



PRELIMINARY PLAT
REPLAT OUTLOT 1, WAL-MART SUBDIVISION
PART OF SW 1/4, SECTION 33, TOWNSHIP 33N, RANGE 8E, EAST 8TH P.M.
5201 BROADWAY STREET, CITY OF QUINCY, ADAMS COUNTY, STATE OF ILLINOIS
TITLE COMMITMENT LEGAL DESCRIPTION:

OUTLOT ONE (1) OF WAL-MART SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP ONE (1) SOUTH, RANGE EIGHT (8) WEST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF QUINCY, IN THE COUNTY OF ADAMS AND STATE OF ILLINOIS, AS SHOWN ON THE PLAT OF WAL-MART SUBDIVISION PREPARED BY BUESCHER FRANKENBERG ASSOCIATES, INC., RECORDED AUGUST 6, 1999, IN BOOK 15 OF PLATS, AT PAGE 1227, IN THE RECORDER'S OFFICE OF ADAMS COUNTY, ILLINOIS.

BASIS OF BEARINGS:
 THE BEARING OF NORTH 87° 52' W ALONG THE WEST LINE OF THE SUBJECT PROPERTY, THE EAST RIGHT OF WAY LINE OF FIFTY-SECOND STREET, AND THE BEARING OF NORTH 23° 39' E ALONG THE WEST LINE OF LOT 1, WAL-MART SUBDIVISION, AS SHOWN ON THIS PLAT, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

ACCESS STATEMENT:
 ACCESS TO THE SUBJECT PROPERTY IS GAINED FROM THE NORTH VIA AN INGRESS/EGRESS EASEMENT ALONG THE NORTH LINE OF THE SUBJECT PROPERTY, OUTLOT NO. 1, WAL-MART SUBDIVISION, TO NORTH 52ND STREET, A 60 FT. PUBLIC RIGHT OF WAY ALONG THE WEST LINE, IN THE CITY OF QUINCY, ADAMS COUNTY, STATE OF ILLINOIS.

F.E.M.A. FLOOD ZONE DATA:
 BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 15140C0100, DATED FEBRUARY 15, 1995, WHICH BEGINS AS DESCRIBED ON FEBRUARY 15, 1995, AND IS IN FLOOD ZONE "C". THE FLOOD ZONE DATA WAS OBTAINED FROM THE FIRM, NUMBER 15140C0100, DATED FEBRUARY 15, 1995, AND IS IN FLOOD ZONE "C". FLOOD ZONE DATA IS NOT A GUARANTEE OF THE ACCURACY OF THE FLOOD ZONE DATA. FLOOD ZONE DATA IS NOT A GUARANTEE OF THE ACCURACY OF THE FLOOD ZONE DATA. FLOOD ZONE DATA IS NOT A GUARANTEE OF THE ACCURACY OF THE FLOOD ZONE DATA.

STATEMENT OF GENERAL NOTES:
 THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, ON THE SUBJECT PROPERTY, WITHIN THE LAST CALENDAR YEAR.
 THERE IS NO KNOWLEDGE OF COMPLETED OR PROPOSED RIGHT OF WAY CHANGES FROM THE CONTROLLING JURISDICTIONS.
 THERE WAS NO OBTAINABLE EVIDENCE THAT THE SUBJECT PROPERTY HAS BEEN USED AS A SOLID WASTE DUMP, SWAMP, OR SANITARY LANDFILL.
 THERE WAS NO OBTAINABLE EVIDENCE THAT THE SUBJECT PROPERTY OR ADJOINING PROPERTIES HAVE OR WERE USED AS A SEWERETRY.

SURVEYOR'S CERTIFICATION:
 TO QUATRO DEVELOPMENT, ILLINOIS AMRES OIL CO., AN ILLINOIS CORPORATION, TIGOR TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR MEASUREMENT AND COMPUTATION OF AREAS, ANGLES, DISTANCES, BEARINGS, AND CURVES, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATE: 04/08/2011

BY: *[Signature]*
 KIRK D. ESCHLIMAN, P.L.S., ILLINOIS LIC. NO. 9961-00099

NAME: KIRK D. ESCHLIMAN, P.L.S., ILLINOIS LIC. NO. 9961-00099
 NUMBER OF SHEETS: 30
 SHEETS COVERED BY THIS SIGNATURE & SEAL: SHEET 1 OF 1
 DATE OF FIELD SURVEY: MARCH 24, 2011
 DATE OF LAST REVISION: ORIGINAL SUBMISSION

SYMBOL AND ABBREVIATION LEGEND:

| | |
|-------|----------------------------|
| 0.00' | GENUINE RECORD DIMENSION |
| 0.01' | GENUINE RECORD BEARING |
| 0.02' | GENUINE RECORD POINT |
| 0.03' | GENUINE RECORD POINT FOUND |
| 0.04' | GENUINE RECORD POINT FOUND |
| 0.05' | GENUINE RECORD POINT FOUND |
| 0.06' | GENUINE RECORD POINT FOUND |
| 0.07' | GENUINE RECORD POINT FOUND |
| 0.08' | GENUINE RECORD POINT FOUND |
| 0.09' | GENUINE RECORD POINT FOUND |
| 0.10' | GENUINE RECORD POINT FOUND |
| 0.11' | GENUINE RECORD POINT FOUND |
| 0.12' | GENUINE RECORD POINT FOUND |
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| 0.55' | GENUINE RECORD POINT FOUND |
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| 0.57' | GENUINE RECORD POINT FOUND |
| 0.58' | GENUINE RECORD POINT FOUND |
| 0.59' | GENUINE RECORD POINT FOUND |
| 0.60' | GENUINE RECORD POINT FOUND |

ZONING DATA:
 EXCEPTS OF CITY OF QUINCY ZONING REGULATIONS, "C-2" COMMERCIAL DISTRICT.
 BULK REGULATIONS, CHAPTER 29:
 29.001: LOT AREA: NONE
 29.402: FRONT YARD DEPTH: 25 FEET
 29.402: SIDE YARD DEPTH: NONE
 29.402: REAR YARD DEPTH: NONE
 OFF STREET PARKING REQUIREMENTS: SUBSECTION: 29.603.
 PARKING REQUIREMENTS ARE SUBJECT TO SPECIFIC USE OF THE STRUCTURE/BUSINESS ON THIS SITE. NO SPECIFIC USE HAS BEEN DESIGNATED AS OF THIS DATE.
 SOURCE OF ZONING INFORMATION: CITY OF QUINCY PLANNING & DEVELOPMENT OFFICE
 QUINCY CITY HALL ANNEX, THIRD FLOOR
 706 WANE STREET
 QUINCY, ILLINOIS 62401
 PHONE: (314)-221-2288
 FAX: (314)-221-2288

NOTES CORRESPONDING TO SCHEDULE "B":
 THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY TIGOR TITLE INSURANCE COMPANY, COMMITMENT FILE NO. IS-2751, WITH AN EFFECTIVE DATE: MARCH 15, 2004.
 ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY:
 6 SUBJECT TO EASEMENTS, RESTRICTIONS, AND OTHER MATTERS, ALL AS SHOWN ON SURVEY PREPARED BY BUESCHER FRANKENBERG ASSOCIATES, INC., PROJECT NO. 98-4242, RECORDED IN BOOK 15 OF PLATS, AT PAGE 1227.
 THIS TITLE REPORTS THE SUBJECT PROPERTY BUT IS BLANKET IN VALIDITY THEREFOR IT HAS NOT BEEN PLOTTED HERON.

STATEMENT OF ENCROACHMENTS:
 THERE WERE NO ENCROACHMENTS NOTED AT THE TIME OF THE FIELD SURVEY.

GENERAL UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HERON.

GENERAL UTILITY NOTE:
 CALL BEFORE YOU DIG!
"JULIE" ILLINOIS ONE CALL: 800-892-0123

KESS & ASSOCIATES, INC.
 819 SYCAMORE ST., WATERLOO, IOWA 50703-4729 PHONE: (319) 234-0509

PRELIMINARY PLAT: REPLAT OUTLOT 1
 WAL-MART SUBDIVISION: PART OF SW 1/4, SECTION 33, TOWNSHIP 33N, RANGE 8E, EAST 8TH P.M.
 5201 BROADWAY STREET, CITY OF QUINCY, ADAMS COUNTY, STATE OF ILLINOIS

SHEET NO. 1 OF 1