

A01810517

Plat Book 103 page 67
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Ordinance Attached A01810518
Bk 3959 page 2369
Restriction Attached A01810519
Book 3959 page 2375

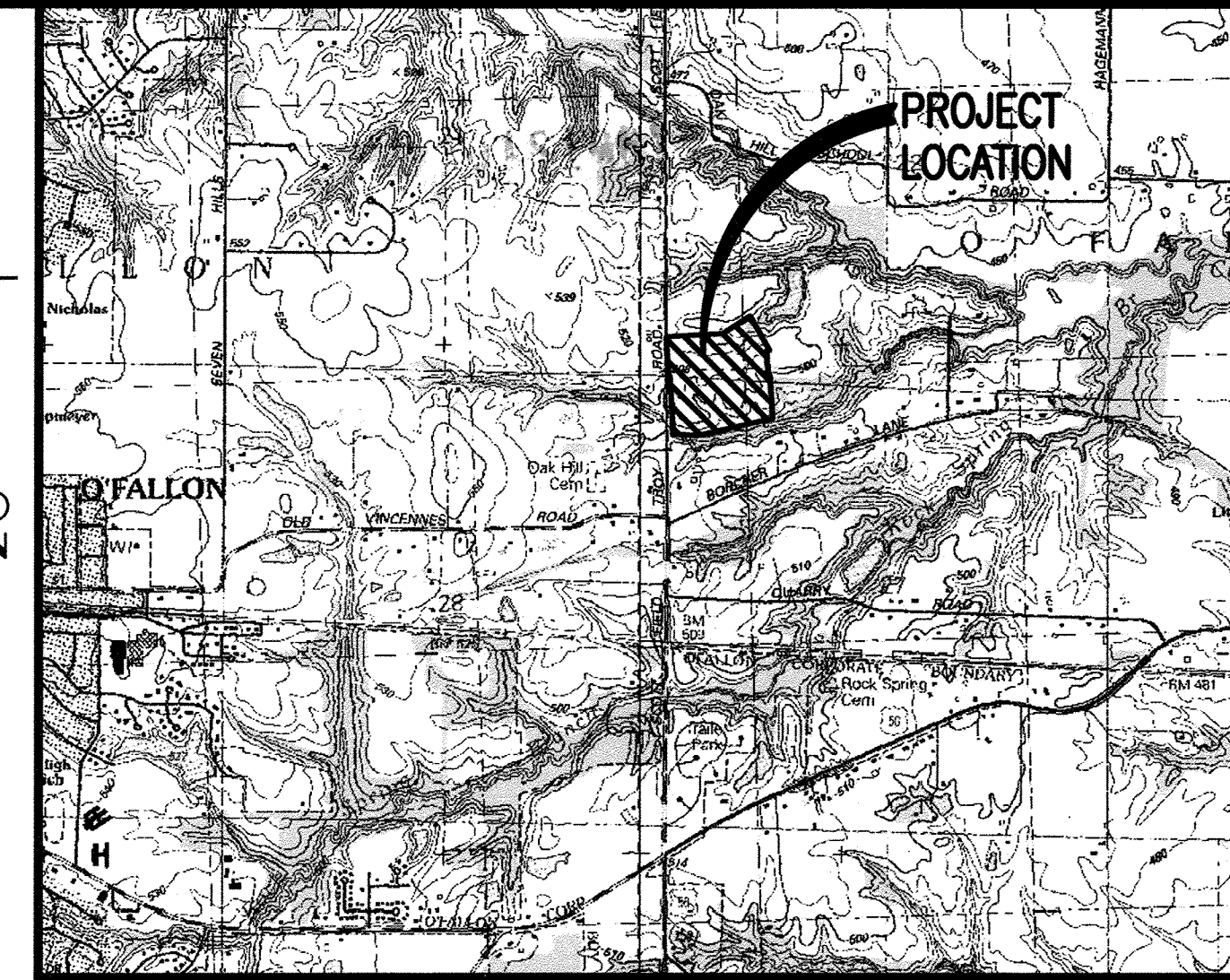
This instrument was
FILED FOR RECORD

at 12-05-03
2:25 P.M. and recorded
in Book 103 Page 67

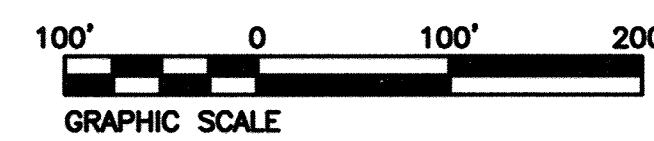
Witnessed by
Martha J. Phillips D.P.S.

FINAL PLAT OF BRAESWOOD TRAILS

BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 22,
AND PART OF THE NORTHWEST 1/4 OF SECTION 27,
TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN,
ST. CLAIR COUNTY, ILLINOIS



LOCATION MAP



WILLIAM H. HAMRICK,
422 SCOTT-TROY ROAD
O'FALLON, ILLINOIS 62269
AS TRUSTEE UNDER TRUST AGREEMENT
DATED: SEPTEMBER 27, 1983

SCOTT-TROY DEVELOPERS, LLC
2810 FRANK SCOTT PARKWAY WEST
SUITE 712
BELLEVILLE, ILLINOIS 62223

PARCEL ID #04-22-301-003
SCHOOL DISTRICTS:
GRADE SCHOOL - O'FALLON DISTRICT 90
HIGH SCHOOL - O'FALLON DISTRICT 203

AREA IN LOTS = 27.83 ACRES
AREA IN RIGHT-OF-WAY = 4.69 ACRES
GROSS AREA IN SUBDIVISION = 32.52 ACRES

CONTROL POINT #1
FOUND IRON PIN
NORTHING: 5005.3095
EASTING: 4979.1353

CONTROL POINT #2
FOUND IRON PIN
NORTHING: 4999.4390
EASTING: 4878.7916

BENCH MARK
PIPE AND CAP
NORTHING: 5112.1050
EASTING: 4958.9700
ELEV.=511.35

100-YEAR FLOOD PLAIN
ELEVATION=441.00

CL CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DIST.
C1	700.00'	228.92'	18°44'15"	115.49'	N 77°17'06" E	227.90'
C2	50.00'	79.48'	91°04'41"	50.95'	N 66°32'41" W	71.37'
C3	200.00'	61.75'	17°41'20"	31.12'	N 12°09'40" W	61.50'
C4	150.00'	205.11'	78°20'46"	122.22'	N 35°51'22" E	189.50'
C5	600.00'	121.73'	11°37'28"	61.07'	N 80°50'29" E	121.52'
C6	50.00'	78.54'	90°00'00"	50.00'	S 48°20'47" E	70.71'
C7	50.00'	78.54'	90°00'00"	50.00'	S 41°39'13" W	70.71'
C8	125.00'	170.99'	78°22'32"	101.90'	N 54°09'31" W	157.97'

- FOUND IRON PIPE
- FOUND IRON PIN
- ⊠ FOUND CONC. MONUMENT
- SET CONCRETE MONUMENT
- △ FOUND STONE

LEGEND

- 50' ROW LINE, (UNLESS OTHERWISE NOTED)
- - - 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- - - DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 15' WIDE AND ADJACENT TO STREETS UNLESS OTHERWISE NOTED. DRAINAGE AND UTILITY EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- STREET ADDRESS

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

TWM

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PROFESSIONAL REGISTRATIONS LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM 184-001220
PROFESSIONAL ENGINEERING CORP. 62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP. 61-005202
ILLINOIS PROF. LAND SURVEYING CORP. 048-000229
MISSOURI PROFESSIONAL ENGR. CORP. NC 001528
MISSOURI LAND SURVEYING CORP. NC 000346

SEAL

Renewal Date: 11-30-04
Signature Date: 8-26-03

STATE OF ILLINOIS
WILLIAM J. MOERCHEN
Professional Land Surveyor
No. 1175

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

OWNER: SCOTT-TROY DEVELOPERS, LLC
2810 FRANK SCOTT PARKWAY WEST
SUITE 712
BELLEVILLE, ILLINOIS 62223

PROJECT: BRAESWOOD TRAILS
CITY OF O'FALLON
ST. CLAIR COUNTY, ILLINOIS

REV	DATE	DESCRIPTION
1		

DRAWN BY: REM SHEET
DESIGNED BY:
CHECKED BY:
APPROVED BY:

PROJECT NUMBER: D01010444 OF 2 SHEETS

ISSUED FOR REVIEW ISSUED FOR BIDDING
 ISSUED FOR CONSTR. RECORD DRAWING

BRAESWOOD FOREST - FINAL
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