



FINAL PLAT
LOTS 4, 17, 23-27, 36, 38, 39 AND 46 OF MATTIS COMMERCIAL PARK
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS
A PART OF THE NORTHEAST 1/4, SECTION 10,
TOWNSHIP 19 NORTH, RANGE 8 EAST, 3rd PM

OWNER/SUBDIVIDER
 Trust under the last will and testament of George M. Mattis
 Ross Mattis Properties, LLC
 P.O. Box 707
 Champaign, IL 61824-0707

ENGINEER/SURVEYOR
 HDC ENGINEERING
 201 W. SPRINGFIELD AVE., P.O. BOX 140
 CHAMPAIGN, IL 61824-0140

	201 West Springfield, Suite 300, Champaign, Illinois 61824-0140 Phone No. 217-352-8976	Drawn Date: 9/16/03 Revision Date: 7/26/04 Revision Date: 08/06/04 Revision Date: 08/24/04
	Professional Design Firm License No. 184-003223 Professional License Expires: 4/30/2005 Field Book: Project Number: 02374	9/20/04 sheet 1 of 2

- LEGEND**
- FOUND IRON ROD
 - SET 1/2"x30" IRON ROD WITH PLASTIC CAP "HDC FIRM #3223"
 - ⊠ SET CONCRETE MONUMENT
 - ⊡ FOUND CONCRETE MONUMENT
 - 2003 STREET ADDRESS
 - (100.00') DIMENSION OF RECORD
 - 105.15' MEASURED DIMENSION
 - BOUNDARY OF SUBDIVISION
 - - - UTILITY EASEMENT LINE
 - - - ABANDONED FHDD TILE
 - EASEMENT AREA FOR INGRESS/EGRESS
 - 2003 ADDRESSING

*NOTE: THE EASEMENT OVER THE ABANDONED FHDD TILE HAS NOT BEEN OFFICIALLY VACATED BY THE FOUNTAINHEAD DRAINAGE DISTRICT

BRADLEY AVENUE

ROSS MATTIS SUBD.

MATTIS COMMERCIAL PARK

SPACE RESERVED FOR RECORDER'S STAMP

EXISTING 12' UCSD EASEMENT
 PROPOSED 35' EASEMENT
 MATTIS COMMERCIAL PARK/LINCOLN/AND REPLAT