PRESENTED FOR RECORDING BY
RETURN TO:

FINAL PLAT

HICKORY GROVE SUBDIVISION - SECTION 2

A PART OF THE NORTHEAST QUARTER
OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 8 EAST, OF THE 4TH PM
PEORIA COUNTY, ILLINOIS

SPACE RESERVED FOR RECORDER'S STAMP

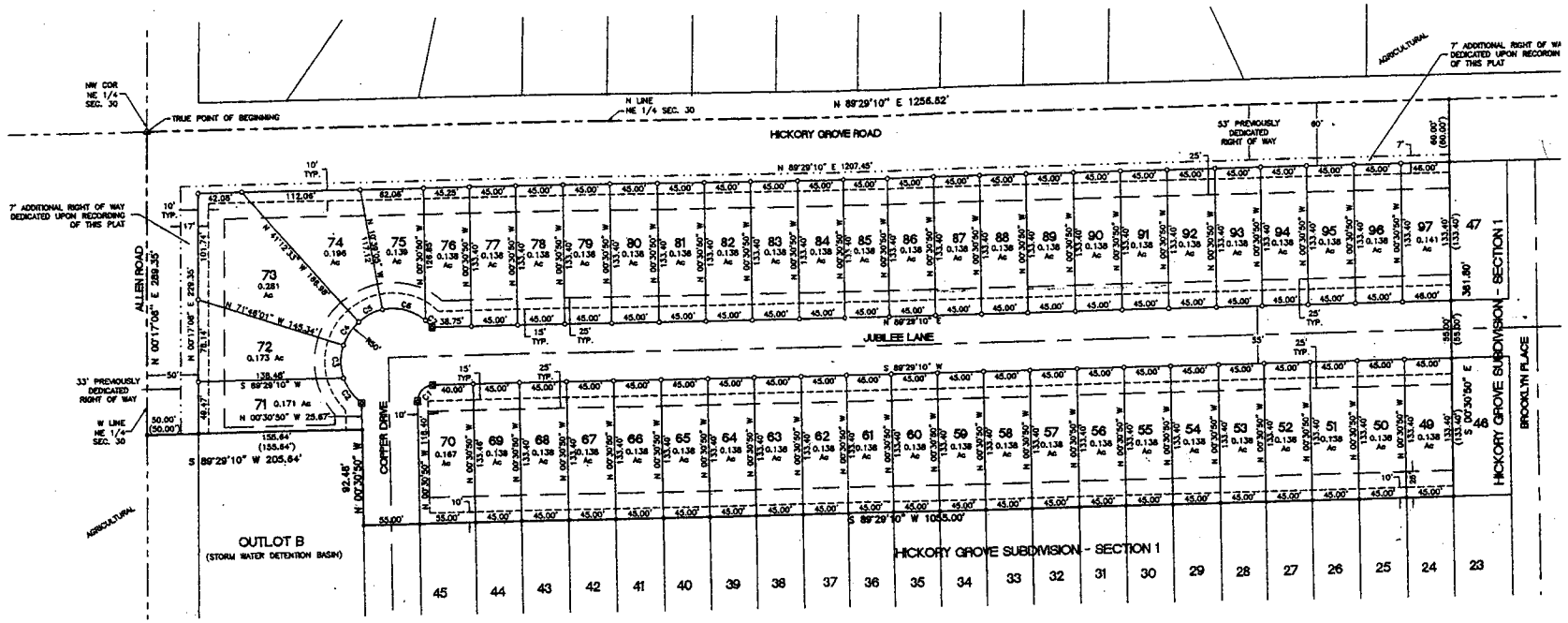
LEGEND
- BRASS MONUMENT FOUND
- SET CONCRETE MONUMENT
- SET 1"x30" IRON ROD WITH PLASTIC CAP "HDC FIRM #3223"
- IRON ROD FOUND
- BOUNDARY OF SUBDIVISION
- SETBACK LINE
- EASEMENT LINE

ENGINEER/LAND SURVEYOR
HDC ENGINEERING
201 W. SPRINGFIELD AVE
CHAMPAIGN, IL 61824

OWNER/DEVELOPER
COLDWELL BANKER
406 N HERSHEY
BLOOMINGTON, IL 61704

N

0' 25' 50'



NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.00	23.56	21.21	N 44°29'10" E
C2	50.00	29.36	28.94	N 30°12'58" W
C3	50.00	31.99	31.42	N 00°04'48" W
C4	50.00	28.87	28.35	N 33°30'43" E
C5	50.00	28.87	28.35	N 84°04'11" E
C6	50.00	44.41	42.97	S 75°12'20" E
C7	50.00	9.40	9.38	S 44°22'28" E

NOTES:
1.) Subject tract lies within the corporate limits of the City of Peoria.

2.) All public improvements including storm sewer, storm water management and sanitary sewer systems shall be constructed in accordance with the current City of Peoria standards and shall be constructed within easements as necessary.

3.) Subject tract encompasses 10.600 acres more or less.

4.) All bearings are assumed local bearings.

5.) All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.

6.) All lot corners except those shown as concrete monuments are 1/2"x30" long iron rod monuments with cap stamped "HDC

SURVEYOR'S CERTIFICATE

I, David E. Mahley, being Illinois Professional Land Surveyor Number 2950, do hereby certify that I have caused a survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

A tract of land being apart of the Northeast Quarter of Section 30, Township 10 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, the boundary of which is more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 30, said point also being the True Point of Beginning proceed North 88°29'10" East on a local bearing 1256.82 feet along the North line of the Northeast Quarter of said Section 30 to the Westerly boundary of "Hickory Grove Subdivision – Section 1" as recorded in the Peoria County Recorder's Office; thence continuing around said boundary along the following described course: South 00°30'50" East 381.90 feet; thence South 88°29'10" West 1055.00 feet; thence North 00°30'50" West 92.48 feet; thence South 88°29'10" West 205.64 feet to the West line of the Northeast Quarter of Section 30; thence continuing along said Westerly line of Section 30 North 00°17'06" East 289.35 feet to the Northwest corner of the Northeast Quarter of Section 30, said point also being the True Point of Beginning, said tract encompassing 10.600 acres, more or less, situated in Peoria County, Illinois.

For the purpose of subdividing said tract into lots, survey markers have been placed at each corner as denoted on the plat setting forth exact dimensions in feet and decimals thereof. Said subdivision shall be known as "HICKORY GROVE SUBDIVISION – SECTION 2".

I further certify that this tract is located in Zone "C" on the Special Flood Hazard Area identified for the County of Peoria, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 170533 0125, dated June 1, 1983.

Signed and sealed this 14th day of March, 2003.

David E. Mahley
Illinois Professional Land Surveyor No. 2950

Acknowledged by the owner or owners or duly authorized attorney that the above plat is the plat for Hickory Grove Subdivision – Section 2.

Date:_____

Signature:_____

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 _____ A.D. _____, the above plat of Hickory Grove Subdivision – Section 2 was approved.

_____
City Clerk

I, County Clerk of the aforesaid County, so 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, or delinquent special assessments against the tract of land described in said plat.

Given under my hand and seal of said County this _____ day of _____ A.D. _____

State of Illinois)
County of Peoria) SS

I hereby certify that the above plat of HICKORY GROVE SUBDIVISION – SECTION 2 is substantially in conformance with the approved Preliminary Plat passed by the City Council by resolution No._____ on the _____ day of _____ A.D. _____

_____ _____
Director, Land Use Planning Date

_____ _____
Planning Commission Chairman Date

HDC ENGINEERING
201 West Springfield, Suite 300, Champaign, Illinois 61821-3140
Phone No. 217-352-9276

Drawn Date: 03/18/2003
Revision Date:
Revision Date:
Revision Date:

CRC 00-11