

# FINAL PLAT ARBOR LAKE

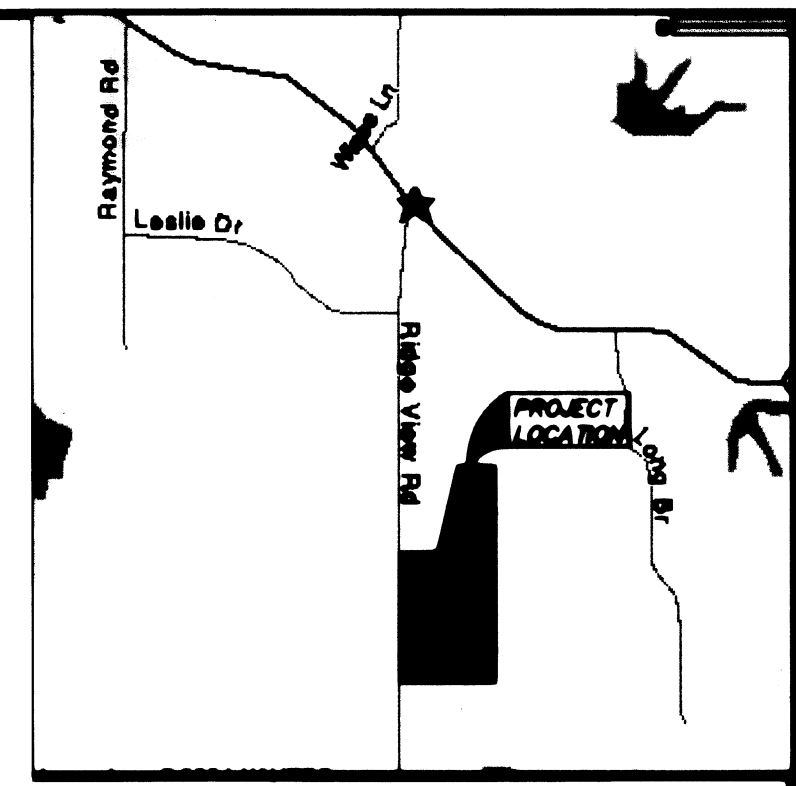
A TRACT OF LAND BEING A PART OF WEST HALF OF THE SOUTHWEST QUARTER  
OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL  
MERIDIAN, MADISON COUNTY, ILLINOIS

SUBDIVISION CONTAINS ±2,673,265 SQUARE FEET, OR ±61.37 ACRES  
STREET DEDICATION CONTAINS ±357,422 SQUARE FEET, OR ±8.21 ACRES  
ACTIVE GREEN SPACE DEDICATION CONTAINS ±190,620 SQUARE FEET, OR ±4.38 ACRES  
ACTIVE GREEN SPACE REQUIRED ±160,396 SQUARE FEET, OR ±3.68 ACRES  
(61.37 ACRES TOTAL x 6%)  
PASSIVE GREEN SPACE DEDICATION CONTAINS ±162,664 SQUARE FEET, OR ±3.73 ACRES  
PASSIVE GREEN SPACE REQUIRED ±106,931 SQUARE FEET, OR ±2.45 ACRES  
(61.37 ACRES TOTAL x 4%)  
STORM WATER DETENTION BASIN AREAS & LAKE CONTAIN ±336,925 SQUARE FEET, OR ±7.73 ACRES.  
LOTS CONTAIN ±1,518,703 SQUARE FEET, OR 34.86 ACRES

**OWNER/DEVELOPER**  
ARBOR LAKE DEVELOPMENT  
COMPANY, LLC  
1108 ROTTINGHAM COURT  
EDWARDSVILLE, ILLINOIS 62025  
618-656-2180

**PROFESSIONAL LAND SURVEYOR**  
GREGORY S. MCGRAW  
SHERILL ASSOCIATES, INC.  
116 WEST STREET  
EDWARDSVILLE, ILLINOIS  
ILLINOIS PROFESSIONAL LAND  
SURVEYOR # 035-003512  
LICENSE EXPIRES: 11-30-2008

**PROFESSIONAL ENGINEER**  
K. RICHARD JONES, P.E.  
SHERILL ASSOCIATES, INC.  
116 WEST STREET  
EDWARDSVILLE, ILLINOIS  
ILLINOIS PROFESSIONAL ENGINEER #  
082-054173  
LICENSE EXPIRES: 11-30-2007



LOCATION MAP

STATE OF ILLINOIS }  
COUNTY OF MADISON }  
SS

We, the undersigned ARBOR LAKE DEVELOPMENT COMPANY, LLC being the owner of a tract of land located PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 1 DEGREE 01 MINUTE 00 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 A DISTANCE OF 1316.43 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES E. REPELL AND CATHERINE R. SANTANELLO BY DEED RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN BOOK 4224 PAGE 2251, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE NORTH 88 DEGREES 58 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID REPELL TRACT A DISTANCE OF 182.75 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2485.00 FEET, A CHORD BEARING SOUTH 87 DEGREES 35 MINUTES 57 SECONDS EAST AND A CHORD DISTANCE OF 297.51 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 397.88 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 5 DEGREES 49 MINUTES 00 SECONDS EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 84 DEGREES 10 MINUTES 52 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 210.42 FEET TO THE SOUTHWEST CORNER OF SAID REPELL TRACT; THENCE NORTH 0 DEGREES 29 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID REPELL TRACT A DISTANCE OF 355.00 FEET; THENCE NORTH 16 DEGREES 56 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID REPELL TRACT A DISTANCE OF 378.17 FEET TO THE NORTHEAST CORNER OF SAID TRACT; ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND TO JIMMY LINKSWAYER DESCRIBED BY DEED RECORDED IN BOOK 3848 PAGE 2188 OF THE MADISON COUNTY RECORDER'S OFFICE; THENCE NORTH 1 DEGREE 44 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT AND THE EAST LINE OF TRACT CONVEYED TO THE MADISON COUNTY HEALTH DEPARTMENT FOR RIGHT-OF-WAY PURPOSES, A DISTANCE OF 478.81 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GOVERNORS (VARYING WIDTH) PARKWAY (A.K.A. F.A.R. 207); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2704.79 FEET, A CHORD BEARING NORTH 84 DEGREES 53 MINUTES 15 SECONDS EAST AND A CHORD DISTANCE OF 488.48 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 497.18 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 47 SECONDS EAST A DISTANCE OF 244.30 FEET TO THE EAST LINE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 0 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 2532.81 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE POINT OF BEGINNING IN MADISON COUNTY, ILLINOIS, CONTAINING 2,673,265 SQUARE FEET OR 61.37 ACRES MORE OR LESS.

(except coal and other minerals underlying said premises with the right to mine and remove the same), in Madison County, Illinois, have caused said tract of land to be surveyed and subdivided in the manner shown on the plat hereon and said subdivision shall be hereafter known as "ARBOR LAKE". All rights-of-way and easements shown hereon are reserved and dedicated to the public use forever upon acceptance by the City of Edwardsville and their use is subject to the Local Access Order "Arbor Lake" as shown on the approved Preliminary Plat for the subdivision on file with the City of Edwardsville. Further the utility easements as shown hereon are hereby dedicated to public and private utility companies, including cable television, for access (pedestrian and vehicular), installation, maintenance and repair for utilities, as their interests may appear or be noted and both the utility and drainage easements are subject to the terms and conditions of their descriptions as noted on this final plat, unless modified by the City of Edwardsville. Owners hereby release and waive the right of homestead under the homestead exemption laws of the State of Illinois. We hereby certify that the land shown subdivided hereon is entirely in the Edwardsville Community Unit 7 School District.

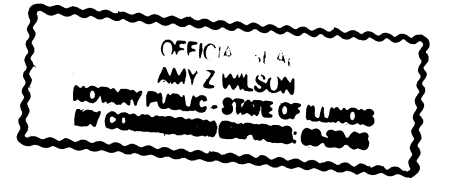
In Witness Whereof, I have set my hand and seal this 12<sup>th</sup> day of July, 2008.

*Kevin Jones*  
Kevin Jones, Owner

Notary Public's Certificate  
State of Illinois }  
County of Madison }  
I, Anna Wilson, a Notary Public in and for the County and State aforesaid, do hereby certify that Kevin Jones, is personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, and that he appeared before me this day in person and acknowledged that he/she signed and sealed the same as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead under the Homestead Exemption Laws of the State of Illinois.

Glass under my hand and Notarial Seal this 13<sup>th</sup> day of July, 2008.

*Anna Wilson*  
Notary Public



Drainage Certificate  
We, the undersigned, do hereby certify that, to the best of our knowledge, based on investigation and accepted principles, no residences or structures are, or will be, located within the one hundred year (100-year) flood elevation as defined or identified by FEMA Community Panel #170438 00075 B

By: G. Schubert Date: 11/30/07  
Licensed, but Unlicensed, Professional Engineer  
062-054173  
Registration Number and Expiration Date  
Date: 7/14/06

SUBMITTED BY:  
NAME: Gregory Mcgraw  
ADDRESS: 116 WEST STREET EDWARDSVILLE, ILLINOIS 62025

County Clerk's Certificate  
I, Mark Van Natta, County Clerk of Madison County, Illinois, do hereby certify that I find no unpaid or delinquent taxes against this tract of land comprising "ARBOR LAKE" as shown hereon, and that there has been no sale pursuant to said taxes, or that any failure to sell general taxes, levied against the same, through July 14, 2008.

*Mark Van Natta* Date: 7/14/08  
County Clerk

*Curt Summers, Deputy*



UTILITY EASEMENT  
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EDWARDSVILLE, MADISON COUNTY, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING IN THE CITY OF EDWARDSVILLE, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN HEREON AND LABELED "UTILITY EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER MAINS, ELECTRICAL, GAS, TELEPHONE, CABLE TV, OR OTHER UTILITY LINES OR APPURTENANCES, ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, WIRE, CONDUIT, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO OR THROUGH THE ATTACHED AREA, AND SUCH OTHER APPURTENANCES AND ADDITIONS THEREON AS SAID CITY AND UTILITIES MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE INCLUDED IN THE ATTACHED DOCUMENT FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY AND UTILITIES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS OR, WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, ON, UPON, OR ACROSS, UNDER, OR THROUGH SAID "UTILITY EASEMENT". NO PERMANENT BUILDINGS, SWIMMING POOLS, RETAINING WALLS, FENCES, SURFACES, EARTH FILL, OR LANDSCAPING (INCLUDING STREET TREES) SHALL BE PLACED ON SAID "UTILITY EASEMENT" THAT THEN OR IN THE FUTURE INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE A "UTILITY EASEMENT" IS USED FOR WATER, STORM, OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE SAID CITY SO AS NOT TO INTERFERE WITH OR CAUSE DAMAGE TO THESE SYSTEMS. MAINTENANCE OF SAID EASEMENTS SHALL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNERS. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REMOVING UNAUTHORIZED OBSTACLES FROM THE "UTILITY EASEMENT".

8-1-1 Emergency Certification  
I, Roy Rembs, 8-1-1 Coordinator of Madison County, Illinois hereby certify that this plat has been approved for 8-1-1 Emergency Services and proper comment concerns have been assigned.

*Roy Rembs* Date: 7/18/08  
8-1-1 Coordinator

City Council Certificate  
I, Patty J. Thiede, City Clerk of Edwardsville, Madison County, Illinois, do hereby certify that the plat of "ARBOR LAKE" was presented to the council of the City of Edwardsville, Illinois, at a regular meeting held on July 14, 2008 and that said plat was duly approved and accepted by said City Council by resolution dated July 14, 2008.

*Patty J. Thiede*  
City Clerk



THE LOT NUMBERS SHOWN HEREON MAY NOT CORRESPOND WITH THE MAILING ADDRESS ASSIGNED BY MADISON COUNTY 811.  
IRON PIPES WILL BE SET AT ALL PROPERTY CORNERS, AND CONCRETE MONUMENTS WILL BE SET AT OPPOSITE BOUNDARY CORNERS OF THE SUBDIVISION.  
EDWARDSVILLE COMMUNITY UNIT 7 EDUCATIONAL FACILITIES IMPACT FEES WILL APPLY TO THIS SUBDIVISION.  
LANDSCAPE EASEMENTS HAVE BEEN PROVIDED FOR THE PURPOSE OF MAINTAINING A LANDSCAPED BUFFER ALONG RIVERVIEW ROAD WHICH INCLUDES BUT IS NOT LIMITED TO BERRIES, FENCES, TREES AND SHRUBS. THIS AREA SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS, SUBJECT TO COORDINATION WITH THE HOMEOWNER'S ASSOCIATION AND THE CITY OF EDWARDSVILLE.

MAPS & PLATS  
Survey Required  
For Bearing  
Initials: [Signature]  
Date: 7/25/08

BENCHMARK  
NGS BENCHMARK NO. 011304 - ELEVATION = 537.53  
THE MARK IS LOCATED AT EDWARDSVILLE, AT THE COURTHOUSE AT THE NORTHEAST ENTRANCE ON MAIN STREET, 17.4 FEET SOUTH OF MAIN STREET CURB, IN THE NORTHWEST OF STONE STEPS, IN THE STONE BORDER OF THE STONE STEPS AT THE FIRST LANDING.

BASIS OF BEARING  
BEARINGS ARE BASED ON THE BEST LINE OF SECTION 17 BEING SOUTH 01 DEGREE 01 MINUTE 00 SECONDS EAST.

DRAINAGE EASEMENT  
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EDWARDSVILLE, MADISON COUNTY, ILLINOIS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING DITCHES, SWALES, CATCH BASINS, CULVERTS, PIPING, AND WITHOUT LIMITATION SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO PROVIDE FOR DRAINAGE OF SURFACE WATER FROM, TO, OR THROUGH THE ATTACHED AREA AND SUCH OTHER APPURTENANCES AND ADDITIONS THEREON AS SAID CITY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE INCLUDED IN THE ATTACHED DOCUMENT FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM, OR REMOVE ANY SOIL, SILT, TREES, SHRUBS, OTHER PLANTS OR APPURTENANCES OR STRUCTURES THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID DRAINAGE EASEMENT, IN, ON, UPON, OR ACROSS, UNDER, OR THROUGH SAID "DRAINAGE EASEMENT". NO PERMANENT BUILDINGS, SWIMMING POOLS, RETAINING WALLS, FENCES, SURFACES, EARTH FILL, OR LANDSCAPING (INCLUDING TREES AND SHRUBS) SHALL BE PLACED ON SAID "DRAINAGE EASEMENT" THAT THEN OR IN THE FUTURE INTERFERE WITH THE AFORESAID USES AND RIGHTS. MAINTENANCE OF SAID EASEMENTS SHALL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNERS. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REMOVING UNAUTHORIZED OBSTACLES FROM THE "DRAINAGE EASEMENT".

Surveyor's Certificate  
I, the undersigned Registered Illinois Land Surveyor, hereby certify that this plat is a correct plat of a survey made under my direct supervision at the request of the owner for the purpose of subdividing the tract into lots as shown. The land is within the corporate limits of the City of Edwardsville which has adopted a city plan and is complying the special powers authorized by Division 12 of Article II of the Illinois Municipal Code, as now or hereafter amended, and not included in any other municipality.

We further certify that no part of said land is situated within a special flood hazard area as identified on the Federal Emergency Management Agency Flood Insurance Rate Map, FEMA Panel No. 170438 00075 B, effective date: April 15, 1982.

We further certify that we have, at the request of the Owners, reviewed the Mixed-Out Coal Area Maps of Madison County, as available from the Illinois State Geological Survey in Urbana, Illinois, and hereby indicate that the subdivided property shown hereon is not within a mixed-out area.

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

SHERILL ASSOCIATES, INC.  
*[Signature]* Date: 7/14/08  
Gregory S. McGraw  
Illinois Professional Land Surveyor # 035-003512  
License Expires: 11-30-2008



Chairman of the Land Use Committee of the City of Edwardsville, hereby certify that the Land Use Committee has determined that this final plat meets all the requirements of the Madison County Subdivision Regulations; that this plat was approved by the Land Use Committee on July 14, 2008; and that the subdivision has completed all required improvements or has posted adequate security prior to said approval.

Chairman  
Date  
Date Security Posted:

Approved this \_\_\_\_\_ day of \_\_\_\_\_  
Plan Commission of the City of Edwardsville, Illinois.

By: \_\_\_\_\_  
Chairman

FINAL PLAT  
ARBOR LAKE  
ARBOR LAKE DEVELOPMENT CO., LLC  
1108 ROTTINGHAM COURT,  
EDWARDSVILLE, ILLINOIS 62025  
618-656-2180



**SHERILL ASSOCIATES**  
Surveyors - Engineers  
- Planners

Illinois Design Firm  
# 184-001238

116 West Street  
Edwardsville, IL 62025  
TEL: (618) 656-9251

2727 Telegraph Road  
St. Louis, MO 63125  
TEL: (314) 487-5900

DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be authenticated by my seal are limited 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 used for any part or parts of the engineering project or survey.

REVISION					
DATE					
NO.					

PROJECT NO.  
04123-07  
DRAWN MMS DESIGNED DJS  
CHECKED KRJ/KLB DATE 04/04/06

FINAL PLAT  
ARBOR LAKE  
SHEET 1 OF 4