

BURROUGHS ROAD TRACT

FINAL PLAT 2

A TRACT OF LAND IN SECTION 21, TOWNSHIP 1 SOUTH,
RANGE 10 WEST, THIRD PRINCIPAL MERIDIAN,
MONROE COUNTY, ILLINOIS.

NO.	DELTA	RADIUS	LENGTH
C1	15°55'47"	245.00	68.12
C2	45°41'34"	25.00	19.94

NO.	BEARING	DISTANCE
T1	N72°50'59"W	2.72
T2	N54°06'36"W	2.09

SCALE: 1"=50'

BENCHMARK:

U.S.G.S. B.M. - 1.6 MILES WEST OF COLUMBIA, S.E. CORNER OF VALMEYER AND
FOUNTAIN ROADS (IN S.E. ANGLE OF ROAD JUNCTION OF CORNER OF GARDEN FENCE,
STANDARD IRON POST WITH BRONZE CAP STAMPED "426"). ELEVATION = 425.25'

LEGEND:

- DENOTES PROPOSED MONUMENT TO BE SET.
- + DENOTES CROSS TO BE CUT IN PAVEMENT UPON COMPLETION OF PAVING.

PLAT 2
SHEET 1 OF 4

Inductors of Trust & Restrictions Recorded
December 30, 1986
Deed Book 152, Page 727-741
Richard A. Trust, Recorder
Ph.

BURROUGHS ROAD TRACT

FINAL PLAT 2

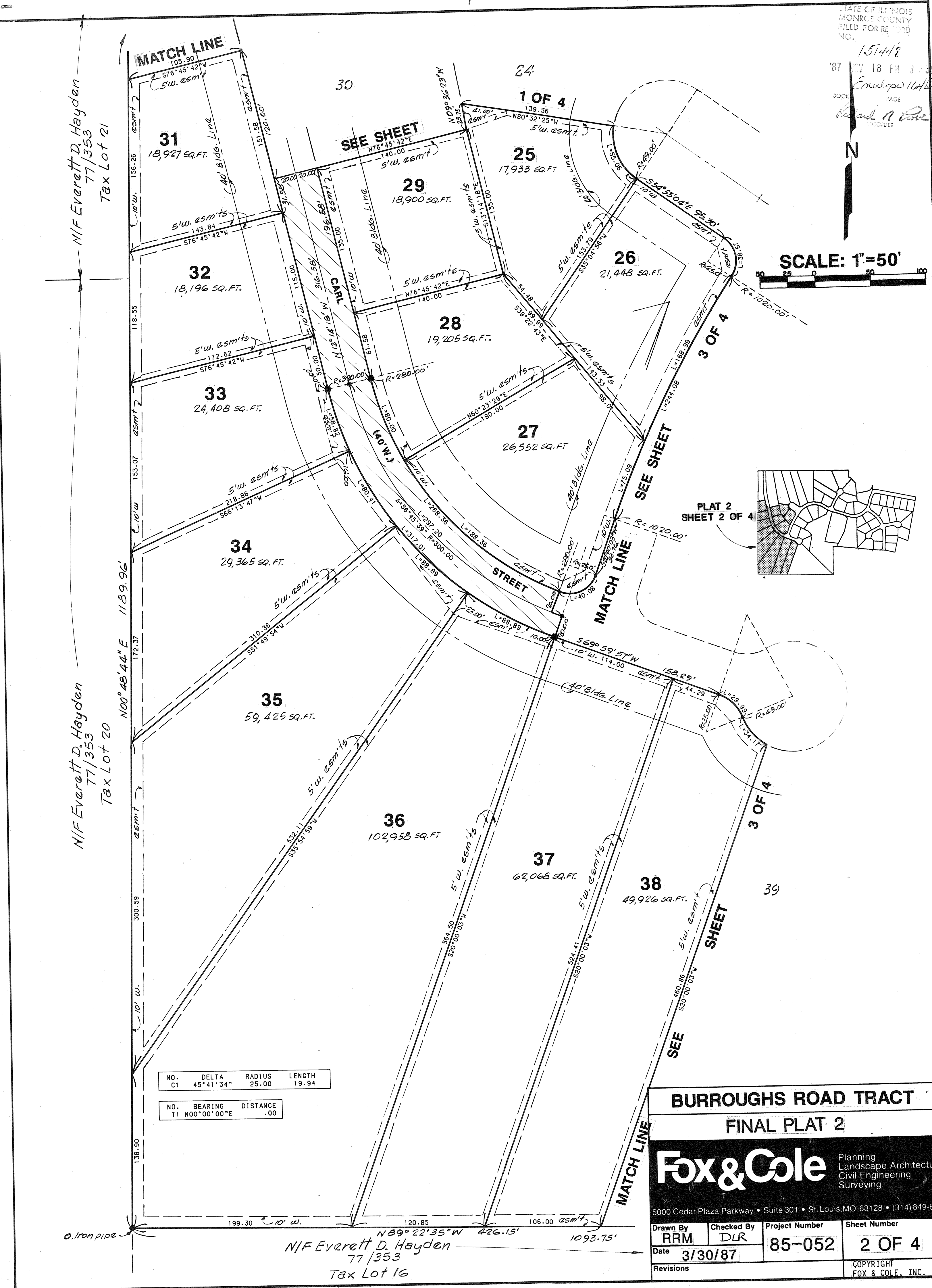
Fox & Cole

Planning
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Drawn By	Checked By	Project Number	Sheet Number
RRM	DLR	85-052	1 OF 4
Date	3/30/87		
Revisions	4/27/87, 5/14/87		

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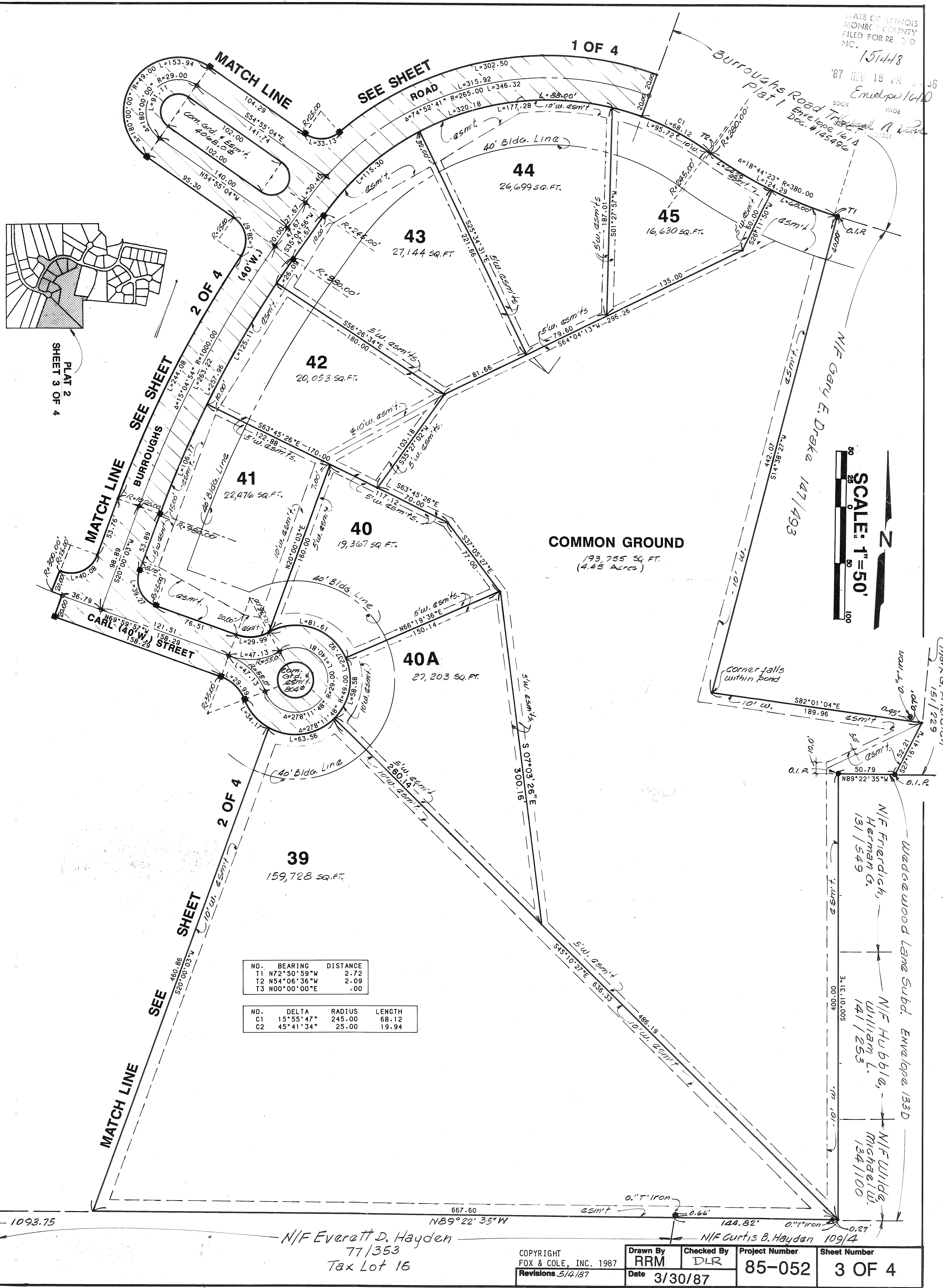
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Revisions			

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STATE OF ILLINOIS
MONROE COUNTY
FILED FOR RECORD
NO.

151448
87 NOV 18 PM 36
Envelope 16410
BOOK PAGE
Richard N. Frost
CLERK

FOX & COLE, INC.
5000 Cedar Plaza Parkway, Suite 301, St. Louis, MO 63128

This is to certify to K & F Development, Inc. that we have, during the month of March, 1987, made a survey and subdivision of a tract of land; that this subdivision conforms to both the State of Illinois and current Illinois Registered Land Surveyors Association standards; and that the included subdivision plat represents the results of an actual field survey; said tract of land being in Section 21, Township 1 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois, and being more particularly described as follows:

COMMENCING at an old stone at the southeast corner of Columbia Hills Subdivision, as recorded in Plat Book B, Pages 116 and 117, Monroe County Records; THENCE along the southerly line of said subdivision, South 89 degrees 53 minutes 13 seconds West 506.23 feet to THE POINT OF BEGINNING of this description; THENCE leaving said southerly line and defining the parcel herein described the following described courses: South 00 degrees 53 minutes 29 seconds East 235.58 feet, South 58 degrees 08 minutes 05 seconds East 181.39 feet and South 19 degrees 57 minutes 37 seconds West 163.56 feet; THENCE continuing along said parcel line on a curve to the right, the radius of 15 degrees 55 minutes 47 seconds, an arc distance of minutes 37 seconds West 245.00 feet through a central angle of 15 degrees 55 minutes 47 seconds, an arc distance of 68.12 feet; THENCE continuing along said parcel line South 54 degrees 06 minutes 36 seconds East 2.09 feet; THENCE continuing along said parcel line on a tangent curve to the left, having a radius of 380.00 feet, through a central angle of 18 degrees 44 minutes 23 seconds, an arc distance of 124.29 feet; THENCE continuing along said parcel line South 72 degrees 50 minutes 59 seconds East 2.72 feet to a point on the northerly line of the land of Gary E. Drake as described in Deed Book 147, Page 493, Monroe County Records; THENCE along the westerly and southerly lines of said Drake land, the following described courses: South 14 degrees 38 minutes 27 seconds West 442.07 feet and South 82 degrees 01 minutes 04 seconds East 189.96 feet; THENCE, leaving the southerly line of said Drake land and defining the parcel herein described, South 27 degrees 16 minutes 41 seconds West 52.21 feet to the northerly line of the plat of Wedgewood Lane as described in Envelope 1330, Monroe County Records; THENCE along the northerly and westerly lines of said plat of Wedgewood Lane, North 89 degrees 22 minutes 35 seconds West 50.79 feet and South 00 degrees 01 minutes 31 seconds East 400.00 feet, to the northerly line of the land of Curtis B. Hayden as described in Deed Book 109, Page 4, Monroe County Records; THENCE along said northerly line and along the northerly line of the land of Everett D. Hayden as described in Deed Book 77, Page 353, Monroe County Records, North 89 degrees 22 minutes 35 seconds West 1,093.75 feet to the easterly line of the land of said Everett D. Hayden; THENCE along said easterly line North 00 degrees 48 minutes 44 seconds East 1,189.97 feet to an old stone; THENCE along the easterly line of Theodore Schlemmer as described in Deed Book 135, Page 142, Monroe County Records and along the easterly line of Lot 25 of aforementioned Columbia Hills Subdivision North 00 degrees 54 minutes 27 seconds West 289.57 feet to the southerly line of said Columbia Hills Subdivision; THENCE along said southerly line North 89 degrees 53 minutes 13 seconds East 809.51 feet to THE POINT OF BEGINNING of this description and containing 33.83 acres more or less. SUBJECT TO all easements, restrictions, reservations and conditions of record, if any.

The included land does not border upon or include waters of the State of Illinois in which the State of Illinois has property rights and public interests. I further certify that said land is within 500 feet of a surface drain or water course serving a tributary area of 640 acres or more and further certify that no appreciable change in direction of storm water flow is anticipated due to construction of streets. Slight additional storm water runoff due to changes in the percent of imperviousness due to the surface of the streets and buildings will follow existing drainage channels and that the discharge point of all storm water will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

FOX & COLE
Gene P. Budde Lic. No. 035-002806

K & F DEVELOPMENT, INC.
Alan T. Knopf, President

WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS BURROUGHS ROAD TRACT PLAT 2.

BURROUGHS (40' W) ROAD, CARL (40' W) STREET AND ALL ROUNDINGS AT CUL-DE-SACS AND STREET INTERSECTIONS, AS SHOWN HATCHURED ON THE ABOVE PLAT ARE HEREBY DEDICATED TO PUBLIC USE FOREVER.

THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF COLUMBIA, ILLINOIS, HARRISONVILLE TELEPHONE COMPANY, AND THE ILLINOIS POWER COMPANY FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, WATER LINES AND SEWERS AS THEIR INTERESTS MAY APPEAR. ALL EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE DEVELOPER OF THIS PLAT AND ADJOINING PLATS OR HIS REPRESENTATIVES FOR THEIR USE DURING DEVELOPMENT FOR CONTINUITY OF CONSTRUCTION. THE BUILDING LINES AS SHOWN ARE HEREBY ESTABLISHED, MONUMENTATION AS SHOWN ON THIS PLAT IS TO BE PLACED AFTER FINAL GRADE AND SEEDING OF ALL LOTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS 13th DAY OF May, 1987.

K & F DEVELOPMENT, INC.
ATTEST: MICHAEL V. FRIEDRICH
BY: ALAN T. KNOPF, PRESIDENT

STATE OF ILLINOIS)
COUNTY OF MONROE)
SS.

ON THIS 13th DAY OF May, 1987, BEFORE ME APPEARED ALAN T. KNOPF, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF K & F DEVELOPMENT, INC., A CORPORATION OF THE STATE OF ILLINOIS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND ALAN T. KNOPF FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 7/12/87
Karin Elaine Shunkle
NOTARY PUBLIC

I, GEORGE W. ECKERT, MAYOR OF THE CITY OF COLUMBIA, ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT OF BURROUGHS ROAD TRACT PLAT 2 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, ILLINOIS BY ORDINANCE NO. 1652, APPROVED THE 4th DAY OF May, 1987.

George W. Eckert
MAYOR, CITY OF COLUMBIA, ILLINOIS

Michael R. Schneider
CITY CLERK, CITY OF COLUMBIA, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF MONROE)
SS.

I, THE UNDERSIGNED, COUNTY CLERK OF MONROE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE PLAT AND SEARCHED THE RECORDS OF MY OFFICE TO ASCERTAIN WHETHER ALL REDEEMABLE SALES FOR THE UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID, AS REQUIRED BY STATUTE, UPON ALL THE PROPERTY EMBRACED WITHIN THIS PLAT, AND THAT I FIND NO TAX SALES, OR UNPAID FORFEITED TAXES AGAINST SAID PROPERTY. I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21st DAY OF May, 1987.

Richard Trost, County Clerk

STATE OF ILLINOIS)
COUNTY OF MONROE)
SS.

I, THE UNDERSIGNED, COUNTY CLERK OF MONROE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE PLAT AND SEARCHED THE RECORDS OF MY OFFICE TO ASCERTAIN WHETHER ALL REDEEMABLE SALES FOR THE UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID, AS REQUIRED BY STATUTE, UPON ALL THE PROPERTY EMBRACED WITHIN THIS PLAT, AND THAT I FIND NO TAX SALES, OR UNPAID FORFEITED TAXES AGAINST SAID PROPERTY. I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSES.

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Checked By DLR
Date 3/30/87
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Sheet Number 4 OF 4

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