

LEDGESTONE ESTATES

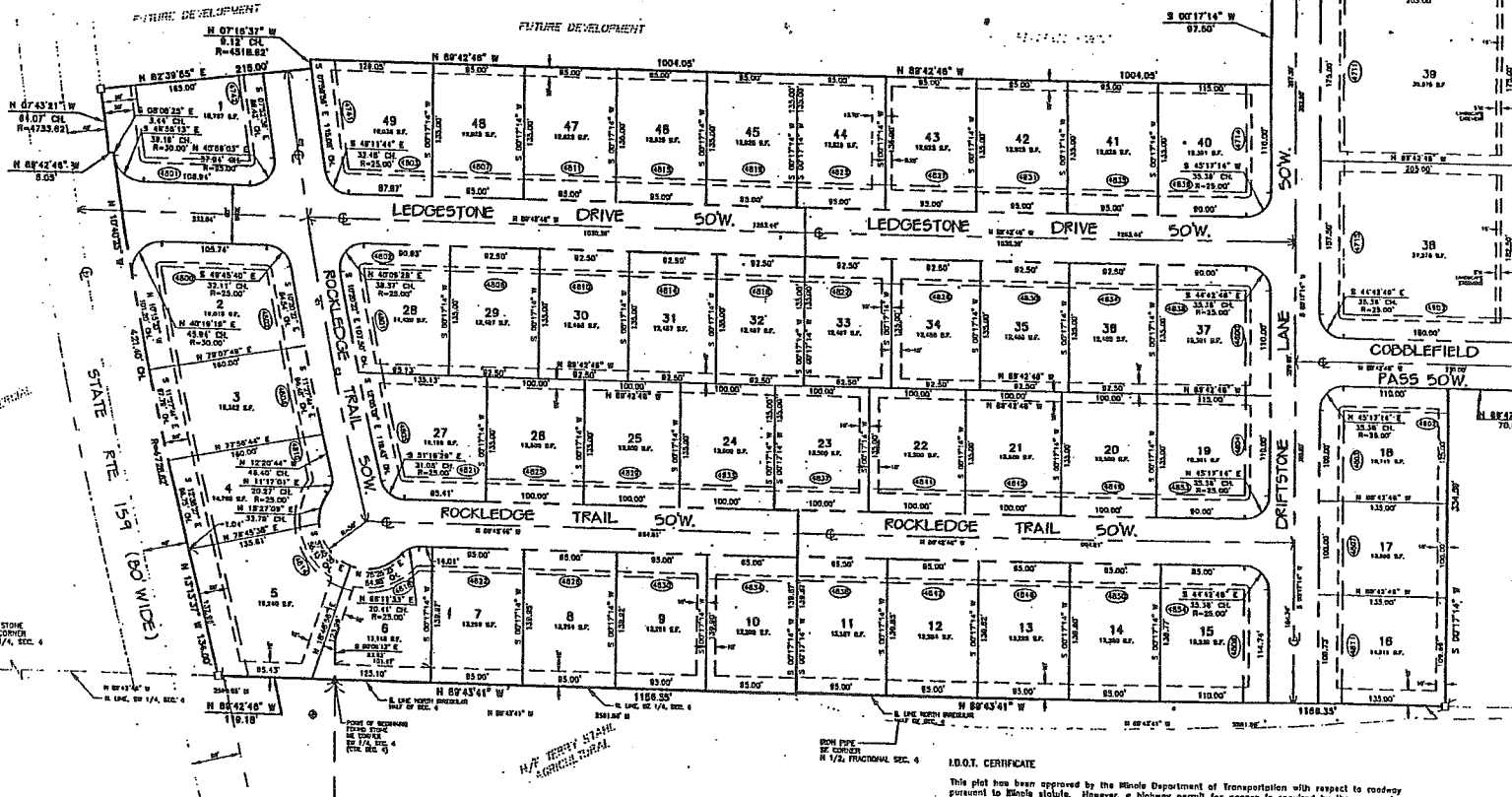
PART OF THE NORTH IRREGULAR HALF OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF SMITHTON, ST. CLAIR COUNTY, ILLINOIS.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4519.82	474.07	334.23	475.80	S102°20'10"	8°00'10"
C2	4519.82	118.37	74.07	118.37	S00°16'32"	1°42'24"
C3	4519.82	338.70	183.42	374.61	S111°10'42"	5°07'17"

Scale: 1"=60'

LEGEND

- Denotes found old stone
- Denotes found iron pin
- Denotes set iron pin
- Denotes set concrete monument
- Denotes record chain
- Denotes measured dimensions
- Denotes proposed row line
- Denotes utility easement
- Denotes 25' building set-back line
- Denotes Address



- NOTES:
1. Bearings shown hereon are assumed.
 2. All dimensions along curves are chord dimensions.
 3. All easements along the street R.O.W. are 20'-w, unless otherwise noted.
 4. S/B's 30' from rabat set at all lot corners, P.C.'s, P.T.'s & E.O.N.'s unless otherwise noted.
 5. The subdivision shown hereon fits within the concrete limits of the Village of Smithton and is currently zoned SR-1.
 6. All drainage easements shall be used for the purpose of transporting and/or storing surface water drainage and shall be maintained by the respective lot owner(s).

ENGINEER/SURVEYOR
SHERBUT-CARSON-CLAXTON, LLC
#4 MEADOW HEIGHTS PROFESSIONAL PARK
COLLINGSVILLE, ILLINOIS 62234
(815) 345-5454

OWNER/DEVELOPER
SMITHTON DEVELOPMENT COMPANY, LLC
P.O. BOX 287
SMITHTON, IL 62285
(815) 473-2094

Benchmark = "C" cut on concrete foundation of the Smithton water tower at the southeast corner of property on the east side of water tower. Elev. 480.08

AREA IN LOTS=16.71 ACRES
AREA IN STREETS=4.17 ACRES
AREA IN SUBDIVISION=20.88 ACRES

Land Description of Ledgestone Estates
Part of the North Irregular Half of Section 4, Township 2 South, Range 8 West of the Third Principal Meridian in the Village of Smithton, St. Clair County, Illinois, being more particularly:

Beginning at the old stone found at the northeast corner of the Southeast Quarter of Section 89 degree 42 minutes 48 seconds West, along the north line of the Southeast Quarter of Section 4, distance of 118.18 feet to the westerly right of way line of Illinois Route 159; thence North 13 degrees 13 minutes 37 seconds West, along said right of way line, being continuing along said right of way line being a curve to the right having a radius of 4728.82 feet, a chord bearing North 10 degrees 40 minutes 23 seconds West, a chord distance of 42.40 feet; thence North 88 degrees 40 minutes 23 seconds West, a distance of 1728.82 feet, a chord bearing North 42 minutes 48 seconds West, a distance of 3.05 feet; thence North 88 degrees 40 minutes 23 seconds West, a distance of 1728.82 feet, a chord bearing North 42 minutes 48 seconds West, a distance of 3.05 feet; thence North 7 degrees 16 minutes 37 seconds West, a chord distance of 8.12 feet; North 0 degrees 17 minutes 14 seconds East, a distance of 97.50 feet; thence South 89 degrees 42 minutes 48 seconds East, a distance of 1034.55 feet; thence South 89 degrees 42 minutes 48 seconds East, a distance of 255.00 feet; thence South 0 degrees 16 minutes 14 seconds West, a distance of 407.50 feet; thence South 89 degrees 42 minutes 48 seconds West, a distance of 700.00 feet; thence South 09 degrees 17 minutes 14 seconds West, a distance of 334.00 feet to the north line of the Southeast Quarter of Section 4; thence North 88 degrees 43 minutes 41 seconds West, along said north line, a distance of 1158.35 feet to the Point of Beginning and containing 20.88 acres.

I.D.O.T. CERTIFICATE

This plot has been approved by the Illinois Department of Transportation with respect to roadway pursuant to Illinois statute. However, a highway permit for access is required by the owner of the property. A plan that meets the requirements contained in the department's "Policy On Permits For Access Driveways to State Highways" will be required by the department.

District Engineer _____ Date _____

We, Sherbut-Carson-Claxton, LLC, hereby certify that at the request of the owner, we have surveyed and subdivided the tract of land as shown hereon, and that this plot is a true and correct representation of that survey and subdivision. We further certify that no part of the tract is located within a special flood hazard area as identified by the Federal Emergency Management Agency on the Flood Insurance Rate Map Community Panel No. 170618 D050 A, dated DEC. 15, 1981.

Sherbut-Carson-Claxton, LLC
Michael J. Gramlich
Michael J. Gramlich (P.L.S. 2501)
Expires 11/30/08

Jan 31, 2007
Date:

Sherbut-Carson-Claxton, LLC
#4 Meadow Heights Professional Park
Collingsville, Illinois 62234
Phone: 815-345-5454
Fax: 815-345-3017

DATE	REVISIONS
JULY 2008	DATE
	BY/ON
	FOR
	BY/ON
	FOR
	BY/ON
	FOR
	BY/ON
	FOR

DRAWING: SUBDIVISION PLAN
LEDGESTONE ESTATES
PROJECT NO. 2370
SHEET NUMBER: