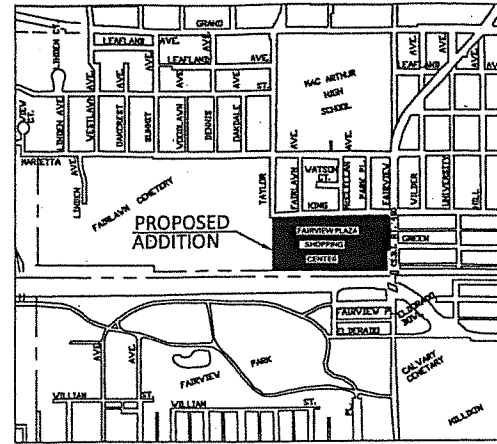


FINAL PLAT FAIRVIEW PARK PLAZA

SUBDIVIDER
FAIRVIEW PARK PLAZA, LLC



DRAINAGE STATEMENT

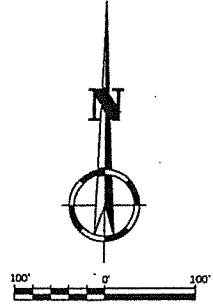
WE, THE UNDERSIGNED RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED HEREBY, OR THE DULY AUTHORIZED ATTORNEY OF SUCH OWNER OR OWNERS, STATE THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, RESPONSIBLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER OR SUBDIVIDERS HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

[Signature]
OWNER

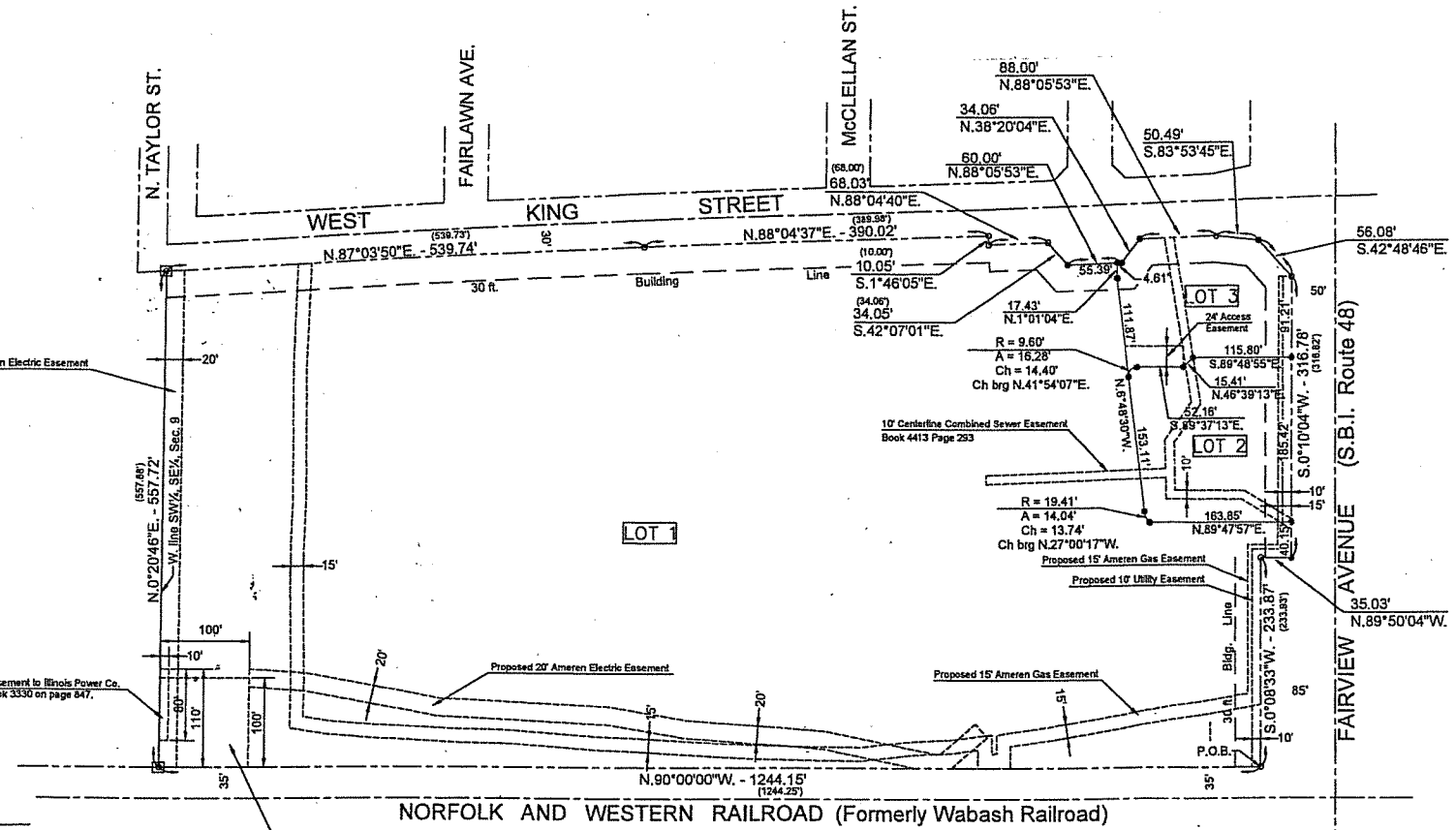
[Signature]
OWNER

STATE OF ILLINOIS
JONAS N. OZIER
062-058647
REGISTERED PROFESSIONAL ENGINEER

by *[Signature]*
date 12-7-2020
EXP. 11/30/21



- NOTES:
- IRON PINS (30" LENGTH X 5/8" DIAMETER) ARE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTH RIGHT OF WAY LINE OF THE NORFOLK AND WESTERN RAILROAD BEING N.90°00'00"W. AS SHOWN ON AN ALTA SURVEY BY PHILIP W. COCHRAN DATED MARCH 31, 2006.
 - ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
 - ALL AREAS ARE MORE OR LESS.
 - FIELD WORK WAS COMPLETED AUGUST 2020.
 - ALL UNDERGROUND UTILITIES SHOULD BE MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION BY CALLING THE I.U.L.E. HOTLINE AT 811 OR 1-800-892-0123.
 - ENVIRONMENT AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - FOR SETBACK LINES, EASEMENTS, AND BUILDING RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
 - NO PART OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA MAP 17042900415C WITH AN EFFECTIVE DATE OF 6/07/2017.
 - ZONING FOR THIS PROPERTY IS B-3
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DECATUR, ILLINOIS.
 - THIS PROPERTY IS SUBJECT TO A "LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE" AS RECORDED IN BOOK 3030 ON PAGE 428 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS
 - ADDITIONAL ACCESS FROM KING STREET TO LOTS 2 AND 3 SHALL BE ALLOWED ACROSS LOT 1 THROUGH MARKED PARKING LOT AISLES.



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MACON) SS

I, RANDALL G. TREI, AN ILLINOIS LAND SURVEYOR NO. 3141, HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S), FAIRVIEW PARK PLAZA, LLC, THIS PROPERTY WAS SURVEYED UNDER MY DIRECTION. THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Part of the Southwest Quarter of the Southeast Quarter of Section 9, Township 16 North, Range 2 East of the Third Principal Meridian and more particularly described as follows:
Beginning at the point of intersection of the North right of way line of the Norfolk and Western Railroad (formerly Wabash Railroad) with the present West right of way line of S.B.I. Rt. 48 (Fairview Avenue), said point being approximately 59.2 feet North of and 80.2 feet West of the Southeast corner of said Southwest Quarter of the Southeast Quarter of Section 9; thence North 90 degrees 00 minutes 00 seconds West (assumed bearing) 1244.25 feet along said railroad right of way line to the West line of said Southwest 1/4, Southeast 1/4, Section 9; thence North 0 degrees 21 minutes 38 seconds East, 557.88 feet along the West line of said Southwest 1/4, Southeast 1/4, Section 9 to the intersection with the South right of way line of King Street; thence North 87 degrees 04 minutes 20 seconds East, 539.73 feet along said right of way line; thence North 88 degrees 05 minutes 18 seconds East, 389.98 feet; thence South 01 degrees 54 minutes 42 seconds East, 10.00 feet; thence North 88 degrees 05 minutes 18 seconds East, 68.00 feet; thence South 42 degrees 08 minutes 53 seconds East, 34.06 feet; thence North 88 degrees 05 minutes 18 seconds East, 60.00 feet; thence North 38 degrees 19 minutes 29 seconds East, 34.06 feet; thence North 88 degrees 05 minutes 18 seconds East, 88.00 feet; thence South 83 degrees 56 minutes 31 seconds East, 50.49 feet; thence South 42 degrees 46 minutes 04 seconds East, 56.08 feet to a point on the West right of way line of Fairview Avenue; thence South 0 degrees 09 minutes 28 seconds West, 316.82 feet along said right of way line; thence North 89 degrees 50 minutes 32 seconds West, 35.03 feet; thence South 0 degrees 09 minutes 28 seconds West, 233.93 feet to the point of beginning. Situated in Macon County, Illinois.

ACCORDING TO LAW I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THE ATTACHED PLAT, SAID SUBDIVISION TO BE HEREINAFTER DESIGNATED AS "FAIRVIEW PARK PLAZA".

GIVEN UNDER MY HAND AND SEAL AT DECATUR, ILLINOIS THIS 7th DAY OF December, 2020.

DECATUR, ILLINOIS
CHASTAIN & ASSOCIATES LLC

BY: *[Signature]*
RANDALL G. TREI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3141
MY LICENSE EXPIRES 11/30/2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

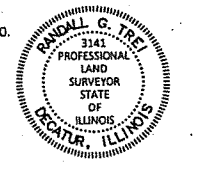
LEGEND

XXX.XX'	MEASURED DISTANCE
(XXX.XX')	PLAT DISTANCE
P.O.B.	POINT OF BEGINNING
•	SET IRON PIN
○	FOUND IRON PIN
◻	CONCRETE MONUMENT
(LOT X)	EXISTING LOT TEXT
LOT	PROPOSED LOT TEXT
---	EASEMENT LINE
---	ROW LINE
---	SETBACK LINE
---	BOUNDARY LINE
---	PR LOT LINE

LOT#	AREA - ACRE
1	15.52
2	0.75
3	0.60

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT - CITY OF DECATUR
DATE 12/16/2020

[Signature]
PUBLIC WORKS DIRECTOR - CITY OF DECATUR
DATE 12-15-20



CHASTAIN & ASSOCIATES LLC
CONSULTING ENGINEERS

PROJECT NO. 7496
FIELD BOOK NO. 532
START DATE (09/24/2020)
DRAWN BY LES FENNIS
CHECKED BY RST
C&A REF. NO. (816) 489-0090
BGM REF. NO. 184-001397
FILE LOCATION: 17-AND-DEVELOP/PROJECT

FINAL PLAT
FAIRVIEW PARK PLAZA
FAIRVIEW PARK PLAZA, LLC
DECATUR, ILLINOIS

Sheet no. FP-1
Project no. 7496