

# PRELIMINARY PLAT HAVEN HILL ACRES

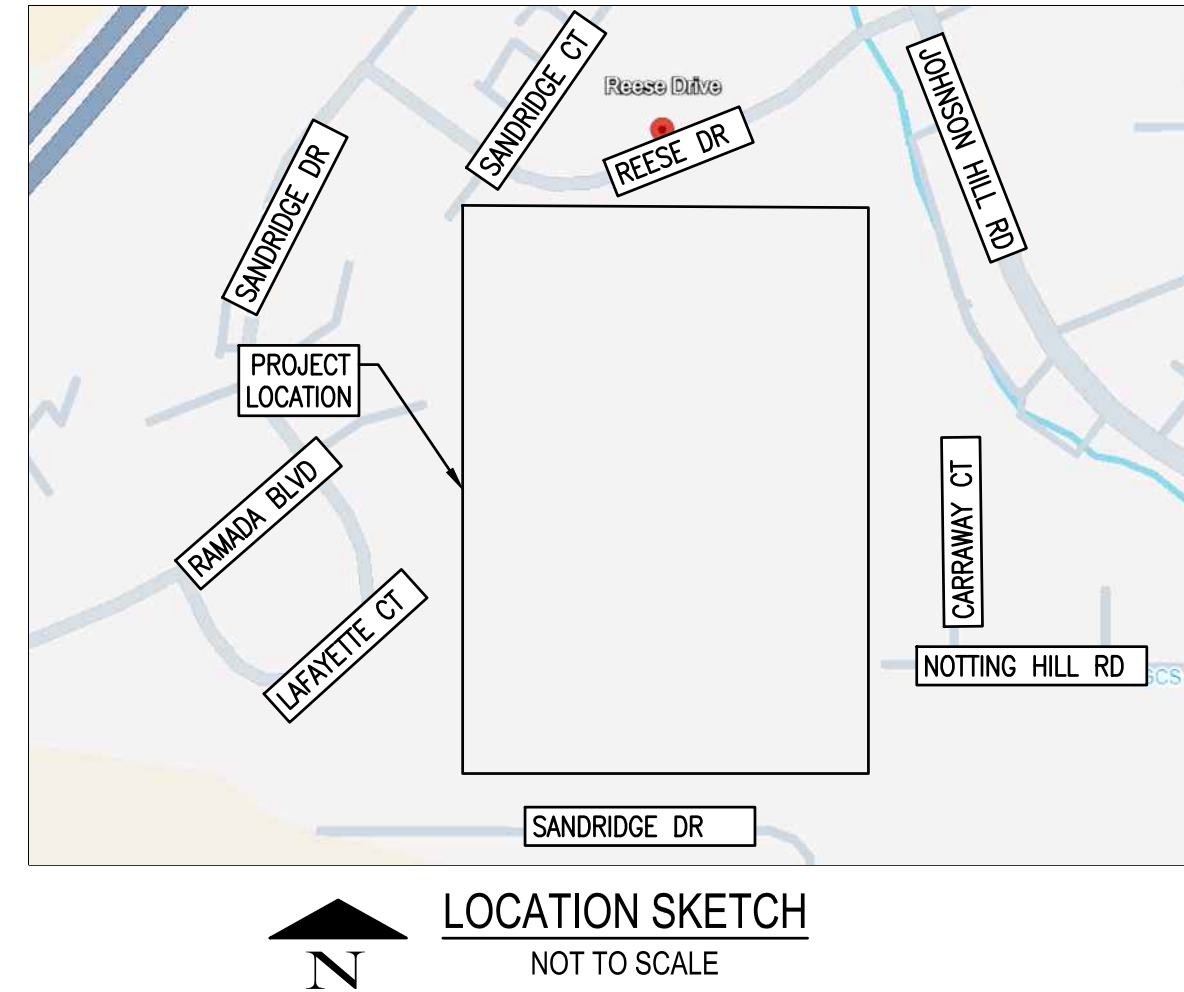
City of Collinsville

Madison County, Illinois

PARCELS 13-1-21-29-12-201-006.002 & 13-1-21-19-12-201-006

# DECEMBER 31, 2025

PART OF THE NORTHWEST QUARTER OF SECTION 28 AND  
THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3  
NORTH, RANGE 8 WEST, OF THE THIRD PRINCIPAL  
MERIDIAN, COUNTY OF MADISON, CITY OF COLLINSVILLE,  
STATE OF ILLINOIS



NO.	DRAWING TITLE
C-0	COVER SHEET & GENERAL NOTES
C-1	EXISTING TOPOGRAPHY AND BOUNDARY
C-2	PRELIMINARY PLAT

### UTILITIES

WATER	CITY OF COLLINSVILLE	(618)-346-5200
SEWER	CITY OF COLLINSVILLE	(618)-346-5200
ELECTRIC	AMEREN	(800)-755-5000
GAS	AMEREN	(800)-755-5000
TELEPHONE	AT&T	(800)-288-2020
CABLE TV	CHARTER/SPECTRUM	(833)-267-6094
J.U.L.I.E.		(800) 982-0123

### ENGINEER / LAND SURVEYOR

THOUVENOT, WADE & MOERCHEN, INC.  
4940 OLD COLLINSVILLE ROAD  
SWANSEA, ILLINOIS  
62226  
618.624.4488  
Marsha Maller, P.E.  
mmaller@twm-inc.com

### OWNER / DEVELOPER

JRG HOLDINGS, LLC  
518 LEONARD AVENUE  
ST. LOUIS, MISSOURI 63119  
314.503.6564  
JIMMY MUNDLOCH



CONSULTING ENGINEERING  
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

### THOUVENOT, WADE & MOERCHEN, INC.

SWANSEA OFFICE  
4940 OLD COLLINSVILLE ROAD  
SWANSEA, ILLINOIS  
62226  
(618) 624-4488  
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:  
DATE SIGNED: 12/31/2025  
LICENSE EXPIRATION: 11/30/2027

ISSUED FOR PLANNING & ZONING  
DATE OF ISSUANCE: 12/31/2025

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY:  
DESIGNED BY: BYF  
CHECKED BY: NTS  
APPROVED BY: MJM  
PROJECT NO: D01231587

PROJECT:  
HAVEN HILL ACRES  
REESE DRIVE  
CITY OF COLLINSVILLE  
MADISON COUNTY  
ILLINOIS

TITLE:  
COVER SHEET & GENERAL NOTES

C-0

### PROJECT CRITERIA

PRIOR TO COMMENCEMENT OF ANY WORK, OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND THE PROJECT SITE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD CONFLICTS.

SHOULD IT APPEAR THAT THE WORK TO BE PERFORMED OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY PRIOR TO COMMENCING WORK.

THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION WHEN CONDITIONS DEVELOP THAT WERE NOT APPARENT DURING THE DESIGN OF THE PLANS AND SPECIFICATIONS. ALL MODIFICATIONS MUST BE APPROVED BY ALL PERTINENT AGENCIES HAVING JURISDICTION OVER THIS PROJECT PRIOR TO CONSTRUCTION AND/OR IMPLEMENTATION OF PROPOSED CHANGES.

IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING OR ANY DRAWING AND SPECIFICATION AND FIGURES WRITTEN THEREON, THE CONTRACTOR SHALL NOTIFY ENGINEER FOR WRITTEN CLARIFICATION OF THE DISCREPANCY PRIOR TO COMMENCING THE WORK IN QUESTION. ONLY THOSE DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE UTILIZED FOR DETERMINATION OF LOCATION AND SIZES OF PROPOSED IMPROVEMENTS. DO NOT SCALE DRAWINGS.

### CONTRACTOR SAFETY RESPONSIBILITIES

THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROJECT SITE(S) CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL, OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

TWM, INC. SHALL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN CONNECTION WITH THE WORK.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING ANY AND ALL TRAFFIC BARRICADES, MARKERS, SIGNS, FLAGMEN, TRAFFIC POLICE, AND/OR OTHER FACILITIES AS MAY BE REQUIRED BY THE VARIOUS JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT TO PROTECT THE GENERAL PUBLIC. SIGNS AND PROTECTIVE DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO NOTIFY THE STATE AND LOCAL POLICE, EMERGENCY SERVICE AGENCIES, AMBULANCE SERVICES, AND FIRE DEPARTMENTS OF ANY PROPOSED TRAFFIC DIVERSIONS.

### SURVEY INFORMATION

BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, GPS OBSERVED (NAD83)

ELEVATIONS ARE REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM 1988 (NAVd88) GPS OBSERVED - IL VRS NETWORK

### UTILITIES

ANY RELOCATION OF PUBLIC OR PRIVATE UTILITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL REQUIREMENTS OF THE UTILITY COMPANY AND WITH REGARD TO THE REQUIRED FEES, BONDS, PERMITS, AGREEMENTS, WORKING CONDITIONS, SAFETY CERTIFICATIONS, ETC. OF SAID COMPANY OR JURISDICTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND JURISDICTIONS A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO ALLOW THE UTILITIES TO MARK THEIR SYSTEMS OR TO ALLOW THE PERTINENT JURISDICTIONS TIME TO COORDINATE THEIR STAFF, MATERIALS, AND EQUIPMENT TO CONDUCT INSPECTION.

ALL UTILITIES INCLUDING BUT NOT LIMITED TO FIRE HYDRANTS, VALVE PIT COVERS, VALVE BOXES, METER VAULTS, CURB STOP BOXES, FIRE OR POLICE CALL BOXES, TRAFFIC CONTROL SIGNALS OR OTHER UTILITY'S APPURTENANCES SHALL BE UN-OBSTRUCTED AND ACCESSIBLE DURING THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING OR INSTALLED UTILITIES OR STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY OR JURISDICTION TO ENSURE APPROPRIATE REPAIR IS MADE IN ACCORDANCE WITH THE UTILITY OR JURISDICTIONS REQUIREMENTS. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING UTILITIES.

UTILITIES AND APPURTENANCES TO REMAIN IN THEIR PRESENT LOCATION SHALL BE ADJUSTED TO GRADE.

### UTILITY DISCLAIMER

THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE DRAWINGS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN PLOTTED BY REVIEW OF AVAILABLE "AS-BUILT" OR RECORD DRAWINGS, FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES, OR FIELD SURVEY OF ABOVE-GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN ANY EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITY LOCATION SHOWN ON THESE DOCUMENTS. THEREFORE, THE UTILITIES EXACT LOCATION, SIZE, TYPE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR MUST BE UNDERTAKEN.

THE OWNER AND ENGINEER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. AND ALL NON-MEMBER J.U.L.I.E. UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT A SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THOSE PRESENTED ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

### TITLE / RIGHT-OF-WAY DISCLAIMER

TWM DOES NOT WARRANT THAT THESE DOCUMENTS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY BUILDING LINE SETBACKS AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A CERTIFIED TITLE REPORT, OPINION, OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

### F.E.M.A. CLASSIFICATION

FLOOD PLAIN MAP 1704390003B, DATED 02-18-1981, SHOWS THAT THE SITE IS LISTED AS ZONE C.

### GENERAL PROJECT SPECIFICATIONS

ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING SHALL CONFORM TO THE FOLLOWING:

- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION
- RECOMMENDED STANDARDS FOR WATER WORKS, LATEST EDITION
- ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS, LATEST EDITION
- ILLINOIS PLUMBING CODE, LATEST EDITION 77 IL. ADMINISTRATIVE CODE, PART 890
- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND ALL SUPPLEMENTS
- IEPA, STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION
- ILLINOIS URBAN MANUAL, LATEST EDITION
- FHWA - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- UNITED STATES DISABILITY ACT AND THE ILLINOIS ADA
- ALL STATE, MUNICIPAL, AND LOCAL UNITS OF GOVERNMENT REGULATIONS HAVING JURISDICTION OVER THE PROJECT

TO THE EXTENT IN WHICH ANY INCONSISTENCIES, OR DISCREPANCIES EXIST BETWEEN THE LISTED SPECIFICATION, STANDARD, CODES, OR GUIDELINES BY GOVERNING BODIES AND/OR THESE PLANS AND SPECIFICATIONS, THE MOST STRINGENT SPECIFICATION AND/OR STANDARD SHALL BE BINDING AND APPLICABLE.

THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL IEPA-NPDES STORM WATER PERMIT REQUIREMENTS FOR CONSTRUCTION SITE ACTIVITIES, AND THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT SITE.

WHERE SECTION OR SUB-SECTION SURVEY MONUMENTS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER AND AUTHORIZED SURVEYING AGENT HAVE WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

ALL ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED SHALL BE REMOVED TO SUFFICIENT DEPTH TO ENABLE THE PERTINENT UTILITIES TO BE CONSTRUCTED.

ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN COMPLIANCE WITH ALL CITY, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL CONSTRUCTION MATERIALS AND DEBRIS RESULTING FROM THE CONSTRUCTION OPERATIONS.

ALL WORK, MATERIALS, AND INSTALLATION SHALL NOT BE DEEMED SATISFACTORY UNTIL SUCH TIME THAT APPROVAL IS OBTAINED FROM THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

THE CONTRACTOR SHALL PROCEED AT HIS OWN RISK IN PERFORMING ANY WORK PRIOR TO VERIFYING OR RECEIVING ALL NECESSARY PERMITS.

### SITE ZONING -

R-3 MULTI-FAMILY RESIDENTIAL

### SITE AREA CLASSIFICATIONS

TOTAL (LOTS 1 & 2) AREA: 18.54± ACRES

### LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, AND LOTS 1-4 OF "ROSARY HILL", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT BOOK 37, ON PAGE 126, ALL IN TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF MADISON, CITY OF COLLINSVILLE, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 29; THENCE NORTH 89 DEGREES 51 MINUTES 52 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 23 OF "SUMMIT RIDGE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT CABINET 65, ON PAGE 36 AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 52 SECONDS WEST, ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 672.85 FEET TO THE SOUTHWEST CORNER OF "PARCEL 2" OF A TRACT OF LAND DESCRIBED IN THE MADISON COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER 2018R36160; THENCE NORTH 08 DEGREES 22 MINUTES 04 SECONDS WEST, ON THE WESTERLY LINE OF SAID "PARCEL 2" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160, A DISTANCE OF 625.04 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF "ROSARY HILL" DRIVE, REFERENCE BEING HAD TO SAID "ROSARY HILL" SUBDIVISION; THENCE CONTINUING ON THE SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY RIGHT OF WAY LINE OF SAID ROSARY HILL DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCE: 1.) SOUTH 48 DEGREES 22 MINUTES 28 SECONDS EAST, 146.20 FEET; 2.) NORTH 41 DEGREES 37 MINUTES 32 SECONDS EAST, 50.00 FEET; 3.) NORTH 48 DEGREES 22 MINUTES 28 SECONDS WEST, 158.07; 4.) 34.91 FEET ON A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 00 DEGREES 57 MINUTES 43 SECONDS EAST, 37.94 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD, REFERENCE BEING HAD TO SAID "ROSARY HILL" SUBDIVISION; THENCE ON CONTINUING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1.) 26.66 FEET ON CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 45 DEGREES 59 MINUTES 32 SECONDS EAST, 26.64 FEET; 2.) NORTH 41 DEGREES 37 MINUTES 32 SECONDS EAST, 44.00 FEET; 3.) 122.17 FEET ON A TANGENTIAL CURVE TO LEFT HAVING A RADIUS OF 175.00, THE CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 37 MINUTES 39 SECONDS EAST, 119.70 FEET TO THE MOST NORTHERLY LINE OF SAID "PARCEL 2" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160; THENCE SOUTH 88 DEGREES 22 MINUTES 18 SECONDS EAST, ON THE MOST NORTHERLY LINE OF SAID "PARCEL 2" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160, A DISTANCE OF 7.19 FEET TO A WESTERLY LINE OF "PARCEL 1" OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD PER "THIRD ADDITION TO SANDRIDGE ESTATES", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT CABINET 54, ON PAGE 121; THENCE NORTH 08 DEGREES 17 MINUTES 56 SECONDS EAST, ON SAID WEST LINE OF "PARCEL 1" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160 AND SAID SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD PER "THIRD ADDITION TO SANDRIDGE ESTATES", 182.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE, REFERENCE BEING HAD TO SAID "THIRD ADDITION TO SANDRIDGE ESTATES"; THENCE CONTINUING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE, REFERENCE BEING HAD TO SAID THIRD ADDITION TO SANDRIDGE ESTATES THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1.) 28.48 FEET ON A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 05 MINUTES 29 SECONDS EAST, 26.13 FEET; 2.) 120.10 ON A CURVE TO THE LEFT HAVING RADIUS OF 277.76 FEET; THE CHORD OF SAID CURVE BEARS NORTH 77 DEGREES 29 MINUTES 49 SECONDS EAST, 119.17 FEET; 3.) NORTH 65 DEGREES 06 MINUTES 36 SECONDS EAST, 288.19 FEET TO THE SOUTHWESTERLY LINE OF A TRACT OF LAND DESCRIBED IN THE MADISON COUNTY RECORDERS OFFICE IN DEED BOOK 2448, PAGE 525; THENCE ON THE SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 2448, PAGE 525 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1.) SOUTH 24 DEGREES 43 MINUTES 34 EAST, 114.90 FEET; 2.) NORTH 64 DEGREES 59 MINUTES 30 SECONDS EAST, 120.12 FEET; 3.) NORTH 25 DEGREES 02 MINUTES 44 SECONDS WEST, 135.93 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE PER "FOREST HILLS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDERS OFFICE IN PLAT BOOK 24, PAGE 45; THENCE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1.) NORTH 47 DEGREES 56 MINUTES 23 SECONDS EAST, 101.96 FEET; NORTH 67 DEGREES 50 MINUTES 03 SECONDS EAST 134.22 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF JOHNSON HILL ROAD (S.A.R. 35); THENCE SOUTH 18 DEGREES 34 MINUTES 44 SECONDS EAST, ON SAID SOUTHWESTERLY LINE OF JOHNSON HILL ROAD (S.A.R. 35), A DISTANCE OF 69.23 FEET TO THE NORTHEASTERLY CORNER OF LOT 5 OF "SYDNEY CREEK", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT BOOK 63, ON PAGE 109; THENCE SOUTH 76 DEGREES 56 MINUTES 47 SECONDS WEST, ON THE NORTHERLY LINE OF SAID LOT 5 OF "SYDNEY CREEK", 95.05 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 29; THENCE SOUTH 00 DEGREES 16 MINUTES 55 SECONDS EAST, ON SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 568.84 FEET TO THE NORTHWESTERLY CORNER OF OUTLOT B OF SAID "SUMMIT RIDGE"; THENCE SOUTH 09 DEGREES 20 MINUTES 43 SECONDS WEST, ON THE WESTERLY LINE OF SAID OUTLOT B, 119.59 FEET TO THE NORTHWEST CORNER OF LOT 19 OF SAID "SUMMIT RIDGE"; THENCE SOUTH 00 DEGREES 16 MINUTES 56 SECONDS EAST, ON THE WESTERLY LINE OF SAID "SUMMIT RIDGE", 625.02 FEET TO THE POINT OF BEGINNING.



CONSULTING ENGINEERING  
GEOSPATIAL SERVICES

ILLINOIS SWANSEA  
COLUMBIA  
GLENN CARBON  
PEORIA  
DECATUR  
MISSOURI ST. CHARLES  
ST. LOUIS  
COLUMBIA  
TENNESSEE NASHVILLE  
CHATTANOOGA  
ATHENS

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& MOERCHEN, INC.**

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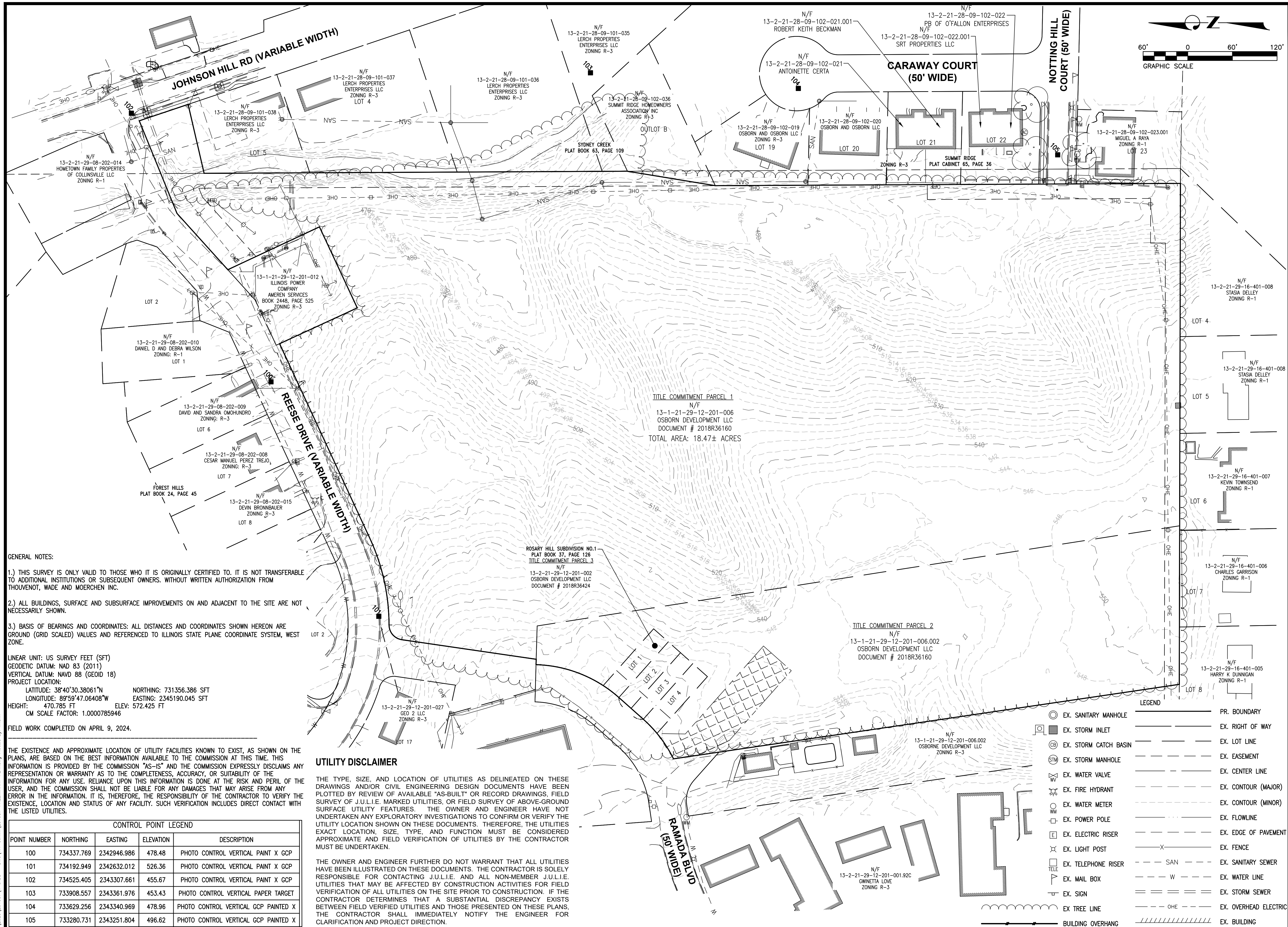
REV.	DATE	DESCRIPTION
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DRAWN BY:  
DESIGNED BY: BYF  
CHECKED BY: NTS  
APPROVED BY: MJM  
PROJECT NO: D01231587

PROJECT:  
HAVEN HILL ACRES  
REESE DRIVE  
CITY OF COLLINSVILLE  
MADISON COUNTY  
ILLINOIS

TITLE:  
EXISTING TOPOGRAPHY  
AND BOUNDARY

C-1



GENERAL NOTES:

- 1.) THIS SURVEY IS ONLY VALID TO THOSE WHO IT IS ORIGINALLY CERTIFIED TO. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. WITHOUT WRITTEN AUTHORIZATION FROM THOUVENOT, WADE AND MOERCHEN INC.
- 2.) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- 3.) BASIS OF BEARINGS AND COORDINATES: ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND (GRID SCALED) VALUES AND REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE.

LINEAR UNIT: US SURVEY FEET (SFT)  
 GEODETIC DATUM: NAD 83 (2011)  
 VERTICAL DATUM: NAVD 88 (GEOID 18)  
 PROJECT LOCATION:  
 LATITUDE: 38°40'30.38061"N      NORTHING: 731356.386 SFT  
 LONGITUDE: 89°59'47.06408"W      EASTING: 2345190.045 SFT  
 HEIGHT: 470.785 FT      ELEV: 572.425 FT  
 CM SCALE FACTOR: 1.0000785946

FIELD WORK COMPLETED ON APRIL 9, 2024.

THE EXISTENCE AND APPROXIMATE LOCATION OF UTILITY FACILITIES KNOWN TO EXIST, AS SHOWN ON THE PLANS, ARE BASED ON THE BEST INFORMATION AVAILABLE TO THE COMMISSION AT THIS TIME. THIS INFORMATION IS PROVIDED BY THE COMMISSION "AS-IS" AND THE COMMISSION EXPRESSLY DISCLAIMS ANY REPRESENTATION OR WARRANTY AS TO THE COMPLETENESS, ACCURACY, OR SUITABILITY OF THE INFORMATION FOR ANY USE. RELIANCE UPON THIS INFORMATION IS DONE AT THE RISK AND PERIL OF THE USER, AND THE COMMISSION SHALL NOT BE LIABLE FOR ANY DAMAGES THAT MAY ARISE FROM ANY ERROR IN THE INFORMATION. IT IS, THEREFORE, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION AND STATUS OF ANY FACILITY. SUCH VERIFICATION INCLUDES DIRECT CONTACT WITH THE LISTED UTILITIES.

CONTROL POINT LEGEND				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	734337.769	2342946.986	478.48	PHOTO CONTROL VERTICAL PAINT X GCP
101	734192.949	2342632.012	526.36	PHOTO CONTROL VERTICAL PAINT X GCP
102	734525.405	2343307.661	455.67	PHOTO CONTROL VERTICAL PAINT X GCP
103	733908.557	2343361.976	453.43	PHOTO CONTROL VERTICAL PAPER TARGET
104	733629.256	2343340.969	478.96	PHOTO CONTROL VERTICAL GCP PAINTED X
105	733280.731	2343251.804	496.62	PHOTO CONTROL VERTICAL GCP PAINTED X

**UTILITY DISCLAIMER**

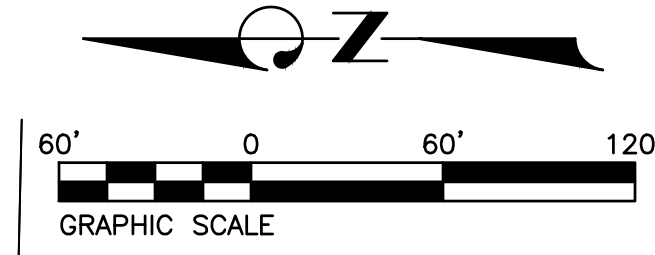
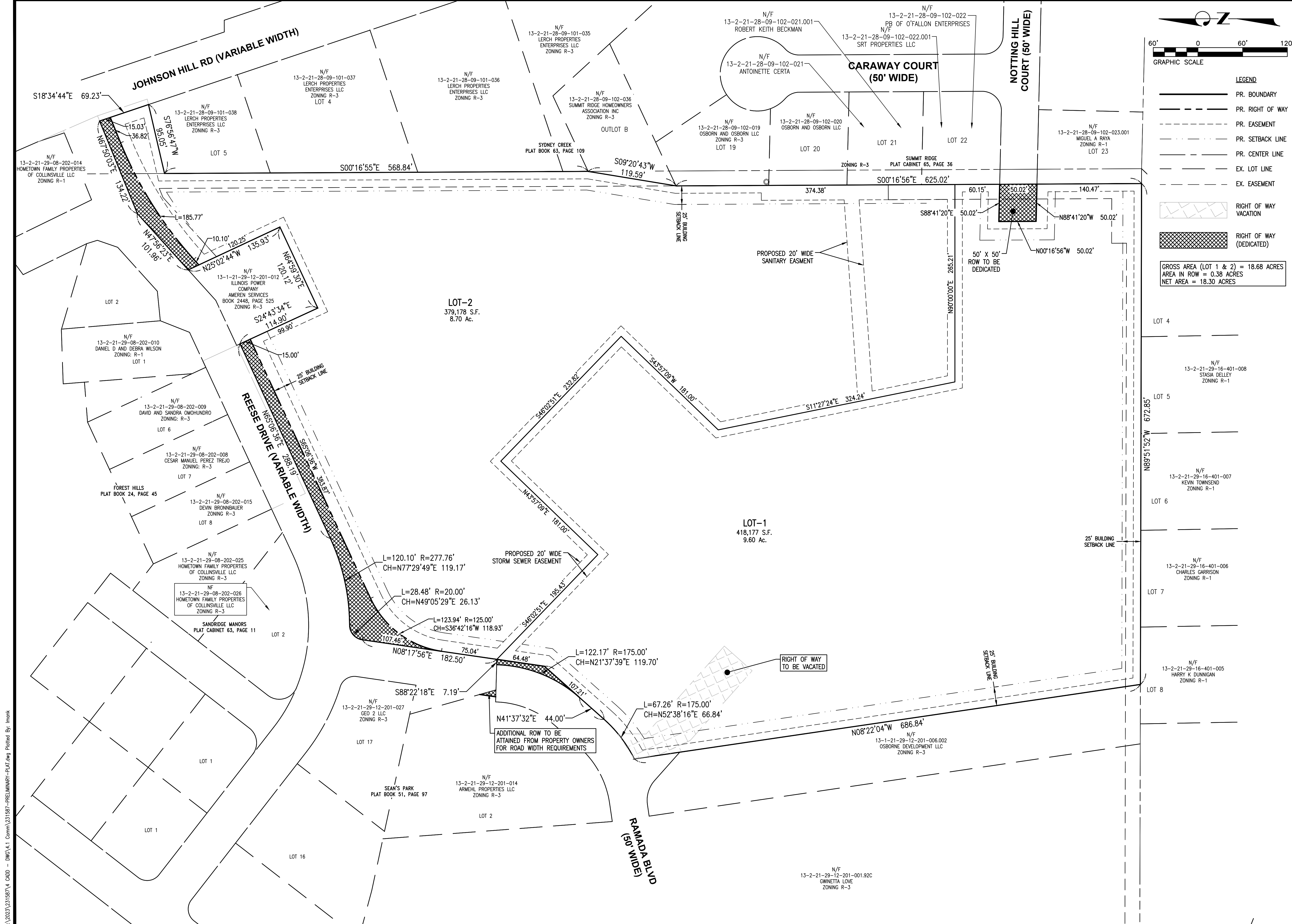
THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE DRAWINGS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN PLOTTED BY REVIEW OF AVAILABLE "AS-BUILT" OR RECORD DRAWINGS, FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES, OR FIELD SURVEY OF ABOVE-GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN ANY EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITY LOCATION SHOWN ON THESE DOCUMENTS. THEREFORE, THE UTILITIES EXACT LOCATION, SIZE, TYPE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR MUST BE UNDERTAKEN.

THE OWNER AND ENGINEER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. AND ALL NON-MEMBER J.U.L.I.E. UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT A SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THOSE PRESENTED ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

TITLE COMMITMENT PARCEL 1  
 N/F  
 13-1-21-29-12-201-006  
 OSBORN DEVELOPMENT LLC  
 DOCUMENT # 2018R36160  
 TOTAL AREA: 18.47± ACRES

TITLE COMMITMENT PARCEL 2  
 N/F  
 13-1-21-29-12-201-006.002  
 OSBORN DEVELOPMENT LLC  
 DOCUMENT # 2018R36160

LEGEND	
○	EX. SANITARY MANHOLE
◻	EX. STORM INLET
⊙	EX. STORM CATCH BASIN
⊕	EX. STORM MANHOLE
⊗	EX. WATER VALVE
⊗	EX. FIRE HYDRANT
⊗	EX. WATER METER
⊕	EX. POWER POLE
⊕	EX. ELECTRIC RISER
⊕	EX. LIGHT POST
⊕	EX. TELEPHONE RISER
⊕	EX. MAIL BOX
⊕	EX. SIGN
⊕	EX TREE LINE
⊕	BUILDING OVERHANG
---	PR. BOUNDARY
---	EX. RIGHT OF WAY
---	EX. LOT LINE
---	EX. EASEMENT
---	EX. CENTER LINE
---	EX. CONTOUR (MAJOR)
---	EX. CONTOUR (MINOR)
---	EX. FLOWLINE
---	EX. EDGE OF PAVEMENT
---	EX. FENCE
---	EX. SANITARY SEWER
---	EX. WATER LINE
---	EX. STORM SEWER
---	EX. OVERHEAD ELECTRIC
---	EX. BUILDING



- LEGEND**
- PR. BOUNDARY
  - PR. RIGHT OF WAY
  - PR. EASEMENT
  - PR. SETBACK LINE
  - PR. CENTER LINE
  - EX. LOT LINE
  - EX. EASEMENT

- RIGHT OF WAY VACATION
  - RIGHT OF WAY (DEDICATED)
- GROSS AREA (LOT 1 & 2) = 18.68 ACRES  
 AREA IN ROW = 0.38 ACRES  
 NET AREA = 18.30 ACRES

**TWM**  
 CONSULTING ENGINEERING  
 GEOSPATIAL SERVICES

**ILLINOIS** SWANSEA  
 COLUMBIA  
 GLEN CARBON  
 PEORIA  
 DECATUR

**MISSOURI** ST. CHARLES  
 ST. LOUIS  
 COLUMBIA

**TENNESSEE** NASHVILLE  
 CHATTANOOGA  
 ATHENS

**THOUVENOT, WADE & MOERCHEN, INC.**

SWANSEA OFFICE  
 4940 OLD COLLINSVILLE ROAD  
 SWANSEA, ILLINOIS  
 62226  
 (618) 624-4488  
 WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000229
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE: \_\_\_\_\_  
 DATE SIGNED: 12/31/2025  
 LICENSE EXPIRATION: 11/30/2027

ISSUED FOR PLANNING & ZONING  
 DATE OF ISSUANCE: 12/31/2025

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_ BYF  
 CHECKED BY: \_\_\_\_\_ NTS  
 APPROVED BY: \_\_\_\_\_ MJM  
 PROJECT NO: D01231587

PROJECT:  
 HAVEN HILL ACRES  
 REESE DRIVE  
 CITY OF COLLINSVILLE  
 MADISON COUNTY  
 ILLINOIS

TITLE:  
 PRELIMINARY PLAT

**C-2**