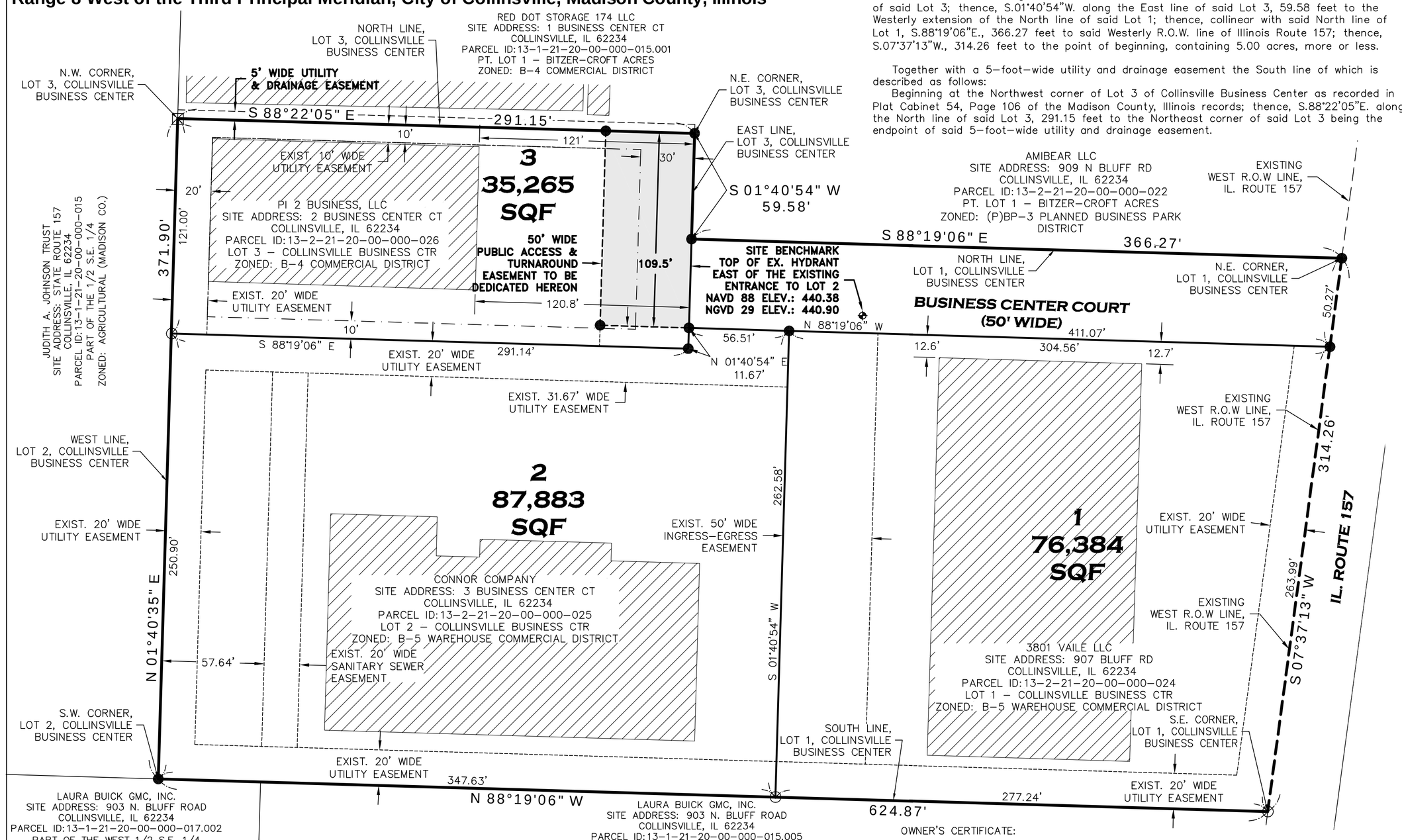
FINAL PLAT - SEPTEMBER, 2025

RE-SUBDIVISION OF BUSINESS CENTER COURT

Lots 1, 2, and 3 of Collinsville Business Center as recorded in Plat Cabinet 54, Page 106 of the Madison County, Illinois records, lying in the Southeast Quarter of Section 20, Township 3 North, Range 8 West of the Third Principal Meridian, City of Collinsville, Madison County, Illinois



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

(ASSUMED)
SCALE: 1" = 40'
BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83
DATE OF FIELD WORK:
7-18-2014

LEGEND

○ = IRON MARKER FOUND
● = 5/8"ø IRON PIN TO BE SET
△ = STONE FOUND
⊡ = CONCRETE MONUMENT FOUND
■ = CONCRETE MONUMENT TO BE SET
⊗ = BRASS PLUG FOUND
– – – – – – = EXISTING EASEMENT TYPE AND WIDTH AS NOTED

LAND SURVEYOR/ENGINEER:
NETEMEYER ENGINEERING ASSOC., INC.
IL. Prof. Design Firm (LSPEISE) 184-001027
101 South Page Street
Aviston, Illinois 62216
Phone: (618) 228-7816

OWNERS / SUBDIVIDERS:
3801 VAILE, LLC
907 BLUFF RD
COLLINSVILLE, IL 62234
PHONE: (618) 654-3467

CONNOR COMPANY
3 BUSINESS CENTER CT
COLLINSVILLE, IL 62234
PHONE: (309) 688-1068

PI 2 BUSINESS, LLC
8826 SANTA FE DR. SUITE 300
OVERLAND PARK, KS 66212
PHONE: (913) 391-5110

RED DOT STORAGE 174, LLC
P.O. BOX 600
BOULDER, CO 80306
PHONE: (561) 489-5889

SITE INFORMATION :
GROSS AREA = 217,716 sqf
R.O.W. AREA = 18,183 sqf
LOT AREA = 199,533 sqf

BUILDING SETBACKS PREEXISTING ONLY
B-4 (COMMERCIAL DISTRICT):
- FRONT 30'
- REAR 20'
- SIDE 10'

BUILDING SETBACKS PREEXISTING ONLY
B-5 (WAREHOUSE COMMERCIAL DISTRICT):
- FRONT SUBJECT TO PLAN REVIEW
- REAR SUBJECT TO PLAN REVIEW
- SIDE SUBJECT TO PLAN REVIEW

NOTE:
ALL TREES IN THE RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER

PERIMETER DESCRIPTION:

Lots 1, 2, and 3 of Collinsville Business Center as recorded in Plat Cabinet 54, Page 106 of the Madison County, Illinois records, lying in the Southeast Quarter of Section 20, Township 3 North, Range 8 West of the Third Principal Meridian, City of Collinsville, Madison County, Illinois.

Beginning at the Southeast corner of said Lot 1 said point being on the Westerly R.O.W. line of Illinois Route 157; thence, N.88°19'06"W. (bearing assumed) collinear with the South line of said Lot 1, 624.87 feet to the Southwest corner of said Lot 2; thence, N.01°40'35"E. collinear with the West line of said Lot 2, 371.90 feet to the Northwest corner of said Lot 3; thence, S.88°22'05"E. along the North line of said Lot 3, 291.15 feet to the Northeast corner of said Lot 3; thence, S.01°40'54"W. along the East line of said Lot 3, 59.58 feet to the Westerly extension of the North line of said Lot 1; thence, collinear with said North line of Lot 1, S.88°19'06"E., 366.27 feet to said Westerly R.O.W. line of Illinois Route 157; thence, S.07°37'13"W., 314.26 feet to the point of beginning, containing 5.00 acres, more or less.

Together with a 5-foot-wide utility and drainage easement the South line of which is described as follows:

Beginning at the Northwest corner of Lot 3 of Collinsville Business Center as recorded in Plat Cabinet 54, Page 106 of the Madison County, Illinois records; thence, S.88°22'05"E. along the North line of said Lot 3, 291.15 feet to the Northeast corner of said Lot 3 being the endpoint of said 5-foot-wide utility and drainage easement.

SURVEYOR'S CERTIFICATE:

I, Patrick R. Netemeyer, hereby certify that this plat is a correct plat of a survey made under my direct supervision at the request of the owners for the purpose of subdividing the tract into lots as shown. The land is within the corporate limits of the City of Collinsville, Illinois, which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I further certify that the property shown hereon is NOT within a special flood hazard area as identified on the Federal Emergency Management Agency, Panel Nos. 170436 0100B.

Given under my hand seal at 101 South Page Street, Aviston Illinois, this _____ day of _____, 20_____.

_____
Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2026

PATRICK R. NETEMEYER 2704 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

This professional service conforms to the current Illinois minimum standards for a boundary survey.

It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances. For complete information, a title opinion or commitment for title insurance and FEMA maps should be obtained, reviewed, and upon request additional information can be included on this plat.

State of Illinois)
)ss
County of Madison)

I do hereby certify that the following agencies were properly notified if required and to the best of my knowledge approve this project:

Illinois Historic Preservation Agency (HPA – archaeological)
Illinois Department of Natural Resources (IDNR–endangered species)
Illinois Department of Natural Resources – Division of Water Resources (IDNR–DWR – stream hydraulics)
Soil Conservation Service (SCS – land use)
U.S. Army Corps of Engineers (USACE – clean water act/stream hydraulics)
Illinois Environmental Protection Agency (IEPA – storm water permit)
Illinois Dept. of Transportation Div. of Highways (IDOT – entrance permit)
U.S. Department of Agriculture (USDA – prime farm land)

_____
Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2026

PATRICK R. NETEMEYER 2704 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

OWNER'S CERTIFICATE:

State of Illinois)
)ss
County of Madison)

We, the undersigned, doing business as Red Dot Storage 174, LLC, an Illinois limited liability company, being the owners of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "**RE-SUBDIVISION OF COLLINSVILLE BUSINESS CENTER**".

Existing utility and drainage easements as shown hereon are hereby re-dedicated, and proposed utility and drainage easements are hereby dedicated to the City of Collinsville and public and private utility companies, as their interests may appear for access (vehicular and pedestrian), construction and maintenance of utilities and other public purposes as defined in Sections 16.16.340 and 16.16.350 of the City of Collinsville Subdivision Regulations (Ord. No. 3336, 1-27-2003).

We further certify that the property platted hereon is within Collinsville Unit School District No. 10 and Southwest Illinois College District No. 522.

In witness whereof, we have set our hands this_____day of_____, 20 ____.

Attest: _____
Red Dot Storage 174, LLC

State of Illinois)
)ss
County of Madison)

I, the undersigned, Notary Public in and for said county in the state aforesaid, do hereby certify that_____, of Red Dot Storage 174, LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of such owner, appeared before me in person this day and acknowledged that he has signed and delivered the said plat as his own free and voluntary act as Managing Director for the uses and purposes herein set forth.

Given under my hand and seal this_____day of_____, 20_____.

_____
Notary Public

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE:

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Illinois Revised Statutes (765 ILCS 205/2). A plan that meets the requirements contained in the department's "Policy on Permits for Access Driveways to State Highways" will be required by the department for any future changes to access.

_____ _____
Deputy Director of Highways, Region Five Engineer — Date

OWNER'S CERTIFICATE:

State of Illinois)
)ss
County of Madison)

We, the undersigned, doing business as 3801 Vaile, a Limited Liability Company, being the owners of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "**RE-SUBDIVISION OF COLLINSVILLE BUSINESS CENTER**".

The street right-of-ways shown hereon are hereby dedicated to the use of the public.

Existing utility and drainage easements as shown hereon are hereby re-dedicated, and proposed utility and drainage easements are hereby dedicated to the City of Collinsville and public and private utility companies, as their interests may appear for access (vehicular and pedestrian), construction and maintenance of utilities and other public purposes as defined in Sections 16.16.340 and 16.16.350 of the City of Collinsville Subdivision Regulations (Ord. No. 3336, 1-27-2003).

We further certify that the property platted hereon is within Collinsville Unit School District No. 10 and Southwest Illinois College District No. 522.

In witness whereof, we have set our hands this_____day of_____, 20 ____.

Attest: _____ _____
3801 Vaile, L.L.C. — 3801 Vaile, L.L.C.

State of Illinois)
)ss
County of Madison)

I, the undersigned, Notary Public in and for said county in the state aforesaid, do hereby certify that_____, of 3801 Vaile, L.L.C., are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me in person this day and acknowledged that they have signed and delivered the said plat as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and seal this_____day of_____, 20_____.

_____
Notary Public

OWNER'S CERTIFICATE:

State of Illinois)
)ss
County of Madison)

We, the undersigned, doing business as Connor Company, being the owners of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "**RE-SUBDIVISION OF COLLINSVILLE BUSINESS CENTER**".

The street right-of-ways shown hereon are hereby dedicated to the use of the public.

Existing utility and drainage easements as shown hereon are hereby re-dedicated, and proposed utility and drainage easements are hereby dedicated to the City of Collinsville and public and private utility companies, as their interests may appear for access (vehicular and pedestrian), construction and maintenance of utilities and other public purposes as defined in Sections 16.16.340 and 16.16.350 of the City of Collinsville Subdivision Regulations (Ord. No. 3336, 1-27-2003).

We further certify that the property platted hereon is within Collinsville Unit School District No. 10 and Southwest Illinois College District No. 522.

In witness whereof, we have set our hands this_____day of_____, 20 ____.

Attest: _____ _____
Connor Company — Connor Company

State of Illinois)
)ss
County of Madison)

I, the undersigned, Notary Public in and for said county in the state aforesaid, do hereby certify that_____, of Connor Company, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me in person this day and acknowledged that they have signed and delivered the said plat as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and seal this_____day of_____, 20_____.

_____
Notary Public

OWNER'S CERTIFICATE:

State of Illinois)
)ss
County of Madison)

We, the undersigned, doing business as PI 2 Business, a Limited Liability Company, being the owners of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "**RE-SUBDIVISION OF COLLINSVILLE BUSINESS CENTER**".

The street right-of-ways shown hereon and the 50-foot-wide public access and turnaround easement as shown shaded on Lot 3 are hereby dedicated to the use of the public.

Existing utility and drainage easements as shown hereon are hereby re-dedicated, and proposed utility and drainage easements are hereby dedicated to the City of Collinsville and public and private utility companies, as their interests may appear for access (vehicular and pedestrian), construction and maintenance of utilities and other public purposes as defined in Sections 16.16.340 and 16.16.350 of the City of Collinsville Subdivision Regulations (Ord. No. 3336, 1-27-2003).

We further certify that the property platted hereon is within Collinsville Unit School District No. 10 and Southwest Illinois College District No. 522.

In witness whereof, we have set our hands this_____day of_____, 20 ____.

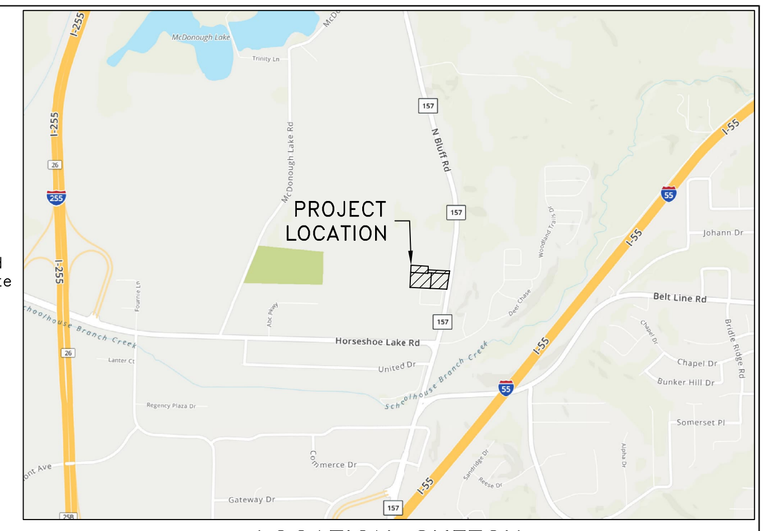
Attest: _____ _____
PI 2 Business, L.L.C. — PI 2 Business, L.L.C.

State of Illinois)
)ss
County of Madison)

I, the undersigned, Notary Public in and for said county in the state aforesaid, do hereby certify that_____, of PI 2 Business, L.L.C., are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me in person this day and acknowledged that they have signed and delivered the said plat as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and seal this_____day of_____, 20_____.

_____
Notary Public



LOCATION SKETCH

MINED-OUT AREAS CERTIFICATE:

I hereby certify that I have reviewed, at the request of the owner, the Mined-out Area Maps, as available from the Illinois State Geological Survey (http: //http: //www.isgs.illinois.edu/ilmines), and hereby indicate that the subdivision property shown hereon IS NOT within an area indicated as a mined-out area.

_____
Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2026

PATRICK R. NETEMEYER 2704 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

DRAINAGE CERTIFICATE:

We, the undersigned, professional engineer for this development and the owners do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision if completed in accordance with the plans prepared by Netemeyer Engineering Assoc., Inc., latest revision, as approved by the City or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

_____ _____
3801 Vaile, L.L.C. — 3801 Vaile, L.L.C.

_____ _____
Connor Company — Connor Company

_____ _____
PI 2 Business, L.L.C. — PI 2 Business, L.L.C.

_____
Patrick R. Netemeyer I.R.P.E. No. 37441
Expiration Date: November 30, 2025

PATRICK R. NETEMEYER 37441 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

CERTIFICATE OF COUNTY CLERK:

State of Illinois)
)ss
County of Madison)

I, the undersigned, County Clerk of Madison County, Illinois, do hereby certify that I find no unpaid or forfeited taxes against any of the real estate included within this plat.

_____
County Clerk

_____
Date

CERTIFICATE OF CITY COUNCIL:

The City of Collinsville, by approving the drainage plans or by requiring certain standards with respect to drainage, accepts no responsibility for damages caused by the drainage or drainage facilities, to the owners or occupants of real estate affected, nor does the City guarantee that the improvements or changes in drainage will not cause damage to the owners or occupants of real estate affected, nor does the City accept drainage facilities for improvement or maintenance. The responsibility for changes in drainage and for maintenance of drainage facilities remains that of the developer, subdivider, landowner, or occupant.

The street right-of-ways shown hereon as dedicated for the use of the public, are accepted for maintenance by the City of Collinsville, Illinois.

I hereby certify this plat was examined and approved by the City Council of the City of Collinsville, Illinois and accepted by resolution No. _____ dated this _____ day of _____, 20_____.

_____
Mayor

_____
City Clerk

9-1-1 COORDINATOR'S CERTIFICATE:

I, the 9-1-1 Coordinator of Madison County, Illinois, hereby certify that this plat has been reviewed for 9-1-1 Emergency Service and proper common addresses have been assigned.

_____
9-1-1 Coordinator

_____
Date

CGH
2025-9-30
PROJECT NO. 2020-264
COLLINSVILLE-BUSINESS-CENTER-11-ASB.DWG