

A02578937

~FINAL PLAT~ THE SUMMIT OF SHILOH PHASE 1

A TRACT OF LAND BEING A PART OF SURVEY 448, CLAIM 2072 AND
PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF
SHILOH, ST. CLAIR COUNTY, ILLINOIS

FINAL PLAT NOTES

1. THE ACCEPTANCE OF THIS PLAT BY THE VILLAGE OF SHILOH, ILLINOIS DOES NOT OBLIGATE THE VILLAGE TO PERFORM ANY MAINTENANCE OF ANY DRAINAGE EASEMENT IN THIS SUBDIVISION NOR THE ACCEPTANCE OF ANY STORM WATER DRAINAGE WAY, STRUCTURE OR IMPROVEMENT OTHER THAN SURFACE DRAINAGE STRUCTURES OR IMPROVEMENTS ON STREET RIGHT-OF-WAY. IT IS THE INTENT OF THE SUBDIVIDER THAT THE PROPERTY OWNERS SHALL MAINTAIN THAT PART OF ANY DRAINAGE EASEMENT LYING WITHIN THE BOUNDARY OF THEIR PROPERTY.
2. ALL EASEMENTS SHOWN ARE TO BE USED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS LOCATED OUTSIDE OF STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY LOT OWNERS.
4. ALL DRAINAGE FACILITIES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE VILLAGE OF SHILOH DEVELOPMENT AND SUBDIVISION CODES AND ORDINANCES.
5. ALL FIRST FLOOR ELEVATIONS AND EXPOSED FOUNDATION WALL ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE HIGHEST ADJACENT ROAD CENTERLINE ELEVATION.
6. FRONT LOT CORNERS MARKED BY EITHER OFFSET CROSSES CUT ON CURB, IRON PINS WITH MILLENNIA CAP OR ANCHORS CUT ON THE CENTERLINE OF THE STREET.
7. ALL RADII DIMENSIONED EQUAL TO 25.0' RADIUS UNLESS OTHERWISE NOTED.
8. BUILDER TO VERIFY DIRECTION OF DOWNSPOUTS IN ACCORDANCE WITH DRAINAGE CALCULATIONS.
9. NO FENCES, SHEDS, LOGS, PILES, LANDSCAPING FEATURES OR FILL TO BE PLACED IN DRAINAGE EASEMENTS AND/OR AREAS SUBJECT TO FLOODING IN THE 100 YEAR STORM EVENT.
10. PRIVATE LAND OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGEWAYS, STORM SEWER AND APPURTENANCES, STORM WATER, GRASS, DETENTION AREA, ETC. NOT ON VILLAGE STREET RIGHT OF WAY.
11. OUTLOTS ARE SET ASIDE FOR GREEN SPACE, STORMWATER DRAINAGE, SHILOH VALLEY SANITARY SEWER DISTRICT, VILLAGE OF SHILOH AND PUBLIC UTILITY EASEMENTS.
12. BASIS OF BEARINGS: NAD83 (GEOID 12B), ESTABLISHED USING THE ILLINOIS VRS.

ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS
FOR THIS SUBDIVISION ARE RECORDED IN THE ST. CLAIR
COUNTY RECORDER'S OFFICE IN BOOK
1168 AS DOCUMENT NO. 1168125-335

June 11, 2018
11:00 A.M. and recorded
Instrument No. A02578937
QJB

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

OUTLOT A

15' WIDE EASEMENT TO SHILOH
VALLEY SANITARY DISTRICT FOR
SANITARY SEWER LINES, MANHOLES,
AND APPURTENANCES
(BK 2737, PG 973)

OSPREY [50' R.O.W.] COURT

BRIARBERRY [50' R.O.W.] DRIVE

BRIARBERRY [50' R.O.W.] DRIVE

ARCHVIEW
150' R.O.W.] DR.

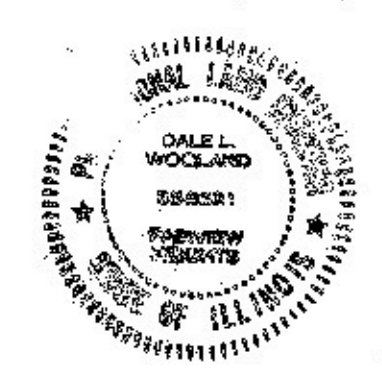
ARCHVIEW
150' R.O.W.] DR.

15' WIDE INGRESS/EGRESS
EASEMENT TO SHILOH VALLEY
SANITARY DISTRICT
(BK 2704, PG 1345)

SURVEYOR'S CERTIFICATION

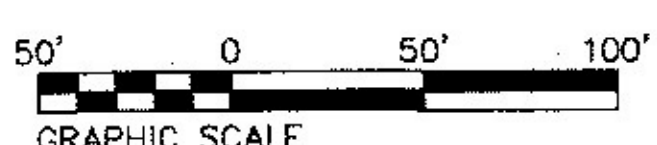
WE, MILLENNIA PROFESSIONAL SERVICES, HEREBY DECLARE THAT AT THE REQUEST
OF THE OWNER, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND
SHOWN HEREON, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION
OF THAT SURVEY AND SUBDIVISION. ALL REQUIRED MONUMENTATION HAVE BEEN
INSTALLED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES
184-004070
DALE L. WOOLARD
I.P.L.S. #35-3321
EXPIRATION/RENEWAL
DATE: NOV. 30, 2018



LEGEND

- IRON PIN W/ CAP STAMPED
 - MILLENNIA 184-004070
 - CONCRETE MONUMENT SET
 - IRON PIN/PIPE FOUND
 - STONE FOUND
 - (NR) NON-RADIAL LOT LINE
 - TYPICAL ADDRESS
- * SEE PAGE 1 FOR CURVE TABLE & LOT SUMMARY



Drawing Issue

02/06/18
03/27/18
05/03/18
P.M.
E. Olson
L.T.
C. Hermanns
QA/QC:
D. Woodard
Job Number:
ME16089.00

Millemmia
Professional Services

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
FAX: 618-624-8611



The Summit of Shiloh - Phase I
Shiloh, Illinois

Archview Developers, LLC
7 Golden Bear Court
Belleville, IL 62220

Sheet Title:

FINAL PLAT

Sheet
2 of 6

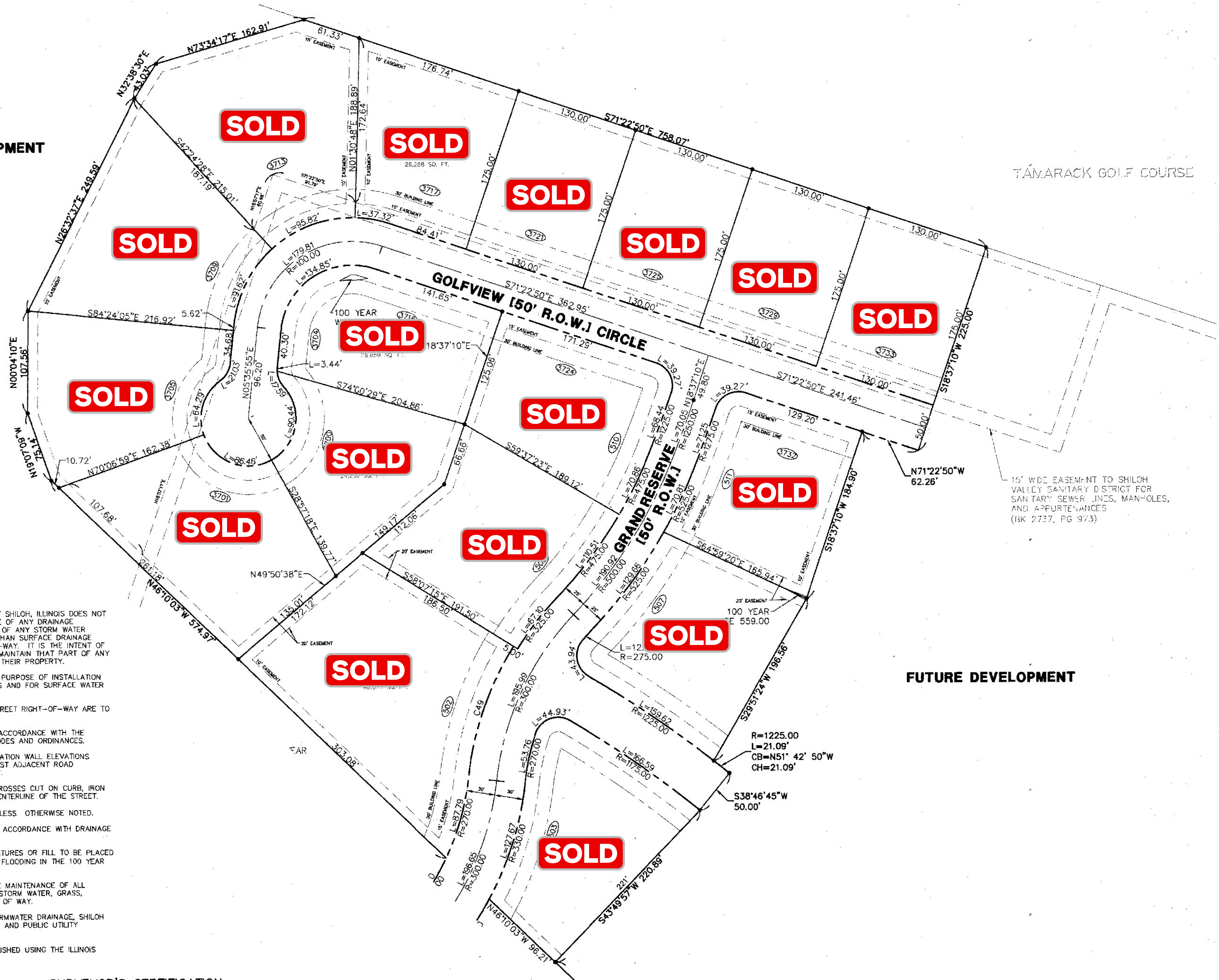
ADDITIONAL DIRECTIONS, UNLINED AND CONTINUED FOR THIS SUBDIVISION ARE RECORDED IN THE ST. CLAIR COUNTY RECORDS OFFICE IN BOOK 35-3321 PAGE 1 AS DOCUMENT NO. 184-004070

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A TRACT OF LAND BEING A PART OF SURVEY 448, CLAIM 2072 AND
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RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF
SHILOH, ST. CLAIR COUNTY, ILLINOIS

FUTURE DEVELOPMENT

TAMARACK GOLF COURSE



FINAL PLAT NOTES

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12. BASIS OF BEARINGS: NAD83 (GEOID 12B), ESTABLISHED USING THE ILLINOIS VRS.

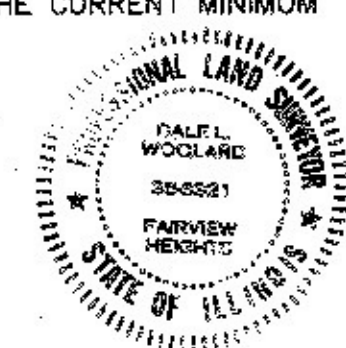
SURVEYOR'S CERTIFICATION

WE, MILLENNIA PROFESSIONAL SERVICES, HEREBY DECLARE THAT AT THE REQUEST OF THE OWNER, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND SHOWN HEREON, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL REQUIRED MONUMENTATION HAVE BEEN INSTALLED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES
184-004070

DALE L. WOOLARD
I.P.L.S. #35-3321
EXPIRATION/RENEWAL
DATE: NOV. 30, 2018

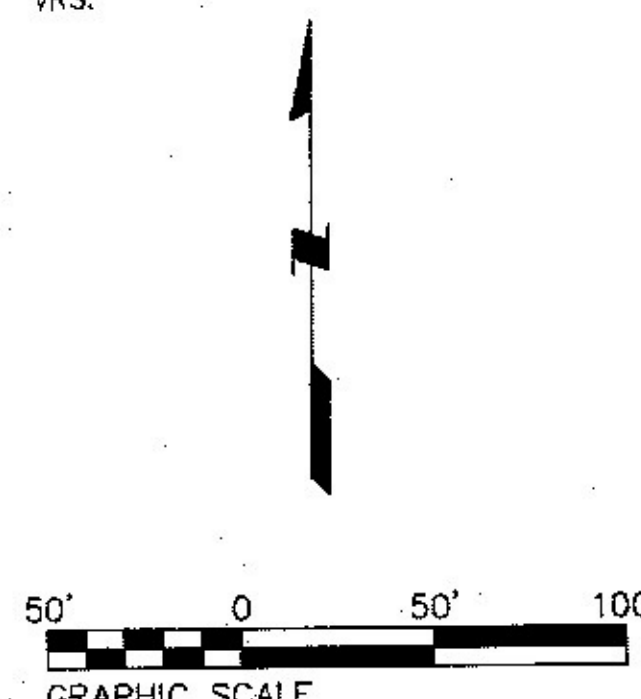
DATE
6-4-2018



LEGEND

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MILLENNIA 184-004070
- CONCRETE MONUMENT SET
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- △ STONE FOUND
- (N/R) NON-RADIAL LOT LINE
- (250) TYPICAL ADDRESS

* SEE PAGE 1 FOR CURVE TABLE & LOT SUMMARY



Drawing Issue

02/09/18	FINAL PLAT SUBMITTAL
03/27/18	REVIEW LETTER FROM VILLAGE ENGINEER
05/03/18	FORFEITMENT EASEMENT ADDED PER COMMENTS

P.M.
E. Olson
L.T.
C. Hermans

Millennia Professional Services
11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
FAX: 618.624.8611



The Summit of Shiloh - Phase I
Shiloh, Illinois

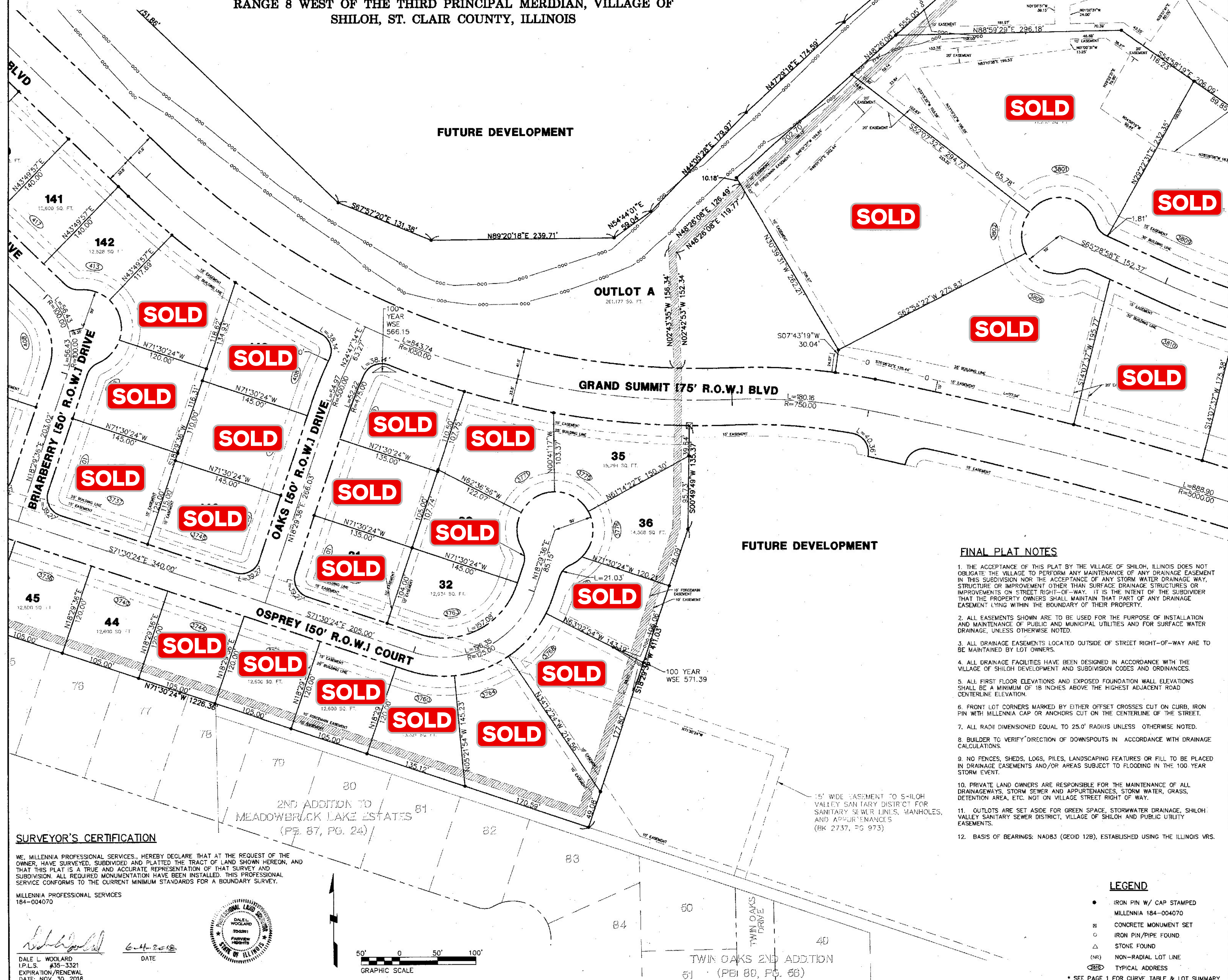
Archview Developers, LLC
7 Golden Bear Court
Belleville, IL 62220

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3 of 6

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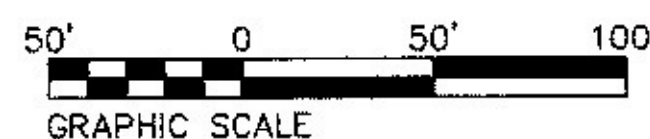


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I.P.L.S. #33-3321
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03/27/18 REVIEW LETTER FROM VILLAGE ENGINEER
05/03/18 FOREMAN EASEMENT ADDED PER COMMENTS

P.M.
E. Olson
L.T.

C. Hermanns
D. Woodard
Job Number:
ME16089.00

MILLENNIA
Professional Services

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
FAX: 618.624.8611

The Summit of Shiloh - Phase I
Shiloh, Illinois

Archview Developers, LLC
7 Golden Bear Court
Belleville, IL 62220

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4 of 6

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A02578937

ADDITIONAL RECORDING FEES, IMPROVEMENTS AND CONTINGENTS
FOR THIS SURVEY ARE RECORDED IN THE ST. CLAIR
COUNTY RECORDER'S OFFICE IN BOOK
PAGE AS DOCUMENT NO. A02578937



Drawing Issue

02/06/18	FINAL PLAT SUBMITTAL
03/27/18	REVIEW LETTER FROM VILLAGE ENGINEER
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P.M.	E. Olson
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QA/QC	D. Woolard
Job Number:	ME16089.00

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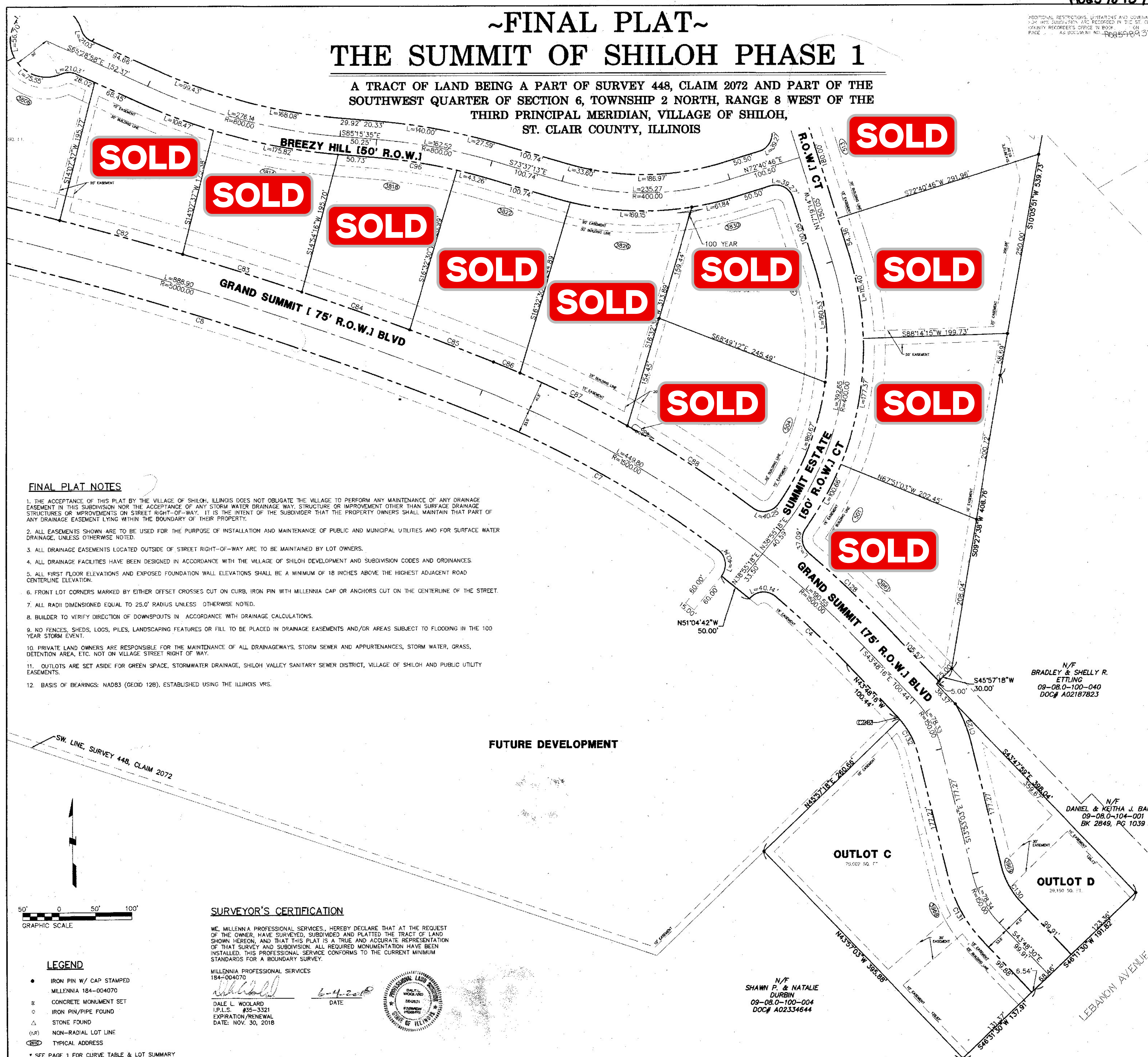
FINAL PLAT

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5 of 6

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FUTURE DEVELOPMENT

SURVEYOR'S CERTIFICATION

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MILLENNIA PROFESSIONAL SERVICES
184-004070

DALE L. WOOLARD
I.P.L.S. #35-3321
EXPIRATION/RENEWAL
DATE: NOV. 30, 2018

DATE



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MILLENNIA 184-004070
- ⊗ CONCRETE MONUMENT SET
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02/06/18
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REVIEW LETTER FROM VILLAGE ENGINEER
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The Summit of Shiloh - Phase 1
Shiloh, Illinois

Archview Developers, LLC
7 Golden Bear Court
Belleville, IL 62220

Sheet Title:

FINAL PLAT

Sheet
6 of 6

N/F
SHAWN P. & NATALIE
DURBIN
09-08-0-100-004
DOC# A02334644

N/F
BRADLEY & SHELLEY R.
ETTLING
09-08-0-100-040
DOC# A02187823

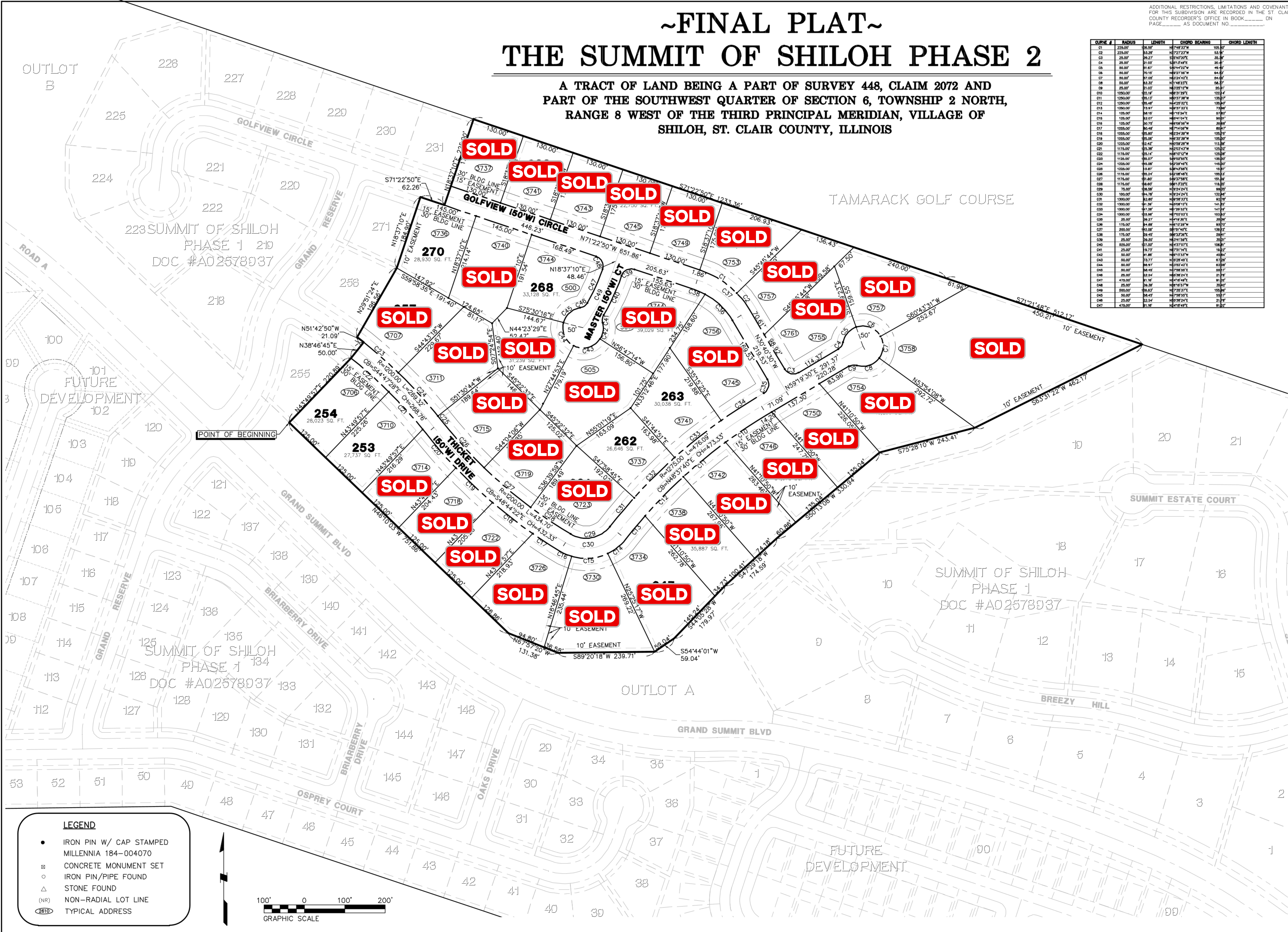
N/F
DANIEL & KEITHA J. BAUER
09-08-0-104-001
BK 2849, PG 1039

~FINAL PLAT~
THE SUMMIT OF SHILOH PHASE 2

A TRACT OF LAND BEING A PART OF SURVEY 448, CLAIM 2072 AND
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ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS
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COUNTY RECORDER'S OFFICE IN BOOK _____ ON
PAGE _____ AS DOCUMENT NO. _____

CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	124.50'	N72°42'33"W	108.00'
C2	225.00'	83.28'	N72°23'23"W	53.30'
C3	225.00'	29.27'	S50°40'30"E	35.30'
C4	25.00'	9.10'	S87°14'47"E	20.41'
C5	50.00'	31.67'	S67°44'22"E	49.40'
C6	50.00'	20.15'	N67°27'58"W	34.37'
C7	50.00'	37.00'	N67°24'47"E	54.50'
C8	50.00'	82.37'	N11°48'23"E	68.37'
C9	25.00'	21.03'	N12°25'17"W	20.31'
C10	1250.00'	121.18'	N67°31'37"E	122.47'
C11	1250.00'	155.17'	N67°37'38"W	135.07'
C12	1250.00'	155.48'	N42°25'37"E	135.07'
C13	1250.00'	73.87'	N67°37'37"E	73.86'
C14	125.00'	58.15'	N61°18'34"E	67.80'
C15	125.00'	22.07'	N65°41'51"E	30.51'
C16	125.00'	30.75'	N61°18'34"E	30.94'
C17	1225.00'	30.48'	N71°45'08"W	80.47'
C18	1225.00'	15.80'	N62°24'38"W	155.37'
C19	1225.00'	15.80'	N47°33'38"W	155.37'
C20	1225.00'	15.44'	N47°59'28"W	112.38'
C21	1175.00'	15.36'	N52°32'47"W	125.27'
C22	1175.00'	15.14'	N47°15'17"W	125.28'
C23	1125.00'	15.57'	S49°02'55"E	135.07'
C24	1225.00'	15.28'	S47°28'48"E	145.07'
C25	1225.00'	14.87'	S47°48'47"E	155.37'
C26	1175.00'	15.24'	S42°08'48"E	155.37'
C27	1175.00'	15.80'	S47°37'58"E	155.37'
C28	1175.00'	14.80'	S60°13'27"E	115.37'
C29	75.00'	15.55'	N18°24'24"E	99.30'
C30	150.00'	14.76'	N12°24'24"E	135.84'
C31	1300.00'	52.80'	N67°38'37"E	92.78'
C32	1300.00'	141.36'	N47°08'17"E	141.37'
C33	1300.00'	17.28'	N12°39'57"E	147.14'
C34	1300.00'	15.38'	N17°03'07"E	103.87'
C35	25.00'	38.27'	N41°18'20"E	35.94'
C36	175.00'	34.88'	N45°12'23"W	93.72'
C37	300.00'	15.28'	S60°10'10"E	155.37'
C38	175.00'	39.45'	S60°33'38"E	258.41'
C39	25.00'	38.20'	N12°31'57"E	35.94'
C40	150.00'	17.28'	N47°13'14"E	147.14'
C41	25.00'	37.77'	N73°14'57"E	18.27'
C42	50.00'	31.67'	N67°37'37"E	49.40'
C43	50.00'	23.77'	N12°39'57"E	67.80'
C44	50.00'	36.97'	N33°52'47"E	62.38'
C45	50.00'	34.88'	N12°38'57"E	58.17'
C46	25.00'	32.34'	N67°38'37"E	21.78'
C47	475.00'	31.16'	N47°18'47"E	91.32'
C48	25.00'	38.20'	N12°31'57"E	35.94'
C49	50.00'	34.88'	N12°39'57"E	155.37'
C50	25.00'	22.54'	N12°38'57"E	21.78'
C51	475.00'	31.16'	N47°18'47"E	91.32'



Drawing Issue

11/16/21

FINAL PLAT SUBMITTAL

Professional Design Firm No.: 184-0040.70.0010

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SHILOH, ILLINOIS

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Sheet Title:

FINAL PLAT

Sheet
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