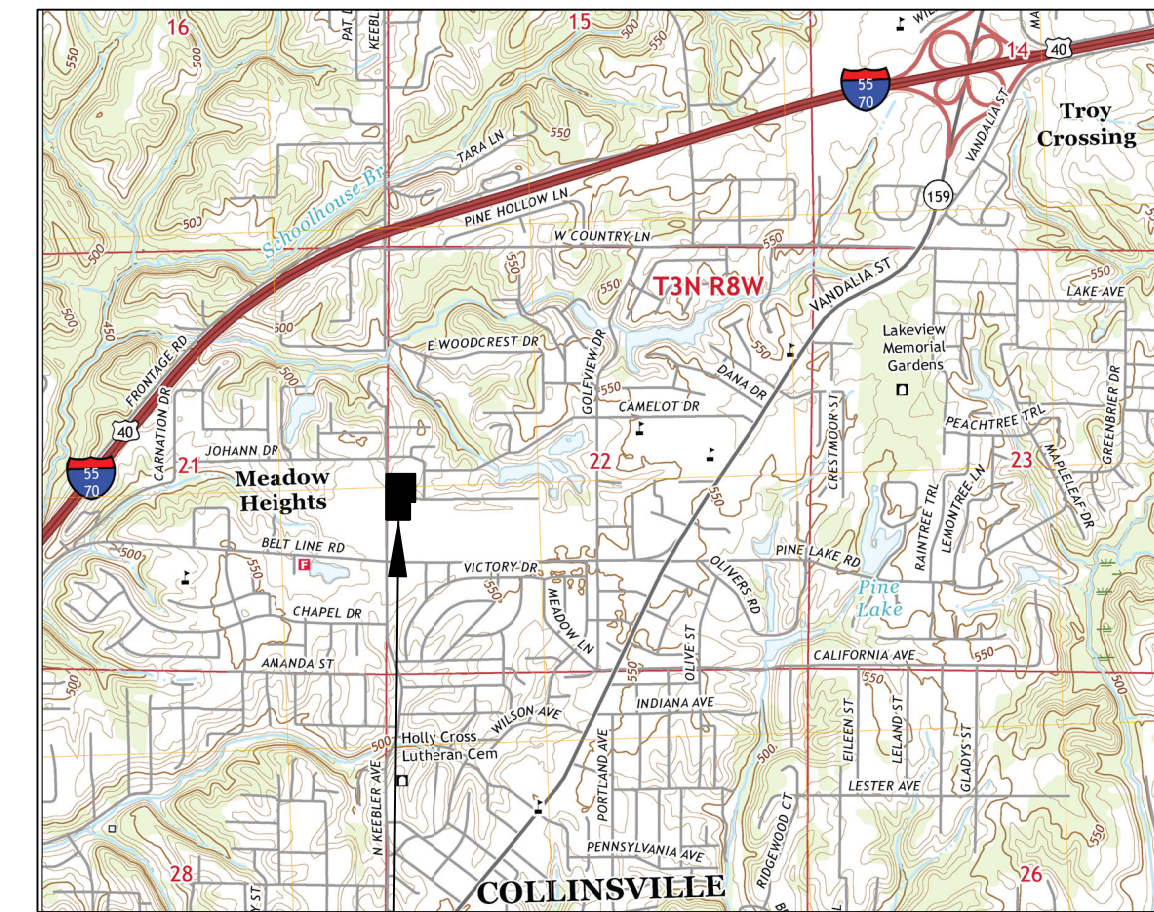
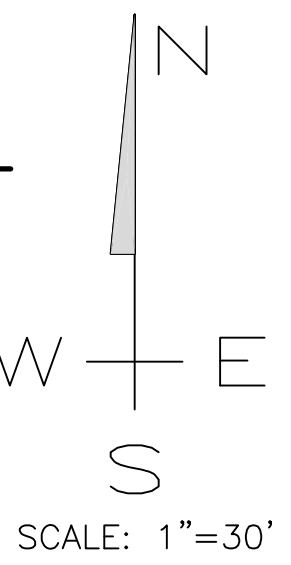


**SUBDIVISION PLAT  
PARKSIDE CONDOS**

PART OF THE S.W. 1/4 OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS



PROJECT LOCATION

**OWNER'S CERTIFICATE:**

We, Parkside Commons, LLC, an Illinois Corporation, Owner of the tracts shown herein have caused the said tracts to be surveyed and subdivided in the manner shown, and said subdivision is to be hereinafter known as "Parkside Condos." The street right-of-way shown herein, is hereby dedicated to the use of the Public forever, including the release and waiver of the right of homestead. The property embraced by this plat is within Community Unit School District No. 10 and College District No. 522.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Parkside Commons, LLC

JOSEPH E. OSBORN, LLC MEMBER

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

I, \_\_\_\_\_, a Notary Public in and for the County aforesaid, do hereby certify that the above signed person is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that they appeared before me this day in person and acknowledge that they signed and sealed the same as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

**CITY COUNCIL'S CERTIFICATE:**

Approved by the City Council of Collinsville, Illinois, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to the conditions of Resolution No. \_\_\_\_\_, the streets laid out and delineated on this plat are not accepted by the City, nor is any responsibility therefore assumed by the City of Collinsville, Illinois. The City, by approving the drainage plans or by requiring certain standards with respect to drainage, accepts no responsibility for damages caused by the drainage or drainage facilities, to the owners or occupants of real estate affected, nor does the City guarantee that the improvements or changes in drainage will not cause damage to the owners or occupants of real estate affected, nor does the City accept drainage facilities or improvements for maintenance. The responsibility for changes in drainage and for the maintenance of drainage facilities or improvements remains that of the Developer, subdivider, or land owner or occupant.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

**9-1-1 COORDINATOR CERTIFICATE:**

I, \_\_\_\_\_, Madison County 9-1-1 Coordinator do hereby certify that the street names and numbering system on the attached plat have been reviewed and approved for use.

9-1-1 Coordinator \_\_\_\_\_

Date \_\_\_\_\_

**COUNTY CLERK'S CERTIFICATE:**

I, \_\_\_\_\_, County Clerk of Madison County, Illinois, do hereby certify that I find no unpaid or forfeited taxes against any of the real estate included within this plat.

County Clerk \_\_\_\_\_

Date \_\_\_\_\_

APPROVED BY MAPPING AND PLATTING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**SURVEYOR'S CERTIFICATE:**

By the seal and signature below we, Sherbut-Carson-Claxton, LLC, hereby certify that we have, at the request of and for the exclusive use of the owner, performed a survey of the tract as shown hereon and that this is a true representation of that survey. This professional service conforms to the current Illinois minimum standards for a boundary survey. The land is within the corporate limits of the City of Collinsville which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois Municipal Code, as now or hereafter amended.

We further certify that we have reviewed the Mined-Out Coal Area Map No. 27 as available from the Illinois State Geological Survey in Urbana, Illinois, and hereby indicate that the property shown hereon does appear to be located within a mined-out area.

We have reviewed FIRM Panel No. 170439 0005 B, effective date: February 18, 1981, published by the Federal Emergency Management Agency, and find that no part of said land is situated within a special flood hazard.

In addition, we hereby certify that no part of this plat to be recorded is situated within, bordering, or including any public waters of the state in which the State of Illinois has any property rights or property interests.

David B. Claxton, P.L.S. 035.003162

Date: \_\_\_\_\_

Expires 11/30/26

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 ditches, 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.

Owner \_\_\_\_\_ Engineer \_\_\_\_\_

AREA IN LOTS=2.25 AC. (INCLUDES 0.73-AC. OPEN SPACE)  
AREA IN STREETS=0.40 AC.  
AREA IN SUBDIVISION=2.65 ACRES

**LEGAL DESCRIPTION PARKSIDE CONDOS**

Part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, said part being more particularly described as follows:

Beginning at the southeast corner of Lot 95 of "Sixth Addition to Camelot Park," as recorded in Plat Book 39 on Page 35 in the Madison County records; thence South 00 degrees 15 minutes 21 seconds East, along the west line of Lots 108 and 109 of said "Sixth Addition to Camelot Park," and along the southeasterly prolongation thereof, a distance of 325.09 feet to a point on the north line of "Parkside Commons," as recorded in Plat Cabinet 63 on Page 331 in the Madison County records; thence South 89 degrees 23 minutes 06 seconds West, along said north line, a distance of 118.60 feet to the northwest corner of Lot 22 of "First Addition to Parkside Commons," as recorded in Plat Cabinet 65 on Page 164 in the Madison County records; thence South 00 degrees 20 minutes 08 seconds West, along the west line of said Lot 22, a distance of 120.04 feet to its intersection with the north line of a tract conveyed to the K. Duane Rankin Trust by a deed recorded in Book 4348 on Page 3599 in the Madison County records; thence South 89 degrees 10 minutes 48 seconds West, along the north line of said tract, a distance of 175.09 feet to its intersection with the east right of way of Keebler Road; thence in a northerly direction, along the east right of way of Keebler Road the following 5 courses and distances: (1) North 00 degrees 14 minutes 15 seconds West, 297.56 feet; (2) North 89 degrees 45 minutes 45 seconds East, 5.00 feet; (3) North 00 degrees 14 minutes 15 seconds West, 50.00 feet; (4) North 89 degrees 45 minutes 45 seconds East, 5.00 feet; (5) North 00 degrees 14 minutes 15 seconds West, 97.30 feet to its intersection with the south line of the aforementioned Lot 95 of "Sixth Addition to Camelot Park;" thence North 89 degrees 11 minutes 34 seconds East, along said south line of Lot 95, a distance of 284.79 feet to the point of beginning and containing 2.65 acres.

**LEGEND**

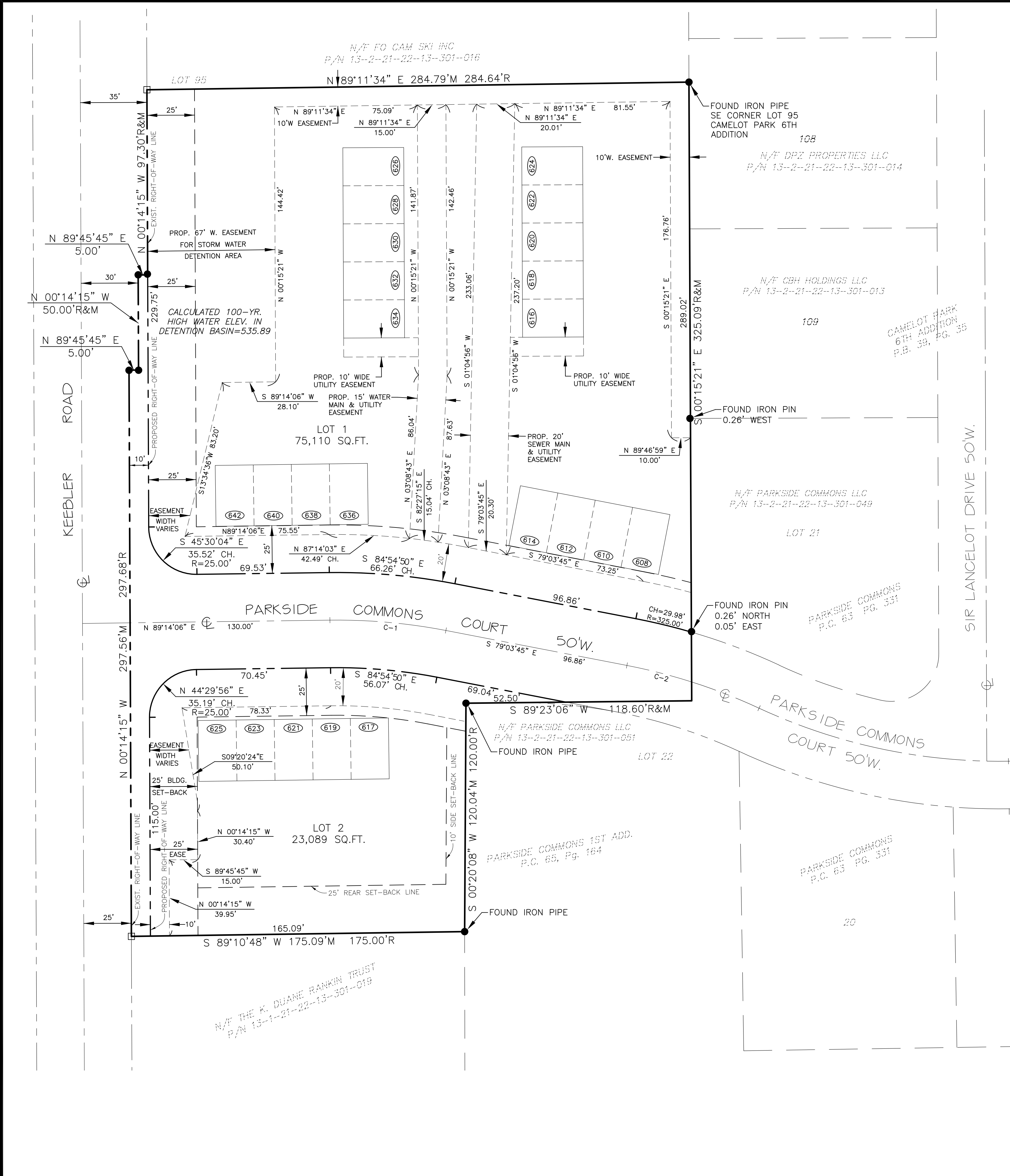
- DENOTES FOUND IRON PIPE (UNLESS NOTED)
- DENOTES SET IRON PIN
- DENOTES FOUND CONCRETE MONUMENT
- ▣ DENOTES SET CONCRETE MONUMENT
- ▲ DENOTES FOUND OLD STONE
- - - - DENOTES EASEMENT LINE
- — — — DENOTES BUILDING SET-BACK LINE
- - - - DENOTES RIGHT-OF-WAY LINE
- XXX DENOTES STREET ADDRESS
- N/F DENOTES "NOW OR FORMERLY"
- M DENOTES MEASURED DISTANCE
- R DENOTES RECORD DISTANCE

**SURVEY NOTES:**

1. THE BASIS OF BEARINGS SHOWN HEREON IS IL STATE PLANE WEST COORD. SYSTEM, NAD83, US SURVEY FOOT. ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
2. IRON PINS SET ARE 24-IN. LONG #5 RE-BAR.

Benchmark:

Nail in power pole 4.84' south and 10.23' west of northwest property corner of property as shown on this plat. EL. 536.10



THIS DRAWING DOES NOT SHOW UNDERGROUND UTILITIES. TO VERIFY THE LOCATIONS OF ANY UNDERGROUND UTILITIES WHICH MAY EXIST, CONTACT J.U.L.I.E. (1-800-892-0123).

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS, BUILDING SET-BACK LINES, RIGHTS OF WAY, LAND USE REGULATIONS OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION, COMMITMENT FOR TITLE INSURANCE, AND/OR AN ALTA/NSPS LAND TITLE SURVEY SHOULD BE OBTAINED.

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING       | DELTA     |
|-------|--------|--------|---------|-------|---------------|-----------|
| C-1   | 300.00 | 61.27  | 30.74   | 61.17 | S 84°54'50" E | 11°42'09" |
| C-2   | 300.00 | 35.10  | 17.57   | 35.08 | S 75°42'39" E | 6°42'12"  |

|  |  |                     |
|--|--|---------------------|
| <b>SUBDIVISION PLAT</b>  |  | PROJECT NO. 2274    |
| PARKSIDE CONDOS  |  | SCALE: 1"=30'       |
| SHERBUT-CARSON-CLAXTON, LLC<br>#4 MEADOW HEIGHTS PROFESSIONAL PARK<br>COLLINSVILLE, IL 62234<br>(618) 345-5454<br>info@sherbutpc.com |  | DATE: AUG. 20, 2024 |
| DRAWN BY:  |  | CHECKED BY:         |
| DATE CHECKED:  |  | REVISIONS:          |
| 9/23/2024  |  | 10/14/2024          |
| SHEET 1 OF 1   |  |                     |