

FINAL PLAT - MINOR SUBDIVISION

COMBES ADDITION

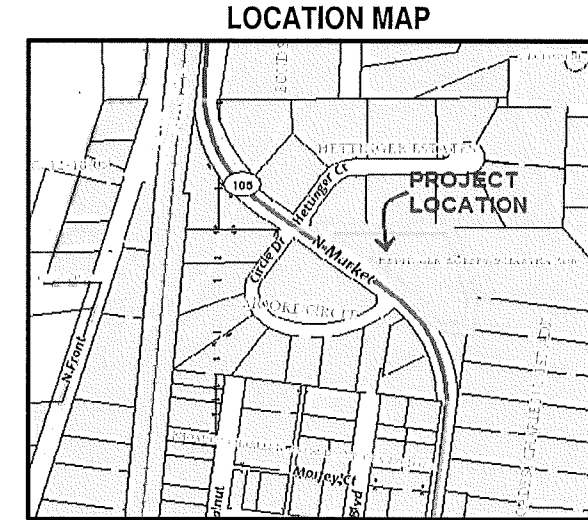
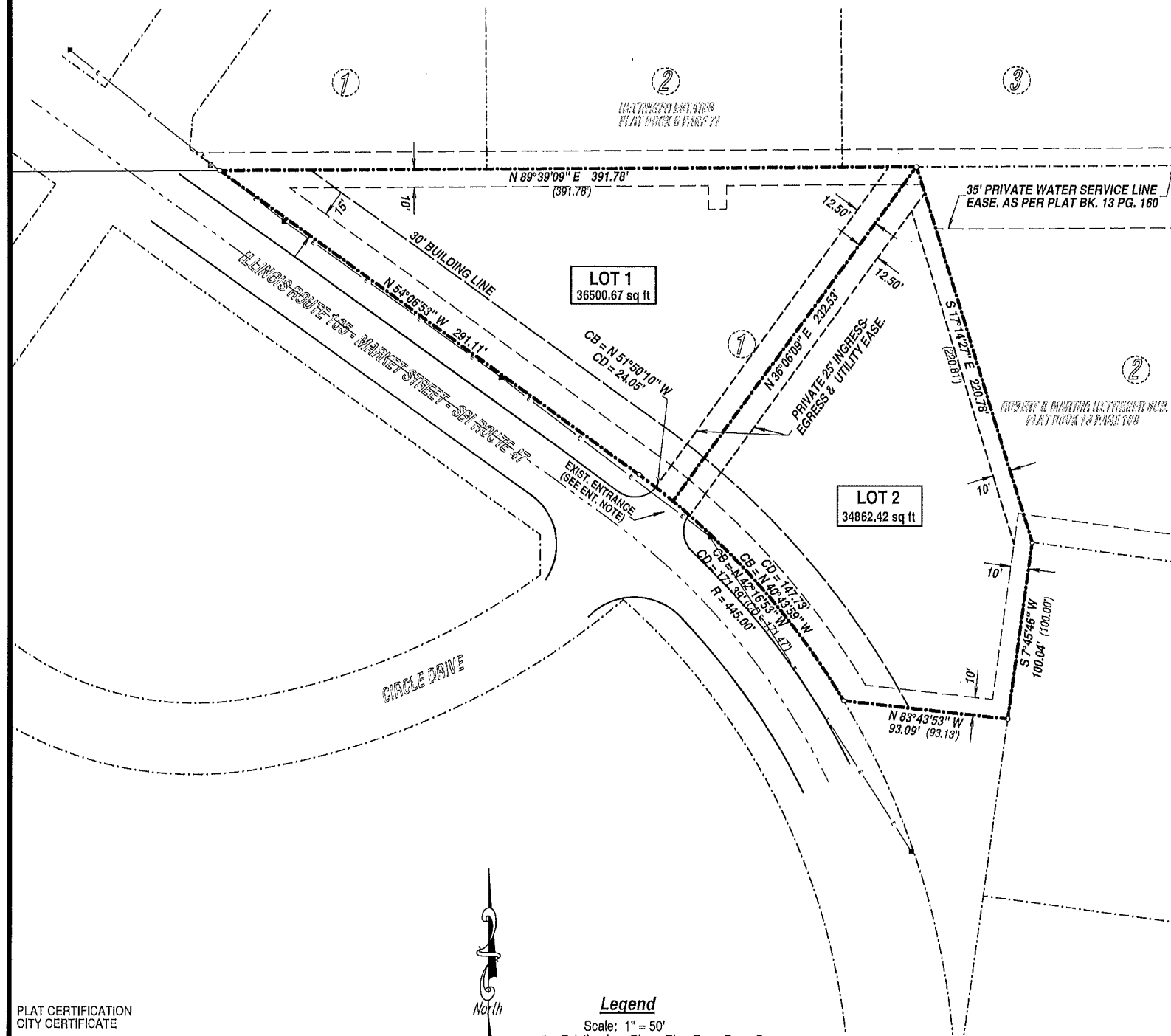
PART OF THE NW.1/4 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

Lot 1 of Robert and Martha Hettinger Subdivision, a subdivision in the City of Monticello, Piatt County, Illinois, as per the plat of survey made by David P. Phillippe, Professional Land Surveyor No. 2591 dated December 5, 2003, and recorded in the office of the Recorder of Piatt County, Illinois, on December 30, 2003, in Book 13 of plats, at page 160, situated in Piatt County, Illinois.

(J. Combes)
Project No. 0076-22
P.C.S. File No. 22

Survey Solutions, LLC

111 EAST ASHLAND AVENUE
MT. ZION, IL 62549 217.521.0612
• ALTA Surveys Boundary Surveys
• Construction Staking Subdivisions
Illinois Professional Design Firm # 184005964



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.



LICENSE EXPIRES 11/30/2023

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

6/10/22
DATE

Joseph Combes
OWNER: JOSEPH COMBES
O.E. SCHRACK, INC.

6/10/22
DATE



LICENSE EXPIRES 11/30/2022

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 months of May & June 2022, in accordance with state statutes governing survey work in the State of Illinois.

June 10, 2022

Robert M. Cox
Robert M. Cox
IL Professional Land Surveyor No. 3779
(License Expires November 30, 2022)

PLAT CERTIFICATION
CITY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF PIATT }SS

I, _____, City Administrator for the City of Monticello, Illinois, hereby certify that the land improvements described in the annexed final plat and 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 _____, 2022.

Signature _____

TOTAL AREA

1.64 Ac. +/-

Permanent Tax Identification Numbers
PIN: 05-00-54-000-913-02
MAP NO: 10-07-156-016

ENTRANCE NOTE

Access to Lots 1 and 2 from Illinois Route 105 (Market Street) shall be limited to the existing entrance and limited to the shown ingress and egress easement. Additional entrances or alterations to the existing entrance will require Illinois Department of Transportation approval and permits.

GENERAL NOTES

- 1.) The field and office procedures were performed by me, or under my direct supervision in the months of May & June 2022.
- 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 Robert & Martha Hettinger Subdivision.
- 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.) A 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 portion of this property lies within a Special Flood Hazard Area according to 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)
Joseph Combes
O.E. Schrock, Inc.
203 Quail Hill Road
Monticello, IL 61856

Current Use
Vacant Land

Zoning
Urban Residential
Front Yard = 30 Feet
Side Yard = See Ord.
Rear Yard = 10 Feet