N76°08'34"E	80°16'26"
C109	80.35	50.00	51.85	71.98	N10°02'02"W	92°04'45"
C110	16.96	20.00	8.97	16.37	S31°55'16"E	48°18'16"
C111	53.71	350.00	26.88	53.69	N10°34'00"W	5°35'44"
C112	83.94	550.00	42.05	83.86	N17°44'12"W	8°44'41"
C113	20.42	313.91	10.21	20.42	N23°58'29"W	3°43'38"
C114	121.08	313.91	61.30	120.33	N79°12'01"W	22°05'59"
C115	68.39	525.00	34.24	68.34	N51°25'42"E	7°27'48"
C116	146.93	313.91	74.84	145.60	N54°44'27"W	26°49'09"
C117	84.89	313.91	42.71	84.63	N33°35'02"W	15°28'42"
C118	29.24	20.00	17.93	26.70	S83°12'38"E	8°45'26"
C119	59.81	475.00	29.95	59.77	N51°18'15"E	7°12'53"
C120	56.11	300.00	28.14	56.03	S53°03'17"W	10°42'58"
C121	179.26	300.00	92.39	176.60	S75°31'50"W	34°14'07"
C122	275.49	300.00	148.32	265.91	N61°02'40"W	52°36'53"
C123	192.48	250.00	101.30	187.76	S69°45'14"W	44°08'51"
C124	233.23	250.00	125.88	224.86	N61°27'47"W	53°27'07"
C125	228.40	475.00	116.45	226.20	N20°57'44"W	27°32'59"
C126	252.44	525.00	128.71	250.01	N20°57'44"W	27°32'59"
C127	11.58	12.00	6.29	11.14	N27°10'55"E	55°18'12"
C128	61.93	53.00	35.05	58.47	S21°21'23"W	65°57'17"
C129	69.98	53.00	41.15	65.00	S49°56'42"E	75°38'54"
C130	88.20	53.00	58.20	78.37	N44°33'15"E	95°21'11"
C131	48.70	53.00	26.22	47.01	N29°26'52"W	52°39'03"
C132	11.58	12.00	6.29	11.14	S28°07'17"E	55°18'12"
C133	65.37	300.00	32.81	65.24	N84°06'50"W	12°29'03"
C134	127.71	300.00	64.83	126.74	N65°40'36"W	24°23'24"
C135	160.91	250.00	83.59	158.14	N71°59'13"W	36°52'38"
C136	83.44	300.00	41.99	83.18	N45°30'48"W	15°56'12"
C137	194.71	300.00	109.92	191.31	N18°57'07"W	37°11'00"
C138	231.79	250.00	124.96	223.58	N25°53'12"W	52°12'20"
C139	11.58	12.00	6.29	11.14	S27°10'55"E	55°18'12"
C140	69.87	53.00	41.15	68.92	S17°10'35"W	75°32'12"
C141	85.98	53.00	55.80	76.85	S67°03'51"E	92°56'40"
C142	112.97	53.00	95.86	92.77	N05°24'03"E	122°07'33"
C143	11.58	12.00	6.29	11.14	S28°07'17"E	55°18'12"
C144	55.69	47.00	27.88	55.66	N07°49'43"W	6°43'04"
C145	61.55	525.00	30.81	61.52	N03°49'43"W	6°43'04"

## 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 the subdivision property shown hereon is not within a mined-out area.

Patric R. Netemeyer  
I.P.L.S. No. 2704  
Exp. Date: Nov. 30, 2006

## MAPPING AND PLATTING APPROVAL:

Approved by Mapping and Platting this 27th day of November, 2006.

## TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE:

I, the undersigned, Township Highway Commissioner for the area in which this property is included, do hereby approve this plat.

Patric R. Netemeyer  
Township Highway Commissioner  
Helvetia Township

## NOTE:

The approval and certification of this plat by the Madison County, the subdivider, and the surveyor/engineer does not obligate them to perform any maintenance of any drainage easement in this subdivision, nor does it obligate them to the acceptance of any storm water drainage way, structure or improvement other than surface drainage structures or improvements having prior approval of the County. It is the intent of the County, 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'S CERTIFICATE:

I, the undersigned, Steven R. Wilke, as managing member of Stonemark Developments, LLC, being the owner 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 "SWISS VALLEY ESTATES - 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 road right-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. The building setback lines as shown are hereby established.

I further certify that the property platted hereon is within Highland Community Unit District No. 5, and Southwestern Illinois College District No. 522.

In witness whereof, I have hereunto set my hand and affixed the seal of my office this 11th day of November, 2006.

Mark Van Pelt  
County Clerk

911 COORDINATOR'S CERTIFICATE:  
I, Bill Dambler, 9-1-1 Coordinator of Madison County, Illinois, hereby certify that this Plat has been reviewed for 9-1-1 Emergency Service and Proper common addresses have been assigned.

Bill Dambler 11-2-06 (1) 11-2-06  
911 Coordinator Date

## LAND USE COMMITTEE'S CERTIFICATE:

I, Robert Dambler, Chairman of the Land Use Committee of the Madison County Board, hereby certify that the Land Use Committee has determined that this final plat meets all requirements of the Madison County Subdivision Regulations; that this plat was approved by the Land Use Committee on 11-15-06, 2006; and that the subdivider has completed all required improvements or has posted adequate security to said approval.

Robert Dambler  
Chairman  
11-15-06  
Date

Date security posted:

## SURVEYOR'S CERTIFICATE:

I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, hereby certify that this is a true and correct plat of survey made under my supervision at the request of the owners. I further certify that this subdivision is partially within a flood hazard area as indicated by the Federal Emergency Management Agency on FIRM Community Panel No. 170488 0020 B. I further certify that the tract shown hereon is not within 1-1/2 miles of the city which has adopted a city plan and is exercising the special powers authorized by said Division 12 of Article 11 of the Illinois Municipal Code.

Given under my hand and seal at 3300 Highline Road, Aviston, Illinois, this 19th day of October, 2006.

Patrick R. Netemeyer I.P.L.S. No. 2704  
Expiration Date: November 30, 2006

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 should be obtained, reviewed, and upon request additional information can be included on this plat.

SUBMITTED BY: RYAN COX  
NETEMEYER ENGINEERING ASSOCIATES, INC.  
3300 HIGHLINE ROAD  
AVISTON, IL 62216-1018  
PH: 618-228-7816

RETURN PLAT TO:  
STEVEN R. WILKE, MANAGING MEMBER  
STONEMARK DEVELOPMENTS, LLC  
3600 LEBANON AVENUE  
BELLEVILLE, IL 62221  
PH: 618-624-5400

## OWNER'S CERTIFICATE:

I, the undersigned, Steven R. Wilke, as managing member of Stonemark Developments, LLC, being the owner 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 "SWISS VALLEY ESTATES - 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 road right-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. The building setback lines as shown are hereby established.

I further certify that the property platted hereon is within Highland Community Unit District No. 5, and Southwestern Illinois College District No. 522.

In witness whereof, I have set our hands this 1st day of November, 2006.

Attest:  
Steven R. Wilke, managing member  
Stonemark Developments, LLC  
3600 Lebanon Avenue  
Belleville, IL 62221

## NOTARY PUBLIC'S CERTIFICATE:

State of Illinois } ss  
County of St. Clair }

I, the undersigned, a Notary Public in and for the County aforesaid do hereby certify that Steven R. Wilke, personally known to me to be the same person 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 1st day of November, 2006.

Karin M. Kalicinski  
Notary Public

## PERIMETER DESCRIPTION:

A resubdivision of Lot 100 of Swiss Valley Estates, a subdivision situated in part of the Northwest Quarter of Section 26, Township 3 North, Range 5 West of the Third Principal Meridian, Madison County, Illinois, recorded in Plat Cabinet 63 on page 342, the perimeter of said Lot 100 is described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence, S.00°25'36"E. (bearing assumed), along the West line of said Northwest Quarter, 452.26 feet to the Northwest corner of said Swiss Valley Estates; thence, S.89°52'13"E., 726.17 feet to the point of beginning on the Northeast corner of Lot 2 of said Swiss Valley Estates; thence, continuing, S.89°52'13"E., 100.00 feet; thence, N.00°35'34"E., 459.76 feet to the North line of said Northwest Quarter; thence, N.89°36'52"E., along the North line of said Northwest Quarter, 1003.52 feet; thence, S.00°05'38"W., 889.75 feet; thence, S.02°13'51"W., 610.59 feet; thence, S.01°39'36"E., 275.04 feet; thence, S.86°52'40"W., 133.03 feet; thence, N.89°57'00"W., 388.87 feet; thence, N.04°10'40"E., 380.00 feet; thence, N.68°21'31"W., 80.95 feet; thence, N.08°03'27"W., 147.95 feet; thence, S.86°36'33"W., 42.56 feet; thence, N.43°36'12"W., 64.64 feet; thence, N.43°51'22"E., 74.48 feet; thence, S.64°22'22"E., 42.03 feet; thence, N.50°46'14"E., 111.85 feet; thence, N.44°04'14"W., 242.14 feet; thence, N.41°00'04"W., 121.40 feet; thence, N.52°38'40"E., 120.00 feet; thence, N.85°39'20"W., 129.01 feet; thence, along a curve having a radius point to the South, a radial distance of 200.00 feet, a chord bearing, S.68°01'08"W., and a chord distance of 138.92 feet; thence, S.47°41'48"W., 177.25 feet; thence, along a curve having a radius point to the Northwest, a radial distance of 625.00 feet, a chord bearing, S.51°25'42"W., and a chord distance of 68.34 feet; thence, along a curve having a radius point to the East, a radial distance of 20.00 feet, a chord bearing, S.14°39'43"W., and a chord distance of 25.98 feet; thence, along a curve having a radius point to the Southwest, a radial distance of 313.91 feet, a chord bearing, N.46°59'36"W., and a chord distance of 226.59 feet; thence, N.28°44'51"E., 345.37 feet to the point of beginning, containing, 32.49 acres, more or less.

## AND:

Part of the West Half of Section 26, Township 3 North, Range 5 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence, S.00°25'36"E. (bearing assumed), along the West line of said Northwest Quarter, 2599.77 feet to the point of beginning; thence, S.00°18'09"E., continuing along said West line, 50.00 feet to the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26; thence, N.89°40'30"E., 528.00 feet; thence, S.00°21'32"E., 1326.19 feet to the South line of said Northwest Quarter of the Southwest Quarter; thence, N.89°40'36"E., along said South line, 791.96 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence, N.00°28'07"W., 1326.22 feet to the Northeast corner of said Northwest Quarter of the Southwest Quarter on a Southern corner of Lot 8 of Swiss Valley Estates, a subdivision recorded in Plat Cabinet 63 on page 342; thence, along the perimeter of said Swiss Valley Estates as follows: N.44°19'27"W., 634.43 feet; N.20°47'55"W., 100.00 feet to the Southeast corner of Lot 28 of Swiss Valley Estates - 1st Addition, a subdivision recorded in Plat Cabinet 63, page 388 of Madison County Records; thence, along the perimeter of said Swiss Valley Estates - 1st Addition as follows: S.79°45'41"W., 408.48 feet; S.89°40'30"W., 30.00 feet; S.00°25'36"E., 429.56 feet; S.89°40'30"W., 410.00 feet to the point of beginning, containing 32.36 acres, more or less.