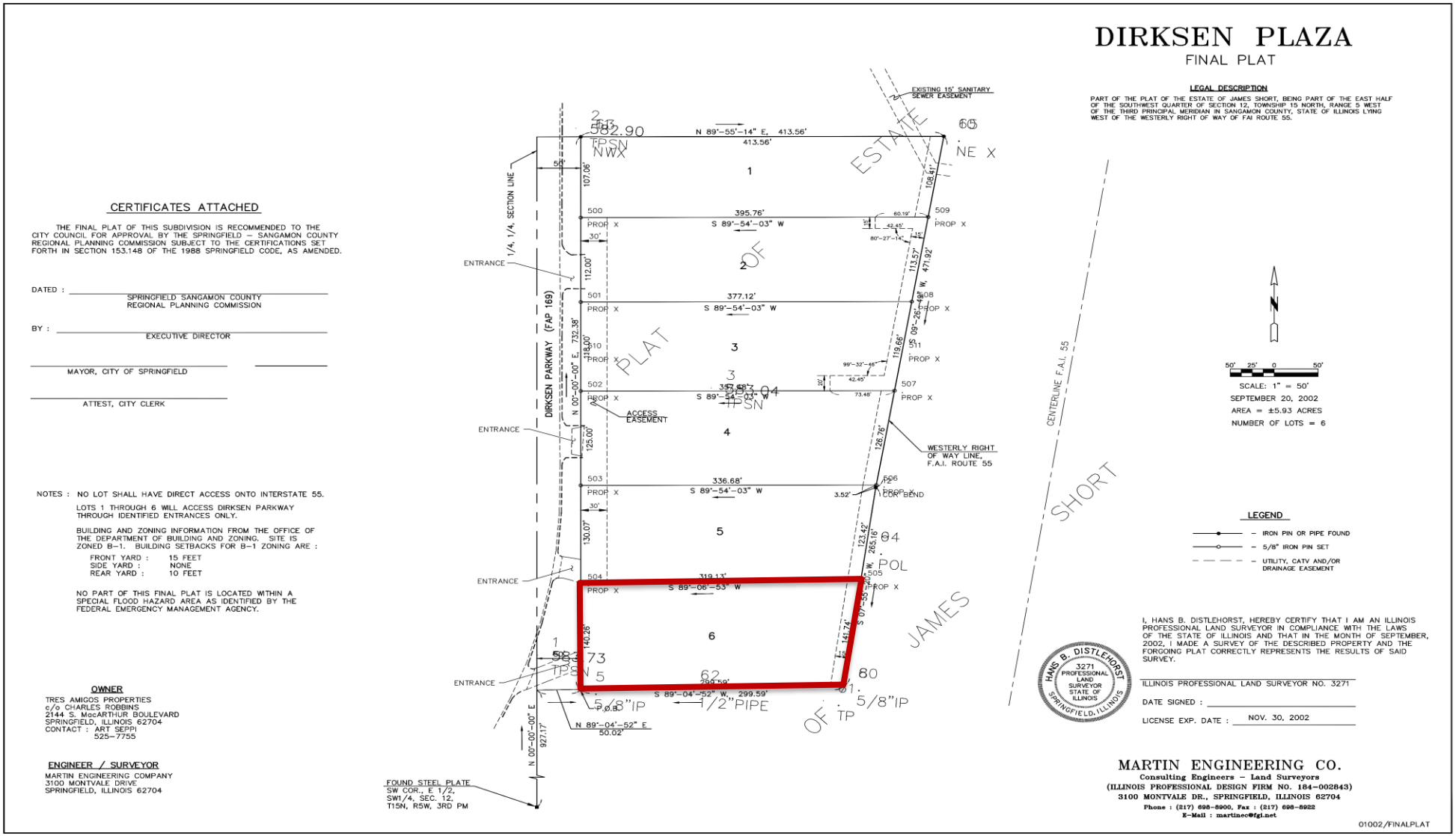
SURVEY

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

1.01 Acres | 44,000 SF → $480,000 ($10.91 PSF) → Zoned B-1



DIRKSEN PLAZA
FINAL PLAT

LEGAL DESCRIPTION
PART OF THE PLAT OF THE ESTATE OF JAMES SHORT, BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, STATE OF ILLINOIS LYING WEST OF THE WESTERLY RIGHT OF WAY OF FAI ROUTE 55.

CERTIFICATES ATTACHED

THE FINAL PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL BY THE SPRINGFIELD – SANGAMON COUNTY REGIONAL PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS SET FORTH IN SECTION 153.148 OF THE 1988 SPRINGFIELD CODE, AS AMENDED.

DATED : _____
SPRINGFIELD SANGAMON COUNTY REGIONAL PLANNING COMMISSION

BY : _____
EXECUTIVE DIRECTOR

_____
MAYOR, CITY OF SPRINGFIELD

_____
ATTEST, CITY CLERK

NOTES : NO LOT SHALL HAVE DIRECT ACCESS ONTO INTERSTATE 55.
LOTS 1 THROUGH 6 WILL ACCESS DIRKSEN PARKWAY THROUGH IDENTIFIED ENTRANCES ONLY.
BUILDING AND ZONING INFORMATION FROM THE OFFICE OF THE DEPARTMENT OF BUILDING AND ZONING. SITE IS ZONED B–1. BUILDING SETBACKS FOR B–1 ZONING ARE :
FRONT YARD : 15 FEET
SIDE YARD : NONE
REAR YARD : 10 FEET
NO PART OF THIS FINAL PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNER
TRES AMIGOS PROPERTIES
c/o CHARLES ROBBINS
2144 S. MacARTHUR BOULEVARD
SPRINGFIELD, ILLINOIS 62704
CONTACT : ART SEPPI
525–7755

ENGINEER / SURVEYOR
MARTIN ENGINEERING COMPANY
3100 MONTVALE DRIVE
SPRINGFIELD, ILLINOIS 62704

SCALE: 1" = 50'
SEPTEMBER 20, 2002
AREA = ±5.93 ACRES
NUMBER OF LOTS = 6

LEGEND
– IRON PIN OR PIPE FOUND
– 5/8" IRON PIN SET
– UTILITY, CATV AND/OR DRAINAGE EASEMENT

I, HANS B. DISTLEHORST, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT IN THE MONTH OF SEPTEMBER, 2002, I MADE A SURVEY OF THE DESCRIBED PROPERTY AND THE FORGOING PLAT CORRECTLY REPRESENTS THE RESULTS OF SAID SURVEY.

HANS B. DISTLEHORST 3271 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SPRINGFIELD, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3271
DATE SIGNED : _____
LICENSE EXP. DATE : NOV. 30, 2002

MARTIN ENGINEERING CO.
Consulting Engineers – Land Surveyors
(ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184–002843)
3100 MONTVALE DR., SPRINGFIELD, ILLINOIS 62704
Phone : (217) 698–8900, Fax : (217) 698–8922
E–Mail : martinec@fgi.net

01002/FINALPLAT

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

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