

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 PREPARED THIS PRELIMINARY PLAT OF "BHAVANI SUBDIVISION", A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FIVE (35) IN TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) 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 16TH DAY OF JANUARY, 2019.

AUSTIN ENGINEERING CO., INC.

MICHAEL P. COCHRAN
088.008979
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
PEORIA, ILLINOIS

BY: MICHAEL P. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 30679
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
311 SW WATER ST., STE 215 PEORIA, IL 61602
mcochrana@austinengineeringcompany.com

LICENSE EXPIRES NOVEMBER 30, 2020

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "BHAVANI SUBDIVISION, PHASE ONE"

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°-11'-52" WEST (BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, 493.65 FEET TO THE SOUTHEAST CORNER OF A 3.308 ACRE TRACT IN DARLENE HOERR SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FIVE (35), THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, AT PAGE 72 IN THE PEORIA COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00°-11'-52" WEST, ALONG SAID EAST LINE, 829.71 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 09°-40'-56" WEST, ALONG SAID SOUTH LINE, 2,606.00 FEET TO THE EAST RIGHT OF WAY LINE OF ORANGE PRAIRIE ROAD AS DESCRIBED IN A TRUSTEE'S DEED RECORDED AS DOCUMENT NUMBER 2013001082 IN THE PEORIA COUNTY RECORDER'S OFFICE; (THE FOLLOWING COURSES ARE ALONG SAID EAST RIGHT OF WAY LINE) THENCE NORTH 00°-10'-22" EAST, 150.00 FEET; THENCE NORTH 08°-42'-13" EAST, 101.12 FEET; THENCE NORTH 00°-10'-22" EAST, 150.00 FEET; THENCE NORTH 08°-21'-29" WEST, 101.12 FEET; THENCE NORTH 00°-10'-22" EAST, 135.00 FEET TO THE NORTHERLY LINE OF A 33.741 ACRE TRACT, THE PLAT OF WHICH IS RECORDED AS DOCUMENT NUMBER 20140010414 IN THE PEORIA COUNTY RECORDER'S OFFICE; (THE FOLLOWING THREE COURSES ARE ALONG SAID NORTHERLY LINE) THENCE SOUTH 09°-40'-56" EAST, 1284.24 FEET; THENCE NORTH 09°-01'-03" EAST, 97.06 FEET; THENCE NORTH 39°-54'-34" EAST, 284.08 FEET TO THE SOUTH LINE OF A 3.406 ACRE TRACT IN SAID DARLENE HOERR SUBDIVISION; THENCE SOUTH 09°-40'-56" EAST, ALONG SAID SOUTH LINE OF 3.406 ACRE TRACT AND THE SOUTH LINE OF SAID 3.308 ACRE TRACT IN DARLENE HOERR SUBDIVISION, 1050.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 41.114 ACRES, MORE OR LESS, SAID TRACT BEING SUBJECT TO THAT PORTION TAKEN OR USED AS PUBLIC ROAD RIGHT OF WAY ALONG THE EASTERLY SIDE THEREOF.

GENERAL NOTES:

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.

THIS SUBDIVISION IS PIN 08-35-300-030, PIN 08-35-300-023 & PIN 08-35-300-040.

AREA OF PROPOSED SUBDIVISION = 41.114 ACRES[±], OF WHICH 0.779 ACRE IS TO BE DEDICATED AND CONVEYED FOR IL. ROUTE 91 RIGHT OF WAY.

THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE LOTS WILL BE AS SHOWN ON THE "FINAL PLAT". UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON "CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF PEORIA ENGINEERING DEPARTMENT.

THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED THROUGH A COMBINATION OF FIELD SURVEY AND AERIAL PHOTOGRAPHY.

ENGINEER: DEVIN L. BIRCH, AUSTIN ENGINEERING CO., INC., 311 SW WATER ST., STE 215, PEORIA, IL 61602, (309) 691-0224.

SURVEYOR: MICHAEL P. COCHRAN, AUSTIN ENGINEERING CO., INC., 311 SW WATER ST., STE 215, PEORIA, IL 61602, (309) 691-0224.

DEVELOPER: SRINIVAS JUJJAARAPU, 13007 N WOODLAND RIDGE, DUNLAP, IL 61525 (309)273-9336.

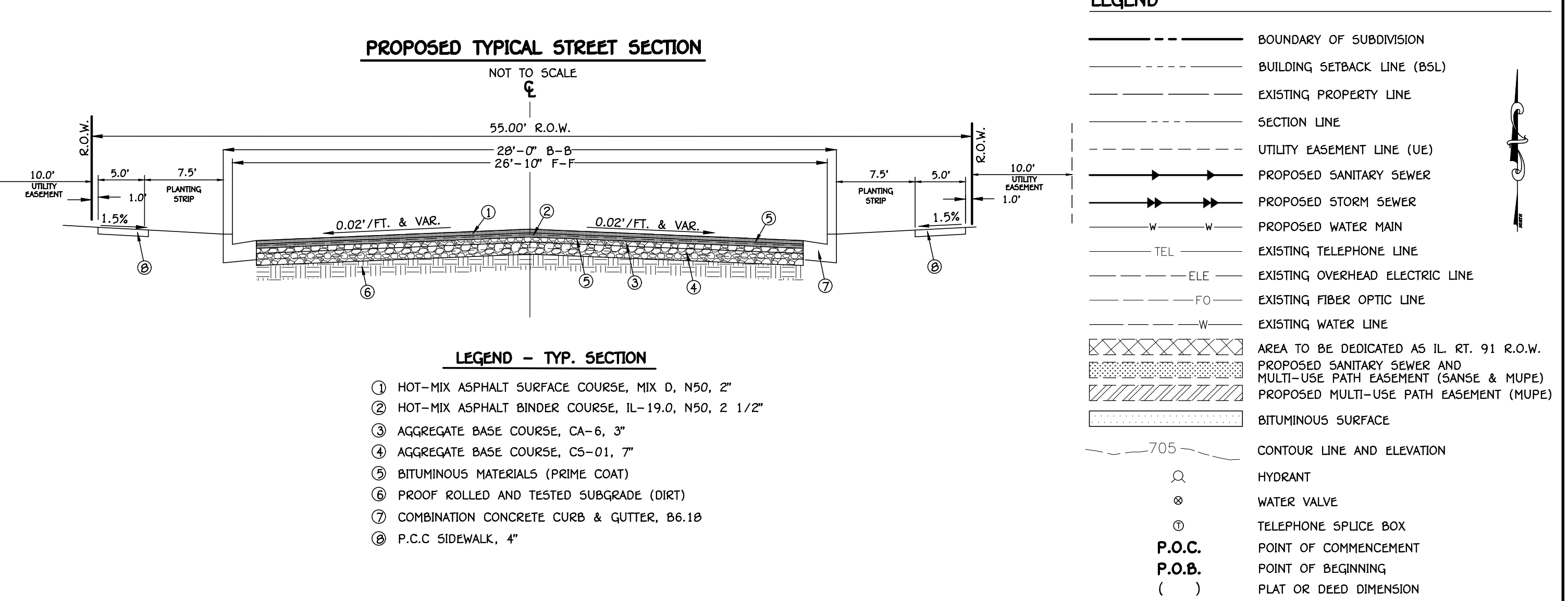
ZONING: THIS PROPERTY IS ZONED R-6 MULTI-FAMILY RESIDENTIAL DISTRICT. (WITH ALLOWED USES SUBJECT TO ANNEXATION AGREEMENT WITH THE CITY OF PEORIA)

UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.

DETENTION: STORM WATER DETENTION FOR THIS SUBDIVISION WILL BE PROVIDED WITHIN A DETENTION BASIN TO BE CONSTRUCTED ON LOT 4.

SCHOOL DISTRICT: DUNLAP COMMUNITY UNIT SCHOOL DISTRICT 323.

THIS SUBDIVISION LIES WITHIN FLOOD ZONE "C", AREA OF MINIMAL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 170533-0125B, WHICH BEARS AN EFFECTIVE DATE OF JUNE 1, 1983.



AUSTIN ENGINEERING, CO., INC.
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Peoria, Illinois 61602
License No. 184-001143

PRELIMINARY PLAT
BHAVANI SUBDIVISION

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FIVE (35), IN TOWNSHIP TEN (10) NORTH, RANGE SEVEN (7) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY, ILLINOIS

FOR: SRINIVAS JUJJAARAPU

ISSUED: 10/29/18
PRELIMINARY: 01/16/19
REVISIONS:

PROJECT NO: 70-17-030
DATE: 01/16/19
SURVEYED: JAG/WLC
DRAWN: JBM
APPROVED: MPC
SHEET: PRELIM-1