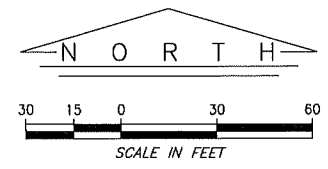


- LEGEND**
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2207"
  - EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
  - EXISTING PLATTED UTILITY EASEMENT LINE
  - |-|- EXISTING DITCH CENTERLINE-FLOWLINE
  - EXISTING RIGHT-OF-WAY LINE
  - |-|- EXISTING CENTERLINE
  - |-|- TITLE LINE
  - ////// EXISTING BUILDING LINE
  - WC WITNESS CORNER
  - RAD. RADIUS
  - 650- EXISTING INDEX CONTOUR LINE
  - 652.6- EXISTING INTERMEDIATE CONTOUR LINE (F.E.M.A. BASE FLOOD PLAIN ELEVATION CONTOUR LINE)
  - x 656.5 EXISTING "SOFT" SPOT ELEVATION
  - x 656.27FF EXISTING "HARD" SPOT ELEVATION ON FIRST FLOOR
  - BENCHMARK/DESIGNATION



**OWNER / SUBDIVIDER:**  
 BARBARA KAMMER  
 1234 NORTH STATE STREET  
 MONTICELLO, ILLINOIS 61856

**SURVEYOR / ENGINEER:**  
 EDWARD L. CLANCY, PRESIDENT  
 BERNS, CLANCY AND ASSOCIATES, P.C.  
 405 EAST MAIN STREET  
 URBANA, ILLINOIS 61802

**APPROVED:**  
 THE MAYOR AND CITY COUNCIL OF THE CITY OF MONTICELLO, ILLINOIS:

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
 MAYOR

ATTEST: \_\_\_\_\_  
 CITY CLERK

**AREA SUMMARY**

LOT 100:	1.15 ACRES ±
LOT 101:	1.45 ACRES ±
<b>TOTAL:</b>	<b>2.60 ACRES ±</b>

**OWNER'S AND ENGINEER'S STATEMENT**

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207, IN ACCORDANCE WITH PAB-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF MONTICELLO AS THE AGENT WHO MAY RECORD "KAMMER SUBDIVISION, A REPLAT OF LOTS 1, 2, 3 AND 4 OF WILLIAMSBURG COURT SUBDIVISION, CITY OF MONTICELLO, PIATT COUNTY, ILLINOIS", A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

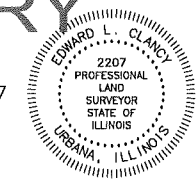
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF KAMMER SUBDIVISION, A REPLAT OF LOTS 1, 2, 3 AND 4 OF WILLIAMSBURG COURT SUBDIVISION, CITY OF MONTICELLO, PIATT COUNTY, ILLINOIS OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE 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 KAMMER SUBDIVISION, A REPLAT OF LOTS 1, 2, 3 AND 4 OF WILLIAMSBURG COURT SUBDIVISION, CITY OF MONTICELLO, PIATT COUNTY, ILLINOIS.

RETURN TO: BERNS, CLANCY AND ASSOCIATES, P.C.  
 405 EAST MAIN STREET  
 URBANA, ILLINOIS 61802

SIGNED AND SEALED OCTOBER 12, 2022

**PRELIMINARY**

EDWARD L. CLANCY, L.S., P.E., PRESIDENT  
 BERNS, CLANCY AND ASSOCIATES, P.C.  
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
 LICENSE EXPIRATION: NOVEMBER 30, 2022  
 URBANA, CHAMPAIGN COUNTY, ILLINOIS  
 ILLINOIS PROFESSIONAL DESIGN FIRM 2999  
 LICENSE EXPIRATION: APRIL 30, 2023



**BERNS, CLANCY AND ASSOCIATES**  
 ENGINEERS • SURVEYORS • PLANNERS  
 405 EAST MAIN STREET - POST OFFICE BOX 755  
 URBANA, ILLINOIS 61803-0755  
 PHONE: (217) 384-1144 - FAX: (217) 384-3355

J.U.L.I.E.  
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. (800) 892-0123  
 © 2022 ALL RIGHTS RESERVED. BERNS, CLANCY AND ASSOCIATES, P.C.



EDWARD L. CLANCY, P.E., L.S., PRESIDENT  
 BERNS, CLANCY AND ASSOCIATES, P.C.  
 ILLINOIS PROFESSIONAL ENGINEER 31344  
 LICENSE EXPIRATION: NOVEMBER 30, 2023  
 URBANA, CHAMPAIGN COUNTY, ILLINOIS  
 ILLINOIS PROFESSIONAL DESIGN FIRM 2999  
 LICENSE EXPIRATION: APRIL 30, 2023

OWNER  
 BARBARA KAMMER  
 1234 NORTH STATE STREET  
 MONTICELLO, ILLINOIS 61856

**GENERAL NOTES**

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE CITY OF MONTICELLO ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

ALL SURFACE, SUBSURFACE, BUILDING IMPROVEMENTS AND UTILITY SERVICE LINES ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011).

ALL ELEVATIONS SHOWN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (MEAN SEA LEVEL DATUM) AS ESTABLISHED AND PUBLISHED BY THE UNITED STATES NATIONAL GEODETIC SURVEY.

DETAILS NOT DRAWN TO SCALE.

**ZONING NOTE**

PER THE CITY OF MONTICELLO ZONING ORDINANCE, THE PROPERTY SURVEYED IS REPORTEDLY WITHIN ZONE "RD" (URBAN RESIDENTIAL) WITH THE FOLLOWING REGULATIONS:

MINIMUM LOT WIDTH: 65 FEET (SINGLE FAMILY), 40 FEET (ZERO LOTLINE)

MINIMUM AREA: 8,000 SQUARE FEET

MINIMUM FRONT YARD SETBACK: 30 FEET

MINIMUM SIDE YARD SETBACK: 0 FEET ALONG COMMON LOTLINE FOR ZERO LOTLINE DWELLINGS ON WHICH A CONDITIONAL USE PERMIT HAS BEEN ISSUED

6 FEET FOR LOTS 60 FEET OR LESS IN WIDTH: 10% OF LOT WIDTH FOR LOTS OVER 60 FEET IN WIDTH, TO A MAXIMUM OF 10 FEET

10 FEET FOR 3 STORY MULTI-FAMILY BUILDINGS

MINIMUM REAR YARD SETBACK: 10 FEET

MAXIMUM STRUCTURE HEIGHT: 45 FEET

**KNOWN PRIOR SURVEYS**

ANNEXATION PLAT OF A PART OF BOND'S ADDITION OF OUTLOTS TO MONTICELLO, ILLINOIS AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS BY STEPHEN J. PEIDL, ILLINOIS PROFESSIONAL LAND SURVEYOR 3176, DATED NOVEMBER 17, 2020.

PLAT OF HETTINGER ESTATES, PIATT COUNTY, ILLINOIS BY WARREN E. HAGEN, ILLINOIS PROFESSIONAL LAND SURVEYOR 1463, DATED 1970.

PLAT OF WILLAMSBURG COURT, A SUBDIVISION OF A PART OF BOND'S ADDITION OF OUTLOTS TO MONTICELLO, ILLINOIS, PIATT COUNTY, ILLINOIS BY CHANDLER S. PARSONS, ILLINOIS PROFESSIONAL LAND SURVEYOR 1621, DATED FEBRUARY 24, 1967.

BOND'S ADDITION OF OUTLOTS TO MONTICELLO, ILLINOIS DATED JULY, 1874.

**BENCHMARK DATA**

ELEVATIONS SHOWN ESTABLISHED BY RTK USING BASE VRS SOUTH (N.A.V.D. 88)

TEMPORARY BM 1 "MAG" HUB SET 14 FEET EAST OF THE CENTERLINE OF STATE STREET AND 168 FEET NORTHEAST OF THE SOUTHEAST CORNER OF LOT 1 OF WILLAMSBURG COURT SUBDIVISION, CITY OF MONTICELLO, PIATT COUNTY, ILLINOIS.  
N: 1,227,401.83 FT.  
E: 917,922.64 FT.  
ELEVATION: 662.61 FT.

**SURVEYOR'S REPORT**

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207 AND PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF BARBARA KAMMER, I PREPARED A BOUNDARY SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN PIATT COUNTY, ILLINOIS OF A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF MONTICELLO, PIATT COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, AND 4 OF WILLAMSBURG COURT AS PER FINAL PLAT IN BOOK 4 AT PAGE 203 ON FILE IN THE OFFICE OF THE PIATT COUNTY RECORDER

I FURTHER STATE THAT THE OWNERS DESIRE TO FACILITATE THE SALE OF SAID LAND BY CREATING LOTS FOR WHICH PURPOSE I PREPARED A PLAT TO WHICH THIS REPORT IS ATTACHED AND MADE A PART THEREOF, PARTICULARLY DESCRIBING AND SETTING FORTH THE LOTS INTO WHICH SAID LANDS HAVE BEEN SO PLATTED AND I NUMBERED THE LOTS, WHICH NUMBERS ARE SHOWN IN LARGE SIZE ON SAID PLAT AND HAVE STATED AND SHOWN THE PRECISE DIMENSIONS OF SAID LOTS.

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEY MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH LOT CORNER AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDREDTHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT AS A RESULT OF THIS SURVEY, THE ABOVE DESCRIBED NET TRACT CONTAINS 2.60 ACRES, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, ALL SITUATED IN THE CITY OF MONTICELLO, PIATT COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 17147C0162D WITH AN EFFECTIVE DATE OF JUNE 16, 2011 A WESTERLY PORTION OF THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREA) AND THE REMAINDER OF THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT NO INDEPENDENT INVESTIGATION CONCERNING ZONING OR LAND USE, OR INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS WAS MADE AS A PART OF THIS SURVEY. THE SURVEYOR HAS RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE CLIENT.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT I FOUND AND/OR SET THE SURVEY MONUMENTS AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY AND THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE ACCOMPANYING PLAT OF SURVEY IS A SCALED REPRESENTATION OF THE PHYSICAL SITUATION WHICH I FOUND IN THE FIELD AND SHOWS THE LOCATION OF VARIOUS ABOVE-GROUND FACILITIES WHICH I FOUND IN THE FIELD AT THE TIME OF MY FIELD SURVEY OF THESE PREMISES ON SEPTEMBER 16, 2022.

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED OCTOBER 12, 2022

**PRELIMINARY**

EDWARD L. CLANCY, L.S., P.E., PRESIDENT  
BERNS, CLANCY AND ASSOCIATES, P.C.  
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
LICENSE EXPIRATION: NOVEMBER 30, 2022  
URBANA, CHAMPAIGN COUNTY, ILLINOIS  
ILLINOIS PROFESSIONAL DESIGN FIRM 2999  
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**KAMMER SUBDIVISION**  
**A REPLAT OF LOTS 1, 2, 3 AND 4**  
**OF WILLAMSBURG COURT SUBDIVISION,**  
**CITY OF MONTICELLO,**  
**PIATT COUNTY, ILLINOIS**



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