

MADISON MANOR
P.B. "K", PG 73

HOUSE
301 N. KICKAPOO TERRACE

OUTLOT "A"

LOT 43

LOT 44

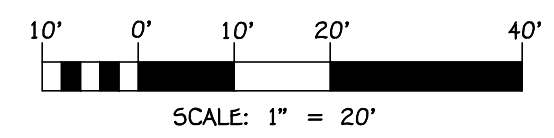
KICKAPOO
TERRACE (60')

RIGHT OF WAY DEDICATION
AREA = 0.031 ACRE±

RIGHT OF WAY DEDICATION
AREA = 0.070 ACRE±

WESTERLY LINE OF A TRACT
PER DOC. NO. 2016010178

PIN 18-07-177-039



LEGEND

- BOUNDARY OF RIGHT OF WAY DEDICATION
- EXISTING PROPERTY LINE
- EXISTING STORM SEWER EASEMENT LINE
- EXISTING FENCE LINE
- SET CUT CROSS
- IRON MONUMENT FOUND
- 3/4" IRON PIPE SET
- PLAT OR DEED DIMENSION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- GUY ANCHOR
- LIGHT POLE
- UTILITY POLE
- STORM SEWER INLET
- CONCRETE SURFACE
- BITUMINOUS SURFACE

KICKAPOO
TERRACE (50')

LEGAL DESCRIPTION OF 0.031 ACRE TRACT (PART OF PIN 18-07-177-039)

A PART OF OUTLOT "A" IN MADISON MANOR, A SUBDIVISION OF A PART OF LOTS 17, 18, 23, 24 AND 25 IN WESTERN ADDITION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER LOT 43 IN SAID MADISON MANOR, THENCE SOUTH 14°-43'-17" EAST (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG THE EAST LINE OF SAID OUTLOT "A", 47.13; THENCE SOUTH 60°-15'-28" WEST, 59.53 FEET TO THE WESTERLY LINE OF A TRACT AS DESCRIBED IN DOCUMENT NUMBER 2016010178 AT THE PEORIA COUNTY RECORDER'S OFFICE; THENCE NORTH 27°-52'-33" EAST, ALONG THE WEST LINE OF SAID TRACT, 84.96 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.031 ACRE, MORE OR LESS.

LEGAL DESCRIPTION OF 0.07 ACRE TRACT (PART OF PIN 18-07-176-002)

A PART OF OUTLOT "A" IN MADISON MANOR, A SUBDIVISION OF A PART OF LOTS 17, 18, 23, 24 AND 25 IN WESTERN ADDITION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 43 IN SAID MADISON MANOR; THENCE SOUTH 27°-52'-33" WEST (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), THE WESTERLY LINE OF A TRACT AS DESCRIBED IN DOCUMENT NUMBER 2016010178 AT THE PEORIA COUNTY RECORDER'S OFFICE 17.77 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27°-52'-33" EAST, ALONG THE WEST LINE OF SAID TRACT, 83.19 FEET; THENCE SOUTH 53°-27'-29" WEST, 34.05 FEET; THENCE NORTH 31°-54'-52" WEST, 43.14 FEET; THENCE NORTH 53°-27'-29" EAST, 46.40 FEET; THENCE NORTH 60°-16'-28" EAST, 59.63 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.070 ACRE, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) 55
COUNTY OF PEORIA)

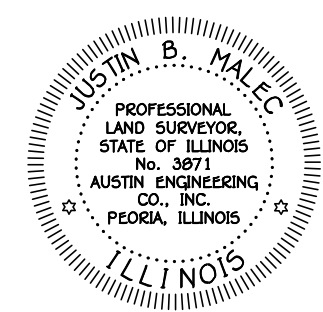
WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED A PART OF OUTLOT "A" IN MADISON MANOR, A SUBDIVISION OF A PART OF LOTS 17, 18, 23, 24 AND 25 IN WESTERN ADDITION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS TWENTY (20) FEET.

WE FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT PEORIA, ILLINOIS THIS 28TH DAY OF JANUARY, 2019.

AUSTIN ENGINEERING CO., INC.

BY:
JUSTIN B. MALEC
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3871
AUSTIN ENGINEERING COMPANY, INC. (309)691-0224
311 SW WATER ST., SUITE 215, PEORIA, IL 61602
jmalec@austinengineeringcompany.com



LICENSE EXPIRES NOVEMBER 30, 2020

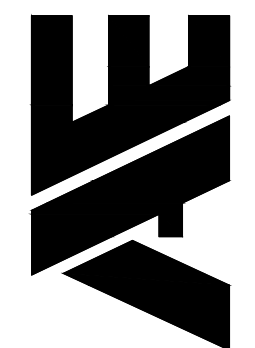
GENERAL NOTES:

- TOTAL AREA SURVEYED = 0.101 ACRE±.
- BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.
- TRACTS SURVEYED ARE PART OF PIN'S 18-07-177-039 & 18-07-176-002.
- THE 0.070 ACRE TRACT AND 0.031 ACRE TRACT ARE TO BE DEDICATED TO THE CITY OF PEORIA FOR RIGHT OF WAY PURPOSES.

Z:\Austin\Surveys\18-MADISON MANOR\LOTS 41, 42 PART OF OUTLOT "A" DRAWING\JIMMY DILLON\12-4-18.DWG

SPACE RESERVED FOR THE
PEORIA COUNTY RECORDER OF DEEDS

AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143



RIGHT OF WAY DEDICATION PLAT

A PART OF OUTLOT "A" IN MADISON MANOR, A SUBDIVISION OF A PART OF LOTS 17, 18, 23, 24 AND 25 IN WESTERN ADDITION, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS

RIGHT OF WAY DEDICATION PLAT

PROJECT NO	40-18-141
DATE	01/28/2019
SURVEYED	CHECKED
JAG	SLB
DRAWN	APPROVED
JBM	JBM

SHEET

SURVEY-1