

# FIRST ADDITION TO REMINGTON PLACE

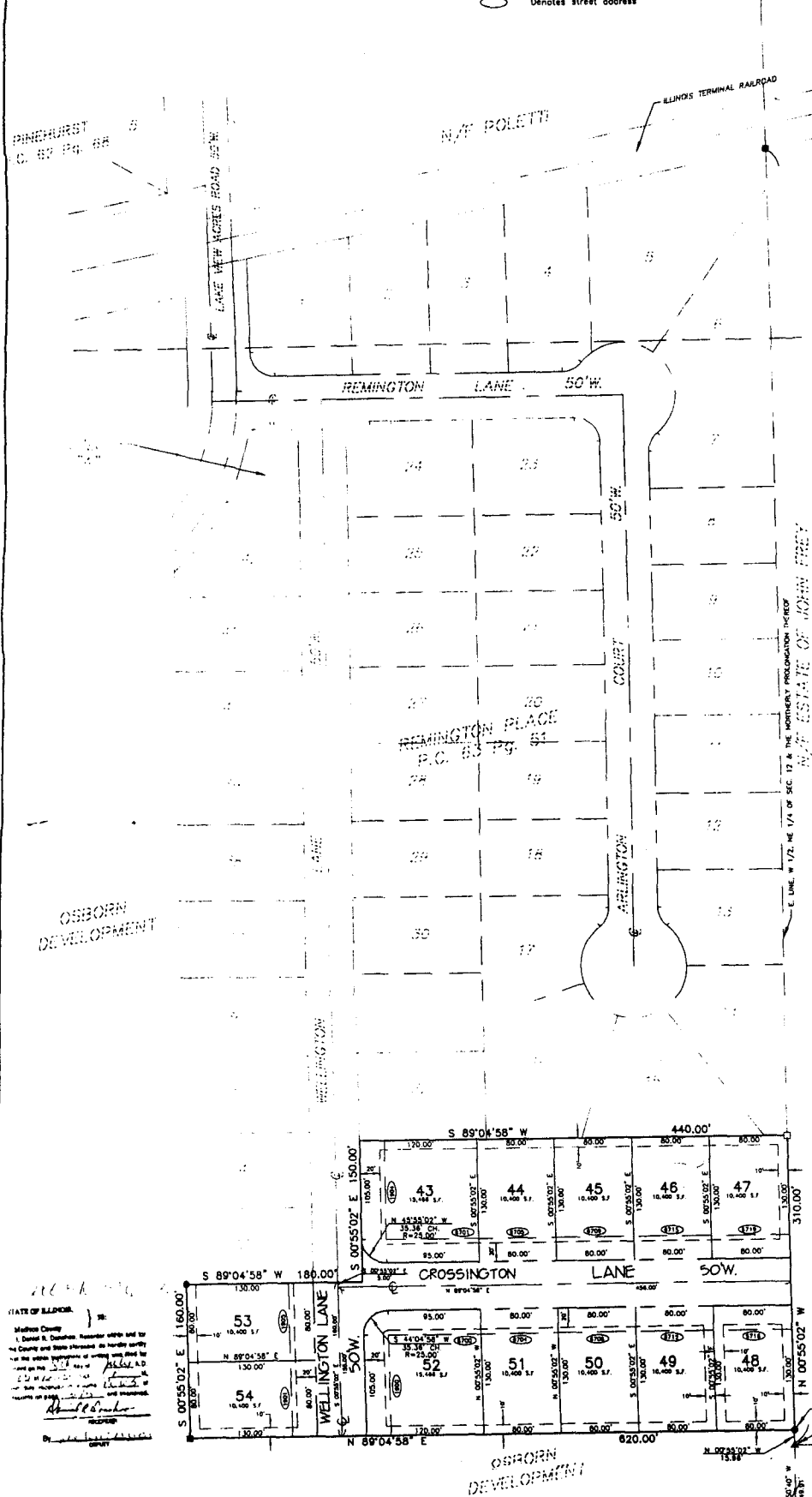
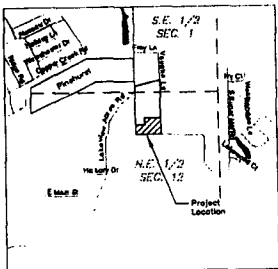
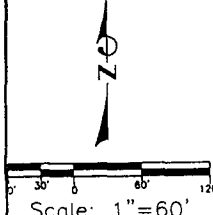
A RESUBDIVISION OF OUTLOT "B" OF "REMINGTON PLACE" REFERENCE BEING HAD TO THE PLAT THERE OF RECORDED IN THE RECORDERS OFFICE OF MADISON COUNTY, ILLINOIS IN P.C. 63 ON PG. 51, BEING PART OF THE NORTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 3 NORTH, RANGE 8 WEST, OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

### LEGEND

- Denotes found old stone
- Denotes found I.P.
- Denotes set I.P.
- Denotes set conc. monument
- Denotes found conc. monument
- Denotes R.O.W. line
- - - Denotes easement line
- - - Denotes building set-back line
- Denotes street address

### NOTES:

1. All bearings shown hereon are assumed.
2. All dimensions along curves are chord dimensions.
3. 5/8"x30" iron pins (rebar) set at all lot corners with additional crosses set in the concrete curb & gutter of an offset from all front lot corners, P.C.'s, P.T.'s and E.O.R.'s.
4. Radii of all street intersections turn outs are 25' to right of way.
5. All easements shown hereon are 20' wide unless otherwise noted.
6. Building set back lines are 25' behind right of way.
7. All lots within the subdivision shown hereon are within the SR-2 zoning district.



Land Description of "First Addition to Remington Place"

Outlot "B" of "Remington Place", reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Cabinet 63 on Page 51, being part of the Northeast Quarter of Section 12, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, and being more particularly described as follows:

Commencing at the old stone at the center of Section 12; thence South 89 degrees 12 minutes 03 seconds East, along the south line of the Northeast Quarter of Section 12, a distance of 1341.38 feet to an iron pin at the southeast corner of the West Half of the Northeast Quarter of Section 12; thence North 0 degrees 50 minutes 40 seconds West, along the east line of the West Half of the Northeast Quarter of Section 12, a distance of 1549.91 feet to an old stone; thence North 0 degrees 55 minutes 02 seconds West, continuing along the boundaries of Outlot "B" the following courses and distances: North 0 degrees 35 minutes 02 seconds West, continuing along the east line of the West Half of the Northeast Quarter of Section 12, a distance of 310.00 feet; thence South 89 degrees 04 minutes 58 seconds West, a distance of 410.00 feet; thence South 0 degrees 55 minutes 02 seconds East, a distance of 150.00 feet; thence South 89 degrees 04 minutes 58 seconds West, a distance of 180.00 feet; thence South 0 degrees 55 minutes 02 seconds East, a distance of 160.00 feet to the southwest corner of Outlot "B"; thence North 89 degrees 04 minutes 58 seconds East, a distance of 620.00 feet to the Point of Beginning and containing 3.79 acres.

We, the undersigned, being the owners of the tract shown hereon, have caused said tract to be surveyed and subdivided in the manner shown hereon. We hereby dedicate to the public forever, for roadway purposes, the streets as shown hereon and the utility/drainage easements as shown hereon are hereby dedicated to the Village of Maryville 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, including the release and waiver of the rights of homestead under the Homestead Exemption Laws of the State of Illinois. This land lies within Collinsville Unit 10 School District.

In Witness Whereof, we have set our hands and seals this 1st day of July, 2005.

Osborn Development Inc., D.B.A.  
*Joseph B. Osborn*      *Donald P. Osborn*

State of Illinois  
 County of Madison) SS

*Michael J. Gorman* Notary Public in and for the county aforesaid, do hereby certify that the aforescribed persons are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and that they 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 therein set forth, including the release of waiver of the right of homestead.

Given, under my hand and notarial seal this 1st day of July, 2005.

*Michael J. Gorman*  
 Notary Public

I, Mark A. Van Nido, County Clerk of Madison County, Illinois, do hereby certify that I find no unpaid or defaulted taxes against any of the real estate included within this plat as of 2005.

*Mark Van Nido by Anita Cornell* (2-4-05)  
 County Clerk

Certificate of Board of Trustees

I, *Berry Gullledge*, President of the Village of Maryville Board of Trustees, do hereby certify that the plat shown herein was duly presented to the Board of Trustees and approved at a meeting of some held on Wednesday (date) July 27, 2005.

*Berry Gullledge*  
 President

*John Long*  
 Village Clerk

Planning Commission Certificate

I, *Laura Andrews*, Chairman of the Village of Maryville Planning Commission, hereby certify that the Village Planning Commission determined that this final plat meets all requirements of the Village of Maryville Subdivision Regulations; that this plat was approved by the Village of Maryville Planning Commission on July 27, 2005.

03/04/05  
 Date *Laura Andrews*  
 Chairman

I, Ray Romine, 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.

Date 2-2-2005 9-1-1 Coordinator *Ray Romine*

Note

It is the intent of the subdivider that the individual lot owners shall maintain that part of any storm water drainage ways, detention areas and take shore lines shown hereon lying within the boundary of their property.

We, the undersigned, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for collection and diversion of such surface waters into public area, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to adjoining property because of the construction of the subdivision.

*Ray Romine* 2-2-2005  
 Owner      Engineer

We, Sherbut-Carson & Associates, P.C., hereby certify that at the request of the owners, we have surveyed and subdivided the tract of land shown hereon and that this plat is a true representation of that survey and subdivision. We further certify that no part of said land is situated with a special flood hazard area as identified on the Federal Emergency Management Agency Flood Insurance Map FIRM Panel No. 170435 0100B, effective date: April 15, 1992.

We further certify that the tract shown hereon is within the corporate limits of the Village of Maryville, which has adopted a village plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois Municipal Code.

We further certify that we have reviewed the map of mined-out coal area map No. 27, as available from the Illinois State Geological Survey in Urbana, Illinois and that it appears that no part of the subdivided property shown hereon lies within a mined-out area.

Sherbut-Carson & Associates, P.C.  
*Keith G. Carson*, I.P.L.S. 2497  
 Date: 2-2-05

AREA IN LOTS=3.10 ACRES  
 AREA IN STREETS=0.69 ACRES  
 AREA IN SUBDIVISION=3.79 ACRES

DRAWING: SUBDIVISION PLAT	DATE	OCT 2004	NO.	1	DATE	1/1/05	REMARKS	PER REVIEW
	DRAWN	KAC	TRACE	CHECK				
	Owner/Developer: Osborn Development 100 Regency Centre Collinsville, IL 62234 618-346-7878							
	Submitted by: <i>Kenée Jot</i> Name: <i>Kenée Jot</i> Address: Sherbut-Carson & Associates, P.C. #4 Meadow Heights Professional Park Collinsville, IL 62234 Ph. (618) 345-5454							

# SECOND ADDITION TO REMINGTON PLACE

BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 12 AND PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

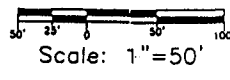
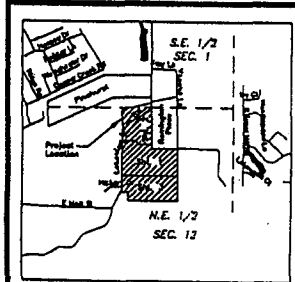
AREA IN LOTS=17.89  
AREA IN OUTLOTS=3.71  
AREA IN STREETS=9.9  
AREA IN SUBDIVISION

- NOTES:
- All bearings shown hereon are true.
  - All dimensions along curves are arc lengths.
  - 5/8"x10" iron pins (rebar) set additional crosses cut in the center of all street intersections.
  - Right of all street intersections right of way.
  - All easements shown hereon or otherwise noted.
  - Building set back lines are 25 feet.
  - All lots within the subdivision is in the SR-2 zoning district.

- BENCHMARKS:
- Bolt on fire hydrant located on west side of Lakeview Acres side of Illinois Terminal Railroad Elev. 583.86
  - Top of stone located 15 feet northeast corner of lot 109.
  - Spikes in power pole located at intersection of Lakeview Acres Elev. 584.52
  - South bolt on water tower Elev. 575.73

- LEGEND
- Denotes found
  - Denotes found
  - Denotes set in
  - Denotes set in
  - Denotes found
  - Denotes R.O.W.
  - Denotes easer
  - Denotes street
  - Denotes build

Notes:  
\* Lots 73, 74, 75, 82, 93, 96 & 97 shall not have access to and from Lake View Acres



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	225.00	83.16	31.79	62.85	N47°34'04"E	18°04'57"
C2	500.00	203.28	103.94	201.88	S39°17'42"W	23°17'40"
C3	300.00	144.29	72.84	143.40	S13°37'22"W	28°58'58"
C4	750.00	230.63	115.92	229.13	N09°14'38"E	17°34'23"

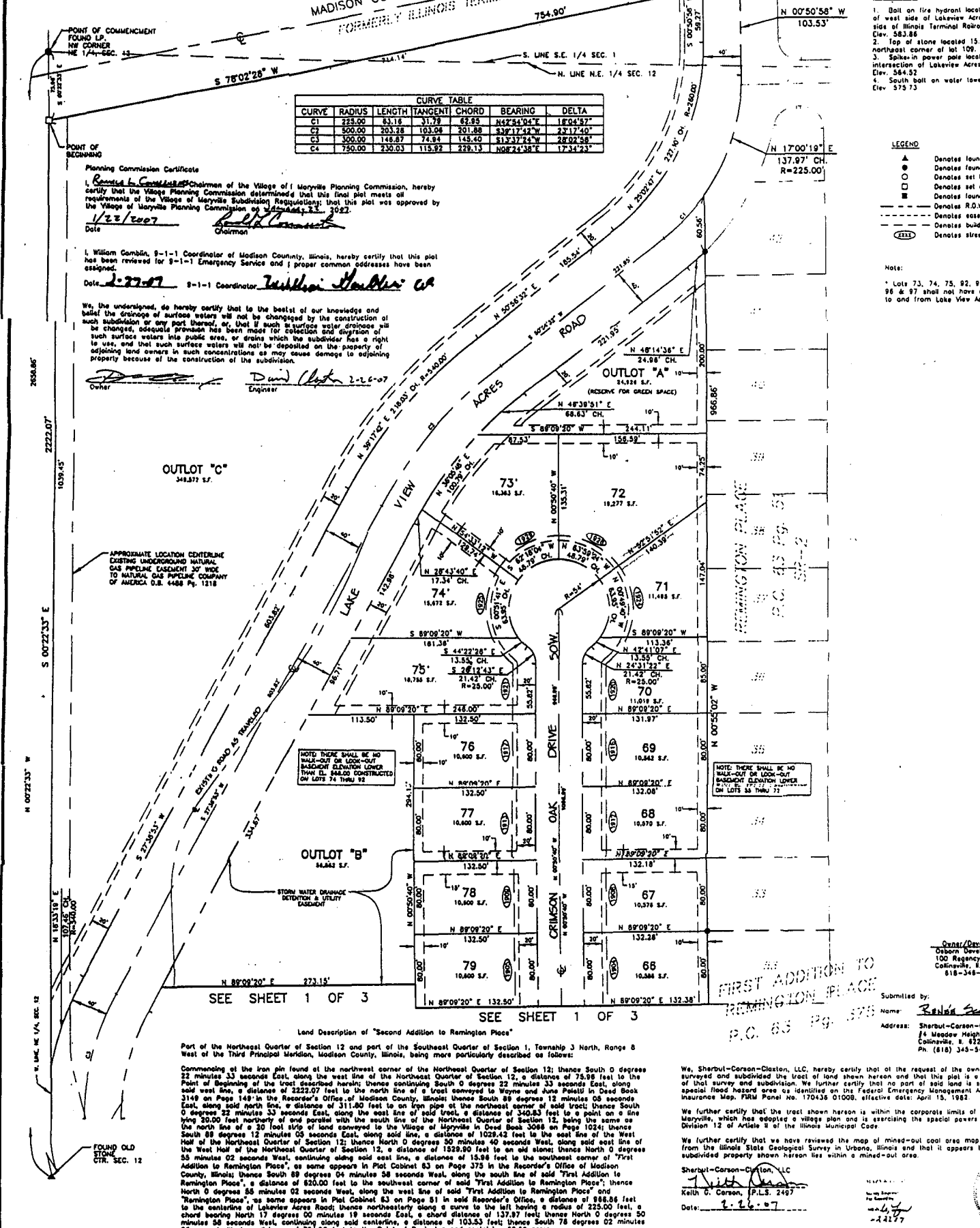
Planning Commission Certificate  
I, Richard L. Conant, Chairman of the Village of Maryville Planning Commission, hereby certify that the Village Planning Commission determined that this final plat meets all requirements of the Village of Maryville Subdivision Regulations; that this plat was approved by the Village of Maryville Planning Commission on 1/23/2007.

Date: 1/23/2007  
Richard L. Conant  
Chairman

I, William Gambin, 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.  
Date: 2-27-07 9-1-1 Coordinator: William Gambin

We, the undersigned, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that if such surface waters or drainage will be changed, adequate provision has been made for collection and diversion of such surface waters into public area, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to adjoining property because of the construction of the subdivision.

Date: 2-27-07  
Dawn Claxton  
Engineer



OUTLOT "C"  
34,977 S.F.

NOTE: THERE SHALL BE NO BASEMENT ELEVATION LOWER THAN 11.8425 CONSTRUCTED ON LOTS 74 THRU 82

NOTE: THERE SHALL BE NO BASEMENT ELEVATION LOWER THAN 11.8425 CONSTRUCTED ON LOTS 66 THRU 72

SEE SHEET 1 OF 3

SEE SHEET 1 OF 3

Land Description of "Second Addition to Remington Place"  
Part of the Northeast Quarter of Section 12 and part of the Southeast Quarter of Section 1, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:  
Commencing at the iron pin found at the northeast corner of the Northeast Quarter of Section 12; thence South 0 degrees 22 minutes 33 seconds East, along the west line of the Northeast Quarter of Section 12, a distance of 75.93 feet to the Point of Beginning of the tract described herein; thence continuing South 0 degrees 22 minutes 33 seconds East, along said west line, a distance of 222.07 feet to the north line of a tract conveyed to Wayne and June Peltier in Deed Book 3149 on Page 148 in the Recorder's Office of Madison County, Illinois; thence South 89 degrees 09 minutes 20 seconds East, along said north line, a distance of 311.00 feet to an iron pin at the northeast corner of said tract; thence South 0 degrees 22 minutes 33 seconds East, along the east line of said tract, a distance of 340.63 feet to a point on a line lying 20.00 feet northward of and parallel with the south line of the Northeast Quarter of Section 12, being the same as the north line of a 30 foot strip of land conveyed to the Village of Maryville in Deed Book 3088 on Page 1024; thence South 89 degrees 09 minutes 20 seconds East, along said line, a distance of 1029.42 feet to the east line of the West Half of the Northeast Quarter of Section 12; thence North 0 degrees 50 minutes 40 seconds West, along said east line of the West Half of the Northeast Quarter of Section 12, a distance of 1329.90 feet to an old alley; thence North 0 degrees 55 minutes 02 seconds West, continuing along said east line, a distance of 15.98 feet to the southeast corner of "First Addition to Remington Place", as same appears in Plat Cabinet 83 on Page 375 in the Recorder's Office of Madison County, Illinois; thence South 89 degrees 04 minutes 58 seconds West, along the south line of said "First Addition to Remington Place", a distance of 820.00 feet to the southwest corner of said "First Addition to Remington Place"; thence North 0 degrees 55 minutes 02 seconds West, along the west line of said "First Addition to Remington Place" and "Remington Place", as same appears in Plat Cabinet 83 on Page 375 in the Recorder's Office of Madison County, Illinois, a distance of 988.08 feet to the centerline of Lakeview Acres Road; thence northwesterly along a curve to the left having a radius of 225.00 feet, a chord bearing North 17 degrees 00 minutes 19 seconds East, a chord distance of 137.97 feet; thence North 0 degrees 50 minutes 58 seconds West, continuing along said centerline, a distance of 103.53 feet; thence South 78 degrees 02 minutes 28 seconds West, a distance of 754.92 feet to the Point of Beginning and containing 82.88 acres.

We, Sherbut-Carson-Claxton, LLC, hereby certify that at the request of the owners, surveys and subdivided the tract of land shown hereon and that this plat is a true and correct copy of the original survey and subdivision. We further certify that no part of said land is situated in a special flood hazard area as identified on the Federal Emergency Management Agency Insurance Map, FIRM Panel No. 17043E 0100B, effective date: April 15, 1992.

We further certify that the tract shown hereon is within the corporate limits of the Village of Maryville, which has adopted a village plan and is exercising the special powers of Division 12 of Article II of the Illinois Municipal Code.

We further certify that we have reviewed the map of mined-out coal open pit map No. 1 from the Illinois State Geological Survey in Urbana, Illinois and that it appears that subdivided property shown hereon lies within a mined-out area.

Sherbut-Carson-Claxton, LLC  
Keith G. Carson, P.L.S. 2497  
Date: 2-26-07

DRAWING: SUBDIVISION PLAT  
SECOND ADDITION TO REMINGTON PLACE

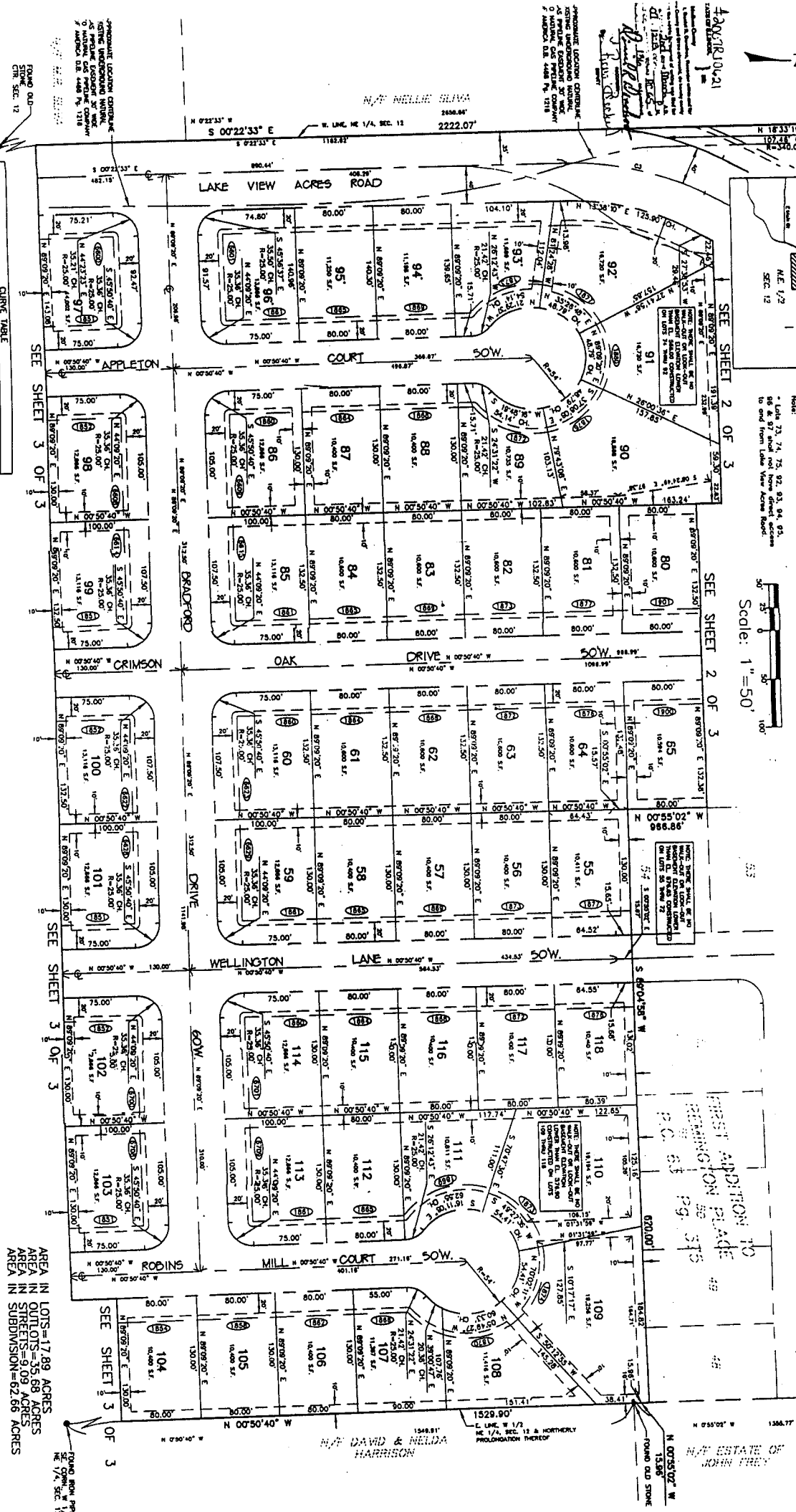
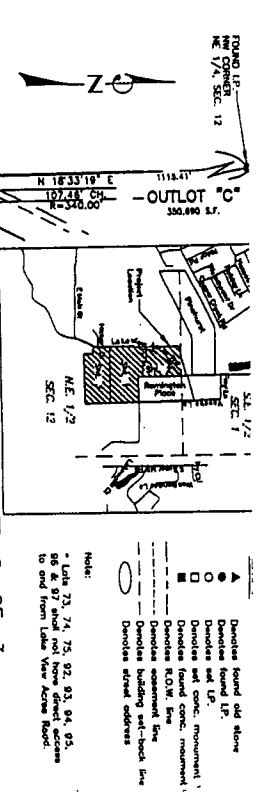
PROJECT NO. 2107-2  
SHEET NUMBER 2 OF 3

DATE	REVISIONS
JAN 2009	
DRAWN	DATE
KAC	5/7/09
TRACE	5/25/09
	6/27/09
	7/27/09
	11/7/09

Sherbut-Carson-Claxton, LLC  
#4 Meadow Heights Professional Park  
Collinsville, Illinois 62234  
Phone: 618-345-5454  
Fax: 618-345-7017

**SECOND ADDITION TO REMINGTON PLACE**  
 BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 12 AND PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

1. All bearings shown shall be taken from the center of curvature of any curve shown.
2. All distances shown shall be taken from the center of curvature of any curve shown.
3. All curves shown shall be taken from the center of curvature of any curve shown.
4. All easements shown herein are 20' wide unless otherwise noted.
5. All easements shown herein are 20' wide unless otherwise noted.
6. All easements shown herein are 20' wide unless otherwise noted.
7. All easements shown herein are 20' wide unless otherwise noted.
8. All easements shown herein are 20' wide unless otherwise noted.
9. All easements shown herein are 20' wide unless otherwise noted.
10. All easements shown herein are 20' wide unless otherwise noted.



**CURVE TABLE**

CURVE	ANGLE	LENGTH	CHORD	BEARING	DELTA
C1	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C2	100.00°	60.00	100.00	S 00°00'00" E	180°-00.00°
C3	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C4	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C5	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C6	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C7	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C8	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C9	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C10	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C11	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C12	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C13	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C14	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C15	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C16	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C17	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C18	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C19	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C20	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C21	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C22	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C23	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C24	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C25	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C26	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C27	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C28	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C29	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C30	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C31	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C32	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C33	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C34	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C35	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C36	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C37	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C38	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C39	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C40	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C41	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C42	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C43	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C44	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C45	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C46	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C47	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C48	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C49	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C50	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C51	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C52	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C53	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C54	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C55	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C56	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C57	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C58	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C59	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°
C60	113.17°	63.52	105.17	S 16°34'00" E	180°-56.83°



I, **Matthew S. Osborn**, County Clerk of Madison County, Illinois, do hereby certify that the foregoing is a true and correct copy of the record as the same appears in the office of the County Clerk of Madison County, Illinois, at this date, and that the same are the original records of the County Clerk of Madison County, Illinois.

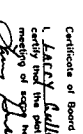
Witness my hand and the seal of said County Clerk at the City of Effingham, Illinois, this 12th day of February, 2025.

Matthew S. Osborn  
 County Clerk  
 Madison County, Illinois

Certificate of Board of Trustees  
 I, **Matthew S. Osborn**, County Clerk of Madison County, Illinois, do hereby certify that the foregoing is a true and correct copy of the record as the same appears in the office of the County Clerk of Madison County, Illinois, at this date, and that the same are the original records of the County Clerk of Madison County, Illinois.

Witness my hand and the seal of said County Clerk at the City of Effingham, Illinois, this 12th day of February, 2025.

Matthew S. Osborn  
 County Clerk  
 Madison County, Illinois



I, **Matthew S. Osborn**, County Clerk of Madison County, Illinois, do hereby certify that the foregoing is a true and correct copy of the record as the same appears in the office of the County Clerk of Madison County, Illinois, at this date, and that the same are the original records of the County Clerk of Madison County, Illinois.

Witness my hand and the seal of said County Clerk at the City of Effingham, Illinois, this 12th day of February, 2025.

Matthew S. Osborn  
 County Clerk  
 Madison County, Illinois

Certificate of Board of Trustees  
 I, **Matthew S. Osborn**, County Clerk of Madison County, Illinois, do hereby certify that the foregoing is a true and correct copy of the record as the same appears in the office of the County Clerk of Madison County, Illinois, at this date, and that the same are the original records of the County Clerk of Madison County, Illinois.

Witness my hand and the seal of said County Clerk at the City of Effingham, Illinois, this 12th day of February, 2025.

Matthew S. Osborn  
 County Clerk  
 Madison County, Illinois

I, **Matthew S. Osborn**, County Clerk of Madison County, Illinois, do hereby certify that the foregoing is a true and correct copy of the record as the same appears in the office of the County Clerk of Madison County, Illinois, at this date, and that the same are the original records of the County Clerk of Madison County, Illinois.

Witness my hand and the seal of said County Clerk at the City of Effingham, Illinois, this 12th day of February, 2025.

Matthew S. Osborn  
 County Clerk  
 Madison County, Illinois

**REVISIONS**

NO.	DATE	REMARKS
1	1/22/06	PER MARK-LPS
2	2/22/06	WALK OUT PL'S
3	2/22/06	ROW/OUTLOT C. REV.
4	6/23/06	DATE REV.
5	12/11/06	ADD OUTLOTS
6	1/22/06	MISC REVS

**Sherbut-Carson-Claxton, LLC**  
 #4 Meadow Heights Professional Park  
 Collinsville, Illinois 62234  
 Phone: 618-345-5454  
 Fax: 618-345-3017