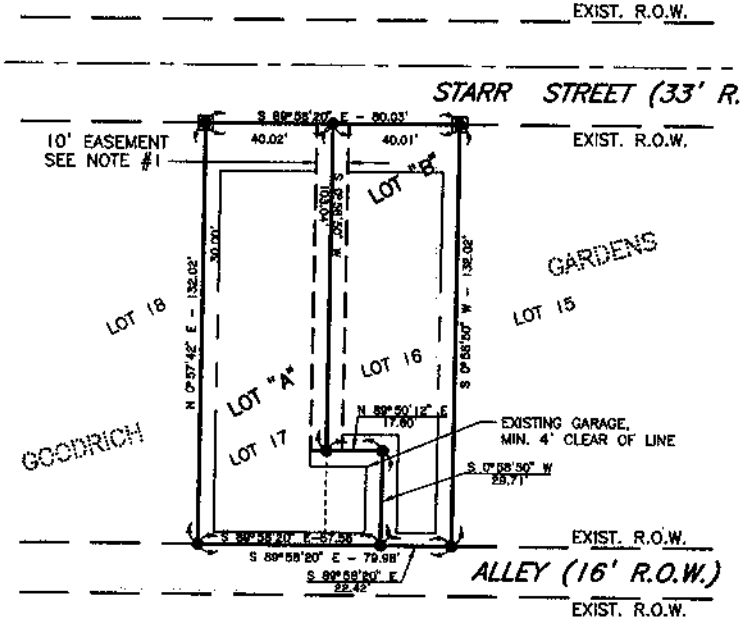
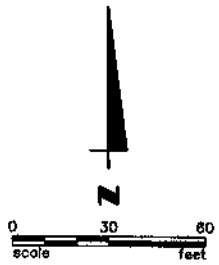
FINAL PLAT OF BEITZ SUBDIVISION



CURRENT PROPERTY ZONING: R--2



LEGEND

- SET PIN
- FOUND PIN
- CONCRETE MONUMENT
- QUARTER SECTION LINE
- EXISTING LOT LINE
- BOUNDARY OF PROPERTY SURVEYED
- BUILDING SETBACK LINE

LEGAL DESCRIPTIONS:

LOT A
BEING A PART OF LOTS 17 AND 18 IN GOODRICH GARDENS SUBDIVISION OF THE CITY OF PEORIA, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 4TH PRINCIPLE MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCIBED AS FOLLOWS;
ALL OF LOT 17 AND THE SOUTH 29.71 FEET OF THE WEST 17.60 FEET OF LOT 16 CONTAINING 5938 SQUARE FEET OR 0.136 ACRES MORE OR LESS AND BEING SUBJECT TO ALL RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LOT B
BEING A PART OF LOT 16 IN GOODRICH GARDENS SUBDIVISION OF THE CITY OF PEORIA, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 4TH PRINCIPLE MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCIBED AS FOLLOWS;
ALL OF LOT 16 EXCEPTING THE SOUTH 29.71 FEET OF THE WEST 17.60 FEET THERE FROM, CONTAINING 4623 SQUARE FEET OR 0.106 ACRES MORE OR LESS AND BEING SUBJECT TO ALL RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PIN 17-13-427-004

GENERAL NOTES:

1. A 10' WIDE INGRESS AND EGRESS EASEMENT IS TO BE CENTERED ON THE COMMON LINE BETWEEN LOTS A & B AND RUN FROM THE NORTH LOT LINE FOR A DISTANCE OF 95.23 FEET.
2. PROPOSED BUILDING SETBACKS ARE
   FRONT: 25'
   SIDE YARD: PRINCIPLE STRUCTURE 5';
   ACCESSORY STRUCTURE 3'
   REAR: 15'
3. THIS IS A REDIVISION OF A PREVIOUSLY SUBDIVIDED TRACT.
4. BOTH LOTS ARE CURRENTLY SERVED BY PUBLIC WATER AND SEWER SERVICE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I, JAMES L. MILLS, A PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY SUPERVISION OF A PART OF A PART OF THE N.E. ¼ OF THE S.E.¼ OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 4TH PRINCIPLE MERIDIAN, PEORIA COUNTY, ILLINOIS, CONTAINING 0.242 ACRES, MORE OR LESS, AS DRAWN TO A SCALE OF ONE INCH EQUALS 30 FEET. I FURTHER CERTIFY THAT THIS TRACT OF LAND IS SITUATED WITHIN ONE AND ONE HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF PEORIA AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE. I FURTHER CERTIFY THAT NO PART OF THE LAND IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY AGENCY ON FIRM COMMUNITY-PANEL NUMBER 17053800208

8.2.05
JAMES L. MILLS — DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2830
EXPIRES 11/30/06

STATE OF ILLINOIS
JAMES L MILLS
NO.2830
PEORIA
PROFESSIONAL LAND SURVEYOR

05-26354
STATE OF ILLINOIS } SS Filed for record
County of Peoria } in the office of
BRADLEY E. HORTON, County Recorder, on
AUG 12 2005 at 12:56 P.M. and recorded in
Plat Book ___ Page ___ Doc. No. ___
Bradley E. Horton
Recorder of Deeds

OWNER: BRUCE BEITZ
4531 S. MISTY ISLE POINT
MAPLETON, IL

DAILY & ASSOCIATES ENGINEERS, INC.
7500 N. HARKER DRIVE
PEORIA, ILLINOIS 61615
(309) 691-5300
ILLINOIS REGISTRATION NUMBER 184-00975

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I, JoAnn Thomas, CLERK OF PEORIA COUNTY DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED IN SAID PLAT GIVEN UNDER MY HAND AND SEAL OF THIS COUNTY THIS 12 DAY OF August, 2005.

JoAnn Thomas
COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

(I), WE, Bruce / Barbara Beitz, OWNER(S) AND PROPRIETOR(S) OF THE LAND SHOWN, DO HEREBY CERTIFY THAT (I),WE CAUSED THIS SURVEY TO BE MADE AND ACKNOWLEDGE SAID SURVEY TO BE CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF, (I) WE FURTHER CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE, THE LAND SHOWN HERON LIES IN THE Pleasant Hill SCHOOL DISTRICT.
DATED THIS 11 DAY OF August, 2005.

Barbara Beitz

NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I, Sue Roach, NOTARY PUBLIC IN AND FOR THE COUNTY OF PEORIA AND THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT Bruce & Barbara Beitz KNOWN TO ME, APPEARED BEFORE ME THIS DAY IN PERSON AND SIGNED, SEALED AND DELIVERED THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11 DAY OF August, 2005.

NOTARY PUBLIC (SEAL)

OFFICIAL SEAL
SUE E. ROACH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-2-2006

COUNTY PLAT OFFICER

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I, PEORIA COUNTY PLAT OFFICER DO HEREBY APPROVE THIS FINAL PROPOSED PLAT IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION CODE OF PEORIA COUNTY, ILLINOIS,
THIS 11th DAY OF August, 2005.

Kathi Bowden
PEORIA COUNTY PLAT OFFICER

CITY OF PEORIA PLAT OFFICER

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I, CITY OF PEORIA PLAT OFFICER DO HEREBY APPROVE THIS FINAL PROPOSED PLAT IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION CODE OF THE CITY OF PEORIA, ILLINOIS,
THIS 11th DAY OF August, 2005.

CITY OF PEORIA PLANNING AND ZONING

TOWNSHIP HIGHWAY OFFICIAL CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF PEORIA }

I, _____ ROAD COMMISSIONER, DO HEREBY ACCEPT THE ABOVE SURVEY WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT FOR ACCESS MAY BE REQUIRED BY THE OWNER OF THE PROPERTY. ACCESS WILL BE ALLOWED BY THE TOWNSHIP IN ACCORDANCE WITH THE POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO COUNTY ROADWAYS.
DATED THIS 11 DAY OF August, 2005.

TOWNSHIP ROAD COMMISSIONER

A PART OF THE N.E. ¼ OF THE S.E.¼ OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 4TH PRICIPLE MERIDIAN, PEORIA COUNTY, ILLINOIS

FOR: BEITZ

DAILY & ASSOCIATES, ENGINEERS, INC.
CHAMPAIGN & PEORIA, ILLINOIS

DRAWN BY:	DATE:	JOB NO.	BOOK OR RECORD NO.	DWG. NO.
ARA	05/17/05	5010.75		1

FINAL PLAT VIEWPORT

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Aug 02, 2005 - 11:27am ara