

CERTIFICATES ATTACHED

The Final Plat of this subdivision is recommended to the City Council for approval by the Taylorville Plan Commission subject to the certifications set forth in Section 11-6-4.

By: Michael C. Elam Chairman
Dated: 2/14/2021
Taylorville Plan Commission

2021R00747
MICHAEL C. ELAM
CHRISTIAN COUNTY RECORDER
TAYLORVILLE, IL
RECORDED BY
02/25/2021 10:48AM
PAGES: 6
REC. FEE: \$5.00
INSP. FEE: \$5.00
BOOK 6
Page 270

TAYLORVILLE COMMERCIAL AND INDUSTRIAL PARK

FINAL PLAT

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAYLORVILLE, CHRISTIAN COUNTY, ILLINOIS, CONTAINING 2,072,091.617 SQUARE FEET (47.569 ACRES), MORE OR LESS.

CERTIFICATES ATTACHED

The Final Plat of this subdivision is approved by the City of Taylorville subject to the certifications set forth in Section 11-6-4.

By: B. J. Baer Mayor, The City of Taylorville
Attest: John Bailey City Clerk
Dated: 2/14/21

RETURN TO:

MEC
MARTIN ENGINEERING COMPANY
CONSULTING ENGINEERS AND SURVEYORS
OF ILLINOIS
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004566
3695 SOUTH SIXTH STREET FRONTAGE ROAD WEST, SPRINGFIELD, ILLINOIS 62703
Phone : (217) 698-8500, Fax: (217) 698-8522, E-Mail : mecmal@martinengineeringco.com

100' 50' 0 100'
SCALE : 1" = 100'
DATE: FEBRUARY 15, 2021
TAYLORVILLE TOWNSHIP

LEGEND

- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET
- IRON PIN FOUND IN CONCRETE
- CENTERLINE
- 20' x 30' SIGN EASEMENT
- EASEMENT LINE
- EXISTING EASEMENT
- COMPUTED 100 YEAR FLOOD PLAIN
- COMPUTED 100 YEAR BASE FLOOD ELEVATION

PROPOSED ZONING: I-1 LIGHT INDUSTRIAL

NOTES

- ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
- EASEMENTS ALONG HOPPER DRIVE RIGHT OF WAY ARE 20' UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS ARE PER THE CURRENT CITY OF TAYLORVILLE ZONING ORDINANCE.
- NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17021C02750, EFFECTIVE DATE: JUNE 16, 2011.
- PART OF THIS PLAT IS LOCATED WITHIN A COMPUTED 100 YEAR FLOOD PLAIN, AS SHOWN.
- THERE IS A FLOOD PLAIN DEVELOPMENT PERMIT FROM THE CITY OF TAYLORVILLE. PERMIT NUMBER 2019-1.
- THERE IS A FLOOD PLAIN CONSTRUCTION PERMIT, IN CONJUNCTION WITH THIS FINAL PLAT, FROM THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES - OFFICE OF WATER RESOURCES. PERMIT NUMBER DS2019009.
- LOT 1000 SHALL BE COVERED ENTIRELY BY A DRAINAGE EASEMENT, AND BECOME THE PROPERTY OF AND BE MAINTAINED BY THE SUBDIVISION OWNERS' ASSOCIATION.
- THE EASEMENT FOR SIGNAGE ON PART OF LOT 17 SHALL BE MAINTAINED BY THE SUBDIVISION OWNERS' ASSOCIATION.
- NO LOT SHALL HAVE ACCESS ONTO ILLINOIS ROUTE 29.
- THE RIGHT OF WAY SHOWN HEREON IS HEREBY CONVEYED TO THE CITY OF TAYLORVILLE AS PER THE OWNER'S ACKNOWLEDGEMENT.

FIELD WORK COMPLETED FEBRUARY, 2021.

BASIS OF BEARING IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83 - ILLINOIS WEST ZONE).

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

I HEREBY CERTIFY THAT, IN THE MONTH OF FEBRUARY, 2021, I MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.

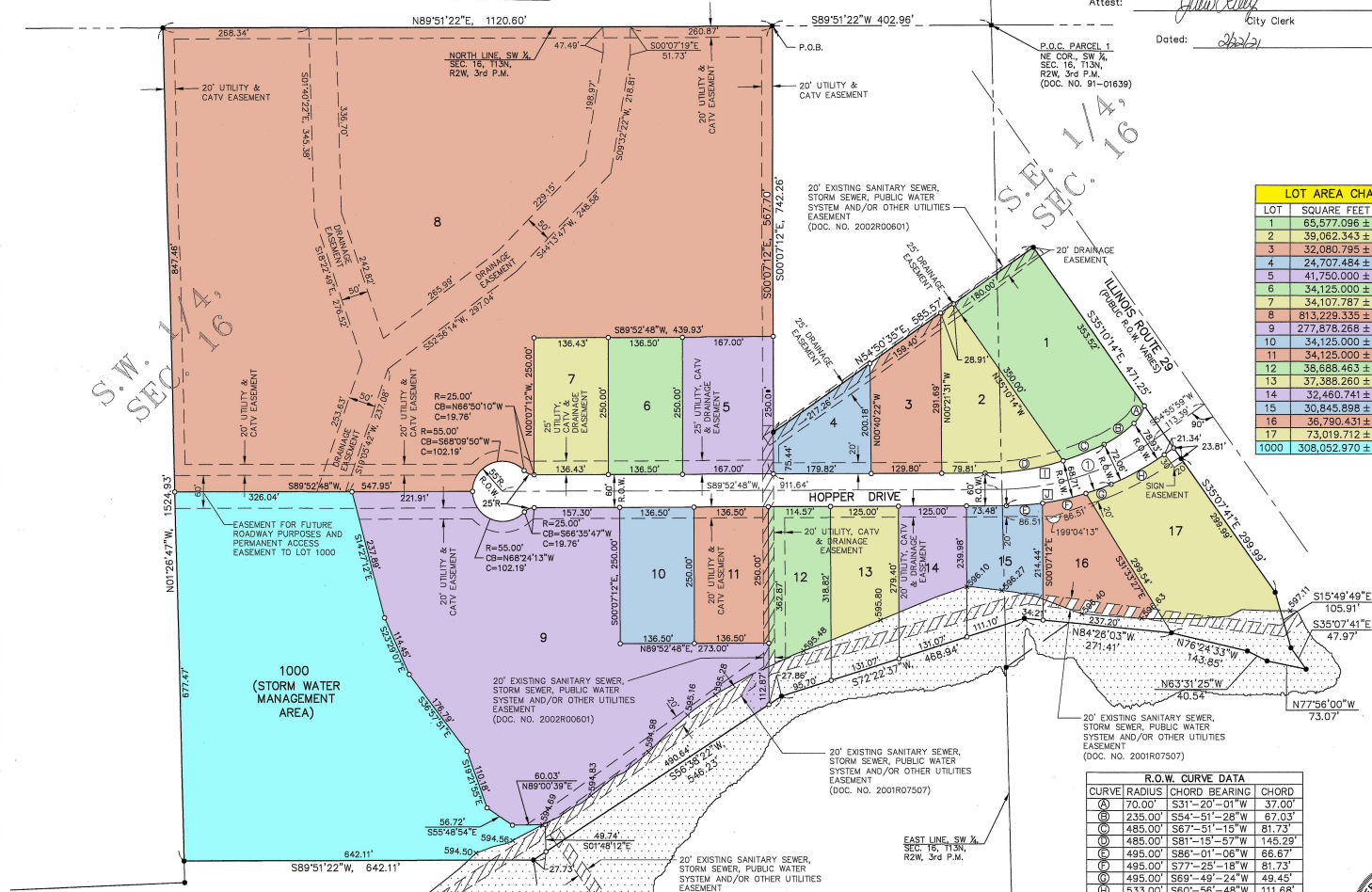
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804
DATE SIGNED: FEBRUARY 15, 2021
LICENSE EXP. DATE: NOV. 30, 2022



| LOT | SQUARE FEET | ACRES |
|------|---------------|----------|
| 1 | 65,577.096 ± | 1.505 ± |
| 2 | 39,062.343 ± | 0.897 ± |
| 3 | 32,080.795 ± | 0.736 ± |
| 4 | 24,707.484 ± | 0.567 ± |
| 5 | 41,750.000 ± | 0.958 ± |
| 6 | 34,125.000 ± | 0.783 ± |
| 7 | 34,107.787 ± | 0.783 ± |
| 8 | 813,229.335 ± | 18.669 ± |
| 9 | 277,878.268 ± | 6.379 ± |
| 10 | 34,125.000 ± | 0.783 ± |
| 11 | 34,125.000 ± | 0.783 ± |
| 12 | 38,888.463 ± | 0.888 ± |
| 13 | 37,388.260 ± | 0.858 ± |
| 14 | 32,460.741 ± | 0.745 ± |
| 15 | 30,845.898 ± | 0.708 ± |
| 16 | 36,790.431 ± | 0.845 ± |
| 17 | 73,019.712 ± | 1.676 ± |
| 1000 | 308,052.970 ± | 7.072 ± |

| CURVE | RADIUS | CHORD | BEARING | CHORD |
|-------|---------|---------------|---------|-------|
| (A) | 70.00' | S31°-20'-01"W | 37.00' | |
| (B) | 235.00' | S54°-51'-28"W | 67.03' | |
| (C) | 485.00' | S67°-51'-15"W | 81.73' | |
| (D) | 485.00' | S81°-15'-57"W | 145.29' | |
| (E) | 495.00' | S86°-01'-06"W | 66.67' | |
| (F) | 495.00' | S77°-25'-18"W | 81.73' | |
| (G) | 495.00' | S69°-49'-24"W | 49.45' | |
| (H) | 533.00' | S60°-56'-48"W | 111.68' | |
| (I) | 485.00' | S78°-28'-06"W | 224.99' | |
| (J) | 495.00' | S78°-25'-13"W | 196.69' | |

| CURVE | Δ | D.O.C. | RADIUS | TANGENT | ARC LENGTH | CHORD | CHORD BEARING |
|-------|-------------|-------------|---------|---------|------------|---------|---------------|
| 1 | 34°-56'-50" | 11°-27'-33" | 500.00' | 157.40' | 304.97' | 300.27' | S72°-24'-23"W |



OWNER & SUBDIVIDER
TAYLORVILLE DEVELOPMENT ASSOCIATION
106 WEST MARKET
TAYLORVILLE, ILLINOIS 62568
CONTACT: KEN HART (217) 824-8215

ENGINEER & LAND SURVEYOR
MARTIN ENGINEERING COMPANY
3695 S. 6TH STREET FRONTAGE ROAD WEST
SPRINGFIELD, ILLINOIS 62703
CONTACT: PHIL MARTIN (217) 698-8900

| Lot # | Square Feet | Acreage | Lot Price | Price/Sq Ft |
|--------|-------------|---------|-----------|-------------|
| Lot 2 | 39,062 | 0.897 | \$82,000 | \$2.10 |
| Lot 3 | 32,080 | 0.897 | \$55,000 | \$1.71 |
| Lot 4 | 24,707 | 0.567 | \$31,000 | \$1.25 |
| Lot 6 | 34,125 | 0.783 | \$29,000 | \$0.85 |
| Lot 7 | 34,107 | 0.783 | \$29,000 | \$0.85 |
| Lot 8 | 813,229 | 18.669 | \$447,000 | \$0.55 |
| Lot 9 | 277,878 | 6.379 | \$153,000 | \$0.55 |
| Lot 10 | 34,125 | 0.783 | \$29,000 | \$0.85 |
| Lot 11 | 34,125 | 0.783 | \$29,000 | \$0.85 |
| Lot 12 | 38,688 | 0.888 | \$48,500 | \$1.25 |
| Lot 13 | 37,388 | 0.858 | \$56,000 | \$1.50 |
| Lot 14 | 32,460 | 0.745 | \$55,000 | \$1.69 |
| Lot 15 | 30,845 | 0.708 | \$65,000 | \$2.11 |
| Lot 16 | 36,790 | 0.845 | \$77,000 | \$2.09 |
| Lot 17 | 73,019 | 1.676 | \$182,500 | \$2.50 |

***Remaining Lot Storm Water Management Area - 7.072 acres - value \$10,000 - \$1414/acre