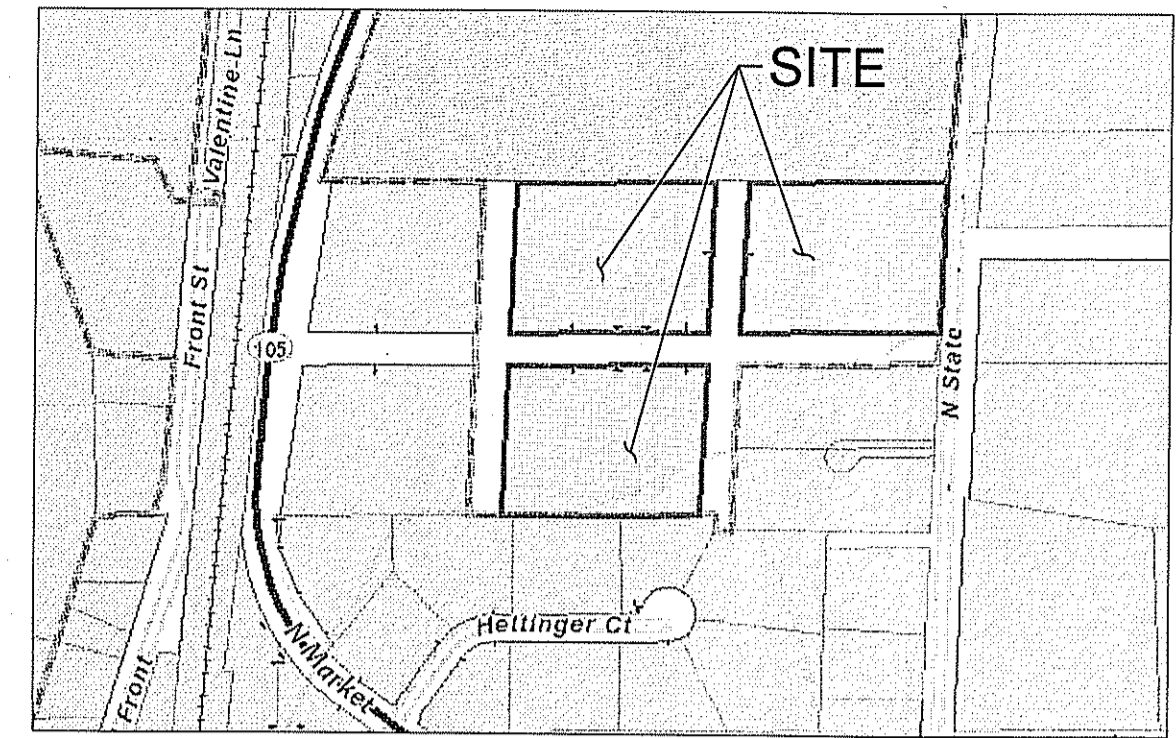


# FINAL PLAT OF THE HERITAGE

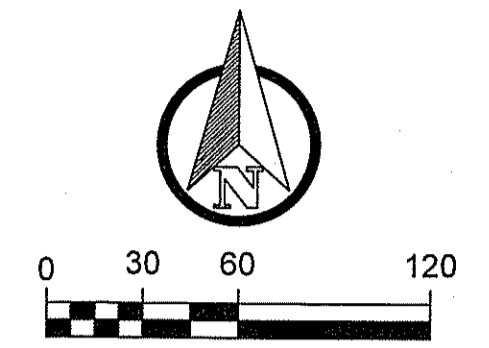
## A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 6 EAST, OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS

PRESENTED FOR RECORDING BY:  
RETURNED TO:

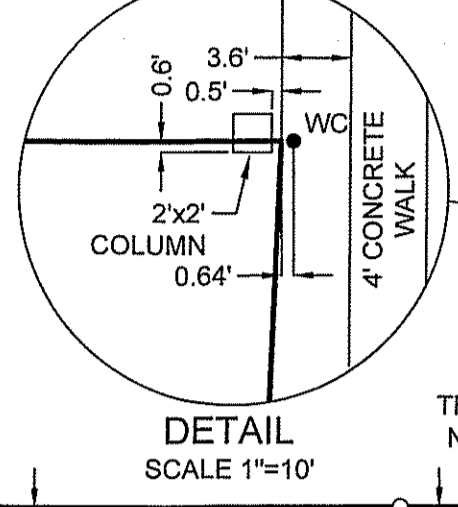
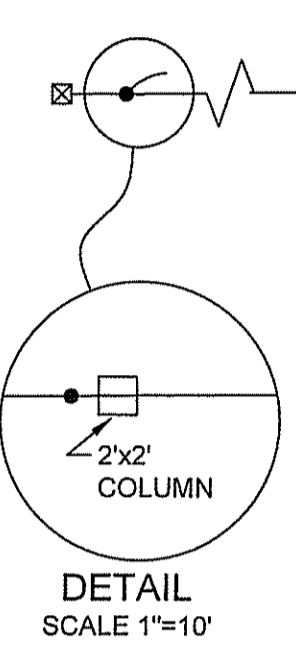


OWNER/SUBDIVIDER  
JULIA M. ATKINS  
1690 N. STATE ST.  
MONTICELLO, ILLINOIS 61856

ENGINEER/SURVEYOR  
PRECISION ENGINEERING GROUP, INC.  
P.O. BOX 784  
CHAMPAIGN, ILLINOIS 61824-0784



- LEGEND**
- BOUNDARY OF TRACT(S) SURVEYED
  - EXISTING SURVEY LINE
  - - - EASEMENT LINE
  - SETBACK LINE
  - FOUND IRON ROD
  - SET 1/2" X 30" IRON ROD WITH PLASTIC CAP "PLS 3176/PLS 3920"
  - WC WITNESS CORNER
  - (100.00') DIMENSION OF RECORD PLAT OF BOND'S ADDITION
  - [100.00'] DIMENSION OF RECORD PLAT OF WILLIAMSBURG COURT OR HETTINGER ESTATES
  - N 00°00'00" E 100.00' BEARING & MEASURED DIMENSION



SPACE RESERVED FOR  
RECORDER'S STAMP

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF CHAMPAIGN ) s.s.

I, Stephen J. Peidl, being Illinois Professional Land Surveyor Number 3176, do hereby certify that I have surveyed, in accordance with the laws of the State of Illinois, and with the Ordinances of the City of Monticello, for Julia M. Atkins, the following described property, to-wit:

A part of the Northwest Quarter of Section 7, Township 18 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois being more particularly described as follows, with bearings based on Illinois State Plane (East) datum:

Commencing at the Northwest Corner of said Section 7, proceed North 90° 00' 00" East 1227.61 feet; thence South 00° 00' 00" East 558.69 feet to the Northeast corner of Lot 1 of Bond's Addition of Out Lots to Monticello, Illinois recorded in Deed Record 9 at page 89 in the office of the Recorder for Piatt County, Illinois and for the True Point of Beginning; thence South 02° 10' 34" West 338.75 feet along the East line of said Lot 1 and the West Right-of-Way line of State Street to the Northeast corner of Williamsburg Court Subdivision recorded in Plat book 4 at page 203 in said office of the Recorder and also being on the South line of Ferry Street as shown on said Bond's Addition; thence South 89° 49' 22" West 366.55 feet along the North line of said Williamsburg Court Subdivision and South line of Ferry Street as monumented and occupied to the Northwest corner of said Williamsburg Court and the East line of Apple Street as shown on said Bond's Addition; thence South 02° 10' 00" West 280.29 feet along the West line of said Williamsburg Court and said East line of Apple Street as monumented and occupied to the North line of Sycamore Street as shown on said Bond's Addition; thence South 89° 39' 19" West 425.45 feet along the North line of Hettinger Estates as recorded in Plat Book 5 at page 71 in said office of the Recorder and also being the South line and an Easterly extension of the South line of said Lot 5 to the Southwest corner of said Lot 5 and the East line of Willow Street as shown on said Bond's Addition; thence North 02° 10' 48" East 617.04 feet along the West line of said Lot 5 and Lot 2 and also being the East line of said Willow Street of said Bond's Addition to the Northwest corner of said Lot 2 and the South line of Piatt County Forest Preserve Park as monumented and occupied; thence North 89° 35' 18" East 792.00 feet along said South line and the North line of said Lots 1 and 2 of Bond's Addition as monumented and occupied to the True Point of Beginning, encompassing 8.86 acres, more or less.

I further certify that I have subdivided the same into 5 lots numbered 1 through 5 and 3 Out Lots labeled A, B and C, the streets and easements as shown on the attached plat.

Unless noted otherwise, iron pins identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof. All streets and easements designated on said plat are dedicated for public use.

Said subdivision is to be known as "The Heritage", Monticello, Piatt County, Illinois.

I further certify that the foregoing plat accompanying this certificate correctly represents the above-described property as subdivided.

I further certify that said subdivision lies within 500 feet of any surface drain or water course serving a tributary area of 640 acres or more.

Signed and sealed this 21st day of July, 2021.

*Stephen J. Peidl*  
Stephen J. Peidl,  
Illinois Professional Land Surveyor No. 3176  
License Expires 11/30/2022



- SURVEYOR'S NOTES**
- Field work was completed for this project on September 22, 2020. New property corners to be set upon approval of this plat.
  - This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
  - I set or found the corner monuments as shown on the Plat.
  - Subsurface and environmental conditions were not examined or considered as a part of this survey.
  - The property is located in Monticello CUSD #25 School District.
  - The tract of land is located in Zone "X" (area of minimal flood hazard) and Zone "AE" (Special Flood Hazard Area with BFE or Depth) on the Special Flood Hazard Area identified for the County of Piatt, Illinois (Community Number 170542) by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17147C0162D, dated June 16, 2011. The limits of the zones are shown and were determined by the Base Flood Elevation shown on the FIS and elevations found in the field. No areas contained in zone AE are to be altered.
  - The property is currently not located within the corporate limits of the City of Monticello but lies within 1 1/2 miles of the City. An Annexation Agreement exists and the property will be annexed upon recording of this plat.
  - All measured bearings on the face of the Plat are on Illinois State Plane (East) NAD 83 (NRSR2007) datum unless noted otherwise.
  - The property encompasses 8.86 acres, more or less.
  - All Rights-of-Way and easements are hereby dedicated for use by the public. Out Lots A, B and C are utility and drainage easements in their entirety.
  - The property is currently zoned RS - Suburban Residential.

**DRAINAGE STATEMENT**

Mark A. Miller, Registered Professional Engineer, and Julia Atkins, being the owner of the premises heretofore platted by Stephen J. Peidl, Illinois Professional Land Surveyor No. 3176, to be and become "The Heritage" to the City of Monticello, Piatt County, Illinois, do hereby state that to the best of their knowledge and belief, the drainage of surface waters will not be changed by the construction of said Subdivision or Planned Unit Development, or any part thereof; or that if such surface waters drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the Owner has 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 the construction of the Subdivision or Planned Unit Development.

I further certify that all or a portion of Outlots A, B and C are located within the Special Flood Hazard Area, as identified by the Federal Emergency Management Agency.

Mark A. Miller  
Registered Professional Engineer

Julia M. Atkins  
Owner

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

I, \_\_\_\_\_, City Engineer for the City of Monticello, Illinois, hereby certify that the storm water management improvements described in the annexed final plat and the plans and specifications thereof meet the minimum requirements of said City, outlined in the Monticello City Code.

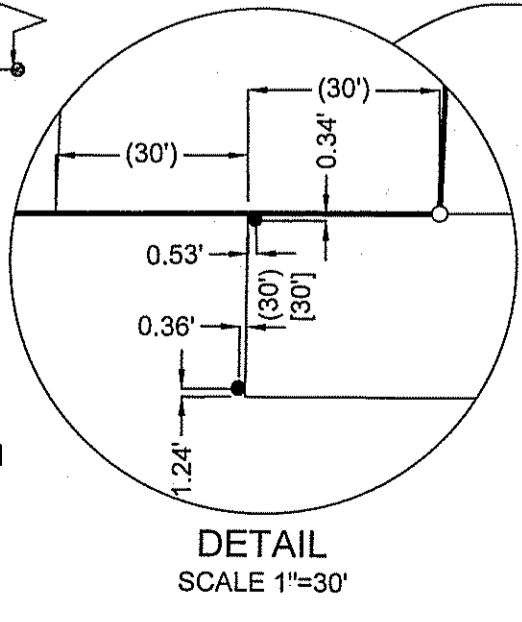
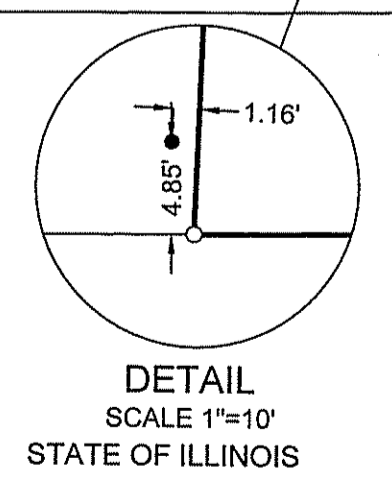
STATE OF ILLINOIS )  
COUNTY OF PIATT ) ss

I, Terry Summers, City Administrator for the City of Monticello, Illinois, hereby certify that the land improvements described in the annexed final plat and the plans and specifications thereof meet the minimum requirements of said City, outlined in the Monticello City Code.

Dated at Monticello, Piatt County, Illinois, this \_\_\_\_\_ day of June, 2020.

**CITY CERTIFICATE**

Terry Summers



File Name: S:\000\Projects\107\_TAC\107202025\_Tood\_Monticello\CAD\107202025\_Final\_Plat.dwg

REV. #	REV. DATE:	REVISION MADE:
DATE:	05/28/21	SCALE: AS SHOWN
FIELD BOOK:	20/p. 19-20	DRAWN BY: MAM
CHECKED BY:	SJP	
<b>FINAL PLAT</b>		
THE HERITAGE PART OF SEC. 7, T. 18 N., R. 6 E., 3rd P.M. PIATT COUNTY, ILLINOIS		
PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.607.9489 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585		FILE # 10720029 SHEET 1 OF 1