

COLLINSVILLE LANDING SUBDIVISION

PART OF U.S. SURVEY 653, CLAIM 599 AND 600
AND PART OF BRINKHOFF'S FIRST ADDITION TO THE WESTVIEW SUBDIVISION
SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD
PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS

LEGAL DESCRIPTION:

PART OF UNITED STATES SURVEY 653, CLAIM 599 AND 600 AND PART OF BRINKHOFF'S FIRST ADDITION TO THE WESTVIEW SUBDIVISION, A SUBDIVISION OF PART OF SAID UNITED STATES SURVEY 653, CLAIM 599 AND 600, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 27 ON PAGE 8 , TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BRINKHOFF'S FIRST ADDITION; THENCE ON AN ASSUMED BEARING OF NORTH 09 DEGREES 12 MINUTES 32 SECONDS EAST ON THE WESTERLY LINE OF SAID BRINKHOFF'S FIRST ADDITION, 391.08 FEET; THENCE NORTHEASTERLY 44.36 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 37 DEGREES 26 MINUTES 50 SECONDS EAST, 42.58 FEET; THENCE EASTERLY 38.01 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 82 DEGREES 26 MINUTES 24 SECONDS EAST, 37.47 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL FOUR IN THE DEED TO BIJOU CREEK CAPITAL, LLC, RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 2022R13346; THENCE SOUTH 80 DEGREES 48 MINUTES 21 SECONDS EAST ON SAID NORTHERLY LINE AND THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF COLLINSVILLE, ILLINOIS, RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 2019R27212, A DISTANCE OF 80.99 FEET TO THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL FIVE IN SAID DOCUMENT 2022R13346; THENCE NORTH 09 DEGREES 12 MINUTES 32 SECONDS EAST ON SAID WESTERLY LINE AND THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL THREE IN SAID DOCUMENT 2022R13346, A DISTANCE OF 187.71 FEET TO THE NORTHERLY LINE OF SAID PARCEL THREE TRACT; THENCE SOUTH 80 DEGREES 56 MINUTES 59 SECONDS EAST ON SAID NORTHERLY LINE, 184.46 FEET TO THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL ONE IN SAID DOCUMENT 2022R13346; THENCE NORTH 09 DEGREES 03 MINUTES 01 SECOND EAST ON SAID WESTERLY LINE, 292.17 FEET TO THE NORTHERLY LINE OF SAID PARCEL ONE TRACT; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS EAST ON SAID NORTHERLY LINE, 470.87 FEET TO THE EASTERLY LINE OF SAID PARCEL ONE TRACT; THENCE SOUTH 21 DEGREES 19 MINUTES 50 SECONDS WEST ON SAID EASTERLY LINE AND THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL TWO IN SAID DOCUMENT 2022R13346, A DISTANCE OF 847.04 FEET TO THE SOUTHERLY LINE OF SAID PARCEL TWO TRACT; THENCE NORTH 68 DEGREES 15 MINUTES 45 SECONDS WEST ON SAID SOUTHERLY LINE, 208.69 FEET; THENCE SOUTHERLY 25.25 FEET ON A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4,975.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 07 DEGREES 58 MINUTES 32 SECONDS WEST, 25.25 FEET; THENCE NORTH 82 DEGREES 10 MINUTES 12 SECONDS WEST, 45.00 FEET TO THE EASTERLY LINE OF SAID BRINKHOFF'S FIRST ADDITION; THENCE SOUTH 07 DEGREES 49 MINUTES 48 SECONDS WEST ON SAID EASTERLY LINE, 247.20 FEET; THENCE SOUTHWESTERLY 36.26 FEET CONTINUING ON SAID EASTERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 59 DEGREES 46 MINUTES 31 SECONDS WEST, 31.50 FEET TO THE SOUTHERLY LINE OF SAID BRINKHOFF'S FIRST ADDITION; THENCE NORTH 68 DEGREES 16 MINUTES 47 SECONDS WEST ON SAID SOUTHERLY LINE, 348.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 482,481 SQUARE FEET OR 11.076 ACRES, MORE OR LESS.

NOTES:

- FIELD WORK COMPLETED DECEMBER 2021.
- FIELD BOOK NUMBER 407 & 415.
- BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), WEST ZONE (GPS OBSERVATIONS).
- THE LAND PLOTTED HEREON IS ZONED "R-1" SINGLE FAMILY RESIDENTIAL, "BP-2" BUSINESS PARK DISTRICT, (GENERAL / PROFESSIONAL OFFICE) AND "BP-3" BUSINESS PARK DISTRICT (GENERAL OFFICE / SMALL WAREHOUSE). PROPOSED ZONING IS "P-CP-1" PLANNED COMMERCIAL PARK DISTRICT.
- ALL ADJACENT LAND IS ZONED "BP-3" BUSINESS PARK DISTRICT (GENERAL OFFICE / SMALL WAREHOUSE), "BP-4" BUSINESS PARK DISTRICT (DISTRIBUTION / ASSEMBLY / WAREHOUSING), AND "R-1" SINGLE FAMILY RESIDENTIAL.
- THIS PROPERTY LIES WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170439 0002B AND 170439 0003B, EFFECTIVE DATE: FEBRUARY 18, 1981 AS PUBLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
- IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- EXISTING UTILITY EASEMENTS NOTED AS TO BE VACATED ARE BEING COORDINATED WITH UTILITY COMPANIES AND ARE INTENDED TO BE VACATED AT THE TIME OF FINAL PLAT RECORDING.

LOT AREAS

LOT 1 = 65,783 SF OR 1.510 AC ±
LOT 2 = 28,419 SF OR 0.652 AC ±
LOT 3 = 23,238 SF OR 0.533 AC ±
LOT 4 = 49,195 SF OR 1.129 AC ±
LOT 5 = 33,037 SF OR 0.758 AC ±
OUTLOT A = 250,013 SF OR 5.740 AC ±
EXISTING ROW = 2,410 SF OR 0.055 AC ±
NEW ROW = 30,386 SF OR 0.698 AC ±
SUBDIVISION = 482,481 SF OR 11.076 AC ±

GREEN SPACE AREAS

LOT 1 = 7,415 SF OR 0.170 AC ±
LOT 2 = 6,035 SF OR 0.139 AC ±
LOT 3 = 5,651 SF OR 0.130 AC ±
LOT 4 = 22,732 SF OR 0.522 AC ±
LOT 5 = 13,715 SF OR 0.315 AC ±
OUTLOT A = 250,013 SF OR 5.740 AC ±

BENCHMARK A

CUT "□" ON MAST ARM BASE
SE QUAD RT 157 & OSTLE DR
ELEVATION: 440.63

BENCHMARK C

CUT "□" ON MAST ARM BASE
NE QUAD RT 157 & RAMADA BLVD
ELEVATION: 446.27

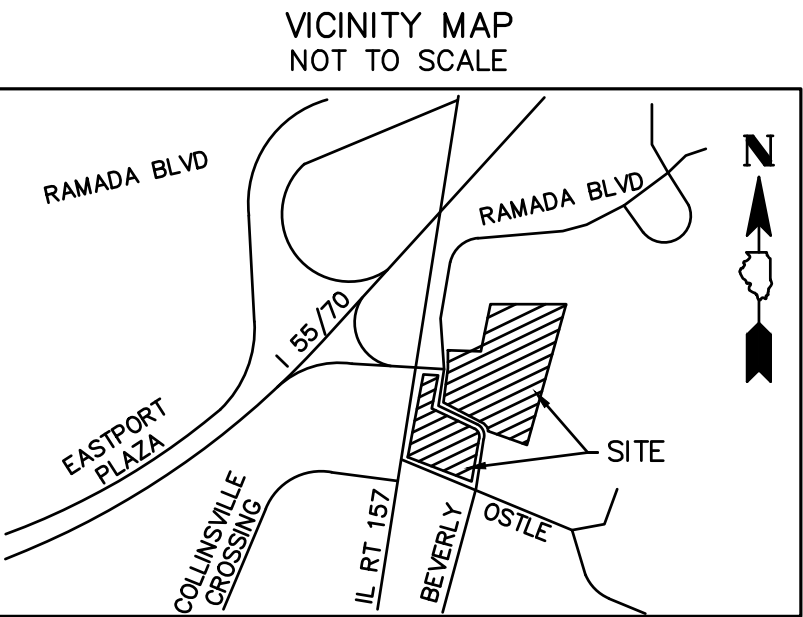


William A. Mueller

WILLIAM A. MUELLER
ILLINOIS PROFESSIONAL LAND SURVEYOR # 035-004060
EXPIRES: 11-30-2026

09/24/2025

DATE



EXISTING SITE EASEMENTS:

- ILLINOIS POWER COMPANY EASEMENT, BOOK 1748 PAGE 353. (SHOWN ON PLAT)
- SEWER EASEMENT, BOOK 2272 PAGE 422. (SHOWN ON PLAT)
- ILLINOIS POWER COMPANY EASEMENT, BOOK 2318 PAGE 701. (SHOWN ON PLAT)
- ILLINOIS POWER COMPANY EASEMENT, BOOK 2486 PAGE 77. (SHOWN ON PLAT)
- CITY OF COLLINSVILLE EASEMENT, BOOK 2881 PAGE 697. (SHOWN ON PLAT)
- BRINKHOFF'S FIRST ADDITION TO THE WESTVIEW SUBDIVISION EASEMENTS, PLAT BOOK 27 PAGE 8. (SHOWN ON PLAT)
- DRIVEWAY EASEMENT, BOOK 3372 PAGE 2365. (SHOWN ON PLAT)
- WATER EASEMENT, BOOK 1929 PAGE 122. (BLANKET EASEMENT, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT – NOT SHOWN ON PLAT)
- AMERICAN FIBER TOUCH, LLC EASEMENT, BOOK 4438 PAGE 5141 AND AMENDED, BOOK 4486 PAGE 4959. (LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS – NOT SHOWN ON PLAT)
- AMERICA FIBER TOUCH, LLC AND AT&T CORP. PARTIAL ASSIGNMENT OF EASEMENT, BOOK 4606 PAGE 6531. (LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT – NOT SHOWN ON PLAT)
- AMERICAN FIBER TOUCH, LLC EASEMENT, BOOK 4396 PAGE 3592 AND CORRECTED, BOOK 4488 PAGE 1556 AND AMERICA FIBER TOUCH, LLC AND AT&T CORP. PARTIAL ASSIGNMENT OF EASEMENTS, BOOK 4606 PAGE 6531. (LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS – NOT SHOWN ON PLAT)
- AMERICAN FIBER TOUCH, LLC EASEMENT, BOOK 4401 PAGE 3999. (LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT – NOT SHOWN ON PLAT)

LEGEND

— — — — —	EXISTING RIGHT OF WAY LINE	○ IB	FOUND IRON REBAR	— T —	TRAFFIC SIGN
— E — — — —	EXISTING PROPERTY LINE	○ IP	FOUND IRON PIPE	□	ADVERTISEMENT SIGN
— — — — —	EASEMENT LINE	○ IPP	FOUND IRON PINCHED PIPE	⊠	AREA INLET
- - - - -	BUILDING SETBACK LINE	▲	FOUND STONE	⊞	HANDHOLE
- - - - -	PAVEMENT, SIDEWALK, OR CURB	N/F	NOW OR FORMERLY	⊞	TELEPHONE/CABLE BOX
— — — — —	PROPOSED RIGHT OF WAY LINE	⊙	MANHOLE	⊞	ELECTRIC BOX/METER
— OU — — — —	OVERHEAD UTILITY LINE	⊞	POWER POLE	⊞	GAS METER
— OE — — — —	OVERHEAD ELECTRIC LINE	→	GUY WIRE	⊞	LIGHT STANDARD
— W — — — —	BURIED WATER LINE MARK	⊞	WATER VALVE	⊞	MAILBOX
- - - - -	SANITARY SEWER LINE	⊞	WATER METER	⊞	AIR CONDITION
→ → → → →	UNDERGROUND PIPE OR CULVERT	⊞	GAS METER		
— — — — —	DITCH FLOWLINE	⊞	FIRE HYDRANT		
— X — — — —	FENCE LINE				
— — — — —	TREE LINE				

OWNER

ALBERT L. HAMILTON &
AMEANNA V. HAMILTON
205 BEVERLY LANE
COLLINSVILLE, IL 62234
1-618-250-6434

OWNER

BIJOU CREEK CAPITAL, LLC
34 NORTH BRENTWOOD
BOULEVARD, SUITE 201
CLAYTON, MO 63105
1-3134-280-2540

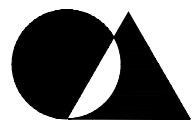
OWNER

CITY OF COLLINSVILLE
125 SOUTH CENTER STREET
COLLINSVILLE, IL 62234
1-618-346-5200

SUBDIVIDER

AKG DEVELOPMENT
34 NORTH BRENTWOOD
BOULEVARD, SUITE 201
CLAYTON, MO 63105
1-314-280-2540

PRELIMINARY PLAT COVER SHEET



OATES
ASSOCIATES

100 Lanter Court, Suite 1
Collinsville, IL 62234
618.345.2200
www.oatesassociates.com

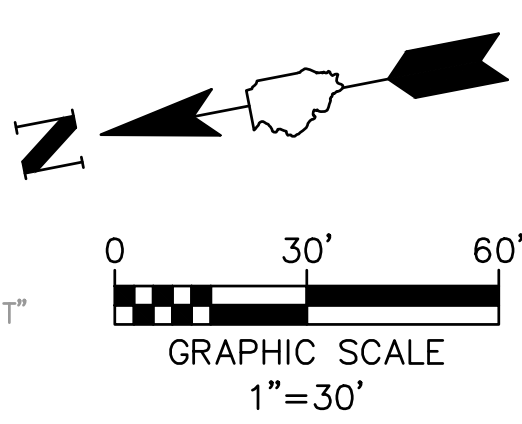
Collinsville St. Louis Belleville St. Charles

ILLINOIS DESIGN FIRM LICENSE NO. 184.001151

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CHKD BY: WAM
DATE: 09/24/2025

JOB NO.: 220122.002
SHEET 1 OF 6 SHEETS

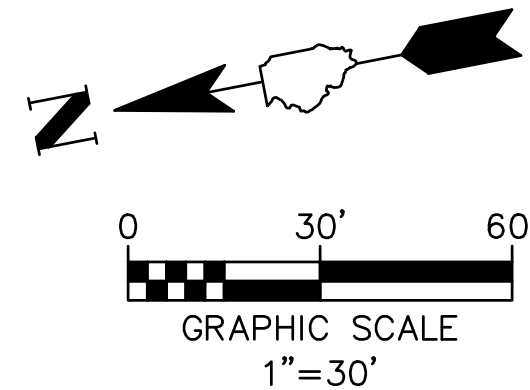
SEE SHEET 3

 TREE
REMOVAL

Collinsville St. Louis Belleville St. Charles

JOB NO.: 220122.002

5/8" IB
NW CORNER LOT 3
SURVEY 653 CLAIM 599 & 600



TREE
REMOVAL

OUTLOT A

LOT 5

LOT 1

SEE SHEET 2

SEE SHEET 2

PRELIMINARY PLAT
EXISTING CONDITIONS



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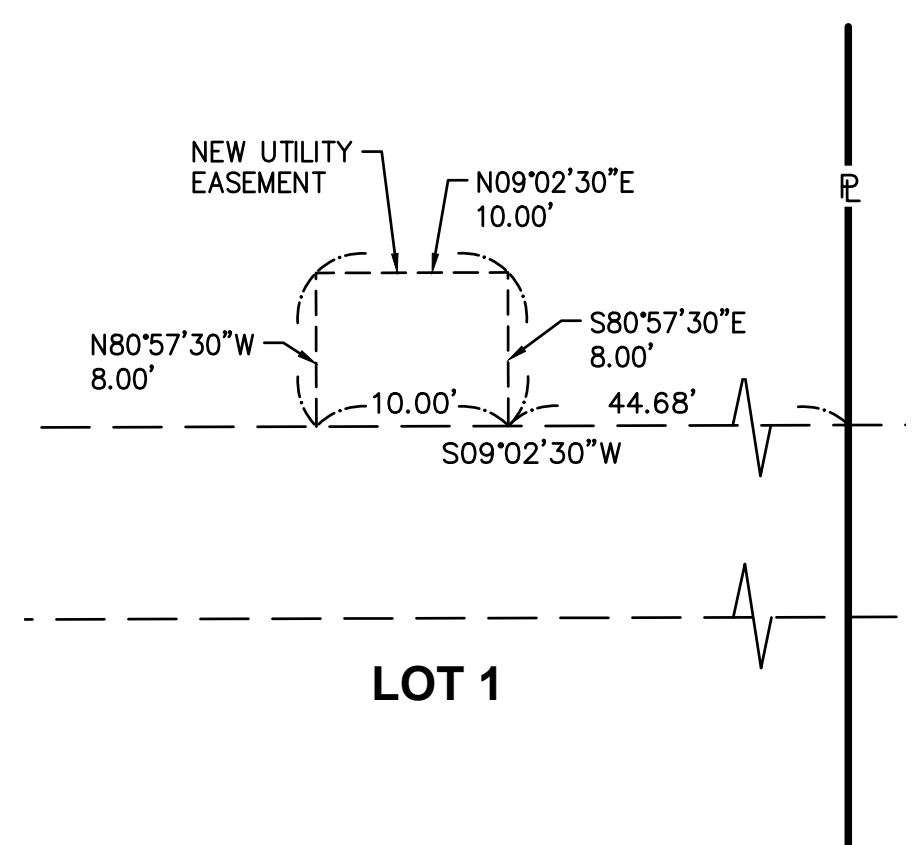
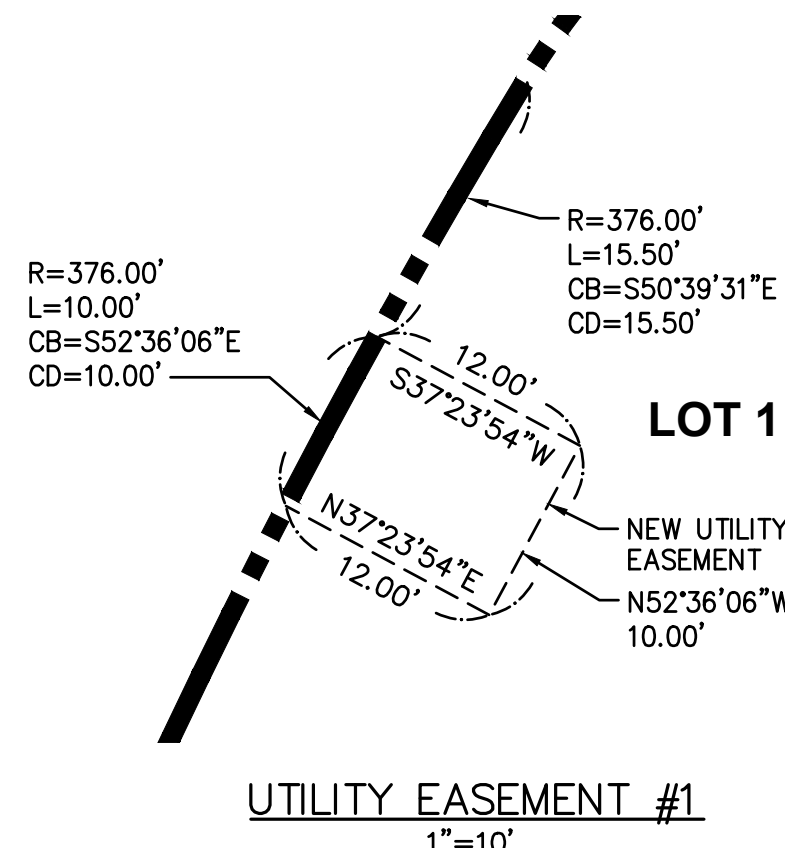
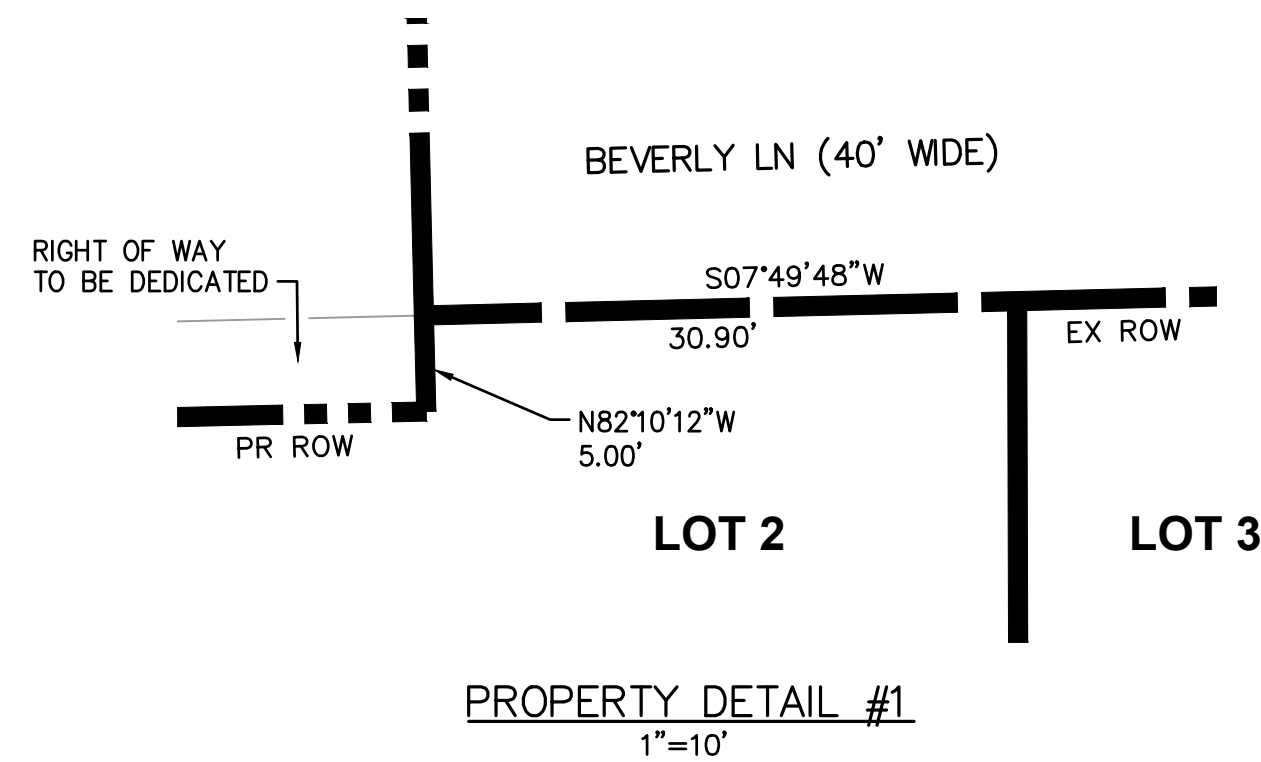
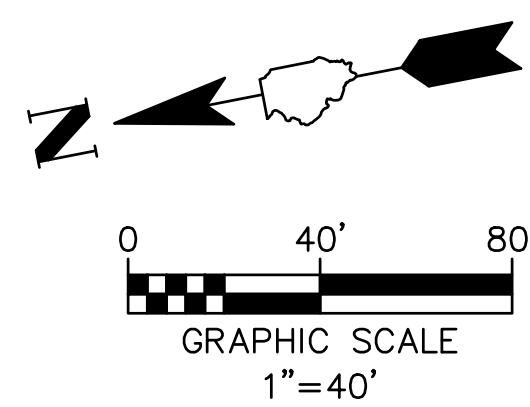
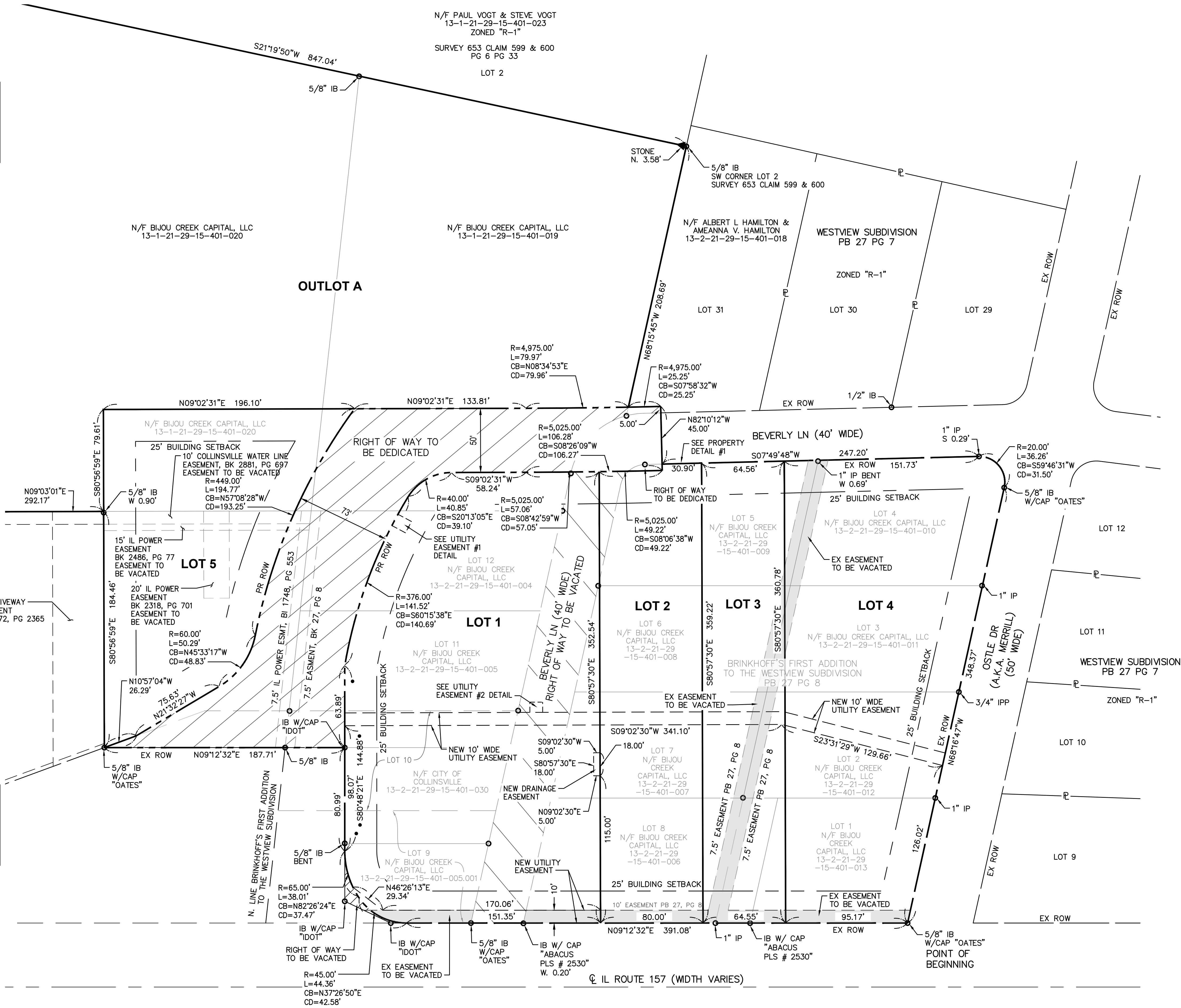
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DATE: 09/24/2025

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SHEET 3 OF 6 SHEETS

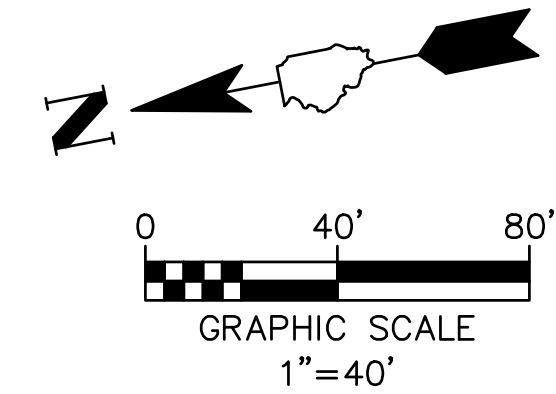
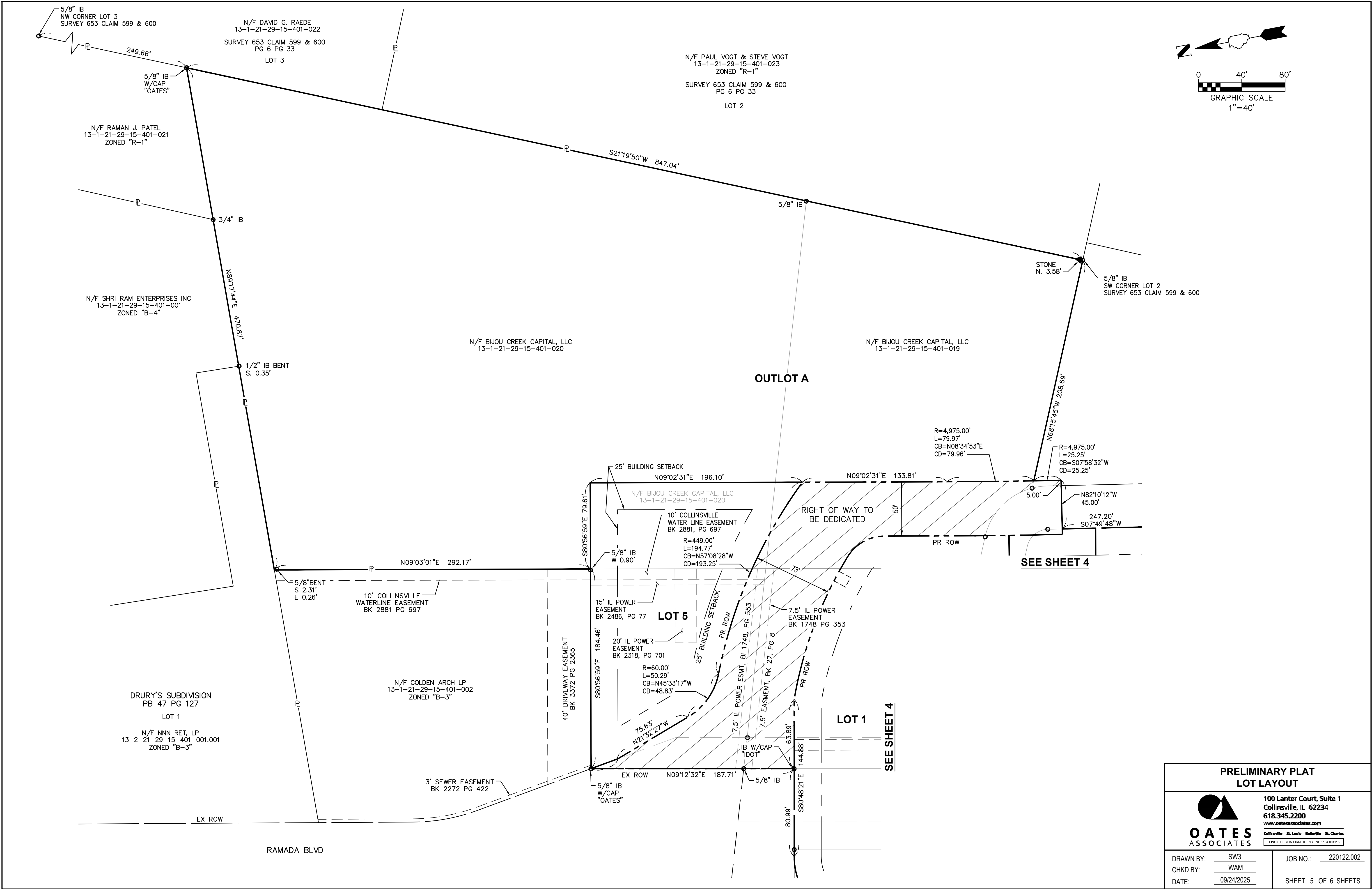


SEE SHEET 5

SEE SHEET 5



PRELIMINARY PLAT LOT LAYOUT	
 OATES ASSOCIATES	
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Collinsville St. Louis Belleville St. Charles ILLINOIS DESIGN FIRM LICENSE NO. 184.001115	
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PRELIMINARY PLAT LOT LAYOUT		
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