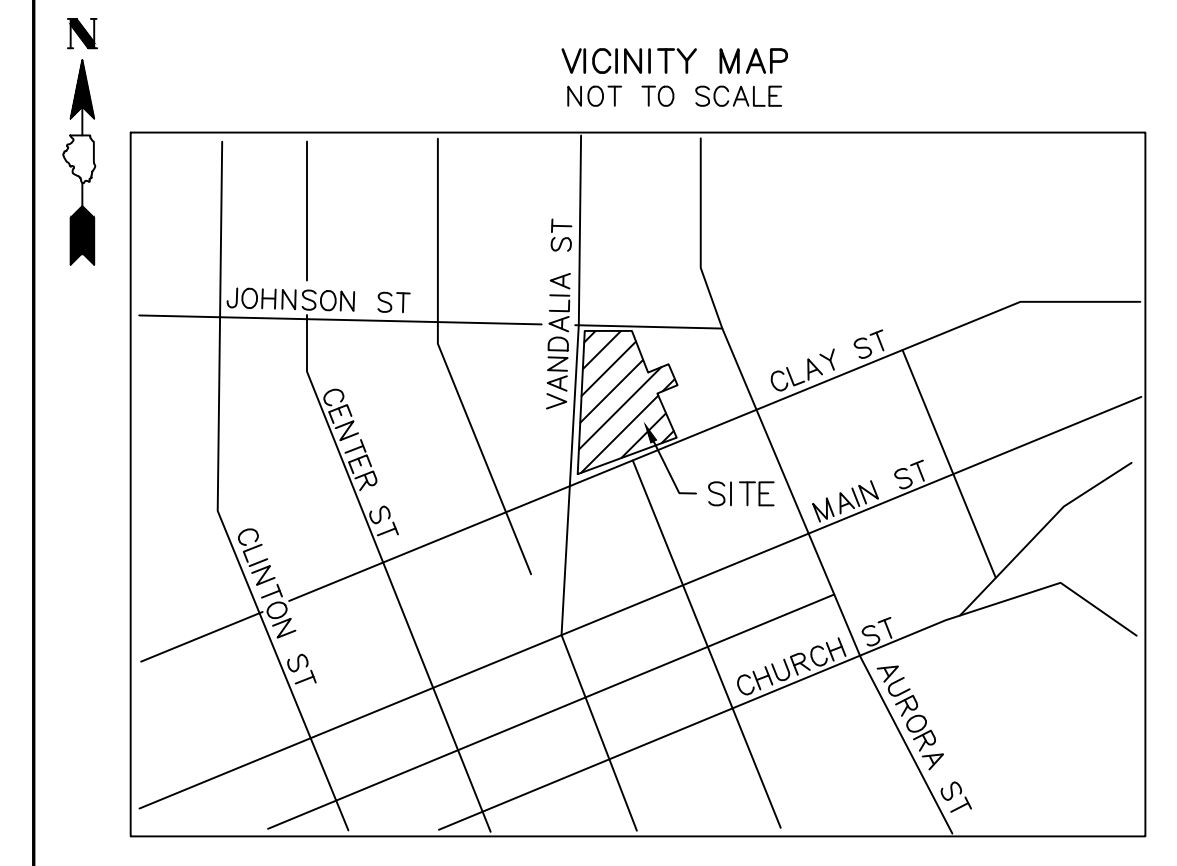


MASTER AUTO SUBDIVISION

PART OF LOTS 1, 2, 3, 4, AND 5 IN BLOCK 16 OF "E.W. COLLINS ADDITION TO COLLINSVILLE" AND LOT 7 AND PART OF LOT 8 OF "KENNEDY'S SUBDIVISION"
IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN
MADISON COUNTY, ILLINOIS



OWNERS CERTIFICATE

WE, THE UNDERSIGNED, BEING OWNERS OF THE TRACT SHOWN HEREON, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION IS TO BE HEREINAFTER KNOWN AS "MASTER AUTO SUBDIVISION."

WE ALSO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE THIS LAND LIES WITHIN THE COLLINSVILLE UNIT 10 SCHOOL DISTRICT.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2026

OWNER _____ DATE _____

STATE OF _____)
COUNTY OF _____)SS

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SIGNED PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2026

NOTARY PUBLIC _____ DATE _____

SURVEYOR'S CERTIFICATE

WE, OATES ASSOCIATES, INC., DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, WE HAVE SURVEYED AND SUBDIVIDED THE TRACT OF LAND SHOWN HEREON, THAT THIS PLAT IS A TRUE REPRESENTATION OF THAT SURVEY AND SUBDIVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY, WE ALSO CERTIFY THAT THE TRACT SHOWN HEREON IS WITHIN THE CORPORATE LIMITS OF THE CITY OF COLLINSVILLE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT WE HAVE EXAMINED THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS FOR THE TRACT OF LAND SHOWN HEREON AS SHOWN ON PANEL 170439 0005B (EFFECTIVE DATE 02/18/1981), AND IT APPEARS THAT SAID LAND IS SITUATED WITHIN ZONE "c" (AREAS OF MINIMAL FLOODING).

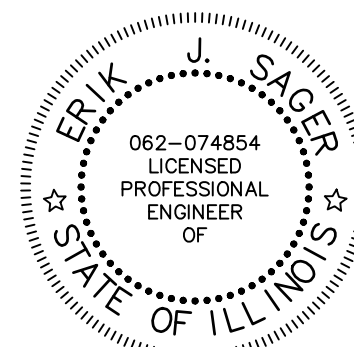
WE FURTHER CERTIFY THAT WE HAVE, AT THE REQUEST OF THE OWNER, REVIEWED THE ILLINOIS COAL MINES MAP, AS AVAILABLE FROM THE ILLINOIS STATE GEOLOGICAL SURVEY IN URBANA, ILLINOIS, AND HEREBY INDICATE THAT THE SUBDIVIDED PROPERTY SHOWN HEREON APPEARS TO BE WITHIN A "MINE BUFFER" AREA BASED ON GRAPHIC PLOTTING.



WILLIAM A. MUELLER _____ DATE _____
OATES ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004060
EXPIRES: 11-30-2026

DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.



ERIK J. SAGER _____ DATE _____
OATES ASSOCIATES, INC.
ILLINOIS PROFESSIONAL ENGINEER #062-074854
EXPIRES: 11-30-2027

COUNTY CLERK'S CERTIFICATE

I, THE UNDERSIGNED COUNTY CLERK OF MADISON COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THE PLAT THRU _____.

COUNTY CLERK _____ DATE _____

9-1-1 COORDINATOR'S CERTIFICATE

I, THE UNDERSIGNED MADISON COUNTY 9-1-1 COORDINATOR DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR 9-1-1 EMERGENCY SERVICE AND PROPER COMMON ADDRESSES HAVE BEEN ASSIGNED.

9-1-1 COORDINATOR _____ DATE _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS REVISED STATUTES (765 ILCS 205/2). A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT FOR ANY FUTURE CHANGES TO ACCESS.

REGION FIVE ENGINEER _____ DATE _____

CITY OF COLLINSVILLE CERTIFICATE

I TRAVIS TAYLOR, DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE CITY OF COLLINSVILLE, ILLINOIS, AND I KEVIN MADDEN, CITY ENGINEER FOR THE CITY OF COLLINSVILLE, ILLINOIS, DO HEREBY FIND AND AGREE THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS CONTAINED IN TITLE 16, SUBDIVISIONS OF THE CITY OF COLLINSVILLE MUNICIPAL CODE OF ORDINANCES AND IS APPROVED PER THE AUTHORIZATION GRANTED THEREIN.

THE CITY, BY APPROVING THE DRAINAGE PLANS OR BY REQUIRING CERTAIN STANDARDS WITH RESPECT TO DRAINAGE, ACCEPTS NO RESPONSIBILITY FOR DAMAGES CAUSED BY THE DRAINAGE OR DRAINAGE FACILITIES, TO THE OWNERS OR OCCUPANTS OF REAL ESTATE AFFECTED, NOR DOES THE CITY GUARANTEE THAT THE IMPROVEMENTS OR CHANGES IN DRAINAGE WILL NOT CAUSE DAMAGE TO THE OWNERS OR OCCUPANTS OF REAL ESTATE AFFECTED, NOR DOES THE CITY ACCEPT DRAINAGE FACILITIES OR IMPROVEMENTS FOR MAINTENANCE. THE RESPONSIBILITY FOR CHANGE IN DRAINAGE AND FOR THE MAINTENANCE OF DRAINAGE FACILITIES OR IMPROVEMENTS REMAINS THAT OF THE DEVELOPER, SUBDIVIDER OR LANDOWNER OR OCCUPANT.

DATED THIS ____ DAY OF _____, 2026

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

STATE OF _____)
COUNTY OF _____)SS

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SIGNED PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2026

NOTARY PUBLIC _____ DATE _____

SURVEYOR

OATES ASSOCIATES, INC
100 LANTER COURT, SUITE 1
COLLINSVILLE, IL 62234
(618) 345-2200

OWNER/SUBDIVIDER

STARNS PROPERTIES, LLC
206 VANDALIA STREET
COLLINSVILLE, IL 62234
(618) 344-7800

SUBDIVISION PLAT



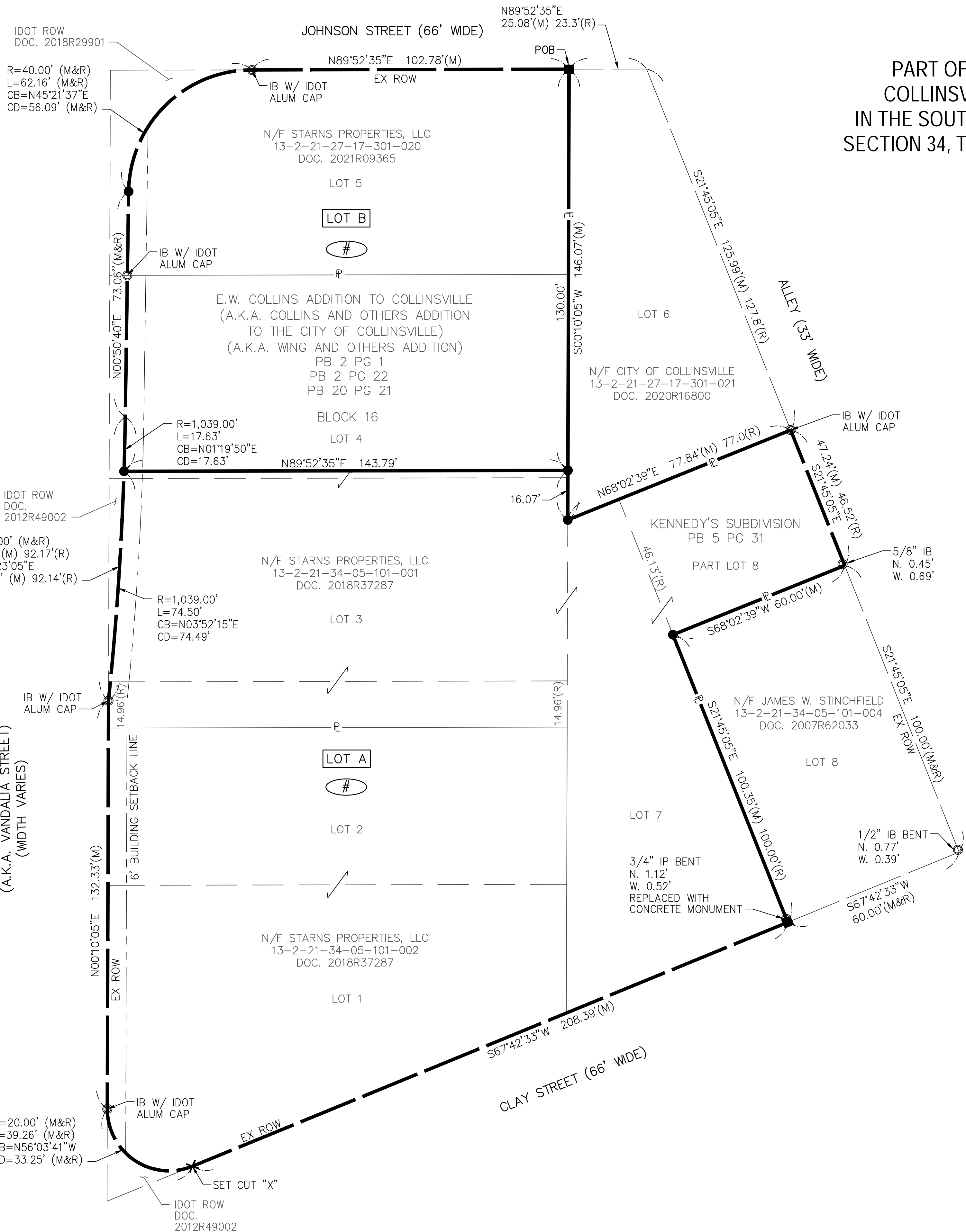
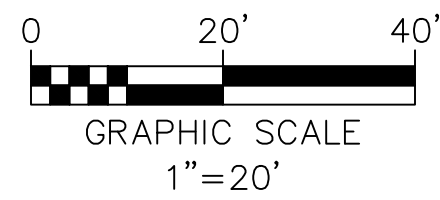
OATES ASSOCIATES

100 Lanter Court, Suite 1
Collinsville, IL 62234
618.345.2200
www.oatesassociates.com

Collinsville St. Louis Belleville St. Charles
ILLINOIS DESIGN FIRM LICENSE NO. 184.001115

DRAWN BY: WAM
CHKD BY: CCD
DATE: 12/22/2025

JOB NO.: 225073
SHEET 1 OF 2 SHEETS



MASTER AUTO SUBDIVISION

PART OF LOTS 1, 2, 3, 4, AND 5 IN BLOCK 16 OF "E.W. COLLINS ADDITION TO COLLINSVILLE" AND LOT 7 AND PART OF LOT 8 OF "KENNEDY'S SUBDIVISION" IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN
MADISON COUNTY, ILLINOIS

LEGAL DESCRIPTION

PART OF LOTS 1, 2, 3, 4, AND 5 IN BLOCK 16 OF "E.W. COLLINS ADDITION TO COLLINSVILLE", ALSO KNOWN AS "COLLINS AND OTHERS ADDITION TO THE CITY OF COLLINSVILLE" AND "WING AND OTHERS ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 2 ON PAGE 1 AND PLAT BOOK 2 ON PAGE 22, AND TRANSCRIBED TO PLAT BOOK 20 ON PAGE 21, AND LOT 7 AND PART OF LOT 8 OF "KENNEDY'S SUBDIVISION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 5 ON PAGE 31, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREE 10 MINUTES 05 SECONDS WEST ON THE EAST LINE OF SAID LOTS 3, 4, AND 5, A DISTANCE OF 146.07 FEET TO THE SOUTHERLY LINE OF LOT 6 OF SAID "KENNEDY'S SUBDIVISION"; THENCE NORTH 68 DEGREES 02 MINUTES 39 SECONDS EAST ON SAID SOUTHERLY LINE, 77.84 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A 33 FEET WIDE ALLEY IN SAID "KENNEDY'S SUBDIVISION"; THENCE SOUTH 21 DEGREES 45 MINUTES 05 SECONDS EAST ON SAID WESTERLY RIGHT OF WAY LINE, 47.24 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 4 IN THE DEED TO STARN'S PROPERTIES, LLC, RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 2018R37287; THENCE SOUTH 68 DEGREES 02 MINUTES 39 SECONDS WEST ON SAID SOUTHERLY LINE, 60.00 FEET TO THE EASTERLY LINE OF SAID LOT 7; THENCE SOUTH 21 DEGREES 45 MINUTES 05 SECONDS EAST ON SAID EASTERLY LINE, 100.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CLAY STREET; THENCE SOUTH 67 DEGREES 42 MINUTES 33 SECONDS WEST ON SAID NORTHERLY RIGHT OF WAY LINE, 208.39 FEET; THENCE NORTHWESTERLY 39.26 FEET CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 56 DEGREES 03 MINUTES 41 SECONDS WEST, 33.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 159, ALSO KNOWN AS VANDALIA STREET; THENCE NORTH 00 DEGREE 10 MINUTES 05 SECONDS EAST ON SAID EASTERLY RIGHT OF WAY LINE, 132.33 FEET; THENCE NORTHERLY 92.13 FEET CONTINUING ON SAID EASTERLY RIGHT OF WAY LINE, BEING A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,039.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 03 DEGREES 23 MINUTES 05 SECONDS EAST, 92.10 FEET; THENCE NORTH 00 DEGREE 50 MINUTES 40 SECONDS EAST CONTINUING ON SAID EASTERLY RIGHT OF WAY LINE, 73.06 FEET; THENCE NORTHEASTERLY 62.16 FEET CONTINUING ON SAID EASTERLY RIGHT OF WAY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 45 DEGREES 21 MINUTES 37 SECONDS EAST, 56.09 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF JOHNSON STREET; THENCE NORTH 89 DEGREES 52 MINUTES 35 SECONDS EAST ON SAID SOUTHERLY RIGHT OF WAY LINE, 102.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 58,344 SQUARE FEET OR 1.339 ACRES, MORE OR LESS.

NOTES:

1. FIELD WORK COMPLETED AUGUST 2025.
2. FIELD BOOK NUMBER 462.
3. BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), WEST ZONE.
4. THE LAND PLATTED HEREON IS ZONED "P-UCD" PLANNED UPTOWN COLLINSVILLE DISTRICT.
5. THIS PROPERTY LIES WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170439 0005B, EFFECTIVE DATE: FEBRUARY 18, 1981.
6. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
7. THERE ARE NO COVENANTS OR RESTRICTIONS OTHER THAN THOSE OF RECORD.
8. ACCESS TO STATE HIGHWAY 159 FROM LOT "A" SHALL BE LIMITED TO A RIGHT-IN/RIGHT-OUT ENTRANCE. NO ACCESS TO STATE HIGHWAY 159 FROM LOT "B" IS PERMITTED.

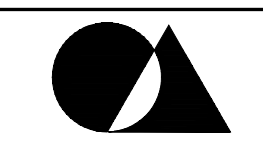
LEGEND:

- FOUND IRON BAR OR PIPE
- SET 5/8" X 30" IRON REBAR
- SET CONCRETE MONUMENT
- ✕ SET CUT "X"
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT OR PROPERTY LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- (M) MEASURED
- (R) RECORD
- POB POINT OF BEGINNING
- # STREET ADDRESS

LOT AREAS

LOT A = 40,100 SF OR 0.921 AC ±
 LOT B = 18,244 SF OR 0.419 AC ±
 SUBDIVISION = 58,344 SF OR 1.339 AC ±

SUBDIVISION PLAT



100 Lanter Court, Suite 1
 Collinsville, IL 62234
 618.345.2200
 www.oatesassociates.com

Collinsville St. Louis Belleville St. Charles
OATES ASSOCIATES
 ILLINOIS DESIGN FIRM LICENSE NO. 184.001115

DRAWN BY: WAM	JOB NO.: 225073
CHKD BY: CCD	
DATE: 12/22/2025	SHEET 2 OF 2 SHEETS