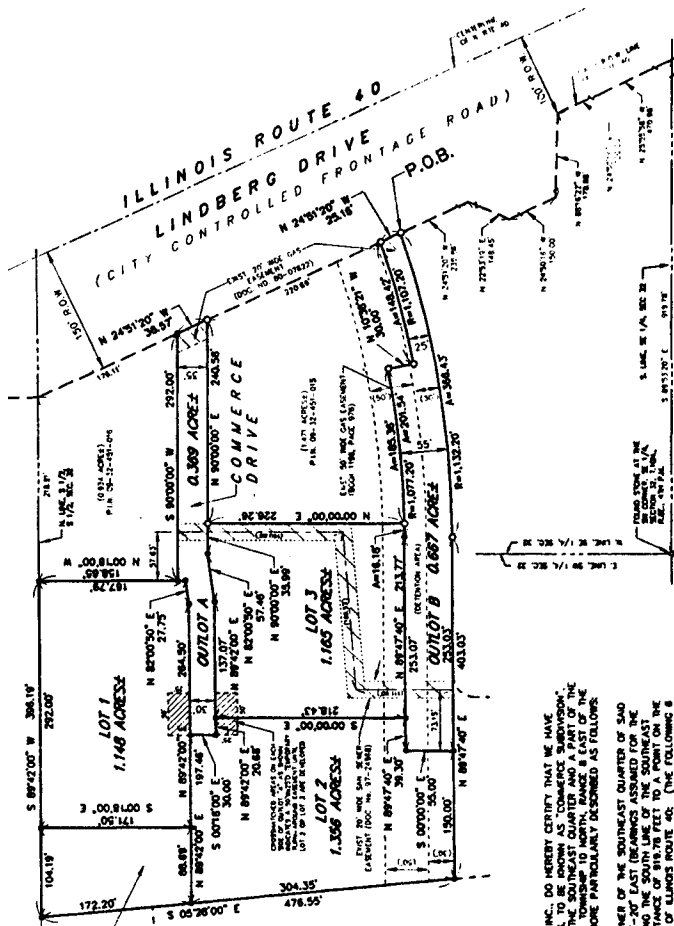


PRELIMINARY AND FINAL PLAT OF

COMMERCE SUBDIVISION

A SUBDIVISION A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS



- SUBDIVISION NOTES:**
1. TOTAL AREA OF THIS SUBDIVISION IS 5.085 ACRES ±
 2. THIS SUBDIVISION IS PLAT ON 24-31-200-01A.
 3. UTILITY EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES ARE OR SHALL BE Laid ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
 4. CONVEYMENTS OF COMMERCE DRIVE SHALL BE Laid ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.
 5. THIS SUBDIVISION IS ZONED C-2.
 6. BUILDING SETBACKS: FRONT YARD, 30 FEET; SIDE YARD, NOT TO EXCEED 30 FEET; REAR YARD, 50% OF THE AVERAGE WIDTH OR DEPTH OF LOT NOT TO EXCEED 30 FEET.
 7. IRON RODS SET AT ALL LOT CORNERS AND AT ALL LOCATIONS SHOWN ON THIS PLAT.
 8. CURB AND GUTTER SHALL BE USED AS SEPARATE BUILDING SETBACKS FOR A PRIVATE AND PUBLIC UTILITY EASEMENT AREA.
 9. OUTCUTS ARE TO BE USED AS SEPARATE BUILDING SETBACKS FOR LOTS 1, 2, 3, 4 AND FOR THE ACCESS AND PUBLIC UTILITY EASEMENT AREA.
 10. LOT 11 IS NOT TO BE USED AS SEPARATE BUILDING SETBACKS AS ADDITIONAL GRASSY FOR ADDING LOT 1 ON LOT 2.



0 100 200 feet

STATE OF ILLINOIS }
 COUNTY OF PEORIA }
 I, THE CONSOLIDATED LAND SURVEYING, INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED INTO LOTS, TO BE KNOWN AS "COMMERCE SUBDIVISION", A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TO BE KNOWN AS "COMMERCE SUBDIVISION", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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UTILITY EASEMENTS ARE NOW AND WILL BE RESERVED FOR THE USE OF THE PUBLIC UTILITY COMPANIES AND ARE SHOWN ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE. THE PUBLIC UTILITY COMPANIES ARE NOW AND WILL BE RESERVED FOR THE USE OF THE PUBLIC UTILITY COMPANIES AND ARE SHOWN ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE. THE PUBLIC UTILITY COMPANIES ARE NOW AND WILL BE RESERVED FOR THE USE OF THE PUBLIC UTILITY COMPANIES AND ARE SHOWN ON RECORD SEPARATELY FROM THIS PLAT AT THE PEORIA COUNTY RECORDER'S OFFICE.

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