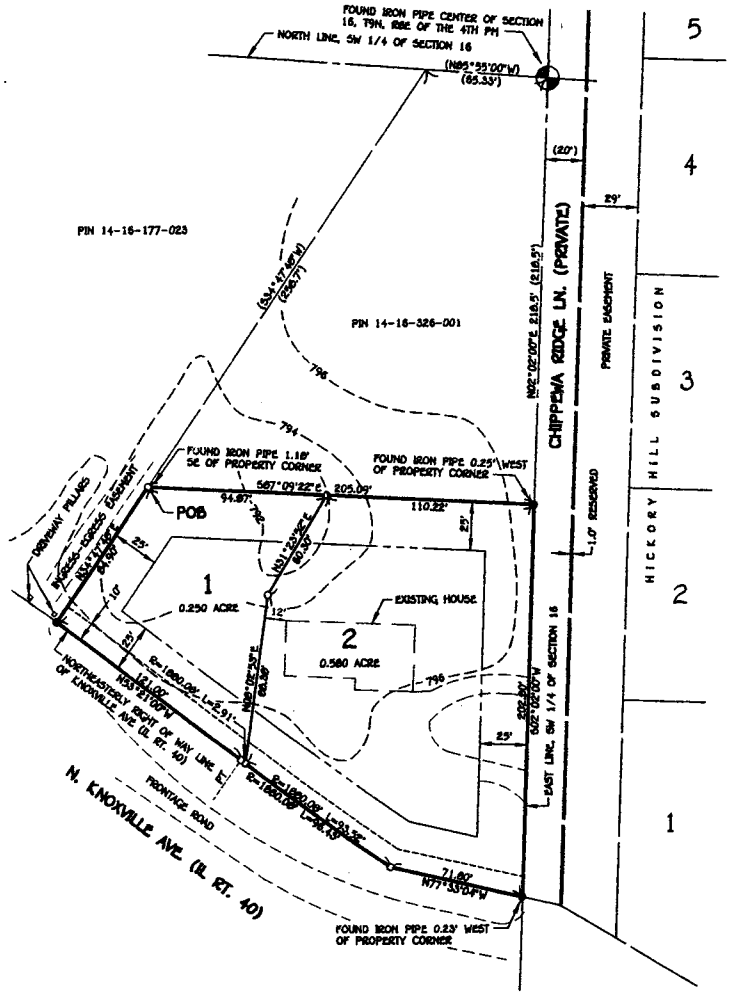


LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE (25')
- 792 EXISTING CONTOUR
- ● IRON PIPE FOUND
- ○ IRON PIPE SET
- ( ) PLAT OR DEED DIMENSION

BEARINGS BASED ON AN ASSUMED DATUM

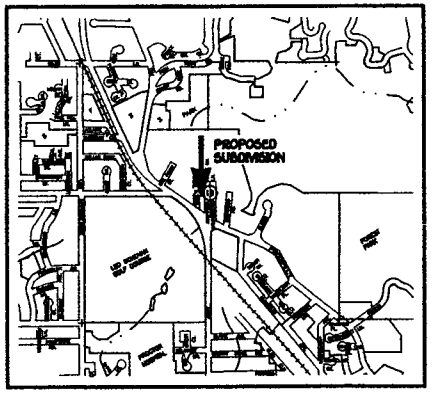
TRACT SUBDIVIDED IS PIN 14-16-326-002

GENERAL NOTES:

AREA OF SUBDIVISION = 0.830 ACRE±

BEARINGS ARE BASED ON AN ASSUMED DATUM

ACCESS TO THE 10,890 SQUARE FOOT TRACT SHALL BE ONTO THE ILLINOIS ROUTE 40 FRONTAGE ROAD



LOCATION MAP
NOT TO SCALE
PEORIA, ILLINOIS

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "GRGURICH SUBDIVISION"

A PART OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION SIXTEEN (16), THENCE NORTH 85°-55'-00" WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION SIXTEEN (16), 65.33 FEET; THENCE SOUTH 34°-47'-48" WEST, 258.7 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE SOUTH 87°-09'-22" EAST, 205.09 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION SIXTEEN (16); THENCE SOUTH 02°-02'-00" WEST, ALONG SAID EAST LINE 202.80 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF KNOXVILLE AVENUE (ILLINOIS ROUTE 40); THENCE NORTH 77°-33'-04" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 71.80 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1880.08 FEET FOR AN ARC DISTANCE OF 96.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 54°-54'-51" WEST AND A LENGTH OF 96.42 FEET; THENCE NORTH 53°-21'-00" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 121.00 FEET; THENCE NORTH 34°-47'-48" EAST, 84.90 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.830 ACRE, MORE OR LESS.

GENERAL NOTES:

1. PROPERTY BEING SUBDIVIDED IS PIN 14-16-326-002.
2. AREA OF PROPOSED SUBDIVISION = 0.830 ACRE±.
3. THE NUMBERS, SIZES, SHAPES, AREAS AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE LOTS WILL BE AS SHOWN ON THE "FINAL PLAT". UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON "CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF PEORIA ENGINEERING DEPARTMENT.
4. THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM AERIAL TOPOGRAPHIC MAPS AND ARE APPROXIMATE.
5. ENGINEER: JAMES R. FRANKLIN, AUSTIN ENGINEERING CO., INC., 8100 N. UNIVERSITY ST., PEORIA, ILLINOIS, 61615, 309-691-0224.
6. DEVELOPER: RIC KRUPPS, 5304 W. VALE CT., BARTONVILLE, ILLINOIS, 61614, 309-208-8579.
7. UTILITIES: ALL UTILITIES ARE AVAILABLE FOR THIS SUBDIVISION.
8. ZONING: THE PROPERTY IS PRESENTLY ZONED R2 (SINGLE FAMILY).
9. UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.

CITY OF PEORIA PLANNING DIRECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OF "GRGURICH SUBDIVISION" IS APPROVED THIS_____DAY OF_____, 2003. THE FINAL PLAT MUST BE SUBMITTED WITHIN ONE YEAR FOR APPROVAL OR THE ABOVE ACTION BECOMES NULL AND VOID.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY PLAT AND THAT SAID PLAT IS DRAWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) FEET.

DATED AT PEORIA, ILLINOIS THIS 23RD DAY OF JANUARY, 2003.

AUSTIN ENGINEERING CO., INC.

BY: James R Franklin
JAMES R. FRANKLIN
ILLINOIS PROFESSIONAL LAND SURVEY No. 1842

JAMES R. FRANKLIN PROFESSIONAL LAND SURVEYOR NO. 1842 PEORIA, IL ILLINOIS

LICENSE EXPIRES NOVEMBER 30, 2004

STATE HIGHWAY OFFICIAL'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CHAPTER 765 ILCS, ARTICLE 205, PARAGRAPH 2. HOWEVER, A PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS_____DAY OF_____, 2003.

JOSEPH CROWE, DISTRICT ENGINEER

PRELIMINARY PLAT OF GRGURICH SUBDIVISION

PART OF THE SW 1/4 OF SECTION 16, T9N, R8E OF THE 4TH PM	AUSTIN ENGINEERING CO., INC. CIVIL ENGINEERS
FOR: RIC KRUPPS	PEORIA LICENSE No. 184-001148 ILLINOIS
DATE 01/23/03 SCALE 1" = 50' INDEX	REVISED PROJECT NUMBER 40-02-163 SHEET NO. 1 OF 1

File Name: S:\JFA\AUS\Gurnish\KRUPPS\Prospect\TRACT_PL.dwg