

GENERAL NOTES:

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

PROPERTY BEING SUBDIVIDED IS P.L.N. 18-04-227-031.

AREA OF PROPOSED SUBDIVISION = 0.172 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: ACCESS5 PEORIA, LLC.

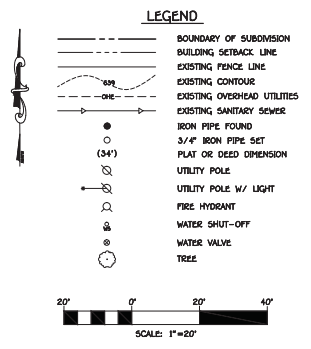
ADDRESS: 603 E. RAVINE AVE. PEORIA, IL 61613.

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.



SURVEY NOTES:

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

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

THERE IS NO EVIDENCE THAT THE SITE HAS OR IS BEING 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)

NO ITEMS FROM SCHEDULE "B" OF CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 5245-1400275 WERE ABLE TO BE GRAPHICALLY SHOWN ON THIS PLAT.

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 PRELIMINARY PLAT OF "ACCESS PEORIA SITE 7" SUBDIVISION WAS APPROVED.

CITY OF PEORIA PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS) ss
 COUNTY OF PEORIA)

THIS PRELIMINARY PLAT OF "ACCESS PEORIA SITE 7" 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.

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 PREPARED THE ABOVE PRELIMINARY PLAT OF "ACCESS PEORIA SITE 7", BEING A RE-SUBDIVISION OF LOT 20 IN BLOCK 3 OF BUCKNER'S ADDITION TO THE CITY OF PEORIA, BEING A PART 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.

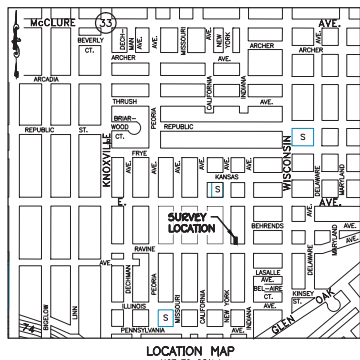
WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS LOCATED WITHIN AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

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

AUSTIN ENGINEERING CO., INC.



BY: MICHAEL P. COCHRAN
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879
 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
 8100 N. UNIVERSITY ST., PEORIA, IL 61615
 mcochr@aeustinengineering.com



ALTA CERTIFICATE

CERTIFICATE TO:

IFF, HOME FIRST, LLC, ACCESS5 PEORIA, LLC, THE CITY OF PEORIA, ILLINOIS, THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY, THE 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, 5, 6(B), 7(B), 7(B)(1), 8, 9, 10, 11(B), 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.

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ALTA/ACSM LAND TITLE SURVEY & PRELIMINARY PLAT OF ACCESS PEORIA SITE 7

LOT 20 IN BLOCK 3 OF BUCKNER'S ADDITION TO THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS		<p>AUSTIN ENGINEERING CO., INC. Consulting Engineers & Surveyors 8100 North University Street Peoria, Illinois 61615-1878 License No. 184-001143</p>
FOR: ACCESS PEORIA, LLC		
DATE: 04/29/14	SCALE: 1" = 20'	BOOK: DC
PROJECT: 42-14-095		SHEET NO. 1 OF 1

