



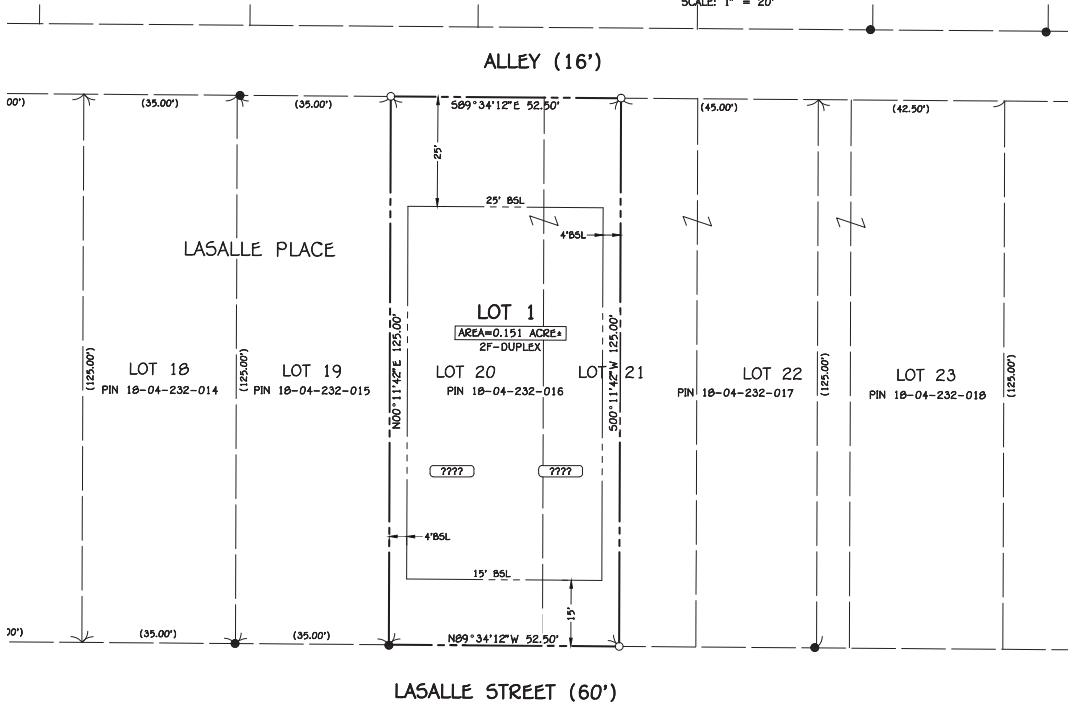
**FINAL PLAT OF  
ACCESS PEORIA SITE 8**  
A RESUBDIVISION OF LOT 20 AND THE WEST HALF OF LOT 21  
IN LASALLE PLACE IN THE NORTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN

AUSTIN ENGINEERING CO., INC.  
PEORIA, ILLINOIS  
LICENSE No. 184-001143

SCALE: 1" = 20'

**LEGEND**

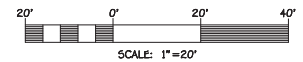
- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (BSL)
- 120.00' MEASURED OR COMPUTED DIMENSION
- (50.00') PLATTED DIMENSION
- SET 3/4" IRON PIPE
- FOUND IRON MONUMENT
- ????? PROPOSED ADDRESS



**GENERAL NOTES:**

- AREA OF SUBDIVISION = 0.151 ACRE±.
- BEARINGS ARE BASED ON AN ASSUMED DATUM.
- 2F-DUPLEX, IS A TWO FAMILY DUPLEX LOT.
- PROPERTY ADDRESS IS 713 E. LASALLE ST., PEORIA, IL 61603.
- PROPERTY OWNERS IN THIS SUBDIVISION MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.
- NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 170536 0202B WHICH BEARS A REVISION DATE OF FEBRUARY 1, 1980.

TRACT BEING SUBDIVIDED IS  
PIN 18-04-232-016



**LEGAL DESCRIPTION OF A TRACT TO BE KNOWN AS "ACCESS PEORIA SITE 8".**

LOT 20 AND THE WEST HALF OF LOT 21 IN LASALLE PLACE, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF PEORIA )<sup>55</sup>

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS TO BE KNOWN AS "ACCESS PEORIA SITE 8", BEING A RESUBDIVISION OF LOT TWENTY (20) AND THE WEST HALF OF LOT TWENTY ONE (21) IN LASALLE PLACE A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION FOUR (4), TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, COUNTY OF PEORIA, STATE OF ILLINOIS. WE FURTHER CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS TWENTY (20) FEET.

WE FURTHER CERTIFY THAT NO PART OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WE FURTHER CERTIFY THAT THIS 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.

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

DATED AT PEORIA, ILLINOIS THIS 29TH DAY OF APRIL, 2014.

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



**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF PEORIA )<sup>55</sup>

WE, ACCESS PEORIA, LLC, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ABOVE FINAL SUBDIVISION PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY AND SUBDIVISION, KNOWN AS "ACCESS PEORIA SITE 8", TO BE MADE AS SHOWN ON THE ACCOMPANYING FINAL SUBDIVISION PLAT AND ACKNOWLEDGE SAID SURVEY AND SUBDIVISION TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

NO LOT IN THIS SUBDIVISION SHALL BE ELIGIBLE FOR PARTICIPATION IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.

WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PROPERTY IS LOCATED WITHIN THE PEORIA UNIT SCHOOL DISTRICT 150.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

**OWNER'S NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF PEORIA )<sup>55</sup>

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH, AND ON HIS/HER OATH STATED THAT THEY ARE DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

**PEORIA CITY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF PEORIA )<sup>55</sup>

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 FINAL PLAT OF "ACCESS PEORIA SITE 8" SUBDIVISION WAS APPROVED AND THE RIGHTS-OF-WAY FOR STREETS AND ALLEYS SHOWN THEREON WERE ACCEPTED.

**COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF PEORIA )<sup>55</sup>

I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "ACCESS PEORIA SITE 8" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

**PEORIA COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF PEORIA )<sup>55</sup>

I, R. STEVE SONNEMAKER, PEORIA COUNTY CLERK, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE RECORDS IN MY OFFICE AND THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN THE SAID FINAL SUBDIVISION PLAT OF "ACCESS PEORIA SITE 8".

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ACCESS PEORIA, LLC      ACCESS PEORIA, LLC      ACCESS PEORIA, LLC  
BY: HOME FIRST, LLC      BY: IFF MANAGER      BY: TERRY PIENAZEK  
ITS: VICE PRESIDENT OF REAL ESTATE SERVICES

\_\_\_\_\_  
NOTARY PUBLIC      COMMISSION EXPIRES

\_\_\_\_\_  
CITY OF PEORIA CLERK

\_\_\_\_\_  
DIRECTOR, COMMUNITY DEVELOPMENT

\_\_\_\_\_  
PEORIA COUNTY DEPUTY CLERK      R. STEVE SONNEMAKER, PEORIA COUNTY CLERK