

**OWNER/SUBDIVIDER**

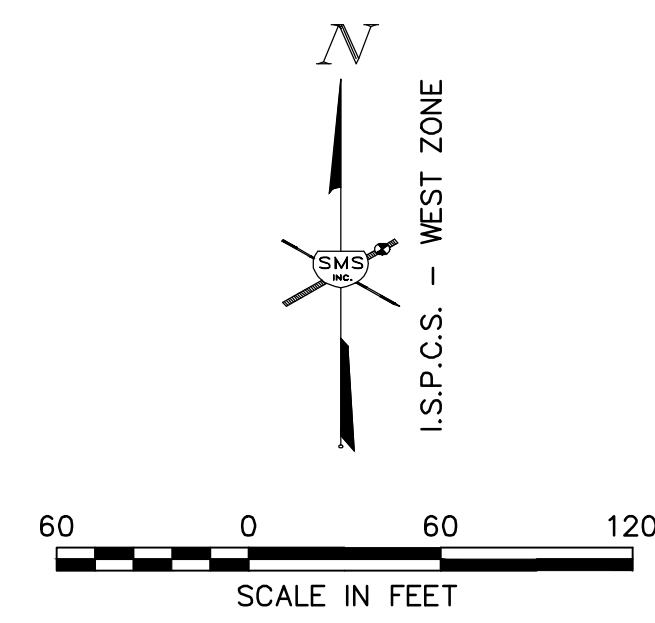
H. ADAMS DEVELOPMENT CO.  
215 E. CENTER DRIVE  
ALTON, ILLINOIS 62002  
PH. (618) 465-8900

**LAND SURVEYOR**

SHEPPARD, MORGAN & SCHWAAB, INC.  
215 MARKET ST.  
ALTON, IL 62002  
PH. (618) 462-9755

**GODFREY TOWN CENTER SUBDIVISION #3**  
PART OF LOT 2 OF GODFREY TOWN CENTER #2, P.B. 63, PG. 95,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE  
SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,  
RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
VILLAGE OF GODFREY, MADISON COUNTY, ILLINOIS

SUBDIVISION CONTAINS: 441,945 Sq. Ft. ± / 10.15 Ac. ±  
PROPOSED AND CURRENT ZONING: HIGHWAY BUSINESS (B4)



**LOCATION MAP**

NOT TO SCALE

**LEGEND**

- REBAR FOUND - ○ RBR
- REBAR SET - ● RBR
- CONCRETE MONUMENT SET - ■ CM
- POINT OF BEGINNING - P.O.B.
- RECORD INFO - ( )
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY
- SECTION LINE

**NOTES:**

- It is not warranted that this plat contain complete information regarding easements, reservations, rights of way, building lines, and other encumbrances. For complete information, a title opinion or commitment for title insurance should be obtained.
- Property corners will be set in accordance with the Illinois Administrative Code, Title 68, Chapter VII, Section 1270.56 Minimum Standards of Practice, d) Subdivision Surveys.
- All measurements are record and measured unless otherwise noted.
- Setbacks per Village of Godfrey  
HIGHWAY BUSINESS - B4  
Front Yard - 50 ft.  
Side Yard - 10 ft.  
Rear Yard - 20 ft.  
The above zoning information was derived from Village of Godfrey zoning map and Village code. It is recommended that a zoning certification be obtained to verify.

**References:**

- SMS Dwg. No. GT-2190, December, 2002
- SMS Dwg. No. GT-2475, November, 2012
- SMS Dwg. No. GT-2541\*, March, 2017
- SMS Dwg. No. GT-2542\*, April, 2017

**Surveyor's Certificate**

I, John N. Ledford, an Illinois Professional Land Surveyor, do hereby certify that this plat is a correct representation of a survey made under my direct supervision at the request of H. Adams Development Co. for the purpose of subdividing a tract of land in the Southeast Quarter of Section 15, Township 6 North, Range 10 West of the Third Principal Meridian, Village of Godfrey, Madison County, Illinois, into lots as shown. The land is located in the Village of Godfrey 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.

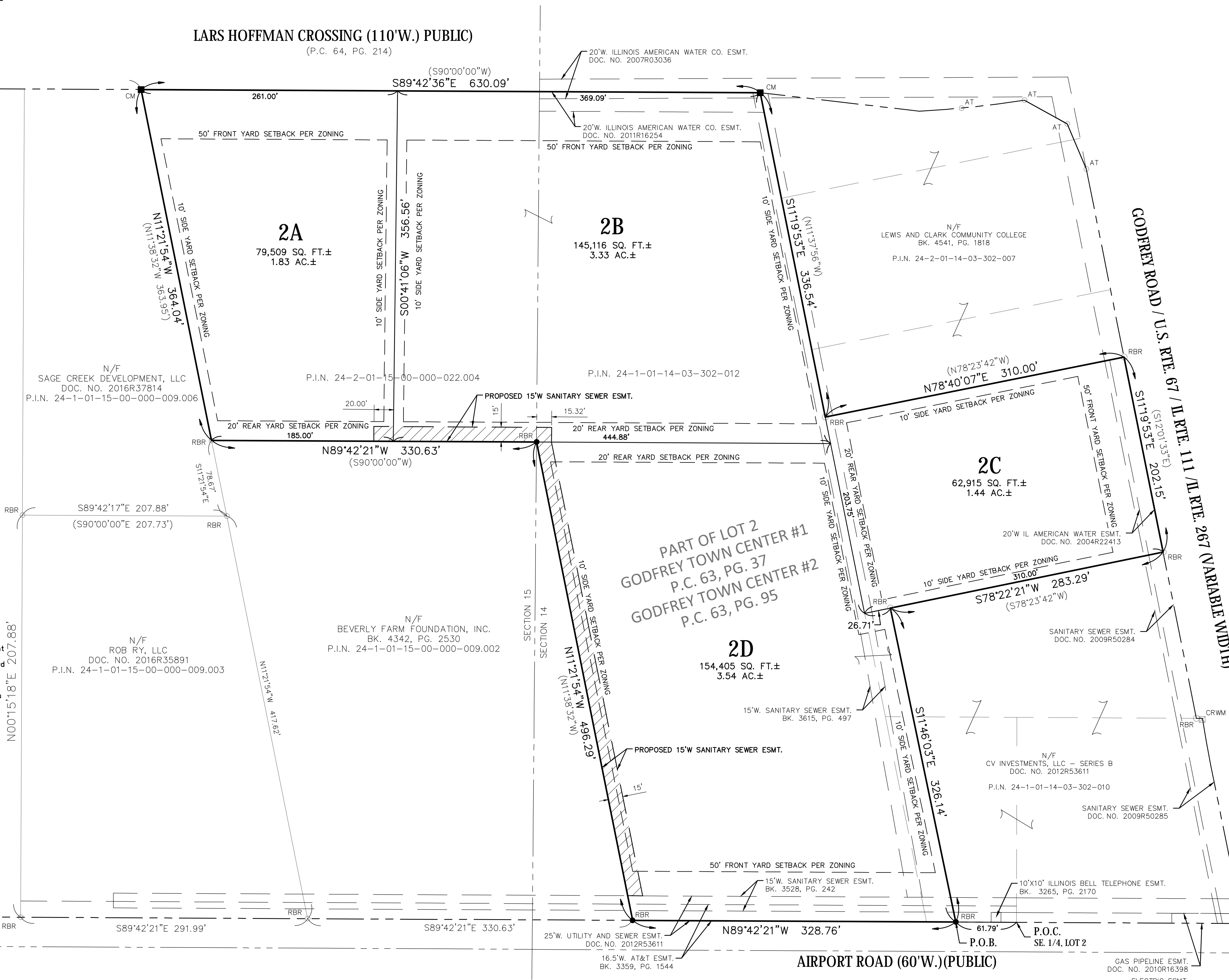
Moreover, I hereby certify that the land embraced within said plat does not border upon or include any public waters of the State of Illinois, nor in which the State has any property rights.

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Date: John Ledford, P.L.S. No. 035-003099  
License Expiration 11/30/2018

**LARS HOFFMAN CROSSING (110'W.) PUBLIC**

(P.C. 64, PG. 214)



**Owner's Certificate**

H. Adams Development Co., being the owner of a tract of land more fully described as follows:

Part of Lot 2 of Godfrey Town Center #1 as recorded in Plat Cabinet 63, Page 37 of the Madison County records, part of Lot 2 of Godfrey Town Center #2 as recorded in Plat Cabinet 63, Page 95 of said Madison County records, and part of the Southeast Quarter of Section 15, Township 6 North, Range 10 West of the Third Principal Meridian, Village of Godfrey, Madison County, Illinois, described as follows:

Commencing at the southeast corner of said Lot 2; thence along the south line of said Lot 2, North 89 degrees 42 minutes 21 seconds West (basis of bearings is the Illinois State Plane Coordinate System - West Zone), 61.79; thence continuing along said south line North 89 degrees 42 minutes 21 seconds West, 328.91 feet; thence North 11 degrees 20 minutes 54 seconds West, 498.28 feet; thence North 89 degrees 42 minutes 21 seconds West, 330.63 feet; thence departing said south line, North 11 degrees 21 minutes 54 seconds West, 364.04 feet to the south right of way line of Lars Hoffman Road, 110 feet wide, according to the plat thereof recorded in Plat Cabinet 64, Page 214 of said Madison County records; thence South 89 degrees 42 minutes 36 seconds East, along said south right of way line, 630.09 feet to the northeast corner of said Lot 2; thence along the east line of said Lot 2, South 11 degrees 19 minutes 53 seconds East, 336.54 feet; thence departing said east line, North 78 degrees 40 minutes 07 seconds East, 310.00 feet to the southwesterly right of way line of Godfrey Road (U.S. 67, Il. Rte. 111 & Il. Rte. 267), variable width; thence South 11 degrees 19 minutes 53 seconds East along said southwesterly right of way line, 202.15 feet; thence departing said southwesterly right of way line, South 78 degrees 22 minutes 21 seconds West, 283.29 feet; thence South 11 degrees 46 minutes 03 seconds East, 326.14 feet to the to the Point of Beginning, containing 441,945 square feet or 10.15 acres, more or less.

Subject to all rights of way, easements, covenants and restrictions of record, if any.

have caused said tract to be surveyed and subdivided in the manner shown hereon and said tract to be hereinafter known as "Godfrey Town Center Subdivision #3"

I further state, to the best of my knowledge that said subdivision is located in Alton Community School District No. 11.

H. Adams Development Co.  
Scott R. Adams, President

**Notary Public's Certificate**

State of Illinois }  
County of Madison } ss.

I, \_\_\_\_\_, a Notary Public in and for Madison County, hereby certify that Scott R. Adams is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that he appeared before me this day in person and acknowledged that he signed and sealed the same as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public

**Mined-Out Areas Certificate**

We, Sheppard, Morgan & Schwaab, Inc., hereby certify that we have, at the request of the Owner, reviewed the Coal Mines in Illinois, Alton Quadrangle Map as available from the Illinois State Geological Survey in Urbana, Illinois, and hereby indicate that to the best of our knowledge the subdivided property shown hereon is not located within a mined-out area.

Date: John Ledford, P.L.S. No. 035-003099  
License Expiration 11/30/2018

**Flood Hazard Area Certificate**

I, John Ledford, hereby certify to the best of my knowledge and belief, that all of the subdivision shown hereon is located within a Special Flood Hazard Area Zone "C", areas of minimal flooding, as identified by the Federal Emergency Management Agency, and shown on the Flood Insurance Rate Map, Panel Number 1704360145B, Dated April 15, 1982. Depicted by Graphic Plot

Date: John Ledford, P.L.S. No. 035-003099  
License Expiration 11/30/2018

**Village Board's Certificate**

I, Michael J. Campion, President of the Village of Godfrey Board of Trustees, hereby certify that this final plat meets all requirements of the Village Subdivision Ordinance, and was approved by the Board of Trustees on \_\_\_\_\_, 2017.

President: \_\_\_\_\_ Attest: \_\_\_\_\_  
Village Clerk

**Village Planning and Zoning Commission Certificate**

Approved this \_\_\_\_ day of \_\_\_\_\_, 2017 by the Planning and Zoning Commission of the Village of Godfrey.

Chairman

**Godfrey Fire Protection District Certification**

I, Erik Kamborian, Chief of the Godfrey Fire Protection District, hereby certify that this plat has been reviewed for emergency services and proper common addresses have been assigned.

Date: \_\_\_\_\_ Chief of the Godfrey Fire Protection District

**County Clerk's Certification**

I, Debra D. Ming-Mendoza, County Clerk of Madison County, Illinois, hereby certify that I find no unpaid or forfeited taxes against any of the real estate included within this plat through.

Date: \_\_\_\_\_ County Clerk

**Maps & Plats Certificate**

I, \_\_\_\_\_, of Maps and Plats of Madison County, Illinois, hereby certify that I have reviewed this plat for compliance with all state and local statutes.

Date: \_\_\_\_\_ Maps and Plats

CLIENT:  
H. ADAMS DEVELOPMENT CO.  
215 E. CENTER DRIVE  
ALTON, ILLINOIS 62002  
PH. (618) 465-8900

SUBMITTED BY: SHEPPARD, MORGAN & SCHWAAB, INC.  
215 MARKET ST., ALTON, IL 62002

REVISIONS

**SMS** Sheppard, Morgan & Schwaab, Inc.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
215 Market Street, Alton, IL 62002 618/462-9755 E-mail: mail@smsengineers.com  
DESIGN FIRM # 184-000992

**GODFREY TOWN CENTER SUBDIVISION #3**  
PART OF LOT 2 OF GODFREY TOWN CENTER #2, P.B. 63, PG. 95,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHWEST QUARTER OF  
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VILLAGE OF GODFREY, MADISON COUNTY, ILLINOIS

DWG. NO.	GT-2546
ADAMS DEV CO (449456)	
SUBD LT2 base.dwg	
REF. BK.	PG.
JOB NO.	449456.0
DSN. BY:	
DWN. BY:	G.F.
CHK. BY:	J.L.
DATE:	MAY, 2017
SCALE:	1"=60'
SHEET	1 OF 1