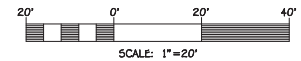


**GENERAL NOTES:**

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202.  
 PROPERTY BEING SUBDIVIDED IS P.I.N. 18-04-202-033.  
 AREA OF PROPOSED SUBDIVISION = 0.196 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: 1831 N. PEORIA 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 0020 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
- EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY SEWER
- IRON PIPE FOUND
- 3/4" IRON PIPE SET
- PLAT OR DEED DIMENSION
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- FIRE HYDRANT
- WATER SHUT-OFF
- WATER VALVE
- TREE



**LEGAL DESCRIPTION**

LOT 4 AND LOT 3 EXCEPT THE NORTHERLY 20 FEET THEREOF IN FLORODORA PLACE, A SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3 IN PIERCE PLACE ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 19, 1902 IN PLAT BOOK "H", PAGE 54, SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

**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 THE ABOVE PRELIMINARY PLAT OF "ACCESS PEORIA SITE 2", BEING A RESUBDIVISION OF LOT FOUR (4) AND THE SOUTHERLY 20 FEET OF LOT THREE (3) IN FLORODORA PLACE, A SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3 OF PIERCE PLACE, IN THE NORTHEAST QUARTER OF SECTION FOUR (4) TOWNSHIP EIGHT (8) NORTH, RANGE EIGHT (7) 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.

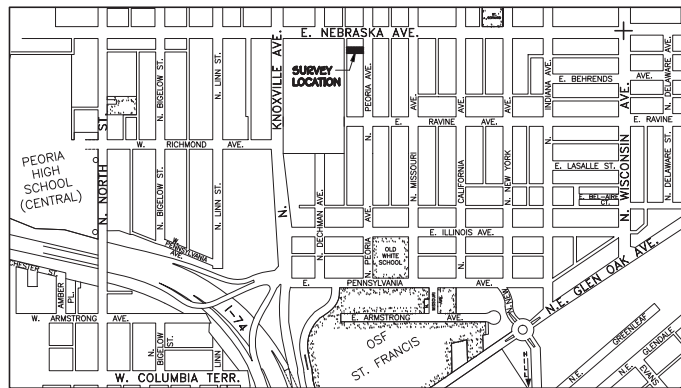
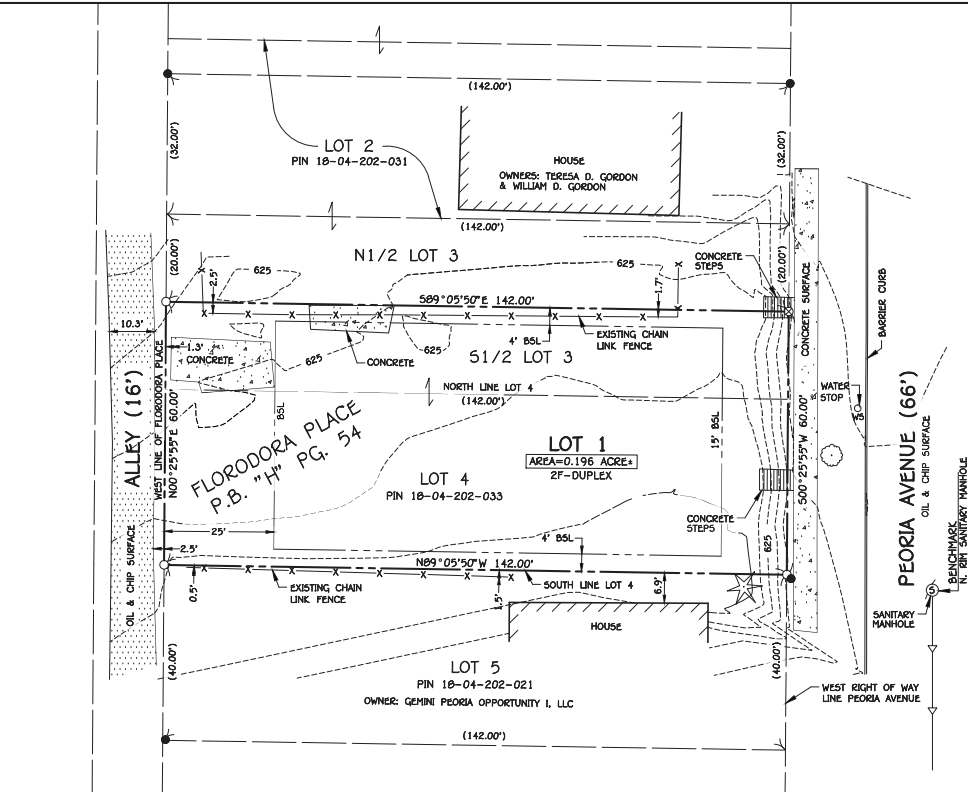
DATED AT PEORIA, ILLINOIS THIS 29TH DAY OF APRIL, 2014.

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  
 jeffranklin@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 5245-140247 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(a), 7(b)(1) & 9, 10, 11(a), 13, 14, 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 29TH DAY OF APRIL, 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  
 jeffranklin@austinengineeringcompany.com



LICENSE EXPIRES NOVEMBER 30, 2014

**PEORIA CITY CLERK'S CERTIFICATE**

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 2" SUBDIVISION WAS APPROVED.

**CITY OF PEORIA PLANNING AND ZONING CERTIFICATE**

STATE OF ILLINOIS ) 55  
 COUNTY OF PEORIA )

THIS PRELIMINARY PLAT OF "ACCESS PEORIA SITE 2" 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.

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

CHAIRMAN

PLANNING AND ZONING DIRECTOR

**ALTA/ACSM LAND TITLE SURVEY/  
 PRELIMINARY PLAT OF ACCESS PEORIA SITE 2**

LOT 4 AND THE SOUTH 20 FEET OF LOT 3  
 IN FLORODORA PLACE

FOR: ACCESS PEORIA, LLC

DATE 4/29/14 SCALE 1" = 20' BOOK



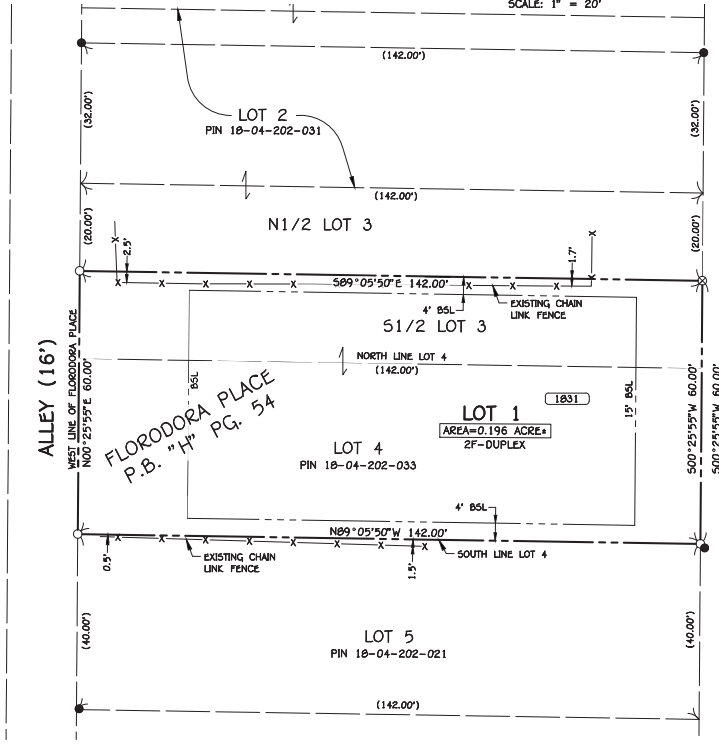
AUSTIN ENGINEERING CO., INC.  
 Consulting Engineers / Surveyors  
 8100 North University Street  
 Peoria, Illinois 61615-1879  
 License No. 184-001143

REVISED 10/09/14 PROJECT NUMBER 42-14-055 SHEET NO. 1 OF 1

**FINAL PLAT OF  
ACCESS PEORIA SITE 2**  
A RESUBDIVISION OF LOT 4 AND THE SOUTHERLY 20 FEET OF LOT 3  
IN FLORODORA PLACE, BEING 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. 104-001143

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
- 1831 PROPOSED ADDRESS

**GENERAL NOTES:**

AREA OF SUBDIVISION = 0.196 ACRE±.

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

2F-DUPLEX, IS A TWO FAMILY DUPLEX LOT.

PROPERTY ADDRESS IS 1831 N. PEORIA AVE., 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 0020B WHICH BEARS A REVISION DATE OF FEBRUARY 1, 1980.

TRACT BEING SUBDIVIDED IS  
PIN 10-04-202-033

SCALE: 1" = 20'

**LEGAL DESCRIPTION TO BE KNOWN AS "ACCESS PEORIA SITE 2".**

LOT 4 AND LOT 3 EXCEPT THE NORTHERLY 20 FEET THEREOF IN FLORODORA PLACE, A SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3 IN PIERCE PLACE ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 19, 1902 IN PLAT BOOK "H", PAGE 54; SITUATE, LYING AND BEING IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS ) ss  
COUNTY OF PEORIA )

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO A LOT TO BE KNOWN AS "ACCESS PEORIA SITE 2", BEING A RESUBDIVISION OF LOT FOUR (4) AND THE SOUTHERLY 20 FEET OF LOT THREE (3) IN FLORODORA PLACE, A SUBDIVISION OF LOTS 1, 2, 3, 4, AND 5 IN BLOCK 3 OF PIERCE PLACE 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.

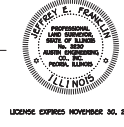
WE FURTHER CERTIFY THAT NO PART OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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  
jefranklin@austinengineeringcompany.com



**OWNER'S CERTIFICATE**

STATE OF ILLINOIS ) ss  
COUNTY OF PEORIA )

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 2", 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.

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

**OWNER'S NOTARY CERTIFICATE**

STATE OF ILLINOIS ) ss  
COUNTY OF PEORIA )

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.

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

**PEORIA CITY CLERK'S CERTIFICATE**

STATE OF ILLINOIS ) ss  
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 FINAL PLAT OF "ACCESS PEORIA SITE 2" SUBDIVISION WAS APPROVED AND THE RIGHTS-OF-WAY FOR STREETS AND ALLEYS SHOWN THEREON WERE ACCEPTED.

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

**COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE**

STATE OF ILLINOIS ) ss  
COUNTY OF PEORIA )

I HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF "ACCESS PEORIA SITE 2" IS SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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

**PEORIA COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS ) ss  
COUNTY OF PEORIA )

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 2".

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

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