



TO: Reviewing Agencies
 Other Interested Parties

FROM: Leah Allison, Urban Planner *LA*
 Planning and Growth Management Department

DATE: April 27, 2004

SUBJECT: **PRELIMINARY PLAT FOR EVERLY PLACE SUBDIVISION – CPC 04-H**

Please see the next page for a copy of a Preliminary Plat of Everly Place Subdivision, a single-family attached residential development located at 5519 N. University Street. The developer is proposing two single-family attached lots on approximately 0.53 acres.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Friday, May 7, 2004.**

Should you need more information, feel free to contact me at 494-8667.

LMA/ps

Enclosure

PRELIMINARY PLAT OF SUBDIVISION OF EVERLY PLACE

LEGEND

	EXISTING LIGHT & UTILITY POLE
	EXISTING SANITARY MANHOLE
	MAILBOX
	EXISTING CABLE T.V.
	FOUND PIN
	SET PIN
	EXISTING UTILITY EASEMENT
	BOUNDARY OF SUBDIVISION
	PROPOSED LOT LINE

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, 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.

GENERAL NOTES:

1. NO NEW INFRASTRUCTURE IS REQUIRED FOR THIS SUBDIVISION.
2. BOTH LOTS ARE TO BE PLATTED AS DUPLEX LOTS.
3. PROPERTY IS ZONED R-3 BUILDING SETBACK REQUIREMENTS

FRONT 25'
SIDE 5'
REAR 25'

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I HEREBY CERTIFY THAT BY RESOLUTION NO. _____ ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEORIA, PEORIA COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____ 2004, THE ABOVE PRELIMINARY PLAT OF _____ SUBDIVISION WAS APPROVED

CITY CLERK

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

THIS PRELIMINARY PLAT OF _____ SUBDIVISION ON THE _____ DAY OF _____ 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.

CHAIRMAN

PLANNING DIRECTOR

0 30 60
scale feet



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 SOUTHEAST 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 170536 00156 REV. 02/01/1980. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS.

DATE

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

JAMES L. MILLS
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 2830



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.
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