

5010

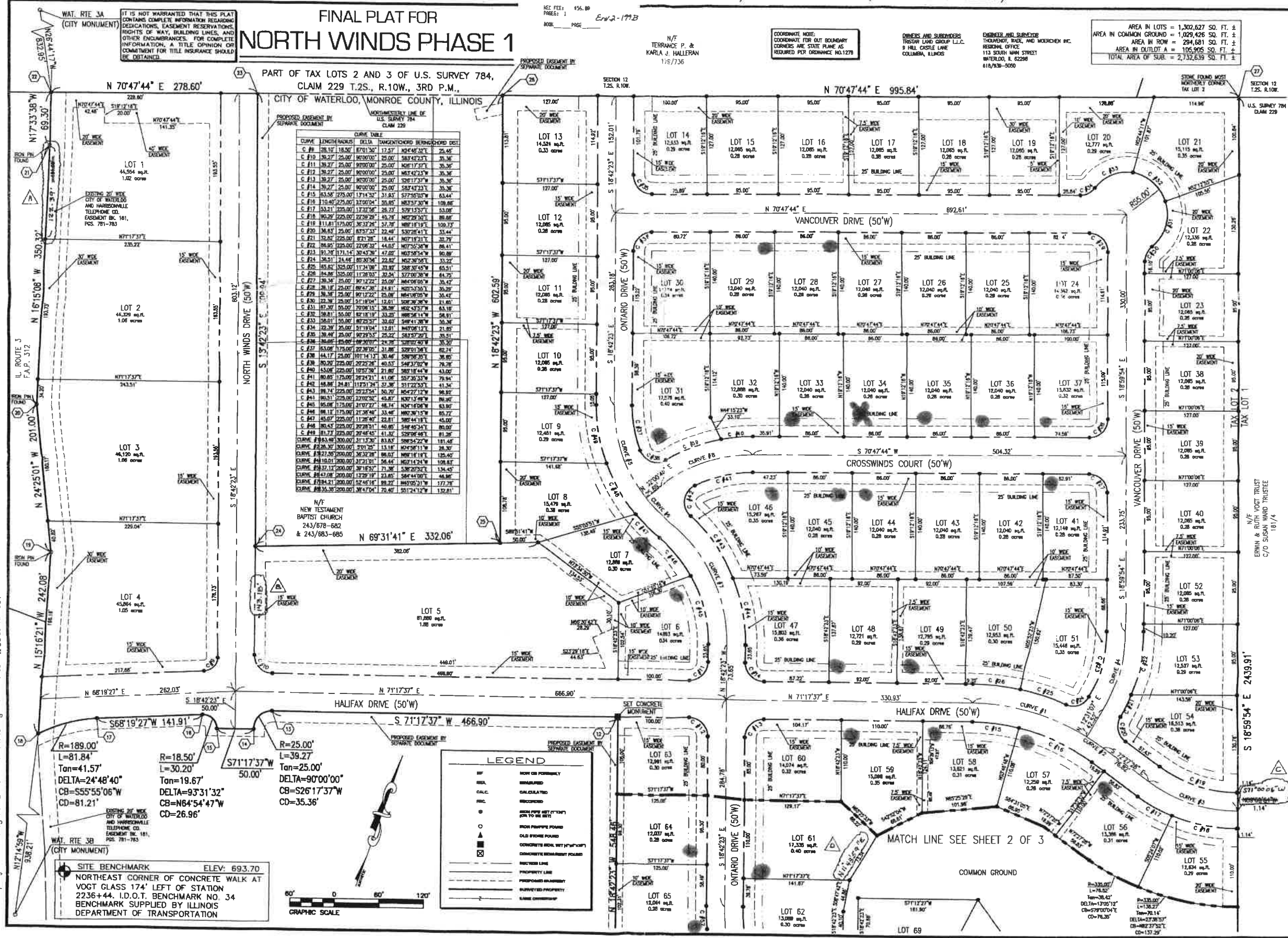
297219

RECORDS SECTION
MONROE COUNTY RECORDER
WATERLOO, IL
RECORDED BY
85/18/2005 09:59:36AM
REC FEE: \$56.00
PAGE: 1

RESTRICTIONS RECORDED
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DENNIS M. KNIBBLICH, CLERK
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BY: *Denise A. Thomas-Rip*



IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, EASEMENT RESERVATIONS, RIGHTS OF WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

FINAL PLAT FOR NORTH WINDS PHASE 1

PART OF TAX LOTS 2 AND 3 OF U.S. SURVEY 784, CLAIM 229 T.2S., R.10W., 3RD P.M., CITY OF WATERLOO, MONROE COUNTY, ILLINOIS

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD DELT
C #1	28.16'	18.50'	87°01'30"	17.57'	10.24'	S 25°42'31" E	25.40'
C #2	28.27'	25.00'	90°00'00"	25.00'	28.27'	S 88°42'31" W	35.36'
C #3	28.27'	25.00'	90°00'00"	25.00'	28.27'	S 88°42'31" W	35.36'
C #4	28.27'	25.00'	90°00'00"	25.00'	28.27'	S 88°42'31" W	35.36'
C #5	63.58'	275.00'	13°14'32"	31.83'	577.5037'	N 63°44'31" E	63.44'
C #6	110.40'	275.00'	21°00'00"	55.85'	887.5730'	N 69°31'41" E	109.86'
C #7	53.31'	225.00'	13°31'36"	28.77'	529.1527'	N 63°44'31" E	53.08'
C #8	100.29'	225.00'	22°38'28"	48.74'	867.2920'	N 69°31'41" E	88.88'
C #9	111.81'	157.50'	33°37'28"	57.78'	889.1119'	N 69°31'41" E	109.73'
C #10	34.63'	25.00'	83°57'33"	22.48'	339.2841'	N 71°17'37" W	35.44'
C #11	32.82'	225.00'	82°18'28"	18.44'	807.1821'	N 71°17'37" W	32.79'
C #12	86.85'	225.00'	12°08'30"	44.62'	807.5030'	N 71°17'37" W	86.41'
C #13	91.24'	171.14'	30°43'28"	47.67'	867.5854'	N 71°17'37" W	80.89'
C #14	28.27'	25.00'	90°00'00"	25.00'	28.27'	S 88°42'31" W	35.36'
C #15	63.58'	275.00'	13°14'32"	31.83'	577.5037'	N 63°44'31" E	63.44'
C #16	110.40'	275.00'	21°00'00"	55.85'	887.5730'	N 69°31'41" E	109.86'
C #17	53.31'	225.00'	13°31'36"	28.77'	529.1527'	N 63°44'31" E	53.08'
C #18	100.29'	225.00'	22°38'28"	48.74'	867.2920'	N 69°31'41" E	88.88'
C #19	111.81'	157.50'	33°37'28"	57.78'	889.1119'	N 69°31'41" E	109.73'
C #20	34.63'	25.00'	83°57'33"	22.48'	339.2841'	N 71°17'37" W	35.44'
C #21	32.82'	225.00'	82°18'28"	18.44'	807.1821'	N 71°17'37" W	32.79'
C #22	86.85'	225.00'	12°08'30"	44.62'	807.5030'	N 71°17'37" W	86.41'
C #23	91.24'	171.14'	30°43'28"	47.67'	867.5854'	N 71°17'37" W	80.89'
C #24	28.27'	25.00'	90°00'00"	25.00'	28.27'	S 88°42'31" W	35.36'
C #25	63.58'	275.00'	13°14'32"	31.83'	577.5037'	N 63°44'31" E	63.44'
C #26	110.40'	275.00'	21°00'00"	55.85'	887.5730'	N 69°31'41" E	109.86'
C #27	53.31'	225.00'	13°31'36"	28.77'	529.1527'	N 63°44'31" E	53.08'
C #28	100.29'	225.00'	22°38'28"	48.74'	867.2920'	N 69°31'41" E	88.88'
C #29	111.81'	157.50'	33°37'28"	57.78'	889.1119'	N 69°31'41" E	109.73'
C #30	34.63'	25.00'	83°57'33"	22.48'	339.2841'	N 71°17'37" W	35.44'
C #31	32.82'	225.00'	82°18'28"	18.44'	807.1821'	N 71°17'37" W	32.79'
C #32	86.85'	225.00'	12°08'30"	44.62'	807.5030'	N 71°17'37" W	86.41'
C #33	91.24'	171.14'	30°43'28"	47.67'	867.5854'	N 71°17'37" W	80.89'
C #34	28.27'	25.00'	90°00'00"	25.00'	28.27'	S 88°42'31" W	35.36'
C #35	63.58'	275.00'	13°14'32"	31.83'	577.5037'	N 63°44'31" E	63.44'
C #36	110.40'	275.00'	21°00'00"	55.85'	887.5730'	N 69°31'41" E	109.86'
C #37	53.31'	225.00'	13°31'36"	28.77'	529.1527'	N 63°44'31" E	53.08'
C #38	100.29'	225.00'	22°38'28"	48.74'	867.2920'	N 69°31'41" E	88.88'
C #39	111.81'	157.50'	33°37'28"	57.78'	889.1119'	N 69°31'41" E	109.73'
C #40	34.63'	25.00'	83°57'33"	22.48'	339.2841'	N 71°17'37" W	35.44'
C #41	32.82'	225.00'	82°18'28"	18.44'	807.1821'	N 71°17'37" W	32.79'
C #42	86.85'	225.00'	12°08'30"	44.62'	807.5030'	N 71°17'37" W	86.41'
C #43	91.24'	171.14'	30°43'28"	47.67'	867.5854'	N 71°17'37" W	80.89'
C #44	28.27'	25.00'	90°00'00"	25.00'	28.27'	S 88°42'31" W	35.36'
C #45	63.58'	275.00'	13°14'32"	31.83'	577.5037'	N 63°44'31" E	63.44'
C #46	110.40'	275.00'	21°00'00"	55.85'	887.5730'	N 69°31'41" E	109.86'
C #47	53.31'	225.00'	13°31'36"	28.77'	529.1527'	N 63°44'31" E	53.08'
C #48	100.29'	225.00'	22°38'28"	48.74'	867.2920'	N 69°31'41" E	88.88'
C #49	111.81'	157.50'	33°37'28"	57.78'	889.1119'	N 69°31'41" E	109.73'
C #50	34.63'	25.00'	83°57'33"	22.48'	339.2841'	N 71°17'37" W	35.44'
C #51	32.82'	225.00'	82°18'28"	18.44'	807.1821'	N 71°17'37" W	32.79'
C #52	86.85'	225.00'	12°08'30"	44.62'	807.5030'	N 71°17'37" W	86.41'
C #53	91.24'	171.14'	30°43'28"	47.67'	867.5854'	N 71°17'37" W	80.89'
C #54	28.27'	25.00'	90°00'00"	25.00'	28.27'	S 88°42'31" W	35.36'
C #55	63.58'	275.00'	13°14'32"	31.83'	577.5037'	N 63°44'31" E	63.44'
C #56	110.40'	275.00'	21°00'00"	55.85'	887.5730'	N 69°31'41" E	109.86'
C #57	53.31'	225.00'	13°31'36"	28.77'	529.1527'	N 63°44'31" E	53.08'
C #58	100.29'	225.00'	22°38'28"	48.74'	867.2920'	N 69°31'41" E	88.88'
C #59	111.81'	157.50'	33°37'28"	57.78'	889.1119'	N 69°31'41" E	109.73'
C #60	34.63'	25.00'	83°57'33"	22.48'	339.2841'	N 71°17'37" W	35.44'
C #61	32.82'	225.00'	82°18'28"	18.44'	807.1821'	N 71°17'37" W	32.79'
C #62	86.85'	225.00'	12°08'30"	44.62'	807.5030'	N 71°17'37" W	86.41'
C #63	91.24'	171.14'	30°43'28"	47.67'	867.5854'	N 71°17'37" W	80.89'
C #64	28.27'	25.00'	90°00'00"	25.00'	28.27'	S 88°42'31" W	35.36'
C #65	63.58'	275.00'	13°14'32"	31.83'	577.5037'	N 63°44'31" E	63.44'
C #66	110.40'	275.00'	21°00'00"	55.85'	887.5730'	N 69°31'41" E	109.86'
C #67	53.31'	225.00'	13°31'36"	28.77'	529.1527'	N 63°44'31" E	53.08'
C #68	100.29'	225.00'	22°38'28"	48.74'	867.2920'	N 69°31'41" E	88.88'
C #69	111.81'	157.50'	33°37'28"	57.78'	889.1119'	N 69°31'41" E	109.73'

$R=189.00'$
 $L=81.84'$
 $Tan=41.57'$
 $DELTA=24°48'40"$
 $CB=555°55'06"W$
 $CD=81.21'$

$R=18.50'$
 $L=30.20'$
 $Tan=19.67'$
 $DELTA=93°31'32"$
 $CB=N64°54'47"W$
 $CD=26.96'$

$R=25.00'$
 $L=39.27'$
 $Tan=25.00'$
 $DELTA=90°00'00"$
 $CB=S26°17'37"W$
 $CD=35.36'$

LEGEND

SP	SHOW OR FORMALLY
DA	DEVELOPED
CA	CALCULATED
RE	RECORDED
○	SHOW PROPERTY NOT SET OFF BY DEED TO BE SET
●	SHOW PROPERTY FOUND
▲	OLD PIONEER FOUND
■	CONCRETE BENCH MARK FOUND
□	CONCRETE BENCHMARK FOUND
—	SECTION LINE
---	PROPERTY LINE
---	PROPOSED OR SUSPECTED
---	UNIMPROVED PROPERTY
---	LINE CORNER



SITE BENCHMARK ELEV: 693.70
 NORTHEAST CORNER OF CONCRETE WALK AT VOGT GLASS 174' LEFT OF STATION 2236+44. I.D.O.T. BENCHMARK NO. 34 BENCHMARK SUPPLIED BY ILLINOIS DEPARTMENT OF TRANSPORTATION

G:\s6skpro\02-0464\dwg\FINAL_PLAT_020464.dwg 4/20/2005 11:53:51 AM CDT

AREA IN COMMON GROUND = 1,302,627 SQ. FT. ±
 AREA IN ROW = 294,681 SQ. FT. ±
 AREA IN OUTLOT A = 106,905 SQ. FT. ±
 TOTAL AREA OF SUB. = 2,332,639 SQ. FT. ±

COORDINATE NOTE:
 COORDINATE FOR OUT BOUNDARY CORNERS ARE STATE PLANE AS REQUIRED PER ORDINANCE NO.1278

OWNER AND SUBROGEE
 TRISTAR LAND GROUP L.L.C.
 9 HILL CASTLE LANE
 COLUMBIA, ILLINOIS

ENGINEER AND SURVEYOR
 THOUVENOT, WADE & MOERCHEN INC.
 RESUME OFFICE
 113 SOUTH MAIN STREET
 WATERLOO, IL 62298
 618/338-5000

THOUVENOT, WADE & MOERCHEN, INC.
 ENGINEERS • SURVEYORS • PLANNERS



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 stlouis@twm-inc.com

PROFESSIONAL REGISTRATIONS LICENSE NO.
 ILLINOIS PROFESSIONAL DESIGN FIRM 194-30729
 ILLINOIS PROFESSIONAL ENGINEERING FIRM 04-06070
 PROFESSIONAL STRUCTURAL ENGINEER 04-00000
 ILLINOIS PROF. LAND SURVEYING CERT. 040-00000
 MISSOURI PROFESSIONAL ENGR. CORP. MC 00078
 MISSOURI LAND SURVEYING CORP. MC 00046



STATEMENT OF RESPONSIBILITY
 I hereby certify that the document herein to be authorized by my seal is restricted to that sheet, and I hereby disclaim any responsibility for all other drawings, specifications, calculations, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering, or surveying project.

FINAL PLAT
NORTH WINDS PHASE 1
 PROJECT:
 PART OF TAX LOTS 2 AND 3 OF U.S. SURVEY 784 CLAIM 229 T.2S., R.10W., 3RD P.M., CITY OF WATERLOO MONROE COUNTY, ILLINOIS

REV.	DATE	DESCRIPTION
1	4/20/05	EASEMENTS CHANGES AT LOTS 19-23

DRAWN BY: RLH SHEET: 1
 DESIGNED BY:
 CHECKED BY:
 APPROVED BY:
 PROJECT NUMBER: 033020464 OF 3 SHEETS
 ISSUED FOR REVIEW ISSUED FOR BIDDING
 ISSUED FOR CONSTR. RECORDED DRAWING