

FINAL PLAT OF SUBDIVISION OF EVERLY PLACE

LEGEND

○	FOUND PIN
—	SET PIN
---	EXISTING UTILITY EASEMENT
---	BOUNDARY OF SUBDIVISION
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
■	SET CONCRETE MONUMENT

LOT	AREA
LOT 1	11178 SQ. FT. 0.257 ACRES
LOT 2	11703 SQ. FT. 0.269 ACRES

LEGAL DESCRIPTION:

THE NORTH 35 FEET OF LOT 1 OF LONGWOOD SUBDIVISION, THE SOUTH 45 FEET OF LOT 2 OF LONGWOOD SUBDIVISION, AND THE NORTHERLY 70 FEET OF LOT 2 OF LONGWOOD SUBDIVISION, AND THE SOUTHERLY 15 FEET OF LOT 3 OF LONGWOOD SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPLE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

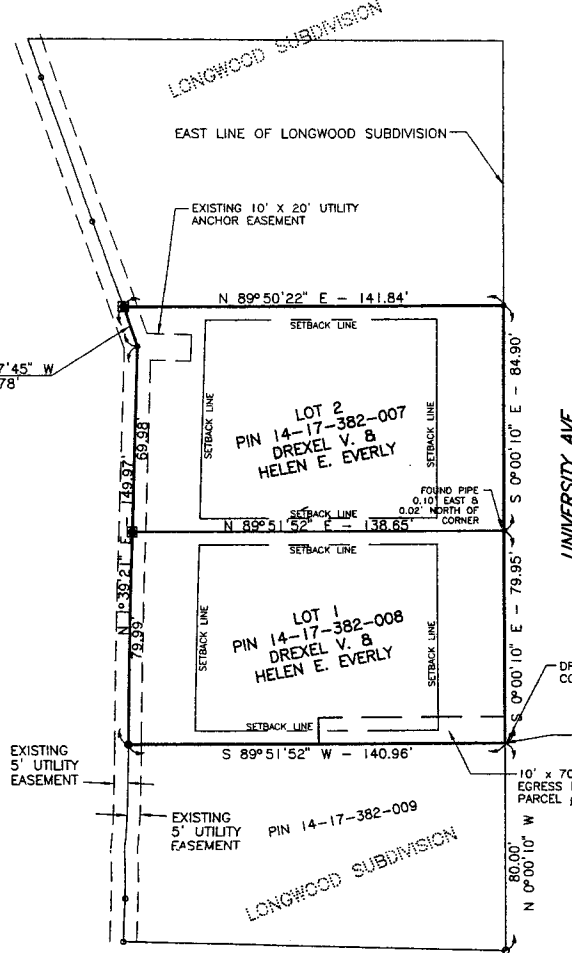
COMMENCING AT THE SOUTHEAST CORNER OF SAID LONGWOOD SUBDIVISION AS RECORDED IN PLAT BOOK "Y" PAGE 56 IN THE PEORIA COUNTY RECORDER'S OFFICE, THENCE NORTH 00°00'10" WEST ALONG THE EAST LINE OF LONGWOOD SUBDIVISION 80.00 FEET TO A FOUND IRON PIPE SAID PIPE BEING THE POINT OF BEGINNING OF THE SUBDIVISION TO BE DESCRIBED; THENCE SOUTH 89°51'52" WEST A DISTANCE OF 140.96 FEET TO A SET IRON ROD SAID ROD BEING ON THE COMMON LOT LINE BETWEEN LOTS 1 AND 7 OF LONGWOOD SUBDIVISION; THENCE ALONG SAID COMMON LINE NORTH 01°39'21" EAST A DISTANCE OF 149.97 FEET TO A FOUND IRON PIPE SAID PIPE MARKING THE COMMON WESTERLY CORNER OF LOTS 2 AND 3 OF LONGWOOD SUBDIVISION; THENCE ALONG THE COMMON LOT LINE OF LOTS 3 AND 6 OF LONGWOOD SUBDIVISION NORTH 19°27'45" WEST A DISTANCE OF 15.78 FEET TO A SET IRON ROD; THENCE NORTH 89°50'22" EAST A DISTANCE OF 141.84 FEET TO A FOUND IRON PIPE ON THE EASTERLY LINE OF SAID LONGWOOD SUBDIVISION; THENCE ALONG SAID EASTERLY LINE SOUTH 00°00'10" EAST A DISTANCE OF 84.90 TO A POINT; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°00'10" A DISTANCE OF 79.95 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINING 22,881 SQ. FT. OR 0.525 ACRES MORE OR LESS AND ALL BEING SITUATED IN THE CITY OF PEORIA, ILLINOIS. SAID DESCRIBED PARCEL BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS
CITY CLERK'S CERTIFICATE
I HEREBY CERTIFY THAT BY ORDINANCE NO. 15,636 ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS AT ITS REGULAR MEETING HELD ON THE 15th DAY OF JUNE, 2004, THE ABOVE FINAL PLAT OF SUBDIVISION WAS APPROVED.

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS
CITY PLANNING COMMISSION CERTIFICATE
THIS PRELIMINARY PLAT OF EVERLY PLACE SUBDIVISION ON THE 15th DAY OF JUNE, 2004, RECEIVED THE PRELIMINARY APPROVAL OF THE CITY PLANNING COMMISSION. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES INVALID.

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS
COUNTY CLERK'S CERTIFICATE
I, James L. Mills, PEORIA COUNTY CLERK, 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 CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND AS SHOWN HEREON. GIVEN UNDER MY HAND THIS 15th DAY OF JUNE, 2004.

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS
SURVEYOR'S CERTIFICATE
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 EVERLY PLACE SUBDIVISION MADE UNDER MY DIRECTION AND SUPERVISION OF A PART OF LOTS 1, 2 AND 3 OF LONGWOOD SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPLE MERIDIAN THIS TRACT OF LAND IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PEORIA, ILLINOIS. NO PART OF THE LAND IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ON FIRM COMMUNITY-PANEL NUMBER 17033R 0015B REV. 02/01/1980. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS.



GENERAL NOTES:

1. THIS SUBDIVISION REPLATS 2 EXISTING PARCELS INTO TWO (2) NEW LOTS DESIGNATED FOR DUPLEXES AND DOES NOT CREATE ANY NEW PARCELS.
2. BUILDING SETBACK REQUIREMENTS; R-3 ZONING

FRONT 25'
SIDE 5'
REAR 25'

JUN 24 2004
Plat Book 9, Page 31
Recorded in the office of
Peoria County Recorder on
June 24, 2004

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS
OWNER'S CERTIFICATE
(I), WE, Donald V. Barky and Helen E. Everly, THE UNDERSIGNED OWNER(S) AND PROPRIETORS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT (1) WE CAUSED THE SURVEY TO BE MADE AS SHOWN ON THE ATTACHED PLAT, AND ACKNOWLEDGE SAID SURVEY TO BE CORRECT. EASEMENTS SHOWN ARE HEREBY DEDICATED FOR THEIR RESPECTIVE USE AS SHOWN ON THE PLAT. (2) WE ALSO CERTIFY THAT SAID TRACT OF LAND LIES WITHIN UNIT SCHOOL DISTRICT NO. 100.

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS
NOTARY PUBLIC
I, Patricia A. Alkire, NOTARY PUBLIC IN AND FOR THE COUNTY OF PEORIA AND THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT (1) I AM A NOTARY PUBLIC IN THE STATE OF ILLINOIS, AND (2) I AM A MEMBER OF THE ILLINOIS NOTARY PUBLIC ASSOCIATION. I HAVE KNOWN TO ME, APPEARED BEFORE ME THIS DAY IN PERSON AND SIGNED, SEALS AND DELIVERED THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF JUNE, 2004.



NOTICE: THIS PROPERTY WILL NOT BE ALLOWED TO PARTICIPATE IN THE CITY OF PEORIA'S DRAINAGE ASSISTANCE PROGRAM

SOUTHEAST CORNER OF LONGWOOD SUB. AS RECORDED IN PLAT BOOK "Y" PAGE 56, PEORIA COUNTY, IL.

04 23755



A PART OF LONGWOOD SUBDIVISION, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE 4TH PRINCIPLE MERIDIAN, PEORIA COUNTY, ILLINOIS

FOR: SHERRI SHANE



DAILY & ASSOCIATES, ENGINEERS, INC.
CHAMPAIGN, ILLINOIS/PEORIA, ILLINOIS
& LOUISVILLE, KENTUCKY

DRAWN BY: DATE: JOB NO. BOOK OR RECORD NO. DWG. NO.
ARAA 04/16/04 5010.44