


PLANNING AND GROWTH MANAGEMENT DEPARTMENT

Memo

To: Dave Johnston, Central Fire Station
Chief Steven Settingsgaard, Police Department
David Tuttle, Emergency Communication Center
John Ramsey, Peoria County Clerk's Office
Kevin Norville, Waste Management
Tom Bride, Election Commission
Dwain Deppolder, ESDA
Bonnie Gavin, Township Assessor
Ken Andrejasich, Public Works
Randy Swenson, Public Works Operation & Maintenance Center
Steve Myers, Facilities Engineer
Steve Austin, Construction Engineering
Tim Leach, Greater Peoria Sanitary District
Bill Real, AMS Office
Gregory Fisch, Julie, Inc.
Eric Miller, Program Manager, Tri-County Regional Planning Commission
Dunlap Postmaster
Other Interested Parties

From: Leah Allison, AICP, Senior Urban Planner 

Date: June 25 2007

Re: **FINAL PLAT – SUD PLAZA SUBDIVISION SECTION 2 – CPC MINOR 07-R**

Attached is a copy of the approved subject final plat.

Feel free to contact me at 494-8667 if you have any questions regarding this matter.

LA/ps

Attachment

cc: Josh Naven

Dan Challacombe

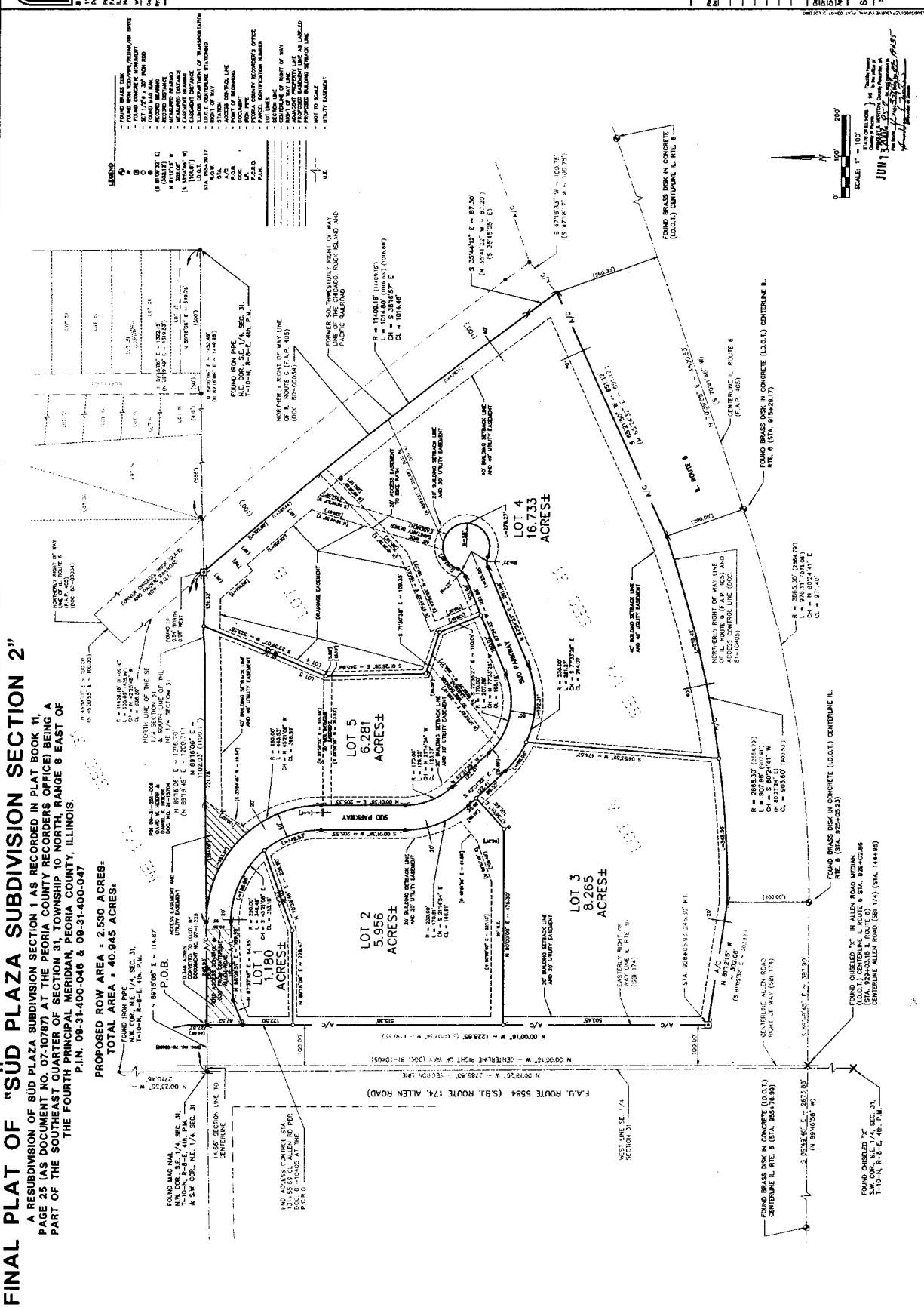
FINAL PLAT OF "SUD PLAZA SUBDIVISION SECTION 2"

A RESUBDIVISION OF SUD PLAZA SUBDIVISION SECTION 1 AS RECORDED IN PLAT BOOK 11, PAGE 25 (AS DOCUMENT NO. 07-10787) AT THE PEORIA COUNTY RECORDERS OFFICE BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

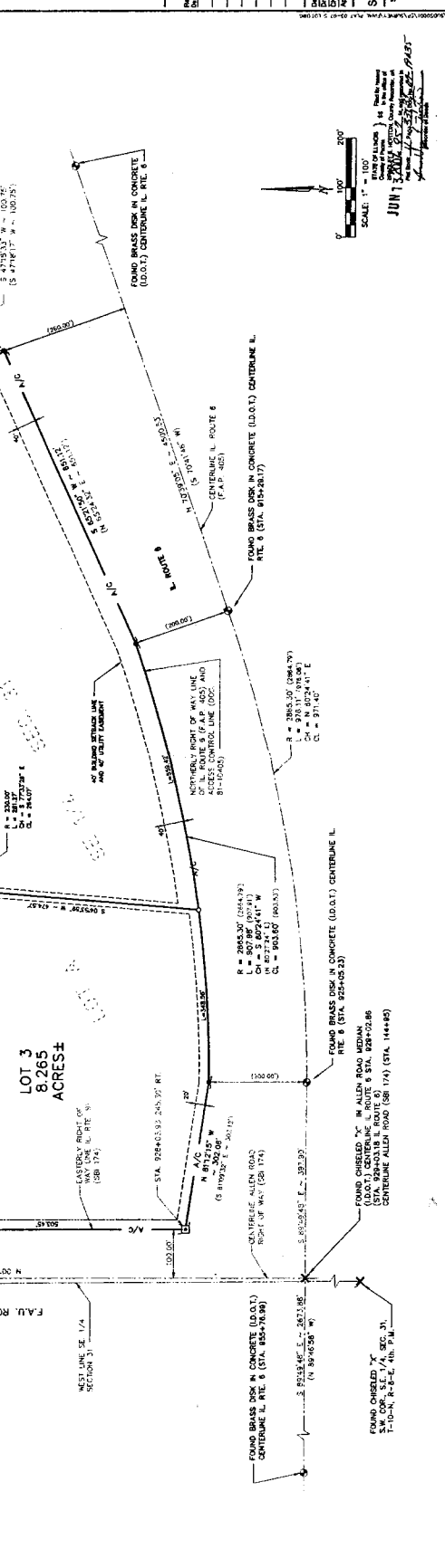
P.L.N. 08-31-400-046 & 08-31-400-047
PROPOSED ROW AREA = 2.530 ACRES.
TOTAL AREA = 40.945 ACRES.



FOR SUD FAMILY LIMITED PARTNERSHIP
SUD PLAZA SUBDIVISION SECTION 2
FINAL PLAT OF



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SUD PLAZA SUBDIVISION SECTION 2
FINAL PLAT OF



1 of 2
JUN 1 2004
SUD CONSULTANTS, INC.
1111 N. LINCOLN ST.
PEORIA, IL 61604
TEL: 309-673-1111
FAX: 309-673-1112
WWW.SUDCONSULTANTS.COM
PROJECT NUMBER: 08-31-400-046 & 08-31-400-047
DATE: 06-17-2004
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

FINAL PLAT OF "SUD PLAZA SUBDIVISION SECTION 2"

A RESUBDIVISION OF SUD PLAZA SUBDIVISION SECTION 1 AS RECORDED IN PLAT BOOK 11, PAGE 25 (AS DOCUMENT NO. 07-10787) AT THE PEORIA COUNTY RECORDERS OFFICE) BEING A PART OF THE FOURTH QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.

P.L.N. 09-31-400-046 & 09-31-400-047

TOTAL AREA = 2.530 ACRES.
TOTAL AREA = 40.845 ACRES.

- NOTES:
- 1) RECORDS ARE FOR DESCRIPTIVE PURPOSES ONLY AND ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT BOOK 11, PAGE 25 AT THE PEORIA COUNTY RECORDERS OFFICE.
 - 2) SURVEY - FIELD WORK COMPLETED 04-18-07
 - 3) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 - 4) PARCEL SHOWN IS CURRENTLY ZONED C-2 (LARGE SCALE COMMERCIAL DISTRICT) AND 2-4.
 - 5) THE BUILDING SET BACK IS 30' FROM ALL LOT LINES AND RIGHT OF WAY LINES.
 - 6) THE 22' ACCESS EASEMENT AS SHOWN HEREON FROM THE SUB-PARCEL RIGHT OF WAY LINE TO THE EASTERN LINE OF LOT 4 IS INTENDED FOR FUTURE ACCESS TO THE BUREAU.
 - 7) THE ACCESS EASEMENT AS SHOWN HEREON IN THE NORTHWEST CORNER OF LOT 5 IS FOR ACCESS TO THE ADJACENT PROPERTY TO THE WEST (LOT 5) (UNDER CONVEYANCE).
 - 8) THE 22' ACCESS EASEMENT AS SHOWN HEREON FROM THE SUB-PARCEL RIGHT OF WAY LINE TO THE EASTERN LINE OF LOT 4 IS INTENDED FOR FUTURE ACCESS TO THE BUREAU.
 - 9) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17030N 0008 B EFFECTIVE DATE: FEB. 1, 1993. ZONE C INDICATES AREAS OF MINIMAL FLOODING.
 - 10) IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, ENCUMBRANCES, OR FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
 - 11) PROPERTY OWNERS MAY NOT PARTICIPATE IN THE CITY OF PEORIA'S SPANNAZE ASSISTANCE PROGRAM.
 - 12) NO DIRECT ACCESS FROM LOTS 1, 2 & 3 TO ALLOW ROAD SHALL BE PERMITTED. ALSO NO ACCESS TO SUB-PARCEL WITHIN A LINE 130 FEET EAST OF THE CENTERLINE OF ALLOW ROAD SHALL BE PERMITTED.

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS
I, SUD PLAZA SUBDIVISION SECTION 1, BEING A PART OF THE FOURTH QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ATTACHED SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, TO A SCALE OF ONE HUNDRED FEET (1" = 100') TO BE KNOWN AS SUD PLAZA SUBDIVISION SECTION 2, AS SHOWN ON PLAT BOOK 11, PAGE 25 AT THE PEORIA COUNTY RECORDERS OFFICE. THE PROPERTY AS SHOWN HEREON IS PLAT.

DATED THIS 17th DAY OF April, 2007

BY: [Signature]
SUD PLAZA SUBDIVISION SECTION 2
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SUD PLAZA SUBDIVISION SECTION 2

DRAWING STATEMENT
I, THE REGISTERED PROFESSIONAL ENGINEER AND SUD PLAZA SUBDIVISION SECTION 2, BEING A PART OF THE FOURTH QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ATTACHED SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, TO A SCALE OF ONE HUNDRED FEET (1" = 100') TO BE KNOWN AS SUD PLAZA SUBDIVISION SECTION 2, AS SHOWN ON PLAT BOOK 11, PAGE 25 AT THE PEORIA COUNTY RECORDERS OFFICE. THE PROPERTY AS SHOWN HEREON IS PLAT.

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COMBINED DESCRIPTION OF THE TRACT TO BE RECORDED AS "SUD PLAZA SUBDIVISION SECTION 2" AS RECORDED IN DOCUMENTS 09-31-400-046 AND 09-31-400-047 AT THE PEORIA COUNTY RECORDERS OFFICE.

A RESUBDIVISION OF LOTS 1 AND 2 OF SUD PLAZA SUBDIVISION SECTION 1, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AS SHOWN ON PLAT BOOK 11, PAGE 25 AT THE PEORIA COUNTY RECORDERS OFFICE. THE TRACT IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ATTACHED SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, TO A SCALE OF ONE HUNDRED FEET (1" = 100') TO BE KNOWN AS SUD PLAZA SUBDIVISION SECTION 2, AS SHOWN ON PLAT BOOK 11, PAGE 25 AT THE PEORIA COUNTY RECORDERS OFFICE. THE PROPERTY AS SHOWN HEREON IS PLAT.

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, SUD PLAZA SUBDIVISION SECTION 2, BEING A PART OF THE FOURTH QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ATTACHED SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, TO A SCALE OF ONE HUNDRED FEET (1" = 100') TO BE KNOWN AS SUD PLAZA SUBDIVISION SECTION 2, AS SHOWN ON PLAT BOOK 11, PAGE 25 AT THE PEORIA COUNTY RECORDERS OFFICE. THE PROPERTY AS SHOWN HEREON IS PLAT.

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NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF PEORIA, DO HEREBY CERTIFY THAT THE SUD PLAZA SUBDIVISION SECTION 2, BEING A PART OF THE FOURTH QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, AND THAT THE ATTACHED SUBDIVISION PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, TO A SCALE OF ONE HUNDRED FEET (1" = 100') TO BE KNOWN AS SUD PLAZA SUBDIVISION SECTION 2, AS SHOWN ON PLAT BOOK 11, PAGE 25 AT THE PEORIA COUNTY RECORDERS OFFICE. THE PROPERTY AS SHOWN HEREON IS PLAT.

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FOR SUD PLAZA SUBDIVISION SECTION 2
FINAL PLAT OF

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