



MONUMENTS
STONE OR REINFORCED CONCRETE REFERENCE MONUMENTS TO BE SET IN THE GROUND IN SUCH A MANNER THAT THEY WILL NOT BE MOVED BY Frost OR ACCORDANCE WITH THE PLATS ACT, AS NOW OR HEREINAFTER AMENDED. SUCH MONUMENTS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A. ALL LOT CORNERS SHALL BE MARKED BY ONE-HALF INCH (1/2") IRON PINS NOT LESS THAN TWENTY FOUR INCHES (24") LONG.

B. ALL MONUMENTS REQUIRED BY THESE REGULATIONS SHALL BE SET FLUSH WITH THE GROUND OR SO AS NOT TO PROTRUDE ABOVE THE GROUND SURFACE BY MORE THAN ONE AND ONE-HALF INCH (1 1/2").

C. ALL MONUMENTS SHALL BE PROPERLY SET IN THE GROUND AND APPROVED BY AN ILLINOIS PROFESSIONAL LAND SURVEYOR.

LEGEND

- DENOTES STREET ADDRESS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- △ FOUND STONE
- ▲ SET CONCRETE MONUMENT
- ROW LINE / LOT LINE
- BUILDING SETBACK LINE (SEE NOTES)
- - - DRAINAGE / UTILITY EASEMENT LINE (UNLESS OTHERWISE NOTED) (SEE NOTES)
- ▨ FUTURE DEVELOPMENT
- ▩ EASEMENT TO BE VACATED VIA SEPARATE DOCUMENT

NOTES:
FRONT SETBACK - 35'
SIDE SETBACK - 10'
REAR YARD SETBACK - 25'
ALL EASEMENTS ALONG STREETS ARE 15' UNLESS OTHERWISE NOTED.
ALL REAR YARD AND SIDE YARD EASEMENTS ARE 25' UNLESS OTHERWISE NOTED.

UTILITY EASEMENT:
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF GLEN CARBON, MADISON COUNTY, ILLINOIS, AND TO THESE PUBLIC UTILITY COMPANIES OPERATING IN THE VILLAGE OF GLEN CARBON, ILLINOIS, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN HEREON AND LABELED "UTILITY EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPAIRING, MAINTAINING, ALTERING, ENLARGING, REMOVING, CLEANING, AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER MAINS, ELECTRICAL, GAS, TELEPHONE, CABLE TV, OR OTHER UTILITY LINES OR APPURTENANCES, ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, WARE, CONDUIT, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO OR THROUGH THE ATTACHED AREA, AND SUCH OTHER APPURTENANCES AND ADDITIONS THEREON AS SAID VILLAGE AND UTILITIES MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE INCLUDED IN THE ATTACHED DOCUMENT FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID VILLAGE AND UTILITIES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS AND WATER OR, WITHOUT LIMITATION, UTILITY INSTALLATION IN, ON, UPON, OR ACROSS, UNDER, OR THROUGH SAID "UTILITY EASEMENT". NO PERMANENT BUILDINGS, SWIMMING POOLS, RETAINING WALLS, FENCES, SURFACES, EARTH FILL, OR LANDSCAPING (INCLUDING REQUIRED STREET TREES) SHALL BE PLACED ON SAID "UTILITY EASEMENT" THAT THEN OR IN THE FUTURE INTERFERE WITH THE FORESAID USES AND RIGHTS. WHERE A "UTILITY EASEMENT" IS USED FOR WATER, STORM, OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE SAID VILLAGE, SO AS NOT TO INTERFERE WITH OR CAUSE DAMAGE TO THESE SYSTEMS. MAINTENANCE OF SAID EASEMENTS SHALL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNERS. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REMOVING UNAUTHORIZED OBSTACLES FROM THE "UTILITY EASEMENT".

DRAINAGE EASEMENT:
A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF GLEN CARBON, MADISON COUNTY, ILLINOIS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN HEREON AND LABELED "DRAINAGE EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, REPAIRING, MAINTAINING, ALTERING, ENLARGING, REMOVING, CLEANING, AND MAINTAINING, DITCHES, SWALES, CATCH BASINS, CULVERTS, PIPING, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO PROVIDE FOR DRAINAGE OF SURFACE WATER FROM, TO, OR THROUGH THE ATTACHED AREA, AND SUCH OTHER APPURTENANCES AND ADDITIONS THEREON AS SAID VILLAGE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE INCLUDED IN THE ATTACHED DOCUMENT FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID VILLAGE TO CUT DOWN, TRIM, OR REMOVE ANY SOIL, SILT, TREES, SHRUBS, OTHER PLANTS OR APPURTENANCES OR STRUCTURES THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID "DRAINAGE EASEMENT". NO PERMANENT BUILDINGS, SWIMMING POOLS, RETAINING WALLS, FENCES, SURFACES, EARTH FILL, OR LANDSCAPING (INCLUDING TREES AND SHRUBS) SHALL BE PLACED ON SAID "DRAINAGE EASEMENT" THAT THEN OR IN THE FUTURE INTERFERE WITH THE FORESAID USES AND RIGHTS. MAINTENANCE OF SAID EASEMENTS SHALL REMAIN RESPONSIBILITY OF THE PROPERTY OWNERS. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REMOVING UNAUTHORIZED OBSTACLES FROM THE "DRAINAGE EASEMENT".

PUBLIC ACCESS EASEMENT:
A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN HEREON AND LABELED "PUBLIC ACCESS EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION FOR THE PURPOSE OF ACCESS LOCATED WITHIN SAID EASEMENT. MAINTENANCE RESPONSIBILITY FOR THE ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

TWM
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ILLINOIS SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
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PROF. LICENSE NUMBER
IL PROF. DESIGN FIRM 184-01223
IL PROF. ENGR. CORP. 62-055750
IL PROF. SURV. CORP. 61-005202
IL PROF. LAND SURV. CORP. 048-000209
KS. PROF. ENGR. FACILITY 6-3296
MO. PROF. ENGR. CORP. 001038
MO. LAND SURVEYING CORP. 000348
TN. PROF. ENGR. FIRM 8074

SEAL



SIGNATURE: *Edgar M. Carroll*
DATE SIGNED: 12/06/2024
LICENSE EXPIRATION: 11/30/2026

ISSUED FOR REVIEW

REV.	DATE	DESCRIPTION
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△		

DRAWN BY: JJV
DESIGNED BY: JJV
CHECKED BY: EMB
APPROVED BY: EMB
PROJECT NO: 220795

PROJECT:
HIDDEN HILLS SUBDIVISION
FINAL PLAT
VILLAGE OF GLEN CARBON
MADISON COUNTY, ILLINOIS

TITLE:
PLAT - OVERALL