



8 6 6 8 6 6 0

Tx:4474622

Return to:

EW.

City of Troy
Attn: City Clerk
116 E. Market Street
Troy, Illinois 62294

2020R28472
STATE OF ILLINOIS
MADISON COUNTY
08/17/2020 03:18 PM
AMY M. MEYER, RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 4

50.00 CTY

**THIS PAGE BEING ADDED
FOR RECORDER'S USE ONLY**

Resolution 2020-17

City of Troy, Illinois

Resolution No. 2020-17

**RESOLUTION OF THE CITY COUNCIL REGARDING THE
ACCEPTANCE OF A FINAL PLAT**

Whereas, PM Office Park, LLC (Developer) has submitted a final plat for a residential development named Hampton Glen Phase 4 (Lots 9, 29-33, 110-125 and 139-152) located on 16.83± acres to the east of Bridgehampton Road and Sagaponak Lane with parcel IDs _____; and

Whereas, the Planning Commission met on July 11, 2019 and recommended approval of the referenced preliminary plat (See Recommendation 2019-07PC). A copy of the supporting documents are incorporated by reference; and

Whereas, the City Council met on July 15, 2019 and accepted the Planning Commission's recommendation (See Resolution 2019-14). A copy of the supporting documents are incorporated by reference; and

Whereas, the City Council reviewed the final plat for compliance with the provisions of Chapter 153 of the Troy Code of Ordinances and voted as recorded below:

Aldermen:


Dawson <u>YES</u>	Knoll <u>YES</u>	Total:
Hellrung <u>YES</u>	Levo <u>YES</u>	<u>8</u> Ayes
Henderson <u>YES</u>	Manley <u>YES</u>	<u>0</u> Nays
Italiano <u>YES</u>	Turner <u>YES</u>	

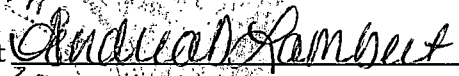
Now Therefore, the City Council of the City of Troy, Illinois

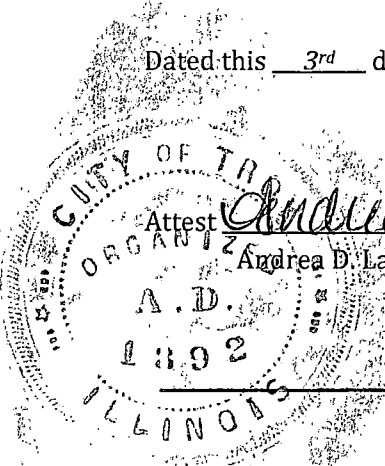
- Approves the final plat
- Rejects the final plat

One copy of this resolution shall be given to the Developer and the City Clerk shall give the Code Administrator a certified copy of the Council's resolution of approval or disapproval to be attached to the final plat.

Dated this 3rd day of August, 2020.

By 
Allen P. Adomite, Mayor

Attest 
Andrea D. Lambert, City Clerk



WE, PM OFFICE PARK, LLC, THE OWNERS OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF MADISON, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 170 OF HAMPTON GLEN PHASE 3, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDERS OFFICE IN PLAT CABINET 67 ON PAGE 4; THENCE NORTH 31 DEGREES 21 MINUTES 47 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 170, A DISTANCE OF 223.53 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 154.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 63 DEGREES 57 MINUTES 47 SECONDS EAST, 71.28 FEET; THENCE SOUTH 15 DEGREES 52 MINUTES 25 SECONDS EAST, 484.01 FEET; THENCE NORTH 74 DEGREES 07 MINUTES 34 SECONDS EAST, 46.04 FEET; THENCE SOUTH 15 DEGREES 52 MINUTES 25 SECONDS EAST, 309.21 FEET; THENCE SOUTH 74 DEGREES 07 MINUTES 34 SECONDS WEST, 21.88 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 31 SECONDS WEST, 256.24 FEET; THENCE SOUTH 22 DEGREES 28 MINUTES 14 SECONDS WEST, 127.65 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 50 SECONDS EAST, 108.00 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 10 SECONDS EAST, 22.13 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 50 SECONDS EAST, 181.16 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 10 SECONDS WEST, 520.00 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 50 SECONDS WEST, 4.31 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 10 SECONDS WEST, 130.00 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF HAMPTON GLEN PHASE 1, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDERS OFFICE IN PLAT CABINET 65 ON PAGE 152; THENCE ON THE EASTERLY LINES OF SAID HAMPTON GLEN PHASE 1, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) NORTH 00 DEGREES 50 MINUTES 50 SECONDS WEST, 175.65 FEET; 2) SOUTH 89 DEGREES 09 MINUTES 10 SECONDS WEST, 5.00 FEET; 3) NORTH 00 DEGREES 50 MINUTES 50 SECONDS WEST, 45.84 FEET; 4) NORTH 22 DEGREES 23 MINUTES 24 SECONDS EAST, 90.29 FEET; 5) NORTH 33 DEGREES 59 MINUTES 49 SECONDS EAST, 90.00 FEET; 6) NORTH 27 DEGREES 13 MINUTES 01 SECONDS EAST, 112.57 FEET; 7) NORTH 09 DEGREES 16 MINUTES 53 SECONDS EAST, 130.19 FEET; 8) NORTH 70 DEGREES 07 MINUTES 44 SECONDS WEST, 30.86 FEET; THENCE NORTH 15 DEGREES 17 MINUTES 15 SECONDS EAST, 290.00 FEET TO THE SOUTHEASTERLY LINE OF LOT 189 OF SAID HAMPTON GLEN PHASE 3; THENCE NORTH 54 DEGREES 42 MINUTES 47 SECONDS EAST, ON SAID SOUTHEASTERLY LINE OF LOT 189, A DISTANCE OF 75.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 16.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HEREAFTER KNOWN AS HAMPTON GLEN - PHASE 4. ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER.

DATED THIS _____ DAY OF _____, 2020.

ROBERT L. PLUMMER, MANAGER

STATE OF ILLINOIS }
COUNTY OF MADISON } SS

I, THE UNDERSIGNED, NOTARY IN THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT L. PLUMMER, MANAGER OF PM OFFICE PARK, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPROVED BEFORE ME, THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENTS AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE REVIEWED THE ONLINE MAILED OUT COAL AREA MAP, AS AVAILABLE FROM THE ILLINOIS STATE GEOLOGIC SURVEY IN URBANA, ILLINOIS, AND IT APPEARS THAT NONE OF THE SUBDIVIDED PROPERTY SHOWN HEREON LIES WITHIN MINED-OUT AREA. THE MAP IS AVAILABLE AT THE FOLLOWING WEBSITE: "HTTP://GSS.ILLINOIS.EDU/MAFS-DATA-PUB/COAL-MAFS/ENES-SERIES/MINES-MAFS/PDF-FILES/MINES-MAP-MADISON.PDF".

EDGAR M. BARVAL, I.P.L.S. #2750 DATE _____

I, EDGAR M. BARVAL, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF PM OFFICE PARK, LLC FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MENSURA STANDARDS FOR A BOUNDARY SURVEY.

EDGAR M. BARVAL, I.P.L.S. #2750 DATE _____

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT NO PART IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 170436 0080 B.

ROBERT L. PLUMMER, MANAGER, PM OFFICE PARK, LLC

EDGAR M. BARVAL, I.P.L.S. #2750

DATE _____

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 THIS SUBDIVISION OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SAID SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE FACILITIES WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT MANAGEMENT OF SAID SURFACE WATERS HAS BEEN PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ANY ADJACENT PROPERTY AS A RESULT OF CONSTRUCTION OF THIS SUBDIVISION.

OWNER _____

REGISTERED PROFESSIONAL ENGINEER _____

I.R.P.E. NO.: _____

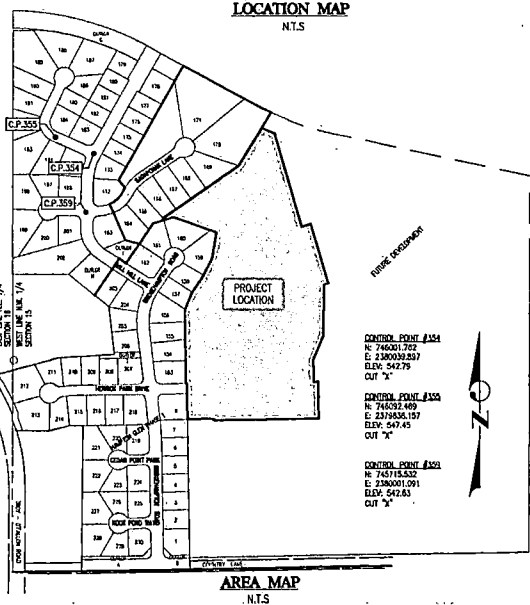
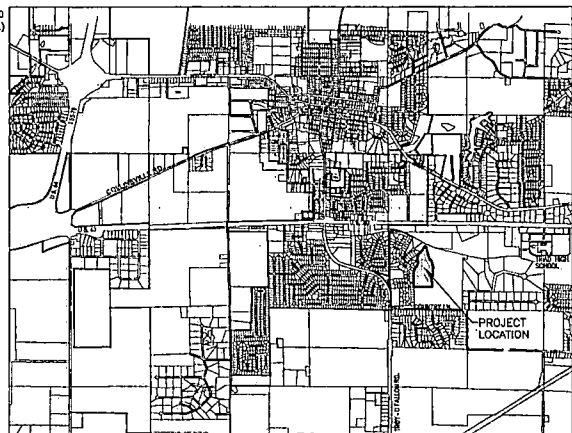
I, ALLEN ADAMITE, MAYOR OF THE CITY OF TROY, DO HEREBY CERTIFY THAT THIS PLAT SHOWN HEREON WAS DULY PRESENTED TO THE CITY COUNCIL, AND APPROVED AT A MEETING OF SAID MEETING ON _____ DAY OF _____, 2020.

CITY CLERK _____

MAYOR _____

FINAL PLAT OF HAMPTON GLEN - PHASE 4

BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 7 WEST
OF THE THIRD PRINCIPAL MERIDIAN,
MADISON COUNTY, ILLINOIS
MAY 13, 2020



ZONING DISTRICT CLASSIFICATION: TROY R1

GROSS AREA: 16.83 ACRES
RIGHT OF WAY AREA: 2.83 ACRES
NET AREA OF SUBDIVISION: 14.00 ACRES

F.E.M.A. COMMUNITY PANEL NUMBER 170436 0080 B
ZONE C; EFFECTIVE DATE: APRIL 15, 1982

SCHOOL DISTRICTS: DISTRICT #2 TROAD

ENGINEER/SURVEYOR
THOMAS W. WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, IL 62226
PHONE: (618) 624-4488
DANIEL J. DEVLIN
PM OFFICE PARK, LLC
514 EAST VANDALIA STREET
EDWARDSVILLE, IL 62025
PHONE: (618) 656-1514



ILLINOIS | SWANSEA
WATERLOO
EDWARDSVILLE
PEORIA
MISSOURI | ST. CHARLES
ST. LOUIS
TENNESSEE | NASHVILLE

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. DESIGNER	184 00120
IL PROF. ENGR. CORP.	62-035370
IL PROF. SURV. ENGR. CORP.	61-005072
MO PROF. LAND SURVY CORP.	045 000230
MO PROF. ENGR. CORP.	001218
MO LAND SURVEYING CORP.	000348
TN PROF. ENGR. FIRM	8074

SEAL
SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

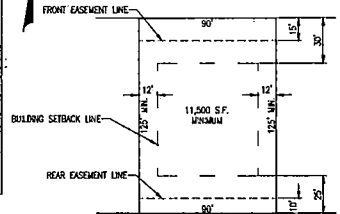
REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: LEM
DESIGNED BY: LEM
CHECKED BY: MJM
APPROVED BY: MJM
PROJECT NO: D01050341K

PROJECT:
FINAL PLAT OF
HAMPTON GLEN - PHASE 4
CITY OF TROY
MADISON COUNTY
ILLINOIS

TITLE:
COVER SHEET

1 OF 2



INDEX OF SHEETS:

- COVER SHEET
- LOT LAYOUT

ALL EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC AND PRIVATE UTILITIES.
IRON PIPES SHALL BE SET AT ALL LOT CORNERS, P.C.'s, P.T.'s, E.O.R.'s, ONCE CONSTRUCTION IS COMPLETE.

THE MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE AT LEAST ONE AND ONE-HALF (1-1/2) FEET ABOVE THE STREET CENTERLINE ELEVATION. THIS ELEVATION SHALL BE MEASURED AT THE CENTER OF LOT FRONTAGE AND FOR CORNER LOTS THE HIGHEST STREET ELEVATION SHALL GOVERN. ALL DRAINWAYS AT THE PROPERTY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. IF VARIATION IN THIS CRITERIA IS REQUESTED DUE TO EXTENDING CIRCUMSTANCES, OR IF A W/OUT BASEMENT OR PARTIALLY EXPOSED BASEMENT IS DESIRED, THE BUILDER AND/OR OWNER SHALL RETAIN A PROFESSIONAL ENGINEER TO ESTABLISH THE MINIMUM ELEVATIONS OR PROPER DRAINAGE NECESSARY TO PREVENT STORM WATER DAMAGE.

THE MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING OR STRUCTURE LOCATED ADJACENT TO OR IN THE VICINITY OF A STORM SEWER PIPE OR APURTMENT STRUCTURE SHALL BE ESTABLISHED TO ACCOMMODATE THE HEADWATER THAT MAY BE DEVELOPED DURING THE ONE-HUNDRED (100) YEAR STORM EVENT.

ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR HOMEOWNERS ASSOCIATION. ALL IMPROVEMENTS LOCATED OUTSIDE OF R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE LOT OWNER. ALL CONCRETE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND NOT THE CITY OF TROY.

DRAINAGE AND UTILITY EASEMENTS ACROSS ALL OUTLOTS.

I, THE UNDERSIGNED, COUNTY CLERK OF MADISON COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE PLAT AND I HAVE SEARCHED THE RECORDS OF MY OFFICE TO ASCERTAIN WHETHER ALL redeemable SALES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY LAW UPON ALL OF THE PROPERTY EMBRACED WITH SAID PLAT, AND I HEREBY CERTIFY THAT I FIND NO redeemable TAX SALES OR UNPAID FORGOTTEN TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS PLAT, AND I DO HEREBY APPROVE THIS PLAT FOR ASSIGNMENT PURPOSES.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF MY OFFICE THIS _____ DAY OF _____, 2020.

DEPUTY COUNTY CLERK

APPROVED BY MAPPING AND PLATTING THIS _____ DAY OF _____, 2020.

SIGNATURE _____

I, DANA BARRIS, THE 911 COORDINATOR OF MADISON COUNTY, ILLINOIS, DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.

911 COORDINATOR
MADISON COUNTY, ILLINOIS



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS SWANSEA
WATERLOO
EDWARDSVILLE
PEORIA
MISSOURI ST. CHARLES
ST. LOUIS
TENNESSEE NASHVILLE

THOUVENOT, WADE
& MOERCHEN, INC.

SWANSEA OFFICE
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS
62228
(618) 624-4488
WWW.TWM-INC.COM

PROF. LICENSE NUMBER
ILL. PROF. DESIGN FIRM 104-01250
I. PROF. ENGR. CORP. 62-03510
I. PROF. ENGR. CORP. 61-00520
I. PROF. LAND SURV. CORP. 048-00029
MO. PROF. ENGR. CORP. 001028
MO. LAND SURVEYING CORP. 000346
TN. PROF. ENGR. FIRM 6074

SEAL
SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

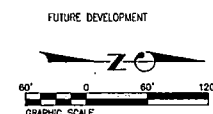
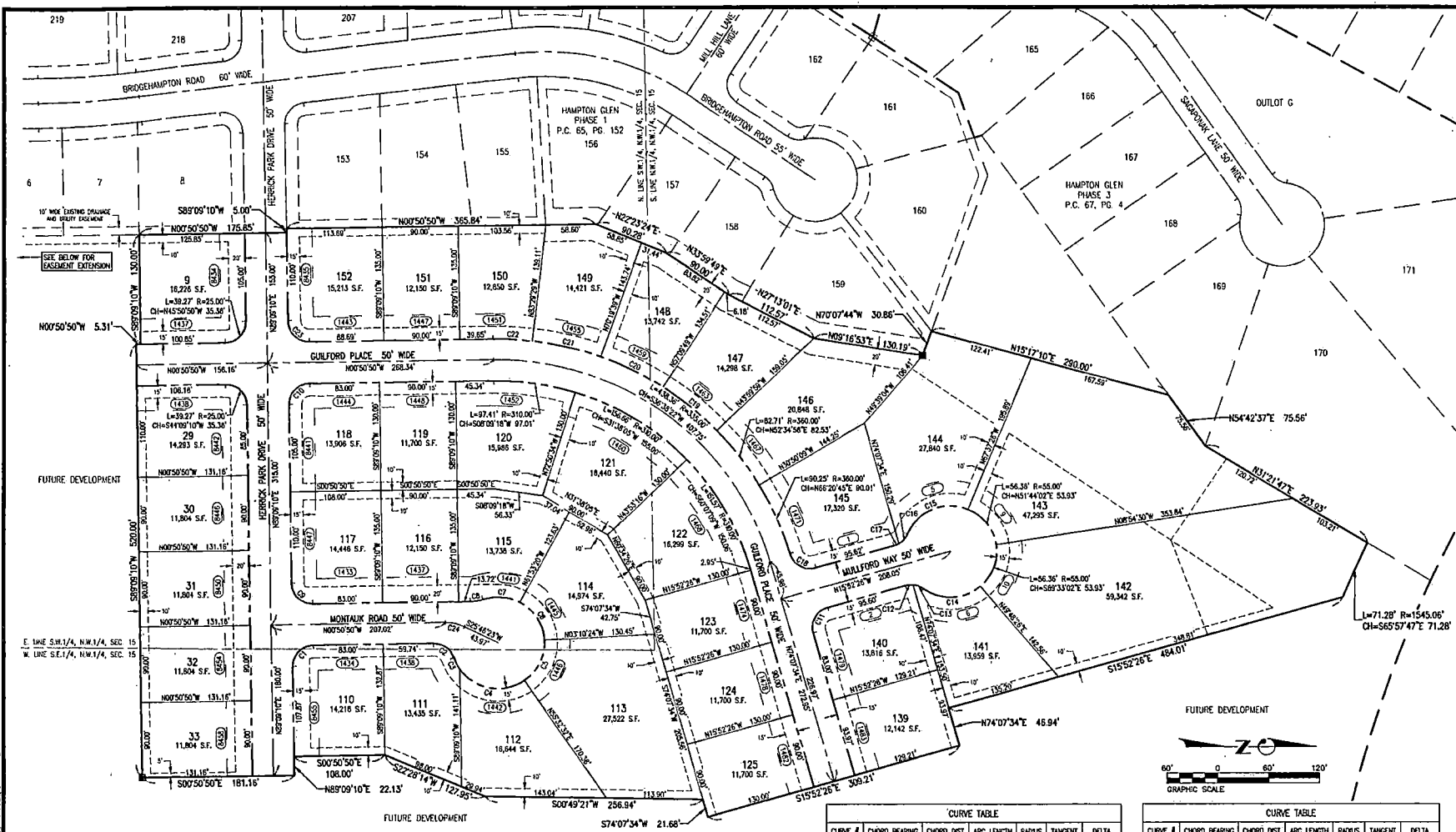
REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY: LEM
DESIGNED BY: MMB
CHECKED BY: MMB
APPROVED BY: MMB
PROJECT NO: D01050341K

PROJECT:
FINAL PLAT OF
HAMPTON GLEN - PHASE 4
CITY OF TROY
MADISON COUNTY
ILLINOIS

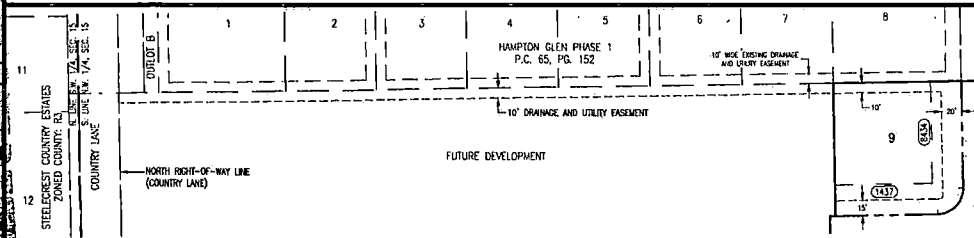
TITLE:
LOT LAYOUT

2 OF 2



CURVE TABLE						
CURVE #	CHORD BEARING	CHORD DIST	ARC LENGTH	RADIUS	TANGENT	DELTA
C1	S45°50'50"E	35.36	39.27	25.00	25.00	90°00'00"
C2	S35°02'52"W	29.32	31.32	26.00	18.00	31°47'24"
C3	S68°10'23"W	14.87	14.62	55.00	7.50	15°32'23"
C4	S10°28'22"W	77.89	88.28	55.00	54.87	89°51'39"
C5	S68°48'56"E	53.93	56.36	55.00	30.94	58°42'58"
C6	N67°28'08"E	53.93	56.36	55.00	30.94	58°42'58"
C7	N04°45'20"E	43.61	44.84	55.00	23.75	46°42'41"
C8	N09°43'25"W	15.43	15.49	50.00	7.81	17°45'10"
C9	N44°09'10"E	33.36	39.27	25.00	25.00	90°00'00"
C10	S45°50'50"E	35.36	39.27	25.00	25.00	90°00'00"
C11	S68°52'26"E	35.36	39.27	25.00	25.00	90°00'00"
C12	S65°48'35"E	8.74	8.78	25.00	4.44	20°07'42"

CURVE TABLE						
CURVE #	CHORD BEARING	CHORD DIST	ARC LENGTH	RADIUS	TANGENT	DELTA
C13	S19°50'57"W	13.44	13.61	25.00	8.98	31°11'22"
C14	S22°22'28"E	87.43	72.81	55.00	42.69	79°39'12"
C15	N22°24'28"W	77.49	85.98	55.00	54.59	89°34'04"
C16	N49°07'31"W	15.51	15.77	25.00	8.16	36°07'59"
C17	N23°27'58"W	6.61	6.63	25.00	3.33	19°11'06"
C18	N28°49'36"E	35.17	39.01	25.00	24.74	89°24'05"
C19	N39°25'06"E	82.53	82.71	360.00	41.54	13°09'50"
C20	N26°15'16"E	82.53	82.71	360.00	41.54	13°09'50"
C21	N13°00'28"E	82.53	82.71	360.00	41.54	13°09'50"
C22	N02°49'51"E	48.19	48.22	360.00	23.14	72°12'11"
C23	N44°09'10"E	35.36	39.27	25.00	25.00	90°00'00"
C24	S122°46'W	23.02	23.23	30.00	11.83	29°37'15"



STEELECREST COUNTRY ESTATES
ZONED COUNTY: R1
S. LINE N.W. 1/4, SEC. 15
COUNTRY LANE