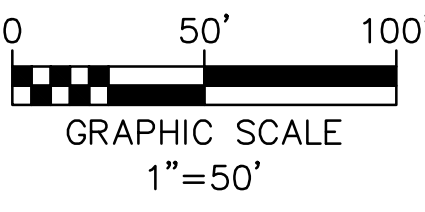


RESUBDIVISION OF LOTS 3, 4 AND 5 OF "LANTER SUBDIVISION"

PART OF THE WEST 1/2 OF US SURVEY 509 CLAIM 1653, SEC. 19 & 30, T. 3 N., R. 8 W. OF THE THIRD P.M.
MADISON COUNTY, ILLINOIS



LEGAL DESCRIPTION

LOTS 3, 4 AND 5 OF "LANTER SUBDIVISION", BEING PART OF US SURVEY 509 CLAIM 1653, SECTIONS 19 AND 30, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT CABINET "62" ON PAGE 26.

NOTES

- 1. FIELD WORK COMPLETED JUNE 2016.
- 2. FIELD BOOK NUMBER 289.
- 3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF "LANTER SUBDIVISION"; RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT CABINET "62" ON PAGE 26. ELEVATIONS BASED ON NAVD 88 DATUM DERIVED FROM GPS.
- 4. THE LAND PLATTED HEREON IS ZONED "BP3" BUSINESS PARK DISTRICT AS PER CITY OF COLLINSVILLE, ILLINOIS ZONING REGULATIONS SECTION 17.040.230, EFFECTIVE AS OF APRIL 2008.
- 5. THIS PROPERTY LIES WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170436 0120B, EFFECTIVE DATE: APRIL 15, 1982 AS PUBLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM.

LEGEND

- IB FOUND IRON BAR
- SET 5/8" X 30" IRON REBAR
- ⊠ FOUND RIGHT OF WAY MONUMENT
- ▲ ST FOUND STONE
- CM FOUND CONCRETE MONUMENT
- EXISTING RIGHT OF WAY LINE
- PROPERTY LINE
- US SURVEY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- LANDSCAPE SETBACK LINE
- BUILDING SETBACK LINE
- ▨ EASEMENT TO BE VACATED

OWNER/SUBDIVIDER

LANTER BUSINESS PARK, LLC
1914 SPRING BREEZE LN
CHESTERFIELD, MO 63017
(314) 614-9945

PACE PROPERTIES
1401 S. BRENTWOOD BLVD, SUITE 900
ST LOUIS, MO 63144
(314) 968-9898



STEVEN M. KEIL
OATES ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003119
EXPIRES: 11-30-2016

DATE

PRELIMINARY PLAT

	COLLINSVILLE 100 Lantier Court, Suite 1 Collinsville, IL 62204 tel: 618-345-2000	BELLEVILLE 20 E. Main Street Belleville, IL 62220 tel: 618-416-4888	ST. LOUIS 720 Olive, Suite 700 St. Louis, MO 63101 tel: 314-598-8381
	www.oatesassociates.com		

DRAWN BY:	WAM	JOB NO.:	16083
CHKD BY:	SMK		
DATE:	07/07/2016		
		SHEET 1 OF 1 SHEETS	

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.29'	S46°54'31"W	42.54'
C2	1,753.78'	327.53'	S82°57'32"E	327.06'
C3	1,753.78'	266.65'	S73°15'10"E	266.40'
C4	55.00'	56.30'	S31°23'25"W	53.88'
C5	55.00'	72.37'	N81°35'08"W	67.26'
C6	25.00'	19.22'	N65°54'44"W	18.75'
C7	1,753.78'	185.27'	S71°55'25"E	185.19'
C8	1,753.78'	408.91'	S81°37'46"E	407.99'
C9	55.00'	128.68'	S69°05'16"W	101.27'

LOT AREAS

LOT A = 118,795 SF OR 2.7272 AC ±
LOT B = 172,883 SF OR 3.9688 AC ±
SUBDIVISION = 291,678 SF OR 6.6960 AC ±

BENCHMARK:

CUT "□" ON TOP BACK OF CURB
SOUTH SIDE OF LANTER COURT
ELEVATION = 424.56

FILE NAME = 16083 - ROW.DWG