



**GENERAL NOTES:**  
 BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202.  
 PROPERTY BEING SUBDIVIDED IS P.L.N. 18-04-210-032.  
 AREA OF PROPOSED SUBDIVISION = 0.306 ACRE±.  
 2F-DUPLEX IS A TWO FAMILY DUPLEX LOT.  
 THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED THROUGH A FIELD SURVEY AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). (ITEM #5)  
 PROPERTY OWNER: ACCESS PEORIA, LLC.  
 ADDRESS: 1634 N MISSOURI AVE. PEORIA, IL 61603.  
 ZONING: THIS PROPERTY IS PRESENTLY ZONED R-4.  
 SCHOOL DISTRICT: PEORIA SCHOOL DISTRICT 150.  
 THIS SUBDIVISION LIES WITHIN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NO. 170536 002D B, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 1, 1980.  
 PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA DRAINAGE ASSISTANCE PROGRAM.

**LEGEND**  
 --- BOUNDARY OF SUBDIVISION  
 --- BUILDING SETBACK LINE  
 --- EXISTING FENCE LINE  
 --- EXISTING CONTOUR  
 --- ONE EXISTING OVERHEAD UTILITIES  
 --- ONE EXISTING SANITARY SEWER  
 ○ IRON PIPE FOUND  
 ○ 3/4" IRON PIPE SET (50.00')  
 ○ UTILITY POLE  
 ○ UTILITY POLE W/ LIGHT  
 ○ FIRE HYDRANT  
 ○ WATER SHUT-OFF  
 ○ WATER VALVE  
 ○ TREE

20' 0' 20' 40'  
 SCALE: 1"=20'

**LEGAL DESCRIPTION TAKEN FROM SCHEDULE "A" OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. 5245-1400B16, DATED MAY 16, 2014, ALSO TO BE KNOWN AS "ACCESS PEORIA SITE 1".**  
 LOTS 16 AND 17 IN MAPLE RIDGE ADDITION TO THE CITY OF PEORIA, AS LAID OUT ON PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

**SURVEYOR'S CERTIFICATE**  
 STATE OF ILLINOIS )  
 COUNTY OF PEORIA ) 55

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "ACCESS PEORIA SITE 1", BEING A RESUBDIVISION OF LOT SIXTEEN (16) AND SEVENTEEN (17) IN MAPLE RIDGE ADDITION, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION FOUR (4) TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPOSED SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS TWENTY (20) FEET.

WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS LOCATED WITHIN AN INCORPORATED CITY 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.

DATED AT PEORIA, ILLINOIS THIS 8TH DAY OF MAY, 2014.

AUSTIN ENGINEERING CO., INC.

BY: **JEFFREY E. FRANKLIN**  
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3230  
 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224  
 8100 N. UNIVERSITY ST., PEORIA, IL 61615  
 jefffranklin@austinengineeringcompany.com

LICENSE EXPIRES NOVEMBER 30, 2014

**SURVEY NOTES:**

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING OR BUILDING CONSTRUCTION. (ITEM #16)

THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY. (ITEM #17)

THERE IS NO EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL. (ITEM #18)

ACCORDING TO OUR INTERPRETATION OF THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS DATED IN THE 1980'S, THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY. (ITEM #19)

NOT ITEMS FROM SCHEDULE "B" OF CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 5245-1400279 WERE ABLE TO BE GRAPHICALLY SHOWN ON THIS PLAT.

**ALTA CERTIFICATE**  
 CERTIFICATE TO:  
 IFF, HOME FIRST, LLC, ACCESS PEORIA, LLC, CITY OF PEORIA, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, ILLINOIS OFFICE OF THE ATTORNEY GENERAL AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(B), 7(B)(1) 8, 9, 10, 11(B), 13, 14, 15, 16, 17, 18, 19 & 20(A) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 29, 2014.

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

DATED AT PEORIA, ILLINOIS THIS 8TH DAY OF MAY, 2014.

AUSTIN ENGINEERING CO., INC.

BY: **JEFFREY E. FRANKLIN**  
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3230  
 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224  
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LICENSE EXPIRES NOVEMBER 30, 2014

**PEORIA CITY CLERK'S CERTIFICATE**  
 LOCATION MAP NOT TO SCALE

STATE OF ILLINOIS ) 55  
 COUNTY OF PEORIA )

I HEREBY CERTIFY THAT BY ORDINANCE NO. \_\_\_\_\_ ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, THE ABOVE PRELIMINARY PLAT OF "ACCESS PEORIA SITE 1" SUBDIVISION WAS APPROVED.

**CITY OF PEORIA PLANNING AND ZONING CERTIFICATE**

STATE OF ILLINOIS ) 55  
 COUNTY OF PEORIA )

THIS PRELIMINARY PLAT OF "ACCESS PEORIA SITE 1" SUBDIVISION, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, RECEIVED THE PRELIMINARY APPROVAL OF THE CITY PLANNING AND ZONING COMMISSION. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE (1) YEAR OR THE ABOVE ACTION BECOMES NULL AND VOID.

\_\_\_\_\_  
 CHAIRMAN

\_\_\_\_\_  
 PLANNING AND ZONING DIRECTOR

CITY OF PEORIA CLERK

**ALTA/ACSM LAND TITLE SURVEY / PRELIMINARY PLAT OF ACCESS PEORIA SITE 1**

LOT 16 AND LOT 17 IN MAPLE RIDGE ADDITION			AUSTIN ENGINEERING CO., INC. Consulting Engineers & Surveyors 8100 North University Street Peoria, Illinois 61615-1979 License No. 184-001143
FOR: ACCESS PEORIA, LLC			
DATE: 5/08/14	SCALE: 1" = 20'	BOOK:	SHEET NO. 1 OF 1

Z:\AustSITE PLANS\ACCESS ALTA SURVEYS-PEORIA\ALTA Surveys\ACCESS ALTA.DWG

