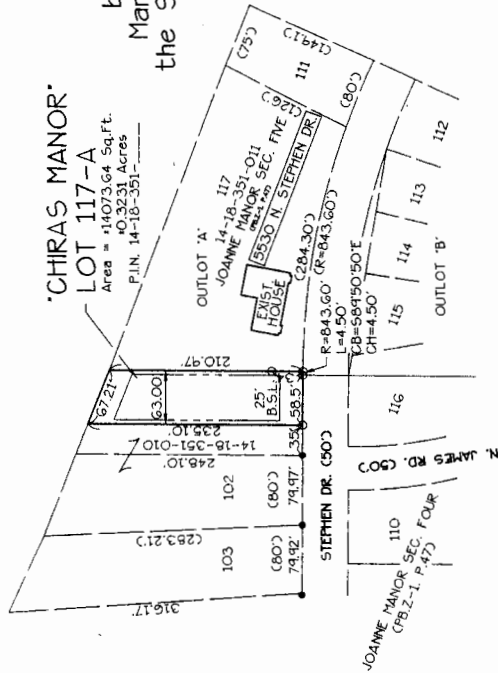


# Final Plat

'CHIRAS MANOR' LOT 117-A

'CHIRAS MANOR'  
LOT 117-A  
Area = 14073.64 Sq.ft.  
= 0.3231 Acres  
P.L.N. 14-18-351-

being part of Lot 117 in Joanne Manor Sec. 5, a subdivision of part of the S.W. 1/4 of Sec. 18, T.9N., R.8E., 4th P.M.



## NOTES:

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED. ANY NEW CONSTRUCTION ON THE LAND SHOWN HEREON WILL BE REQUIRED TO ADHERE TO THE CITY AND COUNTY EROSION CONTROL RESTRICTIONS THAT ARE IN EFFECT AT THE TIME OF SAID CONSTRUCTION.

'CHIRAS MANOR' LOT 117-A IS PART OF P.L.N. 14-18-351-011

'CHIRAS MANOR' LOT 117-A, SETBACKS ARE AS FOLLOWS:

- 25' FRONT YARD
- 5' SIDE YARD
- 25' REAR YARD

PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM.

LOT 117 IN 'JOANNE MANOR SEC. 5' IS CURRENTLY ZONED R-3

STATE OF ILLINOIS

COUNTY OF WOODFORD

SURVEYOR'S CERTIFICATE

I, DENNIS A. PERRY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY STATE THAT I HAVE SURVEYED 'CHIRAS MANOR' LOT 117-A, BEING PART OF LOT 117 IN JOANNE MANOR SECTION FIVE, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS; AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1 INCH EQUALS 20 FEET. I FURTHER CERTIFY THAT THE PARCEL OF LAND IS PART OF A SUBDIVISION HAVING BEEN RESOLVED BY THE BOARD OF RESOLUTIONS OF PEORIA COUNTY, ILLINOIS, TO BE A SPECIAL FLOOD HAZARD AREA, AS SHOWN HEREON, LIES IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. I FURTHER CERTIFY THAT THE PARCEL OF LAND SHOWN HEREON IS WITHIN THE CITY OF PEORIA. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

DATED AT METAMORA THIS NINETEENTH DAY OF JUNE, A.D. 2006.

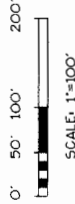
DENNIS A. PERRY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2914



LICENSE EXPIRES ON 11/30/2006

## LEGEND

- BOUNDARY OF SURVEY
- SURVEY MARKER FOUND
- 1/2" REBAR SET
- ( ) PLATTED DIMENSION
- + NOT TO SCALE



STATE OF ILLINOIS

COUNTY OF PEORIA

COUNTY CLERK'S CERTIFICATE

I, CLERK OF THE AFORESAID 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, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE ENGRAVED IN THE ATTACHED PLAT OF SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF June, A.D. 2006.

Deann Boma  
COUNTY CLERK

DEPUTY CLERK

66,2093  
STATE OF ILLINOIS } SS  
COUNTY OF PEORIA }  
JUN 30 2006  
Dennis A. Perry, P.L.S. No. 2914  
Boundary Surveys • Lots • Farms  
Subdivisions  
229 ZIMMERMAN ROAD  
METAMORA, IL 61540  
TEL (309) 678-6487  
FAX (309) 678-6487  
Member I.P.L.S.A.

STATE OF ILLINOIS } SS  
COUNTY OF PEORIA }  
OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED STATE THAT THEY ARE THE LEGAL OWNERS OF RECORD OF THE LAND SHOWN AS DESCRIBED ON THE PLAT HEREON DRAWN, AND THAT THEY HAVE CAUSED SAID LAND TO BE SURVEYED, STAKED AND PLATTED AS SHOWN HEREON AND TO THE BEST OF THE OWNER'S KNOWLEDGE THE LAND DESCRIBED HEREON LIES IN THE PEORIA DISTRICT 150 SCHOOLS SYSTEM. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 29th DAY OF June, A.D. 2006.

OWNER  
Mark A. Chiras

STATE OF ILLINOIS } SS  
COUNTY OF PEORIA }  
NOTARY PUBLIC'S CERTIFICATE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JAMES R. SMITH, CHIRAS, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ACCOMPANYING PLAT AND CERTIFICATION APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALS SAID PLAT AND CERTIFICATION AS THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 29th DAY OF June, 2006.

James R. Smith  
NOTARY PUBLIC



STATE OF ILLINOIS } SS  
COUNTY OF PEORIA }

I HEREBY CERTIFY THAT THIS FINAL PLAT OF CHIRAS MANOR LOT 117-A SUBDIVISION IS APPROVED THIS 29th DAY OF June, 2006.

For: Deann Boma  
DIRECTOR, PLANNING & GROWTH MANAGEMENT

Final Plat  
'Chiras Manor' Lot 117-A.

DENNIS A. PERRY  
LAND SURVEYING

Dennis A. Perry, P.L.S. No. 2914  
Boundary Surveys • Lots • Farms  
Subdivisions  
229 ZIMMERMAN ROAD  
METAMORA, IL 61540  
TEL (309) 678-6487  
FAX (309) 678-6487  
Member I.P.L.S.A.

FINAL MINOR SUBDIVISION PLAT

'CHIRAS MANOR' LOT 117-A BEING PART OF LOT 117 IN JOANNE MANOR SEC. 5, A SUBDIVISION OF PART OF THE S.W. 1/4 OF SEC. 18 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH P.M. IN THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS.

SCALE: 1"=100'  
DATE: 6/19/2006  
SHEET: 1 OF 1  
FOR: MKE CHIRAS