

**Memorandum
Community and Economic Development
Department**

**To: Thomas Thomas, City Manager
Subject: Review of Re-Plat of Metro-Link Subdivision
Date: December 7, 2015**



The attached Re-Plat of Metro-Link Addition Final Plat is a one-lot minor plat located at 4501 4th Avenue, zoned I-1 (light industrial) district. The subdivision has been initiated to remove and expand utility easements on the developed site (149,000 square foot maintenance facility for Rock Island County Metropolitan Mass Transit District). The original Metro-Link Subdivision was approved by the City in February 2009 (see attached original subdivision and proposed replat).

The replat removes utility easements identified in the vacated right-of-way of 45th Street and several alleys. The City Engineer has determined that these easements are no longer needed. The replat also widens utility easements from 20 feet to 40 feet along the property lines adjacent to 46th Street on the east and 4th Avenue on the south.

Lot One has an area of 421,269 square feet, or 9.67 acres (lot lines have not changed from the original plat). Access to the site will remain from both 3rd and 4th Avenue and 46th Street.

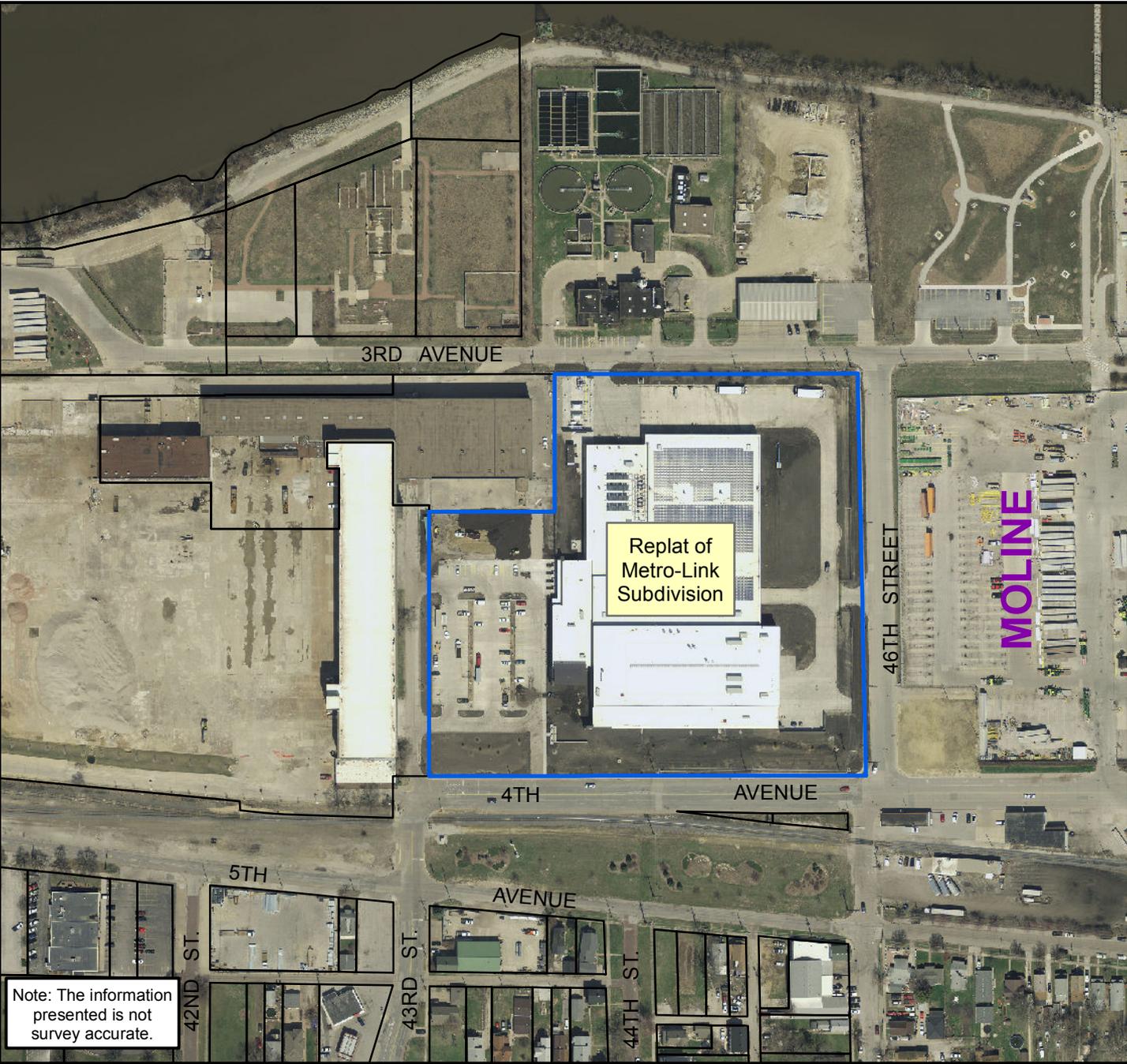
There will be no public improvements in the proposed subdivision. The City Engineer has approved the final plat.

RECOMMENDATION: That the final plat be approved because it meets the requirements in the Subdivision Ordinance.

**Submitted by: Alan Fries, Urban Planner II
Ben Griffith, Planning and Redevelopment Administrator
Jeff Eder, Assistant City Manager and CED Director**

Approved by: Thomas Thomas, City Manager

SUBDIVISION LOCATION



SUBDIVISION LOCATION Replat of Metro-Link Subdivision

Legend

-  Subject Property
-  Parcels

DR. BY: K.G.D.

APPR. BY: B.G./A. F.



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Note: The information presented is not survey accurate.

NORTH IS BASED ON THE NORTH AMERICAN DATUM OF 1983, ILLINOIS HORIZONTAL PLANE COORDINATE SYSTEM, WEST ZONE.

Re-Plat of Metro-Link Subdivision
 Metro-Link Subdivision previously recorded as Document Number 2009-05298, located in the Northwest Quarter of Section 31, T. 18 N., R. 1 W. of the 4th P.M. in the City of Rock Island, Rock Island County, State of Illinois

NORTH



LEGEND

- 60" DIA. REBAR, FOUND
- × CHISELED "X" IN CONCRETE, FOUND
- ⊙ CHISELED "O" IN CONCRETE, BEF
- ▲ #12 1/2" REBAR WITH CAP # _____, FOUND
- △ #20 1/2" REBAR WITH CAP #K33-S123, BEF
- ⊙ 60" DIA. P.I.L. FOUND
- P.K. HULL, FOUND
- BL 4138 ROCK ISLAND TOWNSHIP TAX PARCEL #
- ▨ EXISTING BUILDING
- ▭ SUBDIVISION BOUNDARY
- LOT LINE
- ⋯ UNDERLYING LOT LINE
- ⋯ SECTION LINE
- ⋯ ACOM. LINE
- BUL. BUILDING FOOTPRINT LINE
- U.C. UTILITY EASEMENT

THIS PLAT PRESENTED BY:
OWNER/SUBDIVIDER:
 Rock Island County Metropolitan Mass Transit District

PREPARED FOR:
 Rock Island County Metropolitan Mass Transit District
 1615 River Drive
 Moline, IL 61285
 Attn: Laurence J. Jensen, Chairman

SUBDIVISION AREA
 TOTAL AREA = 421,269 sq. ft. = 9.571 acres

LOT AREA
 LOT 1 = 421,269 sq. ft. = 9.571 acres

ZONING
 CURRENT: H - LIGHT INDUSTRIAL

GENERAL NOTES

1. The surveyed corners are located within Other Area Zone "O" or "Area" classified in the 600' buffer "footprint" according to the FEMA Flood Insurance Rate Map (FIRM) Map No. 17180C001 Effective Date April 8, 2016.
2. Distances are listed in feet and decimal part of a foot.
3. All encumbrances have been found or as shown on this plat.
4. All public streets and alley rights within the boundary of this subdivision have been revealed by Rock Island City Council resolution. The only easement rights in the recorded right of way have been obtained and are as shown on this Re-Plat.

Owners Certificate Regarding School District

State of Illinois _____
 County of Rock Island _____

This is to certify that to the best of my knowledge, each tract, parcel, lot or block of the Plat of Metro-Link Subdivision in the City of Rock Island, Illinois within the Rock Island / Moline School District No. 41, Rock Island County, Illinois.

Dated: This _____ day of _____, 2015

Owner: Rock Island County Metropolitan Mass Transit District

By: Laurence J. Jensen, Chairman
 Rock Island County Metropolitan Mass Transit District

Subscribed and sworn to before me this _____ day of _____, 2015.

Notary Public

ENGINEERS CERTIFICATE

To the best of our knowledge and belief the drawings of certain water bodies within and around this subdivision do not change by the construction of same or any part thereof.

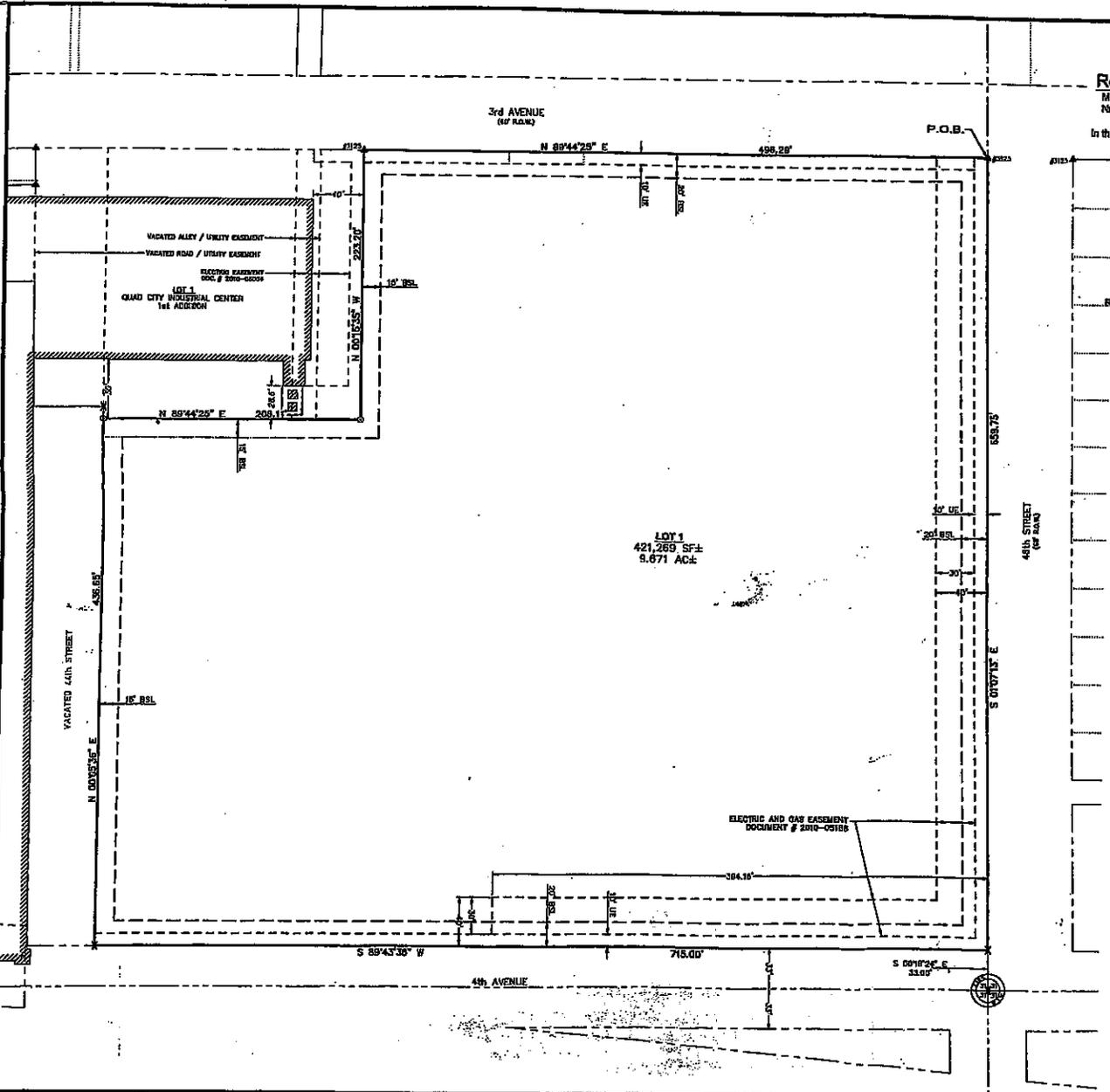
John Helder, CIVIL ENGINEER
 Registration No. 010-002870
 My license renewed date is November 30, 2016

Owner or Attorney _____ Date _____



I hereby certify that this land surveying document was prepared and the related survey practices performed by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Illinois. I am not aware of any other persons who have performed any part of this surveying work.

John A. Helder, P.E. License No. 010-002870
 My license renewed on November 30, 2016
 No. of sheets covered by this seal: _____
 License expires, renewed



NO.	REVISIONS	DESCRIPTION	DATE

Missman, Inc.
 Professional Engineers & Land Surveyors
 Rock Island, IL • Moline, IL • Davenport, IA • Dubuque, IA
 (319) 384-2400 • (319) 384-2401 • (319) 785-7944
 www.missman.com

RE-PLAT OF METRO-LINK SUBDIVISION
 ROCK ISLAND, ILLINOIS
PLAT OF SUBDIVISION

Missman Project No:
C165016

File Name:
 c165016.dwg

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Field Book No:
Drawn By: DAB
Checked By: DAB
Date: 10/12/2015

Sheet 1 of 1

NORTH IS BASED ON THE NORTH AMERICAN DATUM OF 1983, ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE

NORTH



Final Plat of Metro-Link Subdivision

a re-subdivision of part of Blocks 3 and 4 of Sinnett's Addition and Connel's Addition in the City of Rock Island, Illinois, located in the Northwest Quarter of Section 31, T. 18 N., R. 1 W. of the 4th P.M. in Rock Island County, State of Illinois

THIS PLAT PRESENTED BY:
OWNERS/SUBDIVIDER
City of Rock Island, Illinois

PREPARED FOR:
City of Rock Island, Illinois
1528 3rd Avenue
Rock Island, IL 61201
Attn: Greg Champagne

SUBDIVISION AREA
TOTAL AREA = 421,289 sq. ft. = 9.571 acres

LOT AREAS
LOT 1 = 421,289 sq. ft. = 9.571 acres

ZONING
CURRENT: I - LIGHT INDUSTRIAL

800-99-03268

PATRICK "PAT" WYMAN
ROCK ISLAND, ILLINOIS
ROCK ISLAND, IL

REGISTERED CIVIL ENGINEER
07/13/2005 11:43AM

PLAT FEE: 75.00
MAP FEE: 10.00

BOOK: 04
PAGE: 04

PAGES: 6

LEGEND	
●	5/8" DIA. REBAR, FOUND
⊗	CHISELED "C" IN CONCRETE, FOUND
⊕	CHISELED "C" IN CONCRETE, SET
△	1/2" REBAR WITH CAP #, FOUND
△	1/2" REBAR WITH CAP #53-125, SET
⊙	1/2" SQ. PIN, FOUND
⊙	P.K. NAIL, FOUND
RL #128	ROCK ISLAND TOWNSHIP TAX PARCEL #
▨	EXISTING BUILDING
---	SUBDIVISION BOUNDARY
---	LOT LINE
---	UNDERLYING LOT LINE
---	SECTION LINE
---	R.O.W. LINE
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT

GENERAL NOTES

- The surveyed tools are located within Other Area Zone "X" or Areas determined to be outside 200-year floodplains according to the FEMA Flood Insurance Rate Map (FIRM) Map No. 1718C/02C Effective Date: October 16, 2002.
- Distances are listed in feet and decimal part of a foot.
- All encroachments have been found or set as shown on this plat.
- All public rights of ways within the boundary of this subdivision have been vacated by Rock Island City Council resolutions. These resolutions do reserve Easement rights in the vacated right of ways that have been created and labeled as Utility Easement on this Subdivision Plat.

Owner's Certificate Regarding School District

State of Illinois }
County of Rock Island }

This is to certify that to the best of my knowledge, each tract, parcel, lot or block of Metro-Link Subdivision in the City of Rock Island, Illinois lies within the Rock Island / Main School District No. 41, Rock Island County, Illinois.

Dated: This 12 day of March, 2009

Owner: CITY OF ROCK ISLAND, ILLINOIS

By: Greg Champagne
Community and Economic Development Director

Subscribed and sworn to before me this 12 day of March, 2009.

Carol L. Trickett
Notary Public

ENGINEER'S CERTIFICATE

To the best of our knowledge and belief the drainage of surface waters both within and around this subdivision will not be changed by the construction of same or any other drainage.

Patric A. Wyman
Registered Professional Engineer
Date: 3/12/09



SURVEYOR'S STATEMENT

I, Carl A. Beckner, Illinois Professional Land Surveyor No. 05-8125, do hereby state that this Plat of Survey was prepared by me or under my direct personal supervision for the benefit of the City of Rock Island, and that it is true and correct to the best of my knowledge and belief. This professional opinion conforms with the current Illinois Minimum Standards for a boundary survey.

Carl A. Beckner
Date: 3/10/2009
My License expiration date is 11/30/10
Illinois Professional Design Firm # 184-000063

NO.	REVISIONS DESCRIPTION	DATE

Missman
STANLEY & ASSOCIATES, P.C.
Civil Engineering/Environmental Services/Structural Engineering/Surveying
1011 27th Avenue Rock Island, Illinois 61201-6040
Phone (309) 786-7874 Fax (309) 786-7871

METRO-LINK SUBDIVISION
ROCK ISLAND, ILLINOIS
PLAT OF SUBDIVISION

Missman Project No. A08S039
File Name: A08S039-SubdivisionPlat.dwg
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Drawn By: DAB
Checked By: DAB
Date: 3/04/2009
Sheet 1 of 1