A02148273

FINAL PLAT
SOUTH WOODS SUBDIVISION
A SUBDIVISION OF PART OF THE N.E. 1/4 OF SECTION 5 T. 2 S., R. 8 W. OF THE 3rd P.M.
VILLAGE OF SMITHTON
ST. CLAIR COUNTY, ILLINOIS

STATE OF ILLINOIS, ST. CLAIR COUNTY, } ss.
This instrument was
FILED FOR RECORD
March 4, 2009
at 2:21 P.M. and recorded
Document No. A02148273
Per [signature] Dpy.

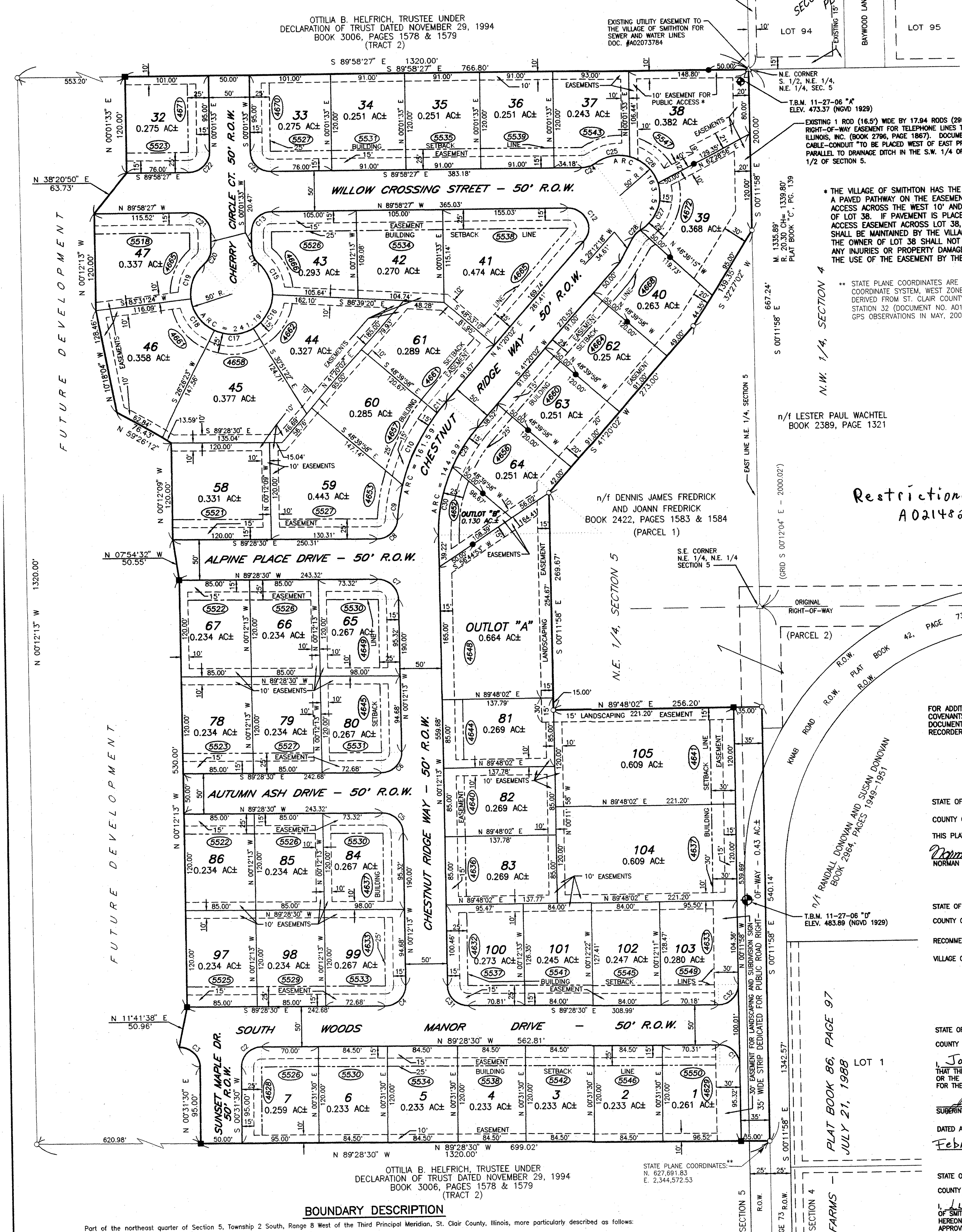
S.W. CORNER SECTION 31, T. 1 S., R. 8 W. – IRON PIN FOUND IN SAND ROCK ROAD LISTED AS STATION NAME "32" IN ST. CLAIR COUNTY GPS STATION LOG.
STATE PLANE COORDINATES: (ILLINOIS COORDINATE SYSTEM, WEST ZONE)
N. 629,801.529 E. 2,333,920.549
THE COORDINATES LISTED ABOVE ARE FROM THE "MONUMENT RECORD" FILED AS DOCUMENT NO. A01263982 (BOOK 3014, PAGE 1494) IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING
C1	89°16'32"	25.00	38.95	35.13	24.69	N 44°50'14" W
C2	90°00'00"	25.00	39.27	35.35	25.00	S 45°31'30" W
C3	90°00'00"	25.00	39.27	35.35	25.00	N 44°28'30" W
C4	90°43'43"	25.00	39.59	35.58	25.32	N 45°09'39" E
C5	89°16'17"	25.00	38.95	35.13	24.68	N 44°50'22" W
C6	90°43'43"	25.00	39.59	35.58	25.32	N 45°09'39" E
C7	89°16'17"	25.00	38.95	35.13	24.68	N 44°50'22" W
C8	86°13'30"	25.00	37.62	34.17	23.40	N 47°24'45" E
C9	10°05'11"	250.00	44.01	43.95	22.06	S 09°20'35" W
C10	22°45'04"	250.00	99.27	98.62	50.30	S 25°45'43" W
C11	4°11'47"	250.00	18.31	18.31	9.16	S 39°14'09" W
C12	131°18'29"	25.00	57.29	45.55	55.25	N 24°19'12" W
C13	90°00'00"	25.00	39.27	35.35	25.00	S 45°01'33" W
C14	48°11'23"	25.00	21.03	20.41	11.18	S 24°04'09" E
C15	50°00'44"	50.00	43.65	42.27	23.32	N 23°09'28" W
C16	57°17'45"	50.00	50.00	47.94	27.31	N 30°29'46" E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING
C17	57°17'45"	50.00	50.00	47.94	27.31	N 87°47'31" E
C18	57°17'45"	50.00	50.00	47.94	27.31	S 34°54'44" E
C19	54°28'48"	50.00	47.54	45.77	25.74	S 20°58'32" W
C20	48°11'23"	25.00	21.03	20.41	11.18	N 24°07'14" E
C21	90°00'00"	25.00	39.27	35.35	25.00	N 44°58'27" W
C22	90°00'00"	25.00	39.27	35.35	25.00	N 45°01'33" E
C23	90°00'00"	25.00	39.27	35.35	25.00	S 44°58'27" E
C24	37°19'59"	25.00	16.29	16.00	8.45	S 71°21'33" W
C25	52°47'49"	50.00	46.07	44.46	24.82	S 79°05'28" W
C26	57°17'45"	50.00	50.00	47.94	27.31	N 45°51'44" W
C27	77°18'51"	50.00	67.47	62.47	40.00	N 21°26'34" E
C28	30°53'41"	25.00	13.48	13.32	6.91	S 44°39'09" W
C29	16°42'11"	200.00	58.30	58.10	29.36	S 32°58'57" W
C30	24°50'04"	200.00	86.69	86.01	44.04	S 12°12'49" W
C31	89°16'17"	25.00	38.95	35.13	24.68	S 44°50'22" E
C32	90°43'28"	25.00	39.59	35.58	25.32	N 45°09'46" E



EXISTING UTILITY EASEMENT TO THE VILLAGE OF SMITHTON FOR SEWER AND WATER LINES DOC. #A02073784

T.B.M. 11-27-06 "A" ELEV. 473.37 (NGVD 1929)

EXISTING 1 ROD (16.5') WIDE BY 17.94 RODS (296') LONG RIGHT-OF-WAY EASEMENT FOR TELEPHONE LINES TO CONTEL OF ILLINOIS, INC. (BOOK 2796, PAGE 1867). DOCUMENT STATES CABLE-CONDUIT "TO BE PLACED WEST OF EAST PROPERTY LINE PARALLEL TO DRAINAGE DITCH IN THE S.W. 1/4 OF THE N.E. 1/2 OF SECTION 5.

* THE VILLAGE OF SMITHTON HAS THE RIGHT TO INSTALL A PAVED PATHWAY ON THE EASEMENT FOR PUBLIC ACCESS ACROSS THE WEST 10' AND THE NORTH 10' OF LOT 38. IF PAVEMENT IS PLACED IN THE PUBLIC ACCESS EASEMENT ACROSS LOT 38, THE PAVEMENT SHALL BE MAINTAINED BY THE VILLAGE OF SMITHTON. THE OWNER OF LOT 38 SHALL NOT BE LIABLE FOR ANY INJURIES OR PROPERTY DAMAGE RESULTING FROM THE USE OF THE EASEMENT BY THE PUBLIC.

** STATE PLANE COORDINATES ARE ILLINOIS COORDINATE SYSTEM, WEST ZONE AND WERE DERIVED FROM ST. CLAIR COUNTY GPS STATION 32 (DOCUMENT NO. A01263982 BY GPS OBSERVATIONS IN MAY, 2007.

Restrictions Attached A02148274

ASSUMED NORTH

SCALE IN FEET: 60 30 0 60 120 180

ALL EASEMENTS ARE TO BE USED FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE AND SUBSURFACE WATER DRAINAGE.

ALL EASEMENTS SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNER(S).

OUTLOT "A" SHALL BE USED FOR DRAINAGE PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

- △ STONE FOUND
- ○ IRON PIN FOUND
- ⊚ IRON PIPE FOUND
- ■ 4"x4"x36" CONCRETE MONUMENT SET
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- (1234) TYPICAL 911 ADDRESS
- TEMPORARY BENCHMARK (T.B.M.)

NOTE: ALL LOT CORNERS MARKED BY A 1/2" DIA. IRON PIN WITH CAP STAMPED "R AND A PLS 2579" UNLESS NOTED OTHERWISE.

T.B.M. 11-27-06 "A" – RAILROAD SPIKE IN N.W. FACE OF POWER POLE NEAR NORTHEAST CORNER OF SUBDIVISION. ELEV. 473.37 (NGVD 1929)

T.B.M. 11-27-06 "D" – RAILROAD SPIKE IN WEST FACE OF POWER POLE ON WEST SIDE OF KNAB ROAD, 1ST POLE SOUTH OF CURVE IN ROAD, NEAR NORTHEAST CORNER OF LOT 103. ELEV. 483.89 (NGVD 1929)

I, GALE E. HAKE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2579, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY AND SUBDIVISION MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF TQG, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF SUBDIVIDING THE TRACT DESCRIBED HEREON INTO LOTS AS SHOWN. THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SMITHTON, ILLINOIS. THE FIELD WORK WAS COMPLETED ON 10/30/08. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND LAND SURVEYOR SEAL THIS 17th DAY OF February, 2008 2009 GEH

[signature]
GALE E. HAKE, I.P.L.S. #2579
LICENSE EXPIRATION DATE: 11/30/2008 2010 GEH

STATE OF ILLINOIS) COUNTY OF ST. CLAIR) SS

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT NO PART OF THIS SUBDIVISION (AS SHOWN HEREON) IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE "FLOOD INSURANCE RATE MAP" FOR THE COUNTY OF ST. CLAIR, ILLINOIS ON MAP NUMBERS 17163C0320D AND 17163C0340D, EFFECTIVE NOVEMBER 5, 2003. THE PROPERTY WITHIN THIS SUBDIVISION IS SHOWN TO LIE WITHIN THE ZONE AREA "X" WHICH IS OUTSIDE THE 500-YEAR FLOODPLAIN ON SAID MAP. THERE IS NO GUARANTEE IMPLIED, HOWEVER, THAT THE PROPERTY WITHIN THIS SUBDIVISION IS NOT SUBJECT TO FLOODING.

[signature] 10/24/08
TQG, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATE
BY: J2K, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS OPERATING MANAGER
BY: KEVIN BOLLMAN, MANAGER

[signature] 2/17/09
GALE E. HAKE, I.P.L.S. #2579 DATE
LICENSE EXPIRATION DATE: 11/30/2008 2010 GEH

STATE OF ILLINOIS } COUNTY OF ST. CLAIR } SS

I, THE UNDERSIGNED, BEING THE OWNER OF THE DESCRIBED TRACT AS SHOWN ON THIS PLAT, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HEREINAFTER KNOWN AS "SOUTH WOODS SUBDIVISION". THE STREETS ARE DEDICATED TO THE PUBLIC FOREVER AND THE EASEMENTS ARE DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND MUNICIPAL SEWERS AND SURFACE AND SUBSURFACE WATER DRAINAGE FOREVER, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS. THIS SUBDIVISION LIES WITHIN SMITHTON COMMUNITY CONSOLIDATED DISTRICT #130 (K-8) AND FREEBURG COMMUNITY HIGH SCHOOL DISTRICT #77.

DATED THIS 24 DAY OF October, 2008

[signature]
TQG, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
BY: J2K, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS OPERATING MANAGER
BY: KEVIN BOLLMAN, MANAGER

STATE OF ILLINOIS } COUNTY OF ST. CLAIR } SS

I, Deborah A. Boeving NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT KEVIN BOLLMAN PERSONALLY KNOWN BY ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF October, 2008 AT Smithton

5-11-10 [signature]
MY COMMISSION EXPIRES: NOTARY PUBLIC

"OFFICIAL SEAL" Deborah A. Boeving Notary Public, State of Illinois My Commission Expires 05-11-10

STATE OF ILLINOIS } COUNTY OF ST. CLAIR } SS

I, THE UNDERSIGNED, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF MY OFFICE THIS 4th DAY OF March, 2009

[signature]
COUNTY CLERK

FOR ADDITIONAL RESTRICTIONS, LIMITATIONS, AND COVENANTS FOR THIS SUBDIVISION, SEE DOCUMENT NO. A02148274, IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY ILLINOIS.

STATE OF ILLINOIS } COUNTY OF ST. CLAIR } SS

THIS PLAT HAS BEEN REVIEWED FOR 911 IMPLEMENTATION.

[signature] 2-25-09
NORMAN FORSHEE, 911 COORDINATOR DATE

STATE OF ILLINOIS } COUNTY OF ST. CLAIR } SS

RECOMMENDED FOR APPROVAL THIS 8th DAY OF September 2008.

VILLAGE OF SMITHTON, ILLINOIS

[signature: Michael J. Smallwood]
PLAN COMMISSION CHAIRMAN

STATE OF ILLINOIS } COUNTY OF ST. CLAIR } SS

I, Joseph Colvis DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL LAND IMPROVEMENTS.

[signature]
SUPERINTENDENT OF UTILITIES, SMITHTON, ILLINOIS

DATED AT Smithton, THIS 17th DAY OF February, 2009

STATE OF ILLINOIS } COUNTY OF ST. CLAIR } SS

I, Lloyd Bush VILLAGE PRESIDENT OF SMITHTON, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS DULY PRESENTED TO THE BOARD OF TRUSTEES AND APPROVED AT A MEETING OF SAME HELD ON 2-17-, 2009.

[signature]
LLOYD BUSH, VILLAGE PRESIDENT
[signature]
DEBORAH BOEVING, VILLAGE CLERK

State Imposed Surcharge
Rental Housing surcharge: $10.00

BOUNDARY DESCRIPTION

Part of the northeast quarter of Section 5, Township 2 South, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois, more particularly described as follows:

Beginning at a stone at the northeast corner of the south half of the northeast quarter of the northeast quarter of said Section 5; thence on an assumed bearing of South 00 degrees 11 minutes 58 seconds East on the east line of the northeast quarter of Section 5, a distance of 200.00 feet to an iron pin at the most northerly corner of a tract of land (Parcel 1) conveyed to Dennis James Fredrick and Joann Fredrick by Warranty Deed dated June 22, 1977 and recorded in the Recorder's Office of St. Clair County, Illinois in Book 2422 on page 1583 and 1584; thence South 32 degrees 27 minutes 02 seconds West on the northwesterly line of said Parcel 1, a distance of 139.35 feet to an iron pin; thence South 41 degrees 20 minutes 02 seconds West on said northwesterly line, a distance of 273.00 feet to an iron pin; thence South 00 degrees 11 minutes 58 seconds East on the westerly line of said Parcel 1, a distance of 269.67 feet to an iron pin at the southwest corner of Parcel 1; thence North 89 degrees 48 minutes 02 seconds East on the south line of Parcel 1, a distance of 256.20 feet to an iron pin at the southeast corner of Parcel 1, being on the east line of the northeast quarter of Section 5; thence South 00 degrees 11 minutes 58 seconds East on said east line, a distance of 540.14 feet to an iron pin; thence North 89 degrees 28 minutes 30 seconds West, a distance of 699.02 feet to a point; thence North 00 degrees 31 minutes 30 seconds East, a distance of 95.00 feet to a point; thence northwesterly on a curve to the left having a radius of 25.00 feet, an arc distance of 39.27 feet (chord = North 44 degrees 28 minutes 30 seconds West, 35.35 feet) to a point; thence North 11 degrees 41 minutes 38 seconds East, a distance of 50.96 feet to a point; thence North 00 degrees 12 minutes 13 seconds West, a distance of 530.00 feet to a point; thence North 07 degrees 54 minutes 32 seconds West, a distance of 50.55 feet to a point; thence North 00 degrees 12 minutes 09 seconds West, a distance of 120.00 feet to a point; thence North 59 degrees 26 minutes 12 seconds West, a distance of 76.43 feet to a point; thence North 10 degrees 18 minutes 04 seconds West, a distance of 128.46 feet to a point; thence North 00 degrees 12 minutes 13 seconds West, a distance of 120.00 feet; thence North 38 degrees 20 minutes 50 seconds East, a distance of 63.73 feet to a point; thence North 00 degrees 01 minute 33 seconds East, a distance of 120.00 feet; thence South 89 degrees 58 minutes 27 seconds East, a distance of 766.80 feet to the point of beginning, containing 20.02 acres, more or less, and being subject to the "Knab Road" right-of-way, reference being had to the plat thereof recorded in said Recorder's Office in Plat Book 42 on page 73.

RHUTASEL and ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
Tom Kamp 3.4.09

CORPORATE OFFICE: 4 INDUSTRIAL DRIVE, FREEBURG, ILLINOIS 62243, (618) 539-3178
REGIONAL OFFICE: 201 SOUTH LOCUST STREET, CENTRALIA, ILLINOIS 62801, (618) 532-1992
IL LICENSE NO. 184-000287

OWNER AND SUBDIVIDER
TQG, LLC
6162 STATE ROUTE 3
WATERLOO, IL 62298

PLAT TO BE RECORDED BY:
KEVIN BOLLMAN
J2K, LLC

F:\32108 -South Woods Plat Ph.I\dwg\SOUTHWOODS FINAL PLAT.dwg, 10/24/2008 8:36:04 AM, Plotted by G.J.H.