

**Memorandum
Community and Economic Development
Department**

To: Thomas Thomas, City Manager

Subject: Review of Final Plat of Immanuel Lutheran Subdivision

Date: February 15, 2016



The attached Immanuel Lutheran Subdivision Final Plat is a one-lot minor plat located at 2508 24th Avenue, zoned R-2 (one family residence) district. The site is occupied by a single family residence and the owner desires to sell the house from the balance of the cemetery property, which is located to the west and south of the subject site (see attached subdivision plat and location map).

The proposed Lot One will have an area of 6,283 square feet (0.14 acres). As previously indicated it is occupied by a one-story single family residence (see attached site photo). The proposed lot meets the minimum lot area and width requirements for a new parcel within the R-2 zoning district. The existing residential structure also meets setback requirements for the R-2 district.

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 and facilitates the sale of the residence from the cemetery property.

**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 MAP



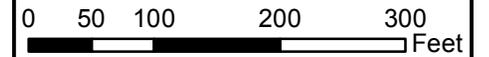
SUBDIVISION LOCATION MAP Immanuel Lutheran Subdivision

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

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



City of Rock Island

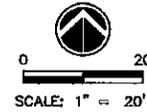
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



OWNER/SUBDIVIDER
IMMANUEL LUTHERAN CHURCH
 3300 24TH STREET
 ROCK ISLAND, IL 61201

FINAL PLAT
 OF
IMMANUEL LUTHERAN SUBDIVISION

PART OF ASSESSOR'S LOT 12 OF THE ASSESSOR'S PLAT OF 1870,
 SECTION 12, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL
 MERIDIAN, TO THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS
 0.14 AC±



**OWNER'S CERTIFICATE REGARDING
 SCHOOL DISTRICT**

STATE OF ILLINOIS)
)
 COUNTY OF ROCK ISLAND)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, ALL OF WATCH TOWER FIFTH ADDITION IN THE CITY OF ROCK ISLAND, ILLINOIS LIES WITHIN THE ROCK ISLAND / MILAN SCHOOL DISTRICT NO. 41, ROCK ISLAND COUNTY, ILLINOIS.

DATED: THIS _____ DAY OF _____, 2015
 OWNER: Immanuel Lutheran Church

BY: _____
 Thomas G. Ayers President

_____, a Notary Public in and for the County aforesaid, do hereby certify that I am personally know to me to be the same persons whose name is subscribed to the foregoing instrument, and that they appeared before me this day in person and acknowledged that they signed and sealed the same as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2015 A.D.

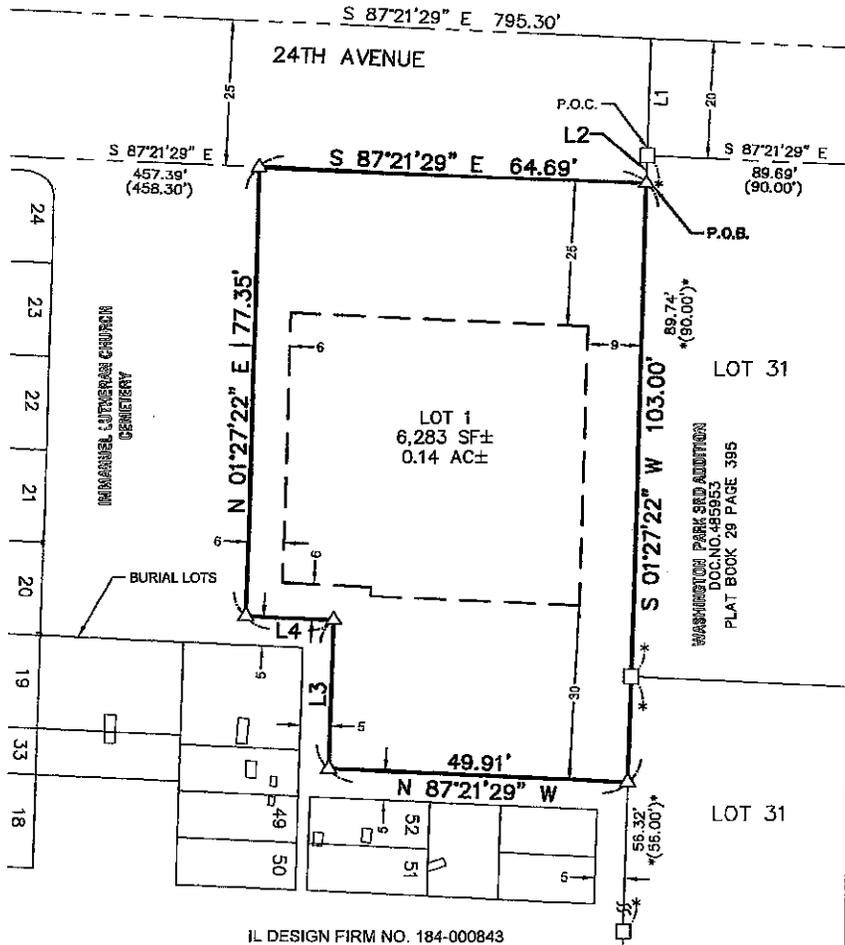
 NOTARY PUBLIC

ENGINEER'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF.

Thomas Ayers _____ Date
 President, Immanuel Lutheran Church

Scott L. Kammerman _____ Date
 License No. 052-046873
 My license renewal date is November 30, 2015
 Pages or sheets covered by this seal: 1



SURVEYOR'S NOTES

1. BASIS OF BEARING ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
2. IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
3. THIS PROPERTY IS ENTIRELY WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER FEMA FIRM PANEL MAP NUMBER 17161C0305F, MAP REVISED APRIL 5, 2010.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, DRAINAGE AREAS AND ROADWAYS THAT A COMPLETE TITLE SEARCH WOULD DISCLOSE.
5. BUILDING SETBACK LINES PER CURRENT CITY ZONING ORDINANCE.
6. DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
7. ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.
8. SURVEY PERFORMED BETWEEN OCT. 10, 2015 AND NOV. 2, 2015.
9. LOT AREA = 6,284 SF± 0.14 AC±

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- SECTION LINE
- 1/2" SQUARE PIN, FOUND
- △ REBAR WITH CAP# 35-3553, SET
- 100.00' MEASURED DIMENSION
- (100.00') PLAT / RECORD DIMENSION
- ∫ LINE CONTINUATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°27'22" E	20.02'
L2	N 01°27'22" E	5.00'
L3	N 01°27'22" E	25.65'
L4	N 87°21'29" W	14.78'



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that it conforms to the current Illinois Minimum Standards for a boundary survey.

John P. Johnson, PLS No. 35-3553 _____ Date
 My license expires on November 30, 2016
 No. of sheets covered by this seal: _____

NO.	REVISIONS DESCRIPTION	DATE



IMMANUEL LUTHERAN SUBDIVISION
 ROCK ISLAND, ILLINOIS
 FINAL PLAT

Missman Project No:
 A155027
 File Name:
 A155027.dwg
 © COPYRIGHT 2015
 ALL RIGHTS RESERVED
 Field Book No:
 Drawn By: JPJ
 Checked By: CEJ
 Date: 11/04/2015
S-1
 Sheet 1 of 1

