

FINAL PLAT
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.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, BEING OWNERS OF THE TRACT SHOWN HEREON, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION IS TO BE HEREINAFTER KNOWN AS "RESUBDIVISION OF LOTS 3, 4 AND 5 OF LANTER SUBDIVISION."

THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

WE ALSO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE THIS LAND LIES WITHIN THE COLLINSVILLE UNIT 10 SCHOOL DISTRICT.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2016

OWNER _____ DATE _____

OWNER _____ DATE _____

STATE OF)
COUNTY OF)SS

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SIGNED PERSONS WHOSE NAMES ARE SUSCRIBED TO THE FOREGOING INSTRUMENT, 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 HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2016

NOTARY PUBLIC _____ DATE _____

CITY COUNCIL'S CERTIFICATE

APPROVED BY THE CITY COUNCIL OF COLLINSVILLE, ILLINOIS, THIS _____ DAY OF _____, 2016. 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, LAND OWNER, OR OCCUPANT.

MAYOR _____ CITY CLERK _____

COUNTY CLERK'S CERTIFICATE

I, THE UNDERSIGNED 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 THE PLAT THRU _____.

COUNTY CLERK _____ DATE _____

9-1-1 COORDINATOR'S CERTIFICATE

I, THE UNDERSIGNED MADISON COUNTY 9-1-1 COORDINATOR DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR 9-1-1 EMERGENCY SERVICE AND PROPER COMMON ADDRESSES HAVE BEEN ASSIGNED.

9-1-1 COORDINATOR _____ DATE _____

SURVEYOR'S CERTIFICATE

WE, OATES ASSOCIATES, INC., DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, WE HAVE SURVEYED AND SUBDIVIDED THE TRACT OF LAND SHOWN HEREON, THAT THIS PLAT IS A TRUE REPRESENTATION OF THAT SURVEY AND SUBDIVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY, WE ALSO CERTIFY THAT THE TRACT SHOWN HEREON IS WITHIN THE CORPORATE LIMITS OF THE CITY OF COLLINSVILLE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT WE HAVE EXAMINED THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS FOR THE TRACT OF LAND SHOWN HEREON AS SHOWN ON PANEL 170436 0120B (EFFECTIVE DATE 04/15/1982), AND IT APPEARS THAT SAID LAND IS SITUATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).

WE FURTHER CERTIFY THAT WE HAVE, AT THE REQUEST OF THE OWNER, REVIEWED THE ILLINOIS COAL MINES MAP, AS AVAILABLE FROM THE ILLINOIS STATE GEOLOGICAL SURVEY IN URBANA, ILLINOIS, AND HEREBY INDICATE THAT THE SUBDIVIDED PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE WITHIN A MINED-OUT AREA BASED ON GRAPHIC PLOTTING.

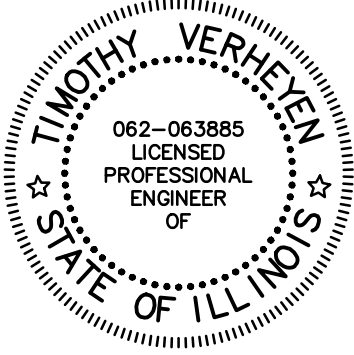


STEVEN M. KEIL
OATES ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003119
EXPIRES: 11-30-2016

DATE _____

DRAINAGE CERTIFICATE

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.



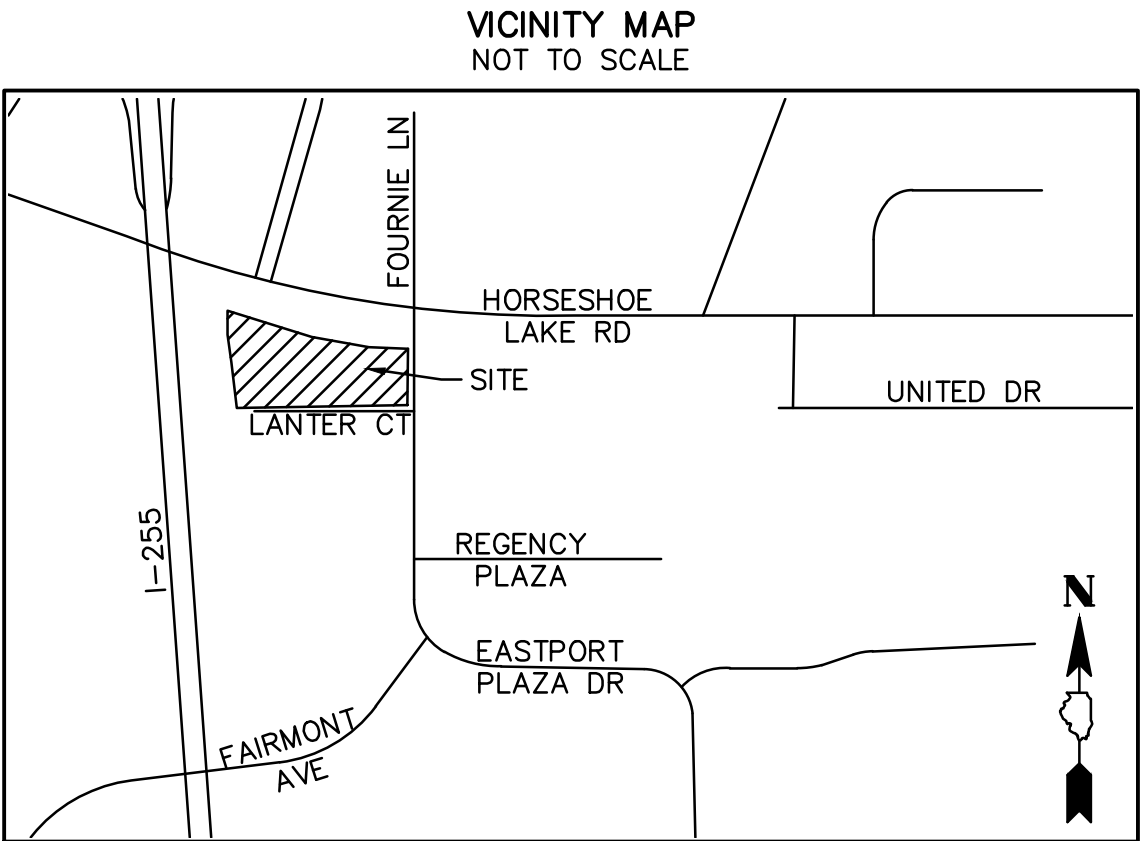
TIMOTHY VERHEYEN, P.E.
OATES ASSOCIATES, INC.
ILLINOIS PROFESSIONAL ENGINEER #062-063885
EXPIRES: 11-30-17

DATE _____

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



SUBDIVISION PLAT



COLLINSVILLE
100 Lanter Court, Suite 1
Collinsville, IL 62204
tel: 618-265-2000

BELLEVILLE
20 E. Main Street
Belleville, IL 62220
tel: 618-416-0888

ST. LOUIS
720 Olive, Suite 700
St. Louis, MO 63101
tel: 314-588-8301

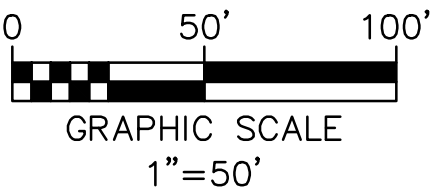
www.oatesassociates.com

DRAWN BY: WAM
CHKD BY: SMK
DATE: 07/07/2016

JOB NO.: 16083
SHEET 1 OF 2 SHEETS

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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.
6. 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.
7. MAX LOT COVERAGE = 85%
MIN GREEN SPACE = 15%
8. MINIMUM FINISH FLOOR ELEVATION FOR STRUCTURES = 425.0

LEGEND

○ IB	FOUND IRON BAR
●	SET 5/8" X 30" IRON REBAR
■	SET CONCRETE MONUMENT
⊠	FOUND RIGHT OF WAY MONUMENT
▲ ST	FOUND STONE
□ CM	FOUND CONCRETE MONUMENT
---	EXISTING RIGHT OF WAY LINE
-P-	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
○	STREET ADDRESS

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

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

SUBDIVISION PLAT



COLLINSVILLE
100 Lantier Court, Suite 1
Collinsville, IL 62234
Tel: 618-345-2000

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20 E. Main Street
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