

# PRELIMINARY PLAT OF REBUILDING SUBDIVISION

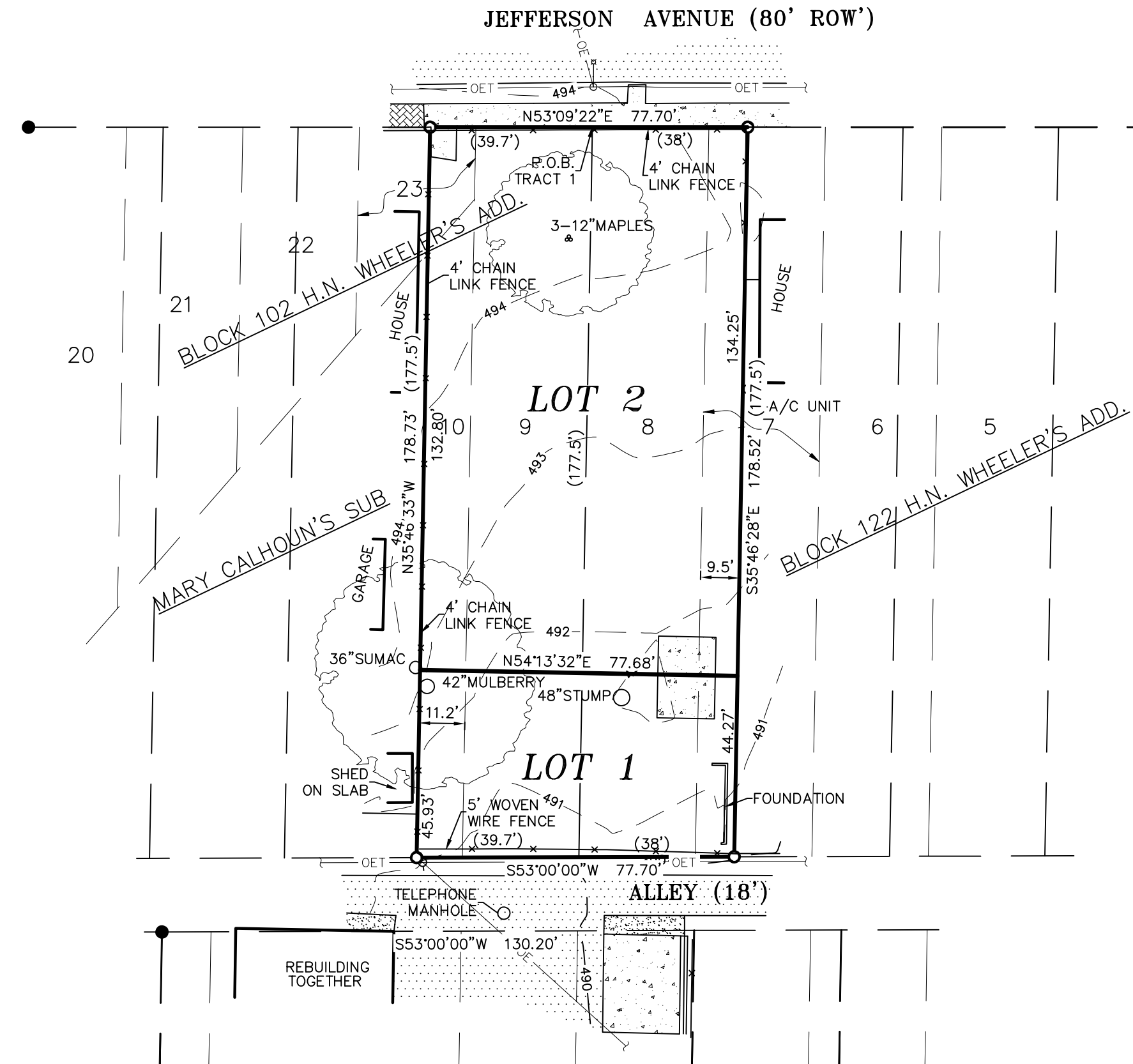
A PART OF LOTS 7, 8, 9 AND 10 OF H.N. WHEELER'S ADDITION TO THE CITY OF PEORIA IN BLOCK 122, AND A PART OF LOT 22 OF H.N. WHEELER'S ADDITION TO THE CITY OF PEORIA IN BLOCK 102, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 3, T8N, R8E, OF THE 4TH PM, PEORIA COUNTY, ILLINOIS

### NOTES

1. ZONING  
EXISTING: R-4 SINGLE FAMILY RESIDENTIAL (HIGH DENSITY)  
LOT 1 PROPOSED: P-1 PARKING
2. UTILITIES: ALL UTILITIES ARE OR WILL BE AVAILABLE TO THIS SUBDIVISION.
3. UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.
4. THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATIONS OF THE LOTS WILL BE AS SHOWN ON THE FINAL PLAT.
5. PROPERTY IS LOCATED WITHIN P.I.N. 18-03-401-002 AND 18-03-401-003
6. AREA OF PROPOSED SUBDIVISION = 0.318± ACRES
7. THE PROPERTY SHOWN HEREIN IS LOCATED IN AN AREA HAVING A ZONE DESIGNATION "C", (AREAS OF MINIMAL FLOODING), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1705360020B, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 1980.
8. PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.

### LEGEND

|         |                               |
|---------|-------------------------------|
| ●       | FOUND IRON SURVEY MARKER      |
| ○       | SET IRON SURVEY MARKER        |
| P.O.B.  | POINT OF BEGINNING            |
| 77.70'  | ACTUAL FIELD MEASUREMENT      |
| (38')   | PREVIOUS PLATTED OR DEED CALL |
| 785X54  | EXISTING SPOT ELEVATION       |
| —774—   | EXISTING CONTOUR ELEVATION    |
| ○       | DECIDUOUS TREE                |
| ○—      | LIGHT POLE                    |
| ○       | POWER POLE                    |
| —X—X—X— | EXISTING FENCE                |
| —OE—    | EXISTING OVERHEAD ELECTRIC    |
| —OT—    | EXISTING OVERHEAD TELEPHONE   |
| ▨       | EXISTING BITUMINOUS SURFACE   |
| ▩       | EXISTING CONCRETE SURFACE     |



STATE OF ILLINOIS )  
COUNTY OF PEORIA )

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF "REBUILDING SUBDIVISION" IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE (1) YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES NULL AND VOID.

COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF PEORIA

STATE OF ILLINOIS )  
COUNTY OF PEORIA )

WE, ZUMWALT & ASSOCIATES, INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED A PRELIMINARY PLAT OF REBUILDING SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, T8N, R8E, OF THE 4TH PM, PEORIA COUNTY, ILLINOIS. WE FURTHER CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF 1" = 30 FEET.

DATED THIS XXTH DAY OF JULY, A.D. 2017.

BY \_\_\_\_\_  
GARY R. ZUMWALT  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2326  
LICENSE EXPIRATION DATE: 11-30-18



### UTILITY NOTE

UTILITIES AS SHOWN HEREON WERE TAKEN FROM PREVIOUS SURVEY INFORMATION OR UTILITY COMPANY MAPS AND SHOULD BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES.

DRAFT

