


PLANNING AND GROWTH MANAGEMENT



TO: Reviewing Agencies
Other Interested Parties

FROM: Leah Allison, AICP, Senior Urban Planner 
Planning and Growth Management Department

DATE: August 1, 2006

SUBJECT: **PRELIMINARY PLAT – CRAMER NORTH SUBDIVISION – CPC 06-Y**

Please see the next page for the site plan depicting the request for approval of a Preliminary Plat for Cramer North Subdivision, located at the southeast corner of Rudolph Road and Heinz Lane with an address of 6610 N. Heinz Lane, Edwards, IL 61528. The property is identified as Parcel Identification Number 13-16-200-001. The petitioner is proposing to subdivide 136.94 acres into 2 lots.

Please submit any comments or concerns relating to this case to the Planning and Growth Management Department no later than **Wednesday, August 9, 2006**.

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

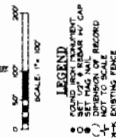
LA/ps

Attachment

PAS\IPGM\Commissions\Planning Commission\CPC 06-\CPC 06-Y - REVIEWING AGENCIES & INTERESTED PARTIES.doc

**Twin Towers Building
456 Fulton Street, Suite 402
Peoria, Illinois 61602
309/494-8600
FAX 309/494-8680**

A SUBDIVISION OF PART OF THE NE ¼ OF SECTION
16, T9N., R7E., 4TH P.M., PEORIA COUNTY,
ILLINOIS.



1. BEARINGS ARE ASSUMED TO BE THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT LULUON MINIMUM STANDARD FOR A BOUNDARY SURVEY.
3. THIS TRACT SURVEY PLAT DOES NOT PROVIDE FOR, NOR IMPLY ASSURANCE OF THE ACCURACY OF THE DATA PROVIDED HEREON. THE DATA HEREON IS PROVIDED AS IS. ANY PERSONS WISHING TO OBTAIN A PERMIT SHALL BE OBTAINED FROM THE MINNAPOLIS CITY/COUNTY HEALTH DEPARTMENT PRIOR TO START OF CONSTRUCTION.
4. THERE IS NO PUBLIC WATER PROVIDED TO THIS PARCEL. DEVELOPMENT OF THE PARCEL SHALL BE SUCH THAT THERE IS NO PUBLIC WATER REQUIRED FOR THE PARCEL.
5. ON JULY 14, 2009, THIS PARCEL IS KNOWN TO BE ZONED A-2
6. AREA OF SUBDIVISION: 18.0001 ± ACRES

[illegible]

LEGAL DESCRIPTION

[illegible]

STATE OF ILLINOIS) 95

THE OWNER(S) OF RECORD OF THE LAND SHOWN ON THE ATTACHED PLAT, DO HEREBY AUTHORIZE _____, OF THE COUNTY OF _____, STATE OF _____, TO CONVEY TO THE CITY OF _____, THE SURVEY OF THE LAND AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, ALSO, TO THE BEST OF HIS/HER/ITS OWN KNOWLEDGE THE DESCRIBED PARCEL IS LOCATED IN _____ SCHOOL DISTRICT.

DATE OF _____ 2006

SIGN UNDER MY HAND THIS _____

— 25 —

9, 1962, and shown to perform in this way on _____ day of _____, 2004.

STATE OF ILLINOIS) ss:

I HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMPRIACED IN THE ATTACHED PLAT OF SURVEY AND DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2006.

DEPUTY CLERK

TOWNSHIP HIGHWAY COMMISSIONER PLAT ACCESS CERTIFICATE

I, DANIEL B. KELCH, HIGHWAY COMMISSIONER OF KICKAPOO TOWNSHIP, PEORIA COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE ROAD ACCESS IS APPROVED AS SHOWN ON THE ABOVE PLAT. DATED AT KICKAPOO TOWNSHIP, PEORIA COUNTY, ILLINOIS, THIS

STATE OF ILLINOIS) 95
TONSHIP HIGHWAY COMMISSIONER

THIS TRACT SURVEY IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE PLAT ACT OF ILLINOIS (93 ILCS 5/6-104) AND CHAPTER 20 OF THE PEORIA COUNTY CODE. IT IS IN CONFORMANCE WITH THE GOALS AND OBJECTIVES OF THE COUNTY'S LAND USE MANAGEMENT PLAN.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2006.

FLORIDA COUNTY PLAT OFFICER

STATE OF ILLINOIS)
COUNTY OF PEORIA)

PLAT APPROVING OFFICER IN AND FOR THE CITY OF PEORIA, DO HEREBY APPROVE THE

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2006

CITY OF PEORIA PLAT APPROVING OFFICER

SPACE RESERVED FOR
RECORDER OF DEEDS.

RONALD L. CLUSKEY, ILLINOIS REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 7584

PART NE ¼, SECTION 16,
T9N., R7E., 4TH P.M., PEORIA
COUNTY, ILLINOIS.

7001 100

APPROVED BY:

PIC

FOR: GEORGE CRAMER

CLUSKEY
LAND SURVEYING

402 E. MAIN ST., PO BOX 506
BIRMINGHAM, AL 35202
PHONE (205) 494-0967