

**Memorandum  
Community & Economic Development Department**



**To:** Thomas Thomas, City Manager  
**Subject:** Review of Final Plat of Watch Tower Fifth Addition  
**Date:** April 14, 2016

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The attached Watch Tower Fifth Addition Final Plat is a two-lot minor plat located at approximately 3750 – 11<sup>th</sup> Street and is zoned B-4 (highway business) district. The site was once occupied by the former Watch Tower Plaza and other adjacent commercial and residential properties, but is now owned by the City of Rock Island which has demolished all structures and graded the site in preparation for redevelopment as a proposed Wal-Mart Supercenter.

The proposed Lot 1 comprises approximately 19.37 acres while Lot 2 would be approximately 2.78 acres in size. Both lots far exceed the minimum lot size requirements for the B-4 zoning district. Lot 1 has been proposed for the Wal-Mart Supercenter site, while Lot 2 has been identified as an outparcel with no proposed development identified at this time. Two narrow parcels of land at the easternmost edge of the site along 11<sup>th</sup> Street have been identified as "Parcel A" and "Parcel B" for possible future right-of-way inclusion.

Potable water and sanitary sewer service is provided by the City of Rock Island and available at the site. No extension of these facilities or any other public improvements are proposed at this time. The City Engineer and Planning staff have reviewed the final plat and recommend it for approval.

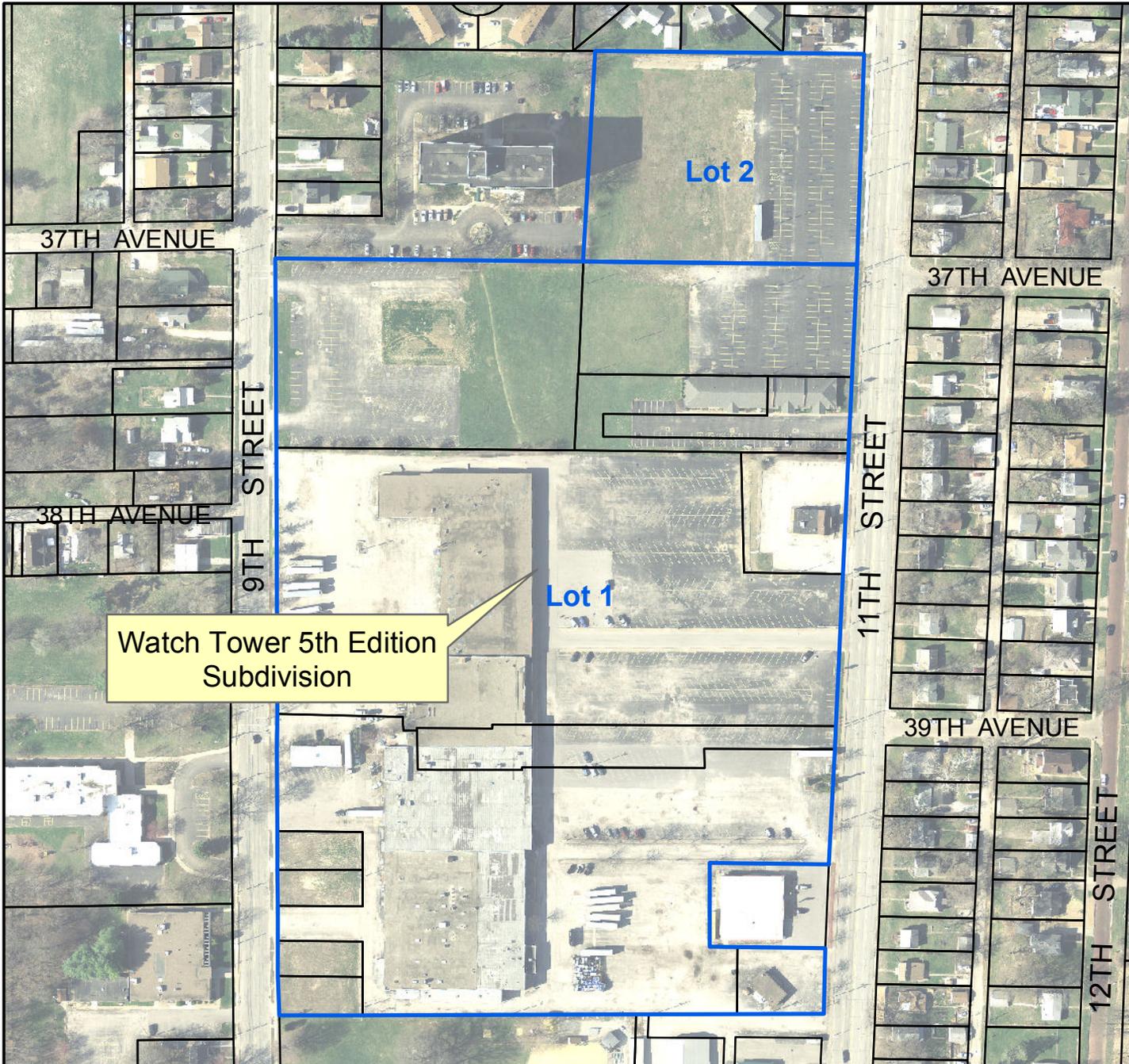
**RECOMMENDATION:** That the final plat be approved because it meets the requirements of the City's Subdivision Ordinance and facilitates redevelopment of the site for a proposed Wal-Mart Supercenter.

**Submitted by:** Jeffery A. Eder, Assistant City Manager / CED Director  
Ben Griffith, Planning & Redevelopment Administrator

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**Approved by:** Thomas Thomas, City Manager

# SUBDIVISION LOCATION MAP



## SUBDIVISION LOCATION MAP

### Watch Tower 5th Ed. Subdivision

#### Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

APPR. BY: B.G.



0 50 100 200 300 400  
Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



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.

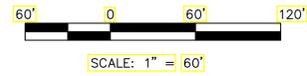
DATED: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

OWNER: CITY OF ROCK ISLAND

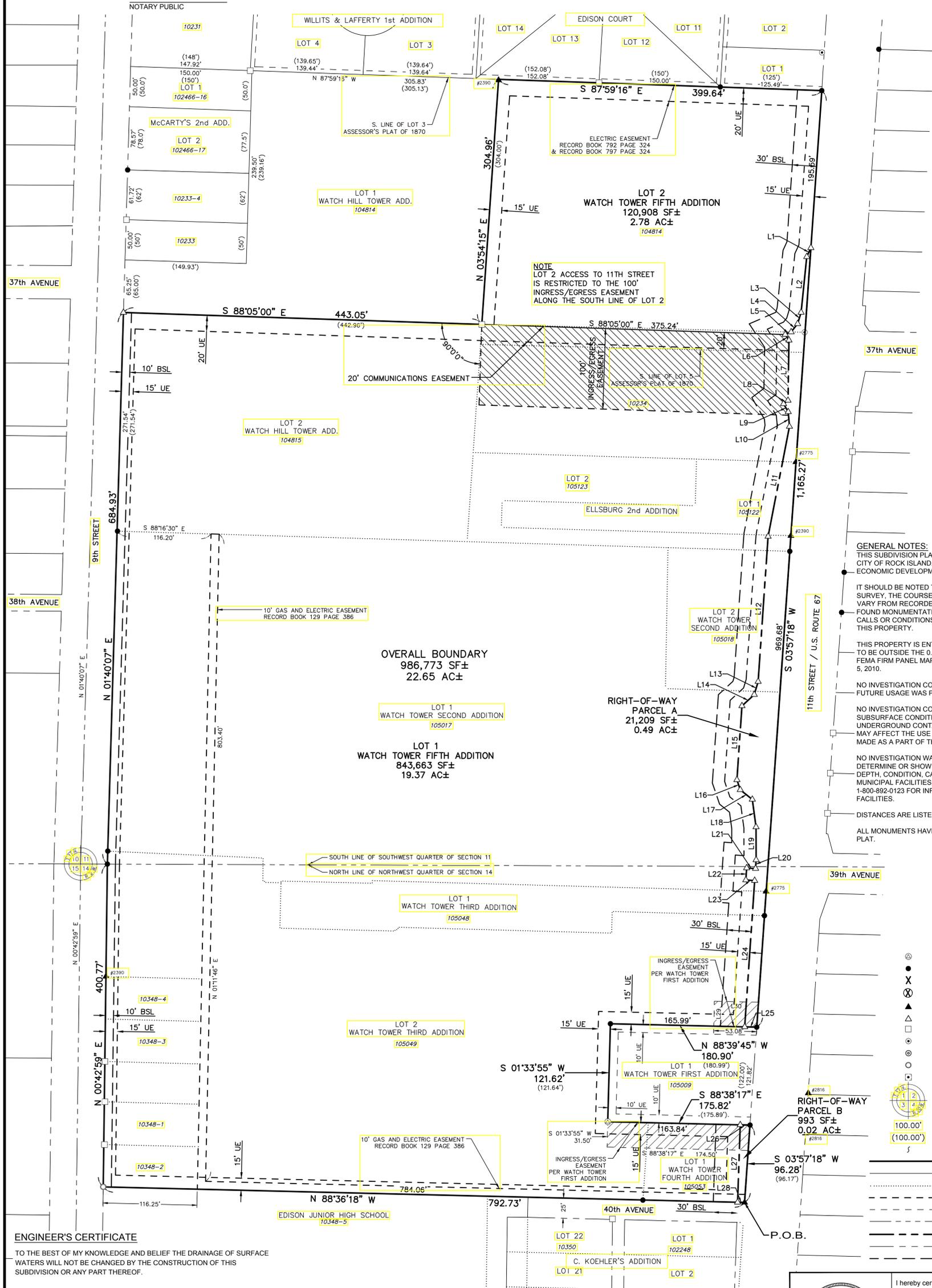
BY: JEFF EDER  
 COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

FINAL PLAT  
 OF  
**WATCH TOWER FIFTH ADDITION**  
 TO THE CITY OF ROCK ISLAND,  
 ROCK ISLAND COUNTY, ILLINOIS

A SUBDIVISION OF LOT 2 OF WATCH HILL TOWER ADDITION, LOTS 1 AND 2 OF WATCH TOWER SECOND ADDITION, LOTS 1 AND 2 OF WATCH TOWER THIRD ADDITION, LOT 1 OF WATCH TOWER FOURTH ADDITION, AND LOTS 1 AND 2 OF ELSBERG SECOND ADDITION; ALSO PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS  
 CONTAINING 22.65 ACRES±



OWNER/DEVELOPER  
 CITY OF ROCK ISLAND  
 1528 3rd AVENUE  
 ROCK ISLAND, ILLINOIS 61201  
 CONTACT: JEFF EDER  
 (309) 732-2920



LINE	BEARING	DISTANCE
L1	S 24°32'43" W	12.18'
L2	S 05°48'07" W	69.47'
L3	S 16°52'15" W	14.75'
L4	S 38°20'04" W	12.96'
L5	S 66°20'12" W	7.91'
L6	S 33°08'06" E	8.42'
L7	S 00°55'12" W	74.75'
L8	S 52°35'18" W	6.98'
L9	S 30°04'04" E	11.51'
L10	S 04°49'54" E	18.29'
L11	S 10°57'34" W	138.98'
L12	S 03°53'34" W	180.53'
L13	S 16°35'05" W	16.88'
L14	S 47°20'42" W	20.66'
L15	S 03°53'34" W	92.00'
L16	S 18°43'37" E	13.00'
L17	S 50°57'36" E	19.11'
L18	S 07°39'36" E	34.44'
L19	S 00°10'20" E	40.89'
L20	S 03°53'34" W	10.75'
L21	N 86°06'26" W	11.00'
L22	S 03°53'34" W	15.00'
L23	S 86°06'26" E	11.00'
L24	S 03°53'34" W	181.99'
L25	N 88°39'45" W	14.91'
L26	S 88°38'17" E	11.98'
L27	S 01°59'01" W	96.18'
L28	N 88°36'18" W	6.67'
L29	N 01°20'15" E	31.00'
L30	S 88°39'45" E	54.50'

**GENERAL NOTES:**  
 THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF THE CITY OF ROCK ISLAND. CONTACT: JEFF EDER - COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

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.

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.

NO INVESTIGATION CONCERNING ZONING FOR CURRENT OR FUTURE USAGE WAS PERFORMED AS A PART OF THIS SURVEY.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL J.U.L.I.E. AT 1-800-882-0123 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.

ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

**LEGEND**

⊙	RAILROAD SPIKE, FOUND
●	REBAR, FOUND
⊗	CHISELED "X" IN CONCRETE, FOUND
⊗	CHISELED "X" IN CONCRETE, SET
⊗	REBAR WITH CAP # _____, FOUND
⊗	5/8" REBAR WITH CAP #35-3125, SET
⊗	1/2" SQ. PIN, FOUND
⊙	P.K. NAIL, FOUND
⊙	P.K. NAIL, SET
⊙	PIPE, FOUND
⊙	CONCRETE MONUMENT, FOUND
⊙	SECTION CORNER
—	MEASURED DIMENSION
—	RECORDED DIMENSION
—	LINE CONTINUATION
—	SURVEY BOUNDARY
—	PROPERTY LINE
—	HISTORICAL LINE - AS NOTED
—	PROPOSED EASEMENT LINE
—	EXISTING EASEMENT LINE
—	SECTION LINE
—	PROPOSED R.O.W. LINE
—	EXISTING R.O.W. LINE
—	PROPOSED SETBACK LINE

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.

Michael J. Kane \_\_\_\_\_ Date  
 License No. 062-02051886  
 My license renewal date is November 30, 2017  
 Pages or sheets covered by this seal: 1

Jeff Eder \_\_\_\_\_ Date  
 Community and Economic Development Director

**EASEMENT NOTES:**  
 ALL PUBLIC UTILITY EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION PLAT THAT WERE CREATED BY THE RECORDING OR PREVIOUS SUBDIVISION PLATS OR OTHER RECORDED DOCUMENTS ARE HEREBY VACATED. ONLY THE PUBLIC UTILITY EASEMENTS SHOWN HERE ON THIS SUBDIVISION PLAT SHALL REMAIN IN EFFECT.  
 INGRESS / EGRESS EASEMENTS CREATED BY WATCH TOWER SECOND ADDITION AND WATCH TOWER THIRD ADDITION ARE HEREBY VACATED.



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.

Daryl A. Brickner, PLS No. 35-3125 \_\_\_\_\_ Date  
 My license expires on November 30, 2016  
 No. of sheets covered by this seal: 1  
 ILL. DESIGN FIRM NO. 184-000843

Sheet 1 of 1
Date: 10/12/2015
Checked By: JPU
Drawn By: DAB
Field Book No.:
File Name: C:\151016
Missman Project No: C151016

**WATCH TOWER FIFTH ADDITION**  
 ROCK ISLAND, ILLINOIS

**FINAL PLAT**

**Missman, Inc.**  
 Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL  
 (309) 788-7644 • (563) 344-0260 • (815) 965-6400 • (815) 748-5543  
 www.missman.com

**REVISIONS**

No.	DESCRIPTION	DATE
1	ADDED SECOND LOT	10/26/2015
2	ENGINEER'S DRAINAGE STATEMENT	4/13/2016