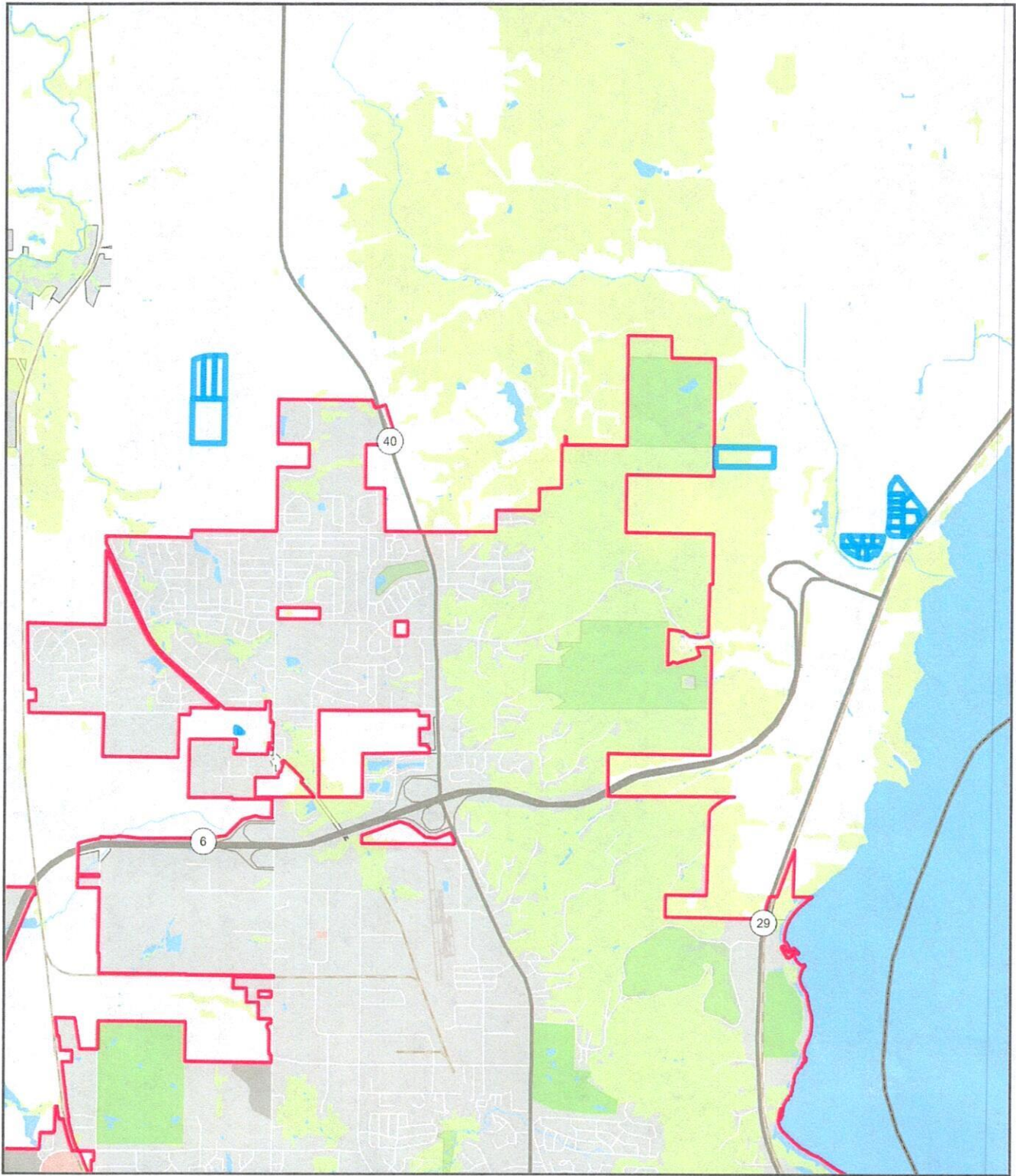


23-064
Hardout

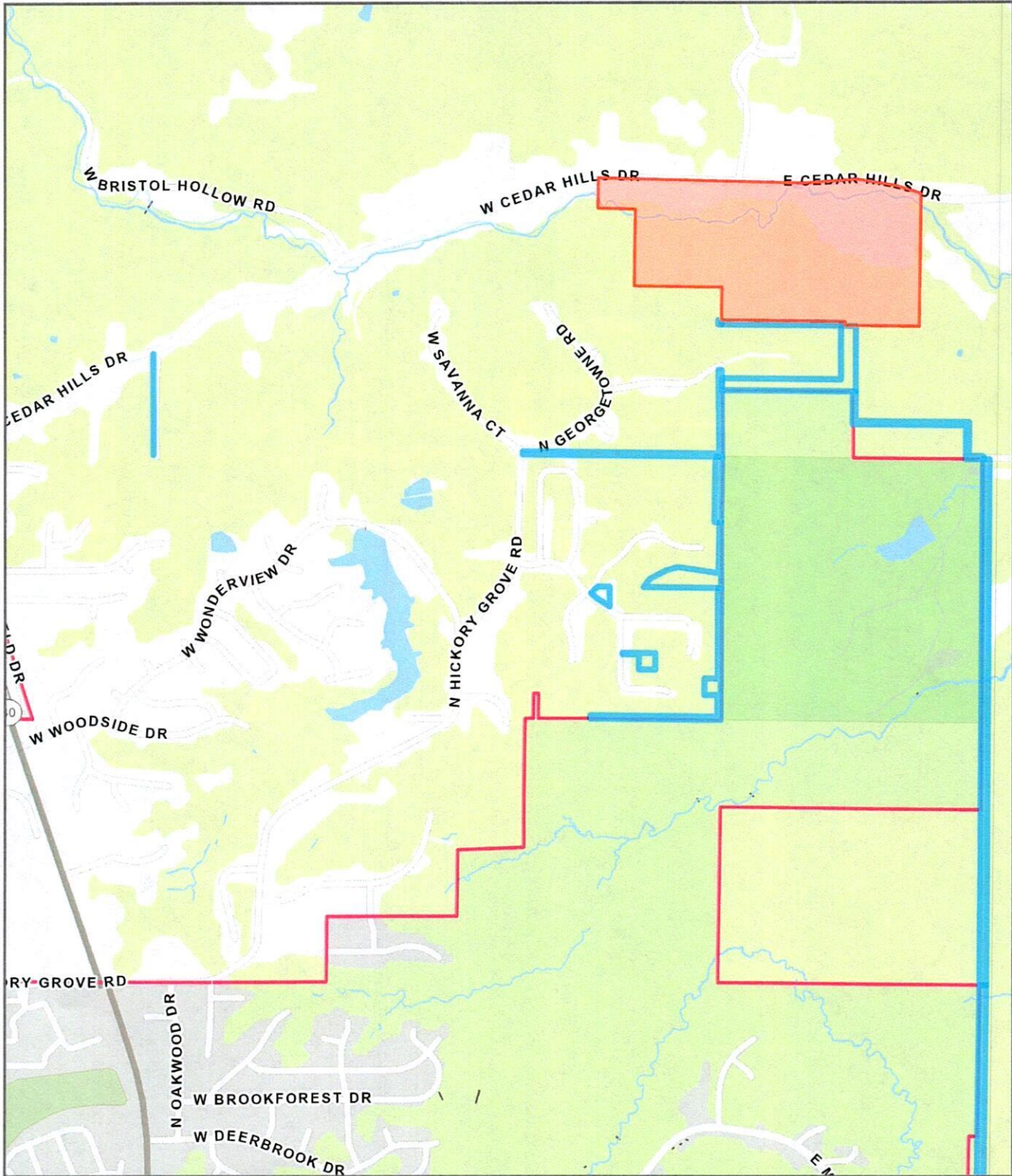
City of Peoria Annexations in Medina Township



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used

Map Scale
1 inch = 0.9 mile
 2/28/2023

Peoria Boundary, Medina "Wall" and Annexation Parcels



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Map Scale
1 inch = 1505 feet
 2/28/2023

PRELIMINARY

WHITTAL RIDGE SUBDIVISION
A SUBDIVISION OF A PART OF SECTION 16, T10N, R08E
OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS

HEALTH DEPARTMENT CERTIFICATE
STATE OF ILLINOIS
COUNTY OF PEORIA 55

This is to certify that this plat has been prepared by Peoria County Health Department regarding compliance with all State Laws and County Ordinances related to disposal of sewage and additionally, the said plat showing each individual home must be located, designed and installed in such a way that none of the filter material or required cover material for the said filter and ground and that adequate protection from erosion must be provided for the filter bed and that it is hereby approved by the Peoria County Health Department, provided that the requirements of Chapter 13 of the Peoria County Code are met in the installation of individual sewage disposal systems on each tract.

Dated this ____ day of _____, 2022

Peoria County Health Department
Representative of Health Authority

CITY OF PEORIA PLAT OFFICERS' CERTIFICATE
STATE OF ILLINOIS
COUNTY OF PEORIA 55
CITY OF PEORIA

PLAT APPROVING OFFICER FOR THE CITY OF PEORIA, DO HEREBY APPROVE THE ACCOMPANYING SURVEY PLAT IN ACCORDANCE WITH PROVISIONS OF THE STATE OF ILLINOIS COMPILATED STATUTES CHAPTER 765, 100 AND 209.02.

DATED THIS ____ DAY OF ____ A.D. ____

CITY OF PEORIA PLAT APPROVING OFFICER
COUNTY ENGINEER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA 55

This plat has been approved by the Peoria County Highway Department with respect to roadway access pursuant to Section 209.02 of the State of Illinois Compiled Statutes, Chapter 765, 100 and 209.02. The plat approval is granted by the Peoria County Highway Department, provided that the requirements of Chapter 13 of the Peoria County Code are met in the installation of individual sewage disposal systems on each tract.

PLAT OFFICERS' CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA 55

This tract survey is hereby approved in accordance with the provisions of the Plat Act of Illinois (55 ILCS 5/5-1.041) and Sections 3.14 (Publication), 3.15 (Publication) and 3.16 (Plat Approval) and Article 6, Subdivisions, of this Chapter 20 of the Peoria County Code. It is in conformance with the rules and objectives of the County's Comprehensive Land Use Plan.

Given under my hand and seal this ____ day of _____, 20__

County Engineer

Peoria County Plat Officer
PEORIA COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PEORIA 55

I hereby certify that I had no delinquent taxes, unpaid current taxes, delinquent special assessments or unpaid current special assessments against any of the real estate embraced on the attached plat of survey and description.
Given under my hand and seal this ____ day of _____, 20__

Peoria County Clerk
Deputy County Clerk

GENERAL NOTES:
1. Field Work Completed Nov. 2022.
2. From notes have any been set at locations indicated by center.
3. All bearings and distances are true to the ground and are not to be construed as a warranty of accuracy.
4. This plat is subject to the commitment for the insurance should be obtained.
5. NOTICE TO THE PUBLIC: The creation of long private drainage ways results in increased response time or accessibility by emergency service vehicles. The creation of long private drainage ways may result in increased response time or accessibility by emergency service vehicles. The creation of long private drainage ways may result in increased response time or accessibility by emergency service vehicles. The creation of long private drainage ways may result in increased response time or accessibility by emergency service vehicles.

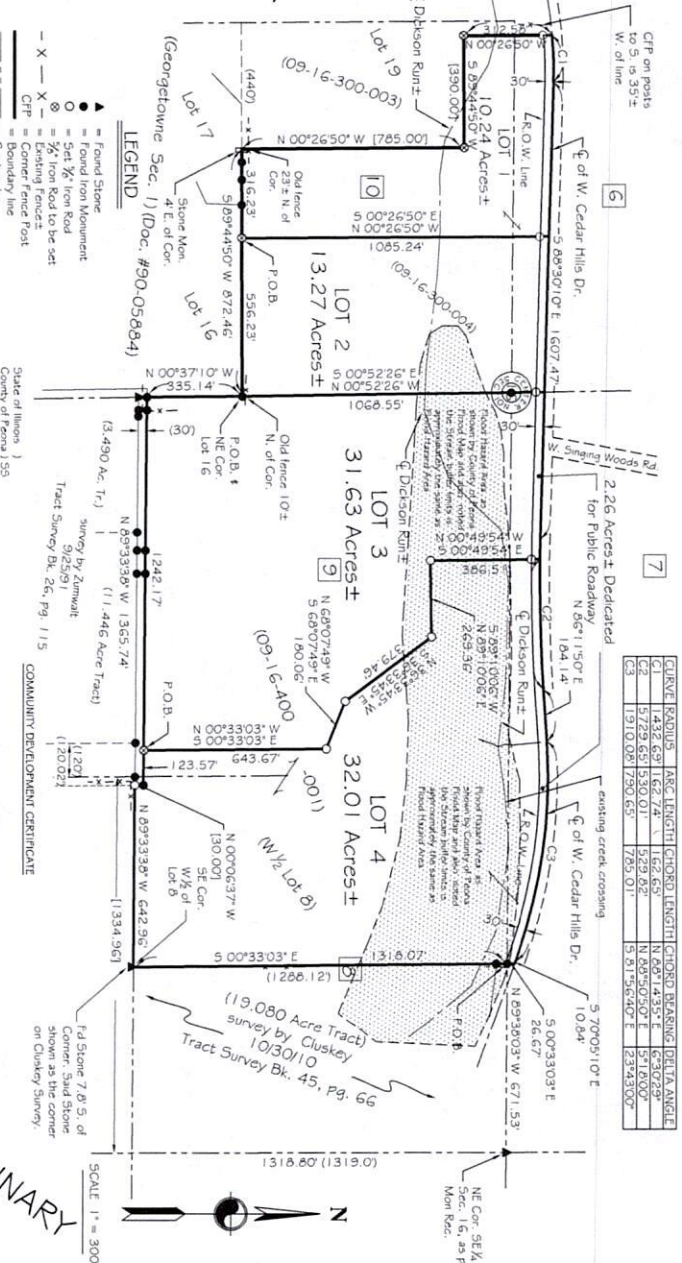
7. This plat survey does not provide for or make any provision for the installation of a sanitary sewerage disposal system. A permit shall be obtained from the Peoria County Health Department prior to start of construction.
8. There is no public water provider to the parcel. Development of the parcel requires a well permit from the Peoria County Health Department prior to the start of construction. It is intended to use the existing well for water.
9. The plat is subject to the right of eminent domain as defined for the County of Peoria on Community-Plan Number 170933 01 125 B, Zone A, effective date: June 1, 1993.
10. No, not obstructed by the City of Peoria, the boundary of the 100 year flood based on their flood maps is also the approximate limits of the Stream Buffer area. There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of Peoria within the stream buffer area.
11. There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of Peoria within the stream buffer area.

Wallace Land Surveying Co., Ltd
PO Box 42
Toulon, Illinois 61483
Illinois Design Firm #194.005454-0000
Office: 309-286-7333
E-mail: wallaceengr@gmail.com

CLIENT: Chad Herman
Herman Bros. Properties, LLC
DATE: 21-16-23
JOB: 22095-004

Prepared for:
Chad Herman
Herman Bros. Properties, LLC
25369 N. Cooper Ranch Road
Canon, IL 61580

PRELIMINARY



STATE OF ILLINOIS)
COUNTY OF PEORIA 55

I hereby certify that this Plat of Whittal Ridge Subdivision is substantially in conformance with the approved preliminary plat and is approved this ____ day of _____, 20__

Director of Community Development

STATE OF ILLINOIS)
COUNTY OF PEORIA 55

Whittal Ridge Subdivision Co., Ltd is hereby stated that we have surveyed and subdivided the property as described and shown by the attached subdivision plat to be known as Lots 1-4 of WHITTAL RIDGE SUBDIVISION, which is a correct representation of said survey and subdivision, being part of Section 16, T10N, R08E of the 4th P.M., Peoria County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said survey as made by us and that this professional survey conforms to the minimum standards for a boundary survey. All distances are given in feet and decimals of feet for the purpose of description only. Distances shown in parentheses are for the line of the plat. Clear title to any land lying between dead lines and adjoining the line may be in question. No warranty is made or implied as to compliance with 765ILCS-209/11 of the Illinois Building, Sanitary and Subdivisions Laws, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or manmade service facilities. It is not warranted that this plat contains complete information regarding statements, reservations, restrictions, rights-of-way, including lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained.

Unless otherwise noted, the boundary for this survey was based on title information or a title policy provided to us by the Client or their agent, and no title research was done by us. We further state that the plat is subject to the right of eminent domain as defined for the County of Peoria on Community-Plan Number 170933 01 125 B, Zone A, effective date: June 1, 1993. Improvements to this parcel may require special permits.

Dated this 16th day of December, 2022

STATE OF ILLINOIS)
COUNTY OF PEORIA 55

SURVEYORS STATEMENT

Whittal Ridge Subdivision Co., Ltd is hereby stated that we have surveyed and subdivided the property as described and shown by the attached subdivision plat to be known as Lots 1-4 of WHITTAL RIDGE SUBDIVISION, which is a correct representation of said survey and subdivision, being part of Section 16, T10N, R08E of the 4th P.M., Peoria County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said survey as made by us and that this professional survey conforms to the minimum standards for a boundary survey. All distances are given in feet and decimals of feet for the purpose of description only. Distances shown in parentheses are for the line of the plat. Clear title to any land lying between dead lines and adjoining the line may be in question. No warranty is made or implied as to compliance with 765ILCS-209/11 of the Illinois Building, Sanitary and Subdivisions Laws, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or manmade service facilities. It is not warranted that this plat contains complete information regarding statements, reservations, restrictions, rights-of-way, including lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained.

Unless otherwise noted, the boundary for this survey was based on title information or a title policy provided to us by the Client or their agent, and no title research was done by us. We further state that the plat is subject to the right of eminent domain as defined for the County of Peoria on Community-Plan Number 170933 01 125 B, Zone A, effective date: June 1, 1993. Improvements to this parcel may require special permits.

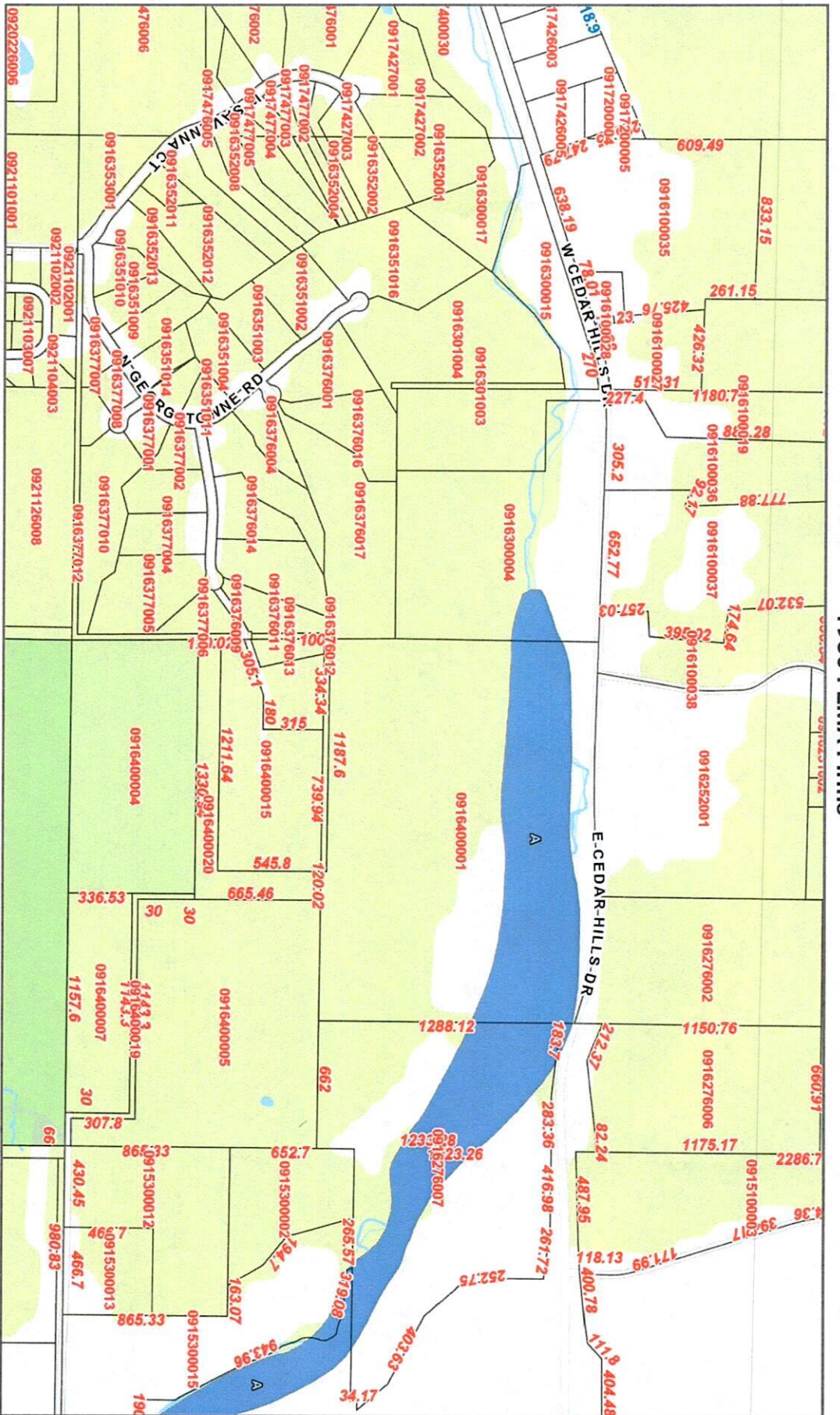
Dated this 16th day of December, 2022

WALLACE LAND SURVEYING CO., LTD
Professional Design Firm - #194.005454-0000
Toulon, Illinois

By: _____
Ken Wallace #2014
Illinois Professional Land Surveyor
Expires: 11/30/24

1980 FEMA Firms

Handout



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Map Scale
1 inch = 800 feet
2/28/2023