

STATE OF ILLINOIS
COUNTY OF MONROE

I, HERBERT H. FRENTZEL, J & M DEVELOPMENT, LLC, OWNER IN FEE OF ALL THE PROPERTY EMBRACED WITHIN THE PRELIMINARY PLAT STATING THAT THE PRELIMINARY PLAT IS THE FREE AND VOLUNTARY ACT OF THE OWNER AND STATING THE OWNER'S INTENTION TO DEDICATE TO PUBLIC USE FOREVER THE STREETS AND DRAINAGE EASEMENTS SHOWN THEREON AND THE INTENTION OF THE OWNER TO DEDICATE THE EASEMENTS SHOWN THEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITY SERVICES AND STATING THAT THE BUILDING LINES SHOWN THEREON WILL BE REFERENCED TO IN ALL FUTURE CONVEYANCES OF LOTS IN THE SUBDIVISION AND FURTHER STATING THE OWNER'S INTENTION TO DEDICATE AND RESERVE TO THE PUBLIC ANY RIGHT OF WAY LYING ALONG ANY PUBLIC ROAD ADJACENT TO THE BOUNDARIES OF THE PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS _____ DAY OF _____, 2019.

HERBERT H. FRENTZEL
J & M DEVELOPMENT, LLC

STATE OF ILLINOIS
COUNTY OF MONROE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT HERBERT H. FRENTZEL, J & M DEVELOPMENT, LLC PERSONALLY KNOWN TO ME AND WHOSE NAME IS AFFIXED TO THE FOREGOING CERTIFICATE, DID AFFIX HIS SIGNATURE THERETO AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL ON THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF WATERLOO, ILLINOIS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN DULY REVIEWED AND APPROVED BY THIS COMMISSION ON THIS _____ DAY OF _____, 2019.

CHAIRMAN, PLANNING COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, BY THE CITY COUNCIL OF WATERLOO.

MAYOR _____ CITY CLERK _____

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2019.

911 COORDINATOR - MONROE COUNTY, ILLINOIS

DRAINAGE REPORT
TOPOGRAPHIC STUDIES HAVE BEEN PERFORMED ON THE PROPOSED IMPROVEMENTS AND INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE SUBDIVISION AS SHOWN ON THIS PRELIMINARY SUBDIVISION PLAT. IF, DURING CONSTRUCTION, ANY SURFACE WATER DRAINAGE SHOULD BE CHANGED, THE DEVELOPER SHALL, IN THE FINAL DESIGN OF THE IMPROVEMENT PLANS, MAKE PROVISIONS FOR COLLECTION AND DIVISION OF SUCH SURFACE WATERS INTO PUBLIC AREAS IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES.

MARSHA J. MALLER, P.E. # 062-051334

DATE SEALED
EXPIRATION DATE OF LICENSE: 11/30/19

THIS IS TO CERTIFY THAT WE HAVE PRELIMINARY PLATTED PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND THE RESULT IS SHOWN HEREON. I FURTHER CERTIFY THAT THE PARCEL INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN ZONE "C" AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO 1705090075E, EFFECTIVE DATE MARCH 17, 2003. NO GUARANTEE IS IMPLIED THAT THE PROPERTY ENCOMPASSED BY THIS PLAT IS NOT SUBJECT TO FLOODING.

THOUVENOT, WADE & MOERCHEN, INC.

TRACY E. HAMANN ILLINOIS PLS # 035-003570

BOUNDARY DESCRIPTION

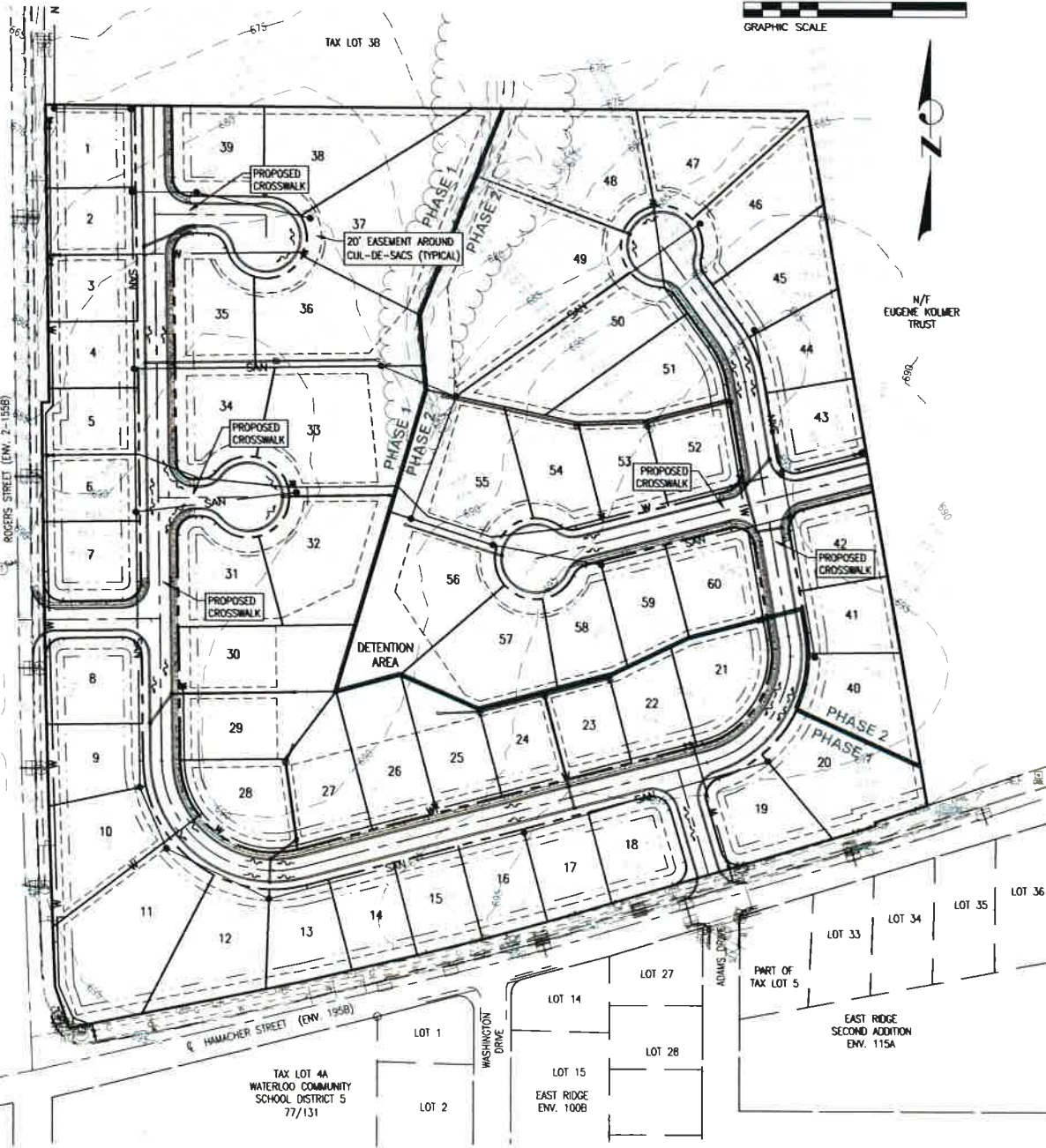
PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHWEST CORNER OF TAX LOT 7 OF U.S. SURVEY 641, CLAIM 1645, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 115 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS EAST, AN ASSUMED BEARING ALONG THE SOUTH LINE OF U.S. SURVEY 641, CLAIM 1645 (SAID LINE ALSO BEING THE NORTH LINE OF U.S. SURVEY 720, CLAIM 516), A DISTANCE OF 45.00 FEET TO THE CENTERLINE OF ROGERS STREET; THENCE SOUTH 00 DEGREES 10 MINUTES 08 SECONDS WEST, ALONG THE CENTERLINE OF SAID ROGERS STREET, A DISTANCE OF 72.87 FEET TO AN ANGLE POINT ON SAID CENTERLINE; THENCE SOUTH 00 DEGREES 49 MINUTES 52 SECONDS EAST, ALONG SAID CENTERLINE OF SAID ROGERS STREET, A DISTANCE OF 852.30 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS EAST, 45.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID ROGERS STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS EAST, A DISTANCE OF 1025.80 FEET; THENCE SOUTH 09 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 951.13 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HAMACHER STREET, AS SHOWN ON THE RIGHT OF WAY PLAT THEREOF RECORDED IN ENVELOPE 1958I IN THE MONROE COUNTY RECORDS; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHERLY RIGHT OF WAY LINE OF HAMACHER STREET: SOUTHWESTERLY 73.74 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2956.75 FEET, WITH A CENTRAL ANGLE OF 01 DEGREE 25 MINUTES 44 SECONDS, AND A CHORD WHICH BEARS SOUTH 72 DEGREES 18 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 73.74 FEET; THENCE SOUTH 16 DEGREES 58 MINUTES 19 SECONDS EAST 5.00 FEET; THENCE SOUTHWESTERLY 30.95 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2961.75 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 56 SECONDS, AND A CHORD WHICH BEARS SOUTH 73 DEGREES 19 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 30.95 FEET; THENCE SOUTH 73 DEGREES 37 MINUTES 36 SECONDS WEST 390.13 FEET; THENCE SOUTHWESTERLY 206.73 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3706.02 FEET, WITH A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 46 SECONDS, AND A CHORD WHICH BEARS SOUTH 75 DEGREES 13 MINUTES 29 SECONDS WEST, A CHORD DISTANCE OF 206.73 FEET; THENCE SOUTH 75 DEGREES 49 MINUTES 23 SECONDS WEST 169.97 FEET; THENCE SOUTH 78 DEGREES 38 MINUTES 10 SECONDS WEST 316.06 FEET; THENCE SOUTHWESTERLY 3.93 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3072.40 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 04 MINUTES 24 SECONDS, AND A CHORD WHICH BEARS SOUTH 76 DEGREES 51 MINUTES 35 SECONDS WEST, A CHORD DISTANCE OF 3.93 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID ROGERS STREET; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF HAMACHER STREET AND ALONG THE EASTERLY RIGHT OF WAY LINE OF ROGERS STREET THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 45 MINUTES 15 SECONDS WEST 58.28 FEET; THENCE NORTH 02 DEGREES 19 MINUTES 43 SECONDS WEST 60.17 FEET; THENCE NORTHERLY 499.06 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 19097.61 FEET, WITH A CENTRAL ANGLE OF 01 DEGREE 29 MINUTES 50 SECONDS, AND A CHORD WHICH BEARS NORTH 01 DEGREE 34 MINUTES 48 SECONDS WEST, A CHORD DISTANCE OF 499.06 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 52 SECONDS WEST 228.94 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 08 SECONDS EAST 10.00 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 52 SECONDS WEST 400.55 FEET TO THE POINT OF BEGINNING.

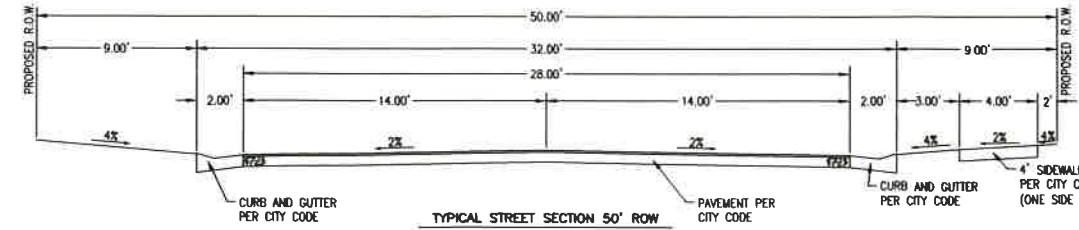
PRELIMINARY PLAT NATALIE ESTATES

PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS

DATE: JUNE 4, 2019

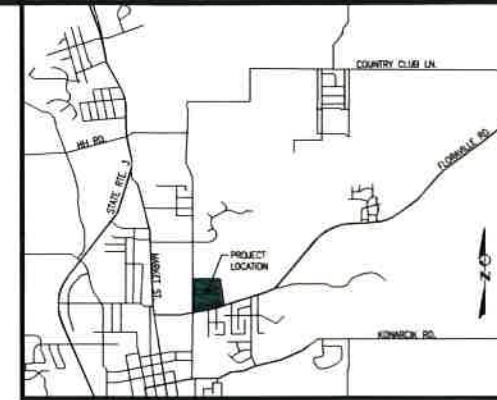


OVERALL SITE MAP
SCALE: 1"=100'



TYPICAL STREET SECTION 50' ROW
SIDEWALK ON ONE SIDE IN R-3 ZONING

PRELIMINARY PLAN - NOT TO BE RECORDED
BY RECORDER OF DEEDS



LOCATION MAP
NOT TO SCALE

SHEET INDEX

- 1. COVER SHEET
- 2. EXISTING TOPOGRAPHY AND SITE PLAN
- 3. LOT LAYOUT

ZONING: R-3, SINGLE FAMILY RESIDENTIAL
SCHOOL DISTRICT: WCLUSD
60 SINGLE FAMILY LOTS
PHASE 1: LOTS 1-39
PHASE 2: LOTS 40-60

GROSS AREA=28.36 AC.
AREA IN R.O.W.=4.59 AC.
NET AREA=23.77 AC.

SURVEYOR & ENGINEER
THOUVENOT, WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226

CONTACT: MARSHA MALLER
618-624-4488

OWNER/SUBDIVIDER
J & M DEVELOPMENT, LLC
4001 STATE RTE. 159
SUITE 107
SMITHTON, IL 62285

UTILITIES
SANITARY SEWER: CITY OF WATERLOO
WATER: CITY OF WATERLOO
GAS & ELECTRIC: CITY OF WATERLOO
TELEPHONE: HARRISONVILLE TELEPHONE COMPANY

FEMA FIRM PANEL:
1705090075E, ZONE C (AREAS OF MINIMAL FLOODING)



CONSULTING ENGINEERING
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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
MO PROF. ENGR. CORP.	001528
MO LAND SURVEYING CORP.	000346
TN PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY: LEM
DESIGNED BY: LEM
CHECKED BY: MJM
APPROVED BY: MJM
PROJECT NO: D01160916

PROJECT
PRELIMINARY PLAT
NATALIE ESTATES
CITY OF WATERLOO
MONROE COUNTY
ILLINOIS

TITLE:
COVER SHEET