

RED'S ADDITION (FINAL PLAT)

(Leischner)
Project No. 0054-19
P.C.S. File No. 19

Survey Solutions, LLC

111 Ashland Avenue
Mt. Zion, IL 62549 217.521.0612
• ALTA Surveys • Boundary Surveys
• Construction Staking • Subdivisions
Illinois Professional Design Firm # 184005964

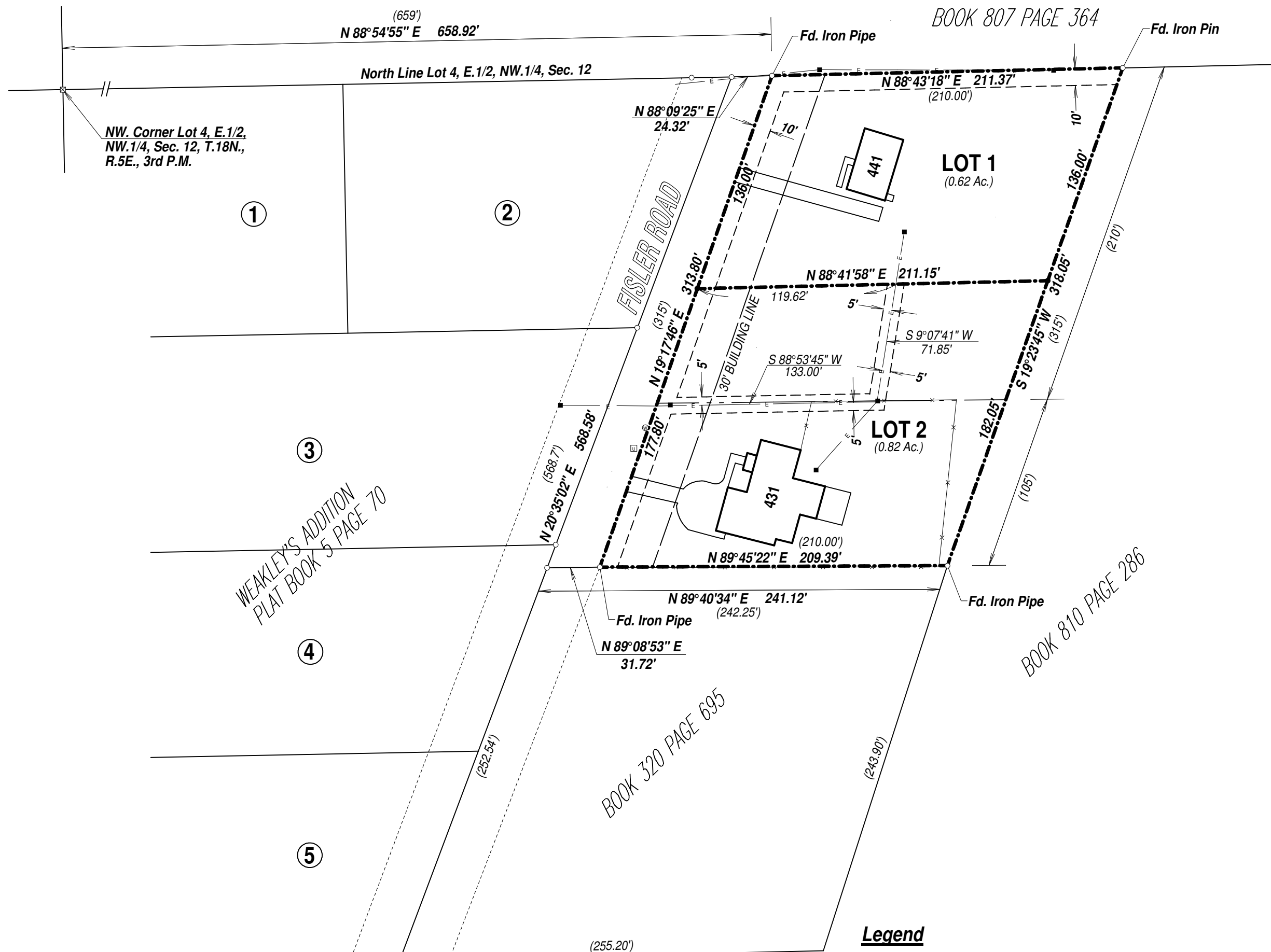
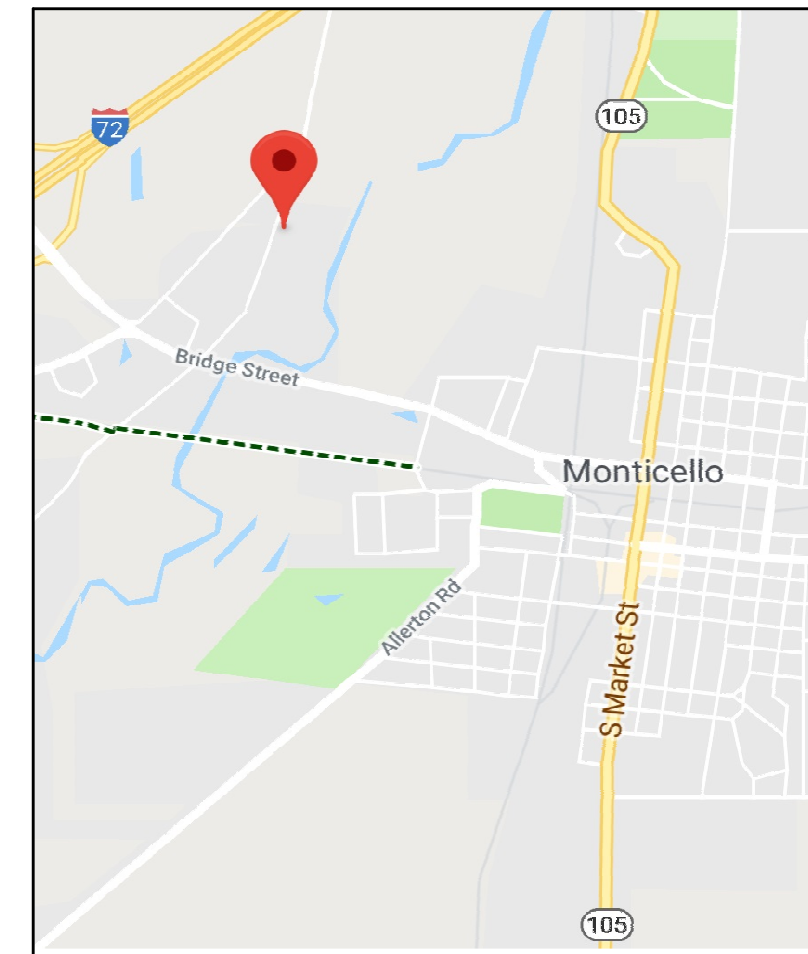
A RE-PLAT of the following described tracts of land:

A part of Lot No. Four (4) in the East Half (E1/2) of the Northwest Quarter of Section Twelve (12) Township Eighteen (18) North, Range Five (5) East of the Third Principal Meridian, particularly described as follows: Beginning at a point 210 feet South 19°18' West of an iron stake now located North 88°48' 659.0 feet East of the Northwest corner of said Lot No. 4, thence North 88°48' East Two Hundred Ten (210) feet, thence South 19°18' West 105 feet, thence South 88°48' West 210 feet, thence North 19°18' East 105 feet, to the point of beginning, according to a plat recorded April 4, 1957 in Book 3 of Plats at page 85 of the records of Piatt County, Illinois. Said premises being situated in Piatt County, Illinois.

AND

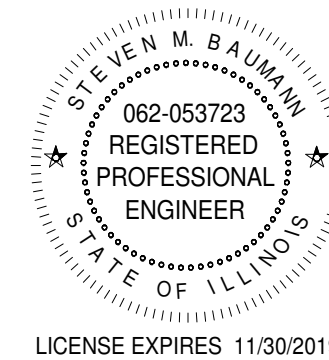
A part of Lot 4 in the East Half of the Northwest Quarter of Section 12, Township 18 North, Range 5 East of the Third Principal Meridian, particularly described as follows: Beginning at an iron stake now located North 88°48' 659.0 feet East of the Northwest corner of said Lot 4; thence North 88°48' East 210 feet; thence South 19°18' West 210 feet; thence South 88°48' West 210 feet; thence North 19°18' East 210 feet to the point of beginning, situated in Piatt County, Illinois.

LOCATION MAP



DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED, OR THE DULY AUTHORIZED ATTORNEY OF SUCH OWNER OR OWNERS, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, REASONABLE PROVISION HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER OR SUBDIVIDERS HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

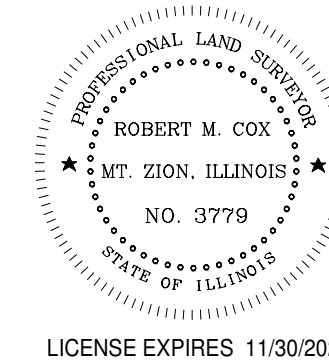


STEVEN M. BAUMANN
REG. PROF. ENGINEER NO.062-053723

DATE

OWNER: TAMMI L. LEISCHNER

DATE



Surveyor's Certificate

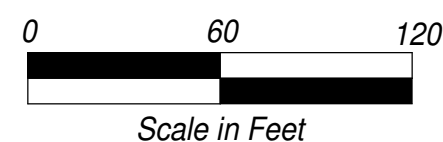
I, Robert M. Cox, Illinois Professional Land Surveyor Number 3779, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed by me in the month of May 2019, in accordance with state statutes governing survey work in the State of Illinois.

May 20, 2019

Robert M. Cox
L. Professional Land Surveyor No. 3779
(License Expires November 30, 2020)

Legend

- Scale: 1" = 60'
- = Existing Iron Pin or Pipe From Prev. Surveys
 - = 5/8" Iron Pin Set This Survey
 - = Conc. Monument Found This Survey
 - = Boundary Line
 - - - = Drainage & Utility Easement
 - = Building Setback Line
 - 100.00' = Measured Dimension
 - (100.00') = Record Dimension



Bearings are based on the Illinois State Plane Coordinate System - East Zone.

Permanent Tax Identification Numbers
PIN: 05-00-54-001-831-00
PIN: 05-00-54-001-830-00

GENERAL NOTES

- 1.) The field and office procedures were performed by me, or under my direct supervision in the month of May 2019.
- 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
- 3.) No investigation was made concerning the compliance or non-compliance with the local zoning ordinances in effect, if any, in the course of this survey.
- 4.) The boundary of this property was determined by the physical location of existing monumentation in Section 12, T.18N., R.5E., 3rd P.M.
- 5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.
- 6.) There are no proposed drainage structures for this project.

- 7.) There are no proposed grading plans for this project.
- 8.) All lot corners are marked with iron pin unless otherwise noted.
- 9.) All easements are for drainage and public utilities unless otherwise designated.
- 10.) No part of the property covered by this Plat or Subdivision is situated within 500 feet of a surface drain or watercourse serving a tributary area of 640 acres or more.
- 11.) All of this subdivision is located within the corporate limits of the City of Monticello, Illinois.
- 12.) No part this property lies within a Special Flood Hazard Area. According the FEMA Flood Insurance Rate Map Panel Number 17147C0162D with an effective date of June 16, 2011.
- 13.) The surveyor and engineer assume no liability for the existing conditions of the property and the suitability for its use.

School District Monticello C.U.S.D. No. 25 1 Sage Drive Monticello, Illinois 61856
Owner(s) Tammi L. Leischner 431 Fisler Road Monticello, Illinois 61856
Current Use Residential
Zoning RS - Suburban Residential Front Yard = 30 Feet Side Yard = 10 Feet Rear Yard = 20 Feet