



FINAL PLAT

A RESUBDIVISION OF LOT 3 OF KEEBLER KROSSING AND LOTS 1 AND 2 OF LEFEBURE ACRES ALLABAND SUBDIVISION

LOT 3 "KEEBLER KROSSING" SUBDIVISION AND PART OF LOTS 1 AND 2 OF LEFEBURE ACRES ALLABAND SUBDIVISION,

PART OF THE N.E. QUARTER OF THE S.E. QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD P.M., CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS

NOTES:

1. Adjacent property information has been obtained from Madison County GIS.
2. Bearings and elevations referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observation utilizing the MoDOT VRS RTK Network.
3. M = Indicates measured information obtained on September 9, 2015 by Buescher Frankenberg Associates, Inc.
R = Indicates recorded information as per "Keebler Crossing" Subdivision recorded in Plat Cabinet 56, Page 63 and amended by Plat recorded in Plat Cabinet 56, Page 118 of the Madison County Recorder of Deeds Office.
P = Indicates proposed property line.
4. This site scales within Zone C, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 170439 0003 B and 170439 0005 B dated February 18, 1981.
5. Lot 3A is zoned B-4 Commercial District as per City of Collinsville Commercial Zoning Regulations Handbook. Lot 3B is zoned Planned B-4 Commercial District.
Building setback lines as per City of Collinsville are:
Lot 3A: Front Yard= 10'
Side Yard (Western Property Line)= 10'
Side Yard (Along Keebler Ave.)= 45' (previously 50' per Keebler Crossing)
Rear Yard= 25'
Lot 3B: Front Yard= 50' as per Keebler Crossing
Side Yard= 25'
Rear Yard= 25'
6. This site is located within Collinsville School District 10 and has a Tax Code of 097 - #10 as per Madison County GIS.
7. Error of closure for total tract = 1:25,000
8. All authorities having jurisdiction will be notified and give approval prior to the start of construction of redevelopment.
9. The streets and alleys delineated on this plat are not accepted by the City of Collinsville.
10. By approving the drainage plans or by requiring certain standards with respect to drainage, the City of Collinsville 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.

RECORD LEGAL DESCRIPTION:

Parcel 1:

Lot 3 of Keebler Crossing subdivision; reference being had to the plat thereof recorded in the recorder's office of Madison county, Illinois in plat cabinet 56 page 63 and amended plat recorded in plat cabinet 56 page 118, (except the coal, oil, gas and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal, oil, gas and other minerals) in Madison county, Illinois.

Parcel 2:

Non-exclusive easement for the benefit of parcel 1 as created by declaration of covenants, conditions, restrictions and reciprocal easements recorded November 29, 1989 in book 3551 page 1579 in, to, over, under and across the common area located on each parcel for the installation, operation, flow and passage, uses, maintenance, repair, relocation and removal of sanitary sewers, storm drains and storage tanks, water and gas mains, electrical power lines, telephone lines and other utility lines, in Madison county, Illinois.

Parcel 3:

Non-exclusive easement for the benefit of parcel 1 as created by declaration of covenants, conditions, restrictions and reciprocal easements recorded November 29, 1989 in book 3551 page 1579 in, to, over, under and across the common area located on each parcel for the installation, operation, flow and passage, uses, maintenance, repair, relocation and removal of sanitary sewers, storm drains and storage tanks, water and gas mains, electrical power lines, telephone lines and other utility lines, in Madison county, Illinois.

OWNERS CERTIFICATE:

I, the undersigned, _____ for Retail Place LLC, the owners of all Lot 3 of "Keebler Crossing" Subdivision as recorded on 01/02/1999 in Plat Cabinet 56, Page 63 and amended by Plat Cabinet 56, Page 118 of the Madison County Recorder of Deeds Office, and part of Lots 1 and 2 of Lefebure Acres Allaband Subdivision, all being part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 3 North, Range 8 West of the 3rd P.M., City of Collinsville, Madison County, Illinois described in the Surveyor's Certificate and as shown hereon, have caused the same to be surveyed and consolidated in the manner shown on this plat.

The subdivision shall hereafter be known as "A Resubdivision of Lot 3 of 'Keebler Crossing' and Lots 1 and 2 of Lefebure Acres Allaband Subdivision."

The easements and setbacks as shown hereon are hereby dedicated to the various utility companies for utility purposes.

IN WITNESS WHEREOF, we have signed this plat as the free act and deed of said Trusts

this _____ day of _____, 2016.

Title

NOTARY CERTIFICATE:

STATE OF ILLINOIS
COUNTY OF MADISON)SS

On this _____ day of _____, 2016, before me personally appeared _____, who being by me duly sworn, did say that they are the owners of a tract of land describe in the foregoing Surveyors Certificate and that they acknowledged said instrument to be the free act and deed of said LLC.

IN TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal at my office in the City of _____ County, State of _____ the day and year first above written.

My Commission Expires _____

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

I, John Miller, Mayor of the city of Collinsville, hereby certify that this Final Plat meets all requirements of the Collinsville Subdivision Ordinance and was approved by the city council on this _____ day of _____, 2016 by Resolution No. _____.

Mayor, City of Collinsville

City Clerk Collinsville, IL

9-1-1 Coordinator Certificate

I, Terence H. McFarland, 9-1-1 coordinator of Madison County, Illinois, 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

Maps & Plats Certificate

This Plat had been reviewed by the office of Maps and Plats on _____, 2016

Fred N. Michael

Supervisor of Maps & Plats

Madison County, Illinois

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF MADISON)SS

I, _____, County Clerk within and for said County and State, do hereby certify that I have examined the records and have found no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid special assessments against the parcel of land described in the plat shown.

IN TESTIMONY WHEREOF, I hereunto set my hand and affixed my official seal at my office in Collinsville in said County, on this _____ day of _____ 2016.

County Clerk

SURVEYORS CERTIFICATION:

By graphic plotting, no part of the subject property lies within a mined out area per the Map of Coal Mines in Illinois, Collinsville Quadrangle, Illinois State Geological Survey, Coal Section, dated September 18, 2000, revised February 7, 2005.

This is to certify that I, Raymond H. Frankenberg II P.L.S.#035-003022 Professional Land Surveyor for BFA, Inc. have surveyed and subdivided the property as shown on the attached plat, which is a representation of said survey and subdivision. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of Plat or Map _____

Raymond H. Frankenberg II, P.L.S. #035-003022

State of Illinois

Professional Land Surveyor for BFA, Inc.

CURRENT OWNER: RETAIL PLACE, LLC

FORREST LERCH

100 REGENCY CENTRE

COLLINSVILLE, IL 62234

618-781-3465

PROPOSED OWNER/SUBDIVIDER: WALMART REAL ESTATE BUSINESS TRUST

2001 SE 10TH STREET

BENTONVILLE, AR 72716-5570

479-204-4000

LOT 3 KEEBLER KROSSING AND
LOTS 1 AND 2 LEFEBURE ACRES
ALLABAND SUBDIVISION
1101 BELTLINE ROAD
COLLINSVILLE, ILLINOIS 62234

FINAL PLAT
LOT 3 "KEEBLER KROSSING" SUBDIVISION AND PART
OF LOTS 1 AND 2 OF LEFEBURE ACRES ALLABAND
SUBDIVISION, PART OF SECTION 21, TOWNSHIP 3
NORTH, RANGE 8 WEST OF THE 3RD P.M.,
CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS

DRAWN
J.M. J.B.S.
CHECKED
M.R.F.
DATE
08/12/16
SCALE
1"=50'
JOB No.
3939
SHEET NAME
FINAL PLAT

PLAT-1

TELEPHONE: (636) 239-4751

E-Mail: mail@bfaeng.com

BFA
CONSULTANTS-ENGINEERS-SURVEYORS

WASHINGTON, MISSOURI 63090

103 ELM STREET