RESUBDIVISION PLAT OF OAK KNOLL SOUTH TWIN ESTATES - PHASE II

BEING A RESUBDIVISION OF LOTS 1 THRU 27 AND LOTS 32 THRU 35 OF OAK KNOLL SOUTH TWIN ESTATES – PHASE II AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH P.M., VILLAGE OF COAL VALLEY, ROCK ISLAND COUNTY, ILLINOIS

ZONING INFORMATION

SITE RESTRICTION:
ZONE – R-2 TWO FAMILY RESIDENCE DISTRICT

SETBACKS

FRONT – 25'
REAR – 30'
SIDE – 7.5'

MIN LOT AREA – 6000 S.F.
BUILDING HEIGHT – 3 STORIES OR 35'

All site restrictions were obtained per VILLAGE OF COAL VALLEY, ILLINOIS (www.coalvalley.org)

LAND AREA

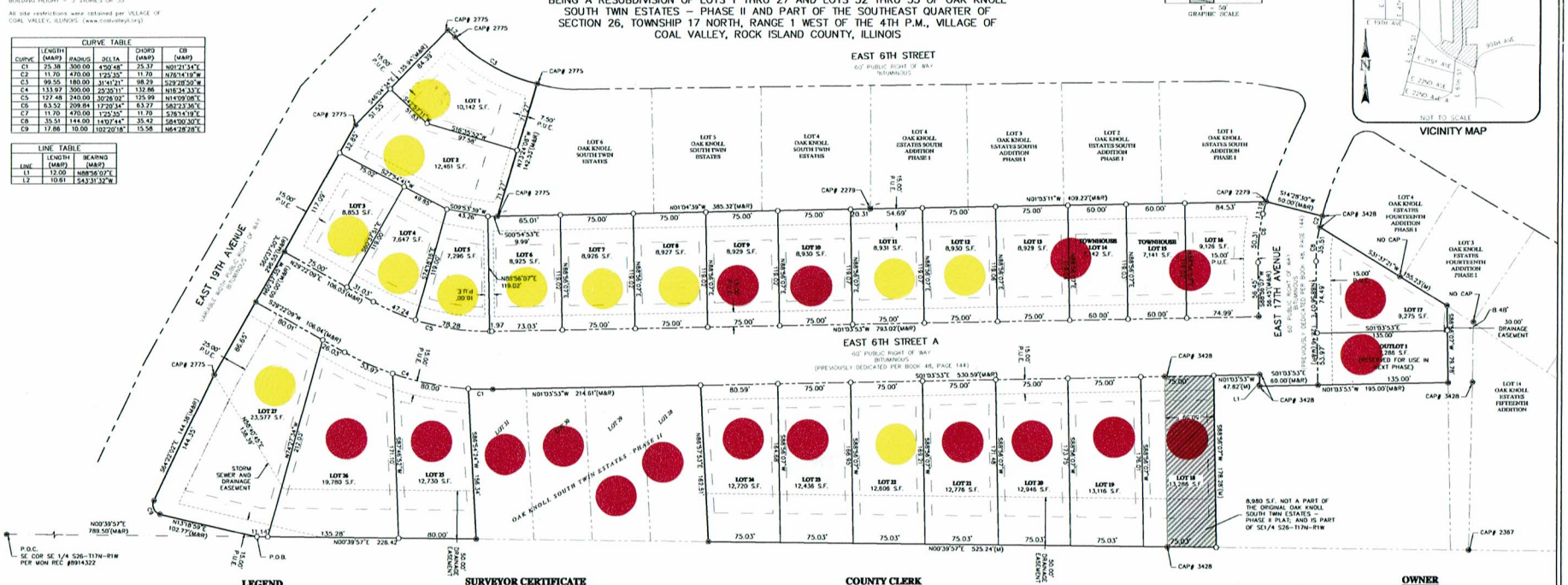
TOTAL AREA = 8.705± ACRES
EXISTING ROW = 1.689± ACRES
NET AREA = 305,632 S.F./7.016 Acres

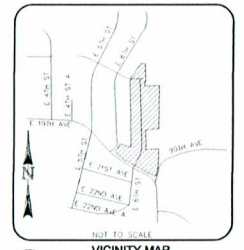
OWNER/DEVELOPER

DONALD R. BEALER FAMILY, L.P.
BEALER FAMILY BUILDERS
ADDRESS: C/O BRIAN BEALER
5230 RIVER DRIVE
MOLINE, IL 61265

CURVE TABLE					
CURVE	LENGTH (M&R)	RADIUS	DELTA	CHORD (M&R)	CB (M&R)
C1	25.38	300.00	4°50'48"	25.37	N01°21'34"E
C2	11.70	470.00	1°25'35"	11.70	N76°14'19"W
C3	99.55	180.00	31°41'21"	98.29	S29°28'50"W
C4	133.97	300.00	25°35'11"	132.86	N18°34'33"E
C5	127.48	240.00	30°26'02"	125.99	N14°09'08"E
C6	63.52	209.84	17°20'34"	63.27	S82°23'36"E
C7	11.70	470.00	1°25'35"	11.70	S76°14'19"E
C8	35.51	144.00	14°07'44"	35.42	S84°00'30"E
C9	17.66	10.00	102°02'18"	15.58	N64°28'28"E

LINE TABLE		
LINE	LENGTH (M&R)	BEARING (M&R)
L1	12.00	N88°56'07"E
L2	10.61	S43°31'32"W





VICINITY MAP

SURVEYOR'S NOTES

1. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST 19TH AVENUE, A DEDICATED PUBLIC STREET.
2. THE PREMISES IS MADE UP OF LOTS 1 THRU 27 AND LOTS 32 THRU 35 OF OAK KNOLL SOUTH TWIN ESTATES – PHASE II AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH P.M., VILLAGE OF COAL VALLEY, ROCK ISLAND COUNTY, ILLINOIS AND DOES NOT INCLUDED ANY OTHER LAND.
3. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
7. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

LEGEND

○	SET 5/8" IRON ROD (UNLESS NOTED)
●	FND IRON ROD (CAP NUMBER NOTED)
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	CENTERLINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	SURVEY TIE LINE
	INTERNAL LOT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT OF WAY
(M&R)	RECORD & MEASURED
FND	FOUND

SURVEYOR CERTIFICATE

I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ATTACHED RESUBDIVISION PLAT NAMED OAK KNOLL SOUTH TWIN ESTATES – PHASE II IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE VILLAGE OF COAL VALLEY SUBDIVISION ORDINANCE OF THE FOLLOWING DESCRIBED REAL ESTATES TO WIT:

BEING A RESUBDIVISION OF LOTS 1 THRU 27 AND LOTS 32 THRU 35 OF OAK KNOLL SOUTH TWIN ESTATES – PHASE II AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH P.M., VILLAGE OF COAL VALLEY, ROCK ISLAND ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N00°39'57"E, A DISTANCE OF 789.50' TO THE POINT OF BEGINNING; THENCE CONTINUING N00°39'57"E, A DISTANCE OF 226.42; THENCE S86°54'24"W, A DISTANCE OF 156.34' TO THE EASTERLY RIGHT OF WAY LINE OF EAST 5TH STREET A; THENCE 25.38' ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00' (SAID CURVE HAVING A LONG CHORD DISTANCE OF 25.37' BEARING N01°21'55"E); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N01°03'53"W, A DISTANCE OF 214.61'; THENCE N86°57'53"E, A DISTANCE OF 162.92'; THENCE N09°29'07"E, A DISTANCE OF 525.24'; THENCE S86°56'07"E, A DISTANCE OF 178.28' TO THE EASTERLY RIGHT OF WAY LINE OF EAST 6TH STREET A; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N01°03'53"W, A DISTANCE OF 87.82'; THENCE N88°56'07"E, A DISTANCE OF 12.00'; THENCE N01°03'53"W, A DISTANCE OF 195.01'; THENCE S88°56'07"W, A DISTANCE OF 79.75'; THENCE S31°57'21"W, A DISTANCE OF 155.23' TO THE NORTHERLY RIGHT OF WAY LINE OF EAST 17TH STREET; THENCE 11.70' ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 470.00' (SAID CURVE HAVING A LONG CHORD DISTANCE OF 11.70' BEARING S76°14'19"E); THENCE S14°28'30"W, A DISTANCE OF 60.00' TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST 17TH STREET; THENCE S01°03'53"E, A DISTANCE OF 794.54'; THENCE N73°24'08"W, A DISTANCE OF 142.53' TO THE EASTERLY RIGHT OF WAY LINE OF EAST 6TH STREET A; THENCE 99.55' ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.00' (SAID CURVE HAVING A LONG CHORD DISTANCE OF 98.29' BEARING S29°28'50"W); THENCE CONTINUING ALONG SAID RIGHT OF WAY S43°31'32"W, A DISTANCE OF 10.61' TO THE NORTHERLY RIGHT OF WAY LINE OF EAST 19TH AVENUE; THENCE ALONG SAID RIGHT OF WAY OF EAST 19TH AVENUE S46°04'34"E, A DISTANCE OF 135.94'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S60°37'50"E, A DISTANCE OF 296.55'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S64°27'03"E, A DISTANCE OF 144.38'; THENCE N64°28'28"E, A DISTANCE OF 15.58'; THENCE N13°18'53"E, A DISTANCE OF 102.77' TO THE POINT OF BEGINNING.

EXCEPT THE PORTION HEREBY DEDICATED AS EAST 6TH STREET A AND EAST 17TH AVENUE PER DOCUMENT RECORDED IN BOOK 48 PAGE 144.

SAID PARCEL CONTAINS 305,632 S.F. OR 8.705 ACRES (7.016 ACRES WITH 1.689 ACRES BEING EXISTING DEDICATED RIGHT OF WAY), MORE OR LESS.

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COMMUNITY AND PANEL NUMBER 17161C0337F, WITH AN EFFECTIVE DATE OF APRIL 5, 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

BY:
JAMES A. FAETANINI – ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003494
LICENSE RENEWAL DATE: NOVEMBER 30, 2016

JAMES A. FAETANINI
NO. 035-003494
ROCK ISLAND
ILLINOIS

COUNTY CLERK

STATE OF ILLINOIS } SS
COUNTY OF ROCK ISLAND }

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATE. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS _____ DAY OF _____, 20__ A.D.

_____
ROCK ISLAND COUNTY CLERK

VILLAGE OF COAL VALLEY

STATE OF ILLINOIS } SS
COUNTY OF ROCK ISLAND }

APPROVED THIS _____ DAY OF _____, 20__ A.D.

_____
VILLAGE OF COAL VALLEY ADMINISTRATIVE OFFICER

ENGINEER'S CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS (EITHER WITHIN OR AROUND) THIS SUBDIVISION WILL BE CHANGED BY THE CONSTRUCTION OF SAME OF PARTS THEREOF BUT ADEQUATE PROVISION HAS BEEN MADE TO COLLECT AND DIVERT SAID SURFACE WATERS TO PUBLIC DRAINS OR PRIVATE DRAINS TO WHICH THE OWNER HAS LEGAL ACCESS AND SAID PROVISIONS ARE SUCH THAT THE CAPACITY OF NO NATURAL OR MAN-MADE DRAIN WILL BE EXCEEDED AND NO DAMAGE TO ADJOINING PROPERTIES WILL INCUR BECAUSE OF SAID PROVISIONS.

_____
REGISTERED PROFESSIONAL ENGINEER

OWNER

STATE OF ILLINOIS } SS
COUNTY OF ROCK ISLAND }

THIS IS TO CERTIFY DONALD R. BEALER FAMILY L.P. IS THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THIS PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED, RESUBDIVIDED AND PLATTED AS SHOWN BY THIS PLAT FOR USES AND PURPOSES AS INDICATED HEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED, AND DOES HEREBY DEDICATE, GRANT, TO THE USE OF THE PUBLIC AS SHOWN HEREON, AND ALSO DOES HEREBY DEDICATE EASEMENTS FOR UTILITIES AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20__ A.D.

_____
OWNER REPRESENTATIVE: BEVERLY J. BEALER, TRUSTEE OF BEVERLY J. BEALER TRUST

NOTARY PUBLIC

STATE OF _____ }
COUNTY OF _____ }

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

XCEL Consultants
Engineering & Land Surveying

8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-756-5540

CHK BY:	APV BY:
BCH	JAF

XCEL JOB NUMBER: 150606

DRAWING NUMBER: 1 OF 1

For Sale ● Sold ● Lots