

Emailed 10/04/04

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

Memo

To: Dave Johnston, Central Fire Station
Acting Chief Gary Poynter, Police Department
David Tuttle, Emergency Communication Center
John Ramsey, Peoria County Clerk's Office
Kevin Norville, Waste Management
Jeanette Mitzelfelt, Election Commission
Dwain Deppolder, ESDA
Bonnie Gavin, Township Assessor
Ken Andrejasich, Public Works
Dave Marshall, Manager, Traffic & Maintenance Operations
Steve Austin, Construction Engineering
Tim Leach, Greater Peoria Sanitary District
Bill Real, AMS Office
Gregory Fisch, Julie, Inc.
✓ Other Interested Parties

From: Leah Allison, Urban Planner

Date: October 4, 2004

Re: **FINAL PLAT – RESUBDIVISION OF GRANDE VISTA ADDITION LOTS 500, 512 – 516, AND A PART OF PARCEL “A” OF WEAVERRIDGE SUBDIVISION**

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.

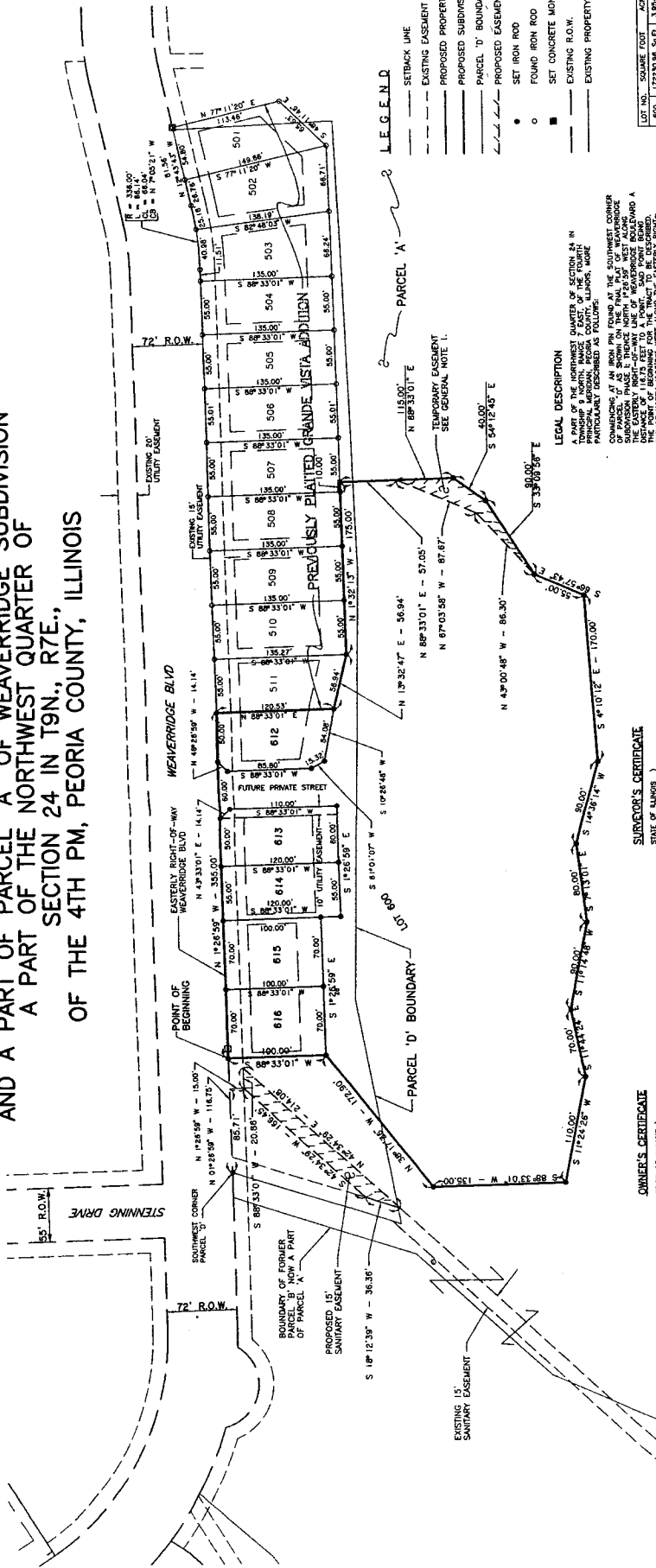
LA/ps

Attachment

cc: 'Jide Giwa

Dan Challacombe

SECTION 24 IN T9N., R7E.,
OF THE 4TH PM, PEORIA COUNTY, ILLINOIS



LOT NO.	SQUARE FOOT	ACRES
600	17230.96 Sq.Ft.	3.954 Ac.
612	5759.98 Sq.Ft.	0.135 Ac.
613	7150.00 Sq.Ft.	0.164 Ac.
614	6800.00 Sq.Ft.	0.152 Ac.
615	7000.00 Sq.Ft.	0.161 Ac.
618	7000.00 Sq.Ft.	0.161 Ac.

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 24 IN TOWNSHIP 9 NORTH, RANGE 7 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

[illegible]

OWNER'S CERTIFICATE

STATE OF MINNESOTA) SS
COUNTY OF REGINA)
I, John Wilson THE UNDERSIGNED
OWNER OF AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ATTACHED
PLAT, DO HEREBY CERTIFY THAT (1) WE CAUSED THE SURVEY TO BE MADE
FOR THE PURPOSE OF DIVIDING THE LAND SHOWN ON THE PLAT INTO BE
INGENUEOUSLY CONVEYED TO THE STATE OF MINNESOTA FOR THE
CONSERVATION OF THE FOREST AND LANDS SHOWN ON THE PLAT. (2) WE ALSO CERTIFY THAT
RESPECTIVE USE AS SHOWN ON THE PLAT. (3) WE ALSO CERTIFY THAT
SUCH TRACT OF LAND LIES WITHIN THE SCHOOL DISTRICT NO. 150
DATED THIS 17th DAY OF September, 2004.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PERU)
LESLIE J. [unclear])
PEORIA AND BUREAU OF ILLINOIS)
COUNTY OF PERU)
NOTARY PUBLIC IN AND FOR THE COUNTY OF
PEORIA AND BUREAU OF ILLINOIS)
COUNTY OF PERU)
KNOWN TO ME APPEARED BEFORE ME THIS DAY IN PERSON AND SIGNED,
SEALED AND DELIVERED THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT,
DEED AND CONVEYANCE, BY HIMSELF, AT HIS RESIDENCE, THIS 11th DAY OF
JANUARY, 1911.

LESLIE J. [unclear]
NOTARY PUBLIC, STATE OF ILLINOIS
IN TESTIMONY WHEREOF I HAVE SIGNED
MY COMMISSION EXPIRES 11th JANUARY 1912

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } 55
COUNTY OF PEORIA }
I, William J. Barnes PEORIA COUNTY CLERK, DO HEREBY
CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE
COUNTY OF PEORIA FOR THE YEAR 2004, AND HAVE FOUND THAT THE
GENERAL TAXES, UNDER CURRENT GENERAL TAXES, DELINQUENT SPECIAL
ASSESSMENTS, OR CURRENT SPECIAL ASSESSMENTS AGAINST THE PROPERTY OF
ANY PERSONS, HAVE BEEN PAID OR GIVEN UNDER MY HAND THIS 21 DAY OF
JANUARY, 2004.
William J. Barnes COUNTY CLERK
W. J. Barnes COUNTY CLERK

GENERAL NOTES:
1. THE TEMPORARY CART PATH EASEMENT IS INTENDED FOR THE USE OF GOLF COURSE GUESTS AND EMPLOYEES ACROSS OVER AND UNDER THE PROPERTY OF LOT #600 SHOWN HERE ON UNTIL SUCH TIME AS THE CART PATH HAS BEEN RELOCATED OUTSIDE OF THE BOUNDARY OF LOT #600 AT WHICH TIME THE EASEMENT SHALL TERMINATE.

2. THE FRONT YARD SETBACK SHALL BE 25 FEET MINIMUM.
THE REAR YARD SETBACK SHALL BE 25 FEET MINIMUM.
THE SIDE YARD SETBACK SHALL BE 5 FEET EXCEPTING LOTS 612 AND 613, WHICH SHALL HAVE A CORNER SIDE YARD SETBACK OF 10 FEET.

3. LOTS 612-616 ARE TO BE SINGLE FAMILY ATTACHED UNITS (DUPLEX LOTS). THE SIDEYARD SETBACK SHALL NOT APPLY TO ATTACHED UNITS.

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

114 35748

STATE OF ILLINOIS, } Filed for record
County of Peoria } in the office of
BRADLEY E. HORTON, County Recorder, on
3rd of 10-22-14 M. 8:45 recorded in
Vol Book 9 Page 50 Doc. No. _____
Audley E. Horton

435

FINAL PLAT OF THE RESUBDIVISION OF GRANDE VISTA
ADDITION LOTS 500, 512 - 516, AND A PART OF
PARCEL "A" OF WEAVERBRIDGE SUBDIVISION
PARCEL "A" OF THE NORTHWEST QUARTER OF
SECTION 24 IN T9N., R7E.,
OF THE 4TH PM. PEORIA COUNTY, ILLINOIS

FOR: J. WEAVER INC.

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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03/02/04	5727-02
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[illegible]