Final Plat - Huisinga Subdivision

Description of Boundary of Subdivision

A tract of land located in the Southeast Quarter (SE ¼) of Section 1 and the Northeast Quarter (NE ¼) of Section 12, both in Township 18 North, Range 5 East of the Third Principal Meridian, Piatt County, Illinois and being part of Lots 1, 4, 5 & 8 in a subdivision recorded in Book 1, page 128 and 129 in the Piatt County Recorder's Office and part of Lots 1, 2, 3, 4, 5, 8 & 9 in a subdivision recorded in Book 26, page 1 in said Piatt county Recorder's Office and part of Lot 1 in a subdivision recorded in Book 26, page 161 in said Piatt County Recorder's Office, the boundary of which is described as follows:

Beginning at the Southwest corner of said Lot 8 in a subdivision recorded in Book 1, page 128 and 129, said point also being on the North line of said Lot 2 in a Subdivision recorded in Book 26, page 1, proceed North 00°04'35" East along the West line of said Lots 8, 5, 4 and 1 in a Subdivision recorded in Book 1, page 128 and 129, a distance of 1,327.63 feet to the Northwest corner of said Lot 1 in a Subdivision recorded in Book 1, page 128 and 129; thence North 88°32'23" East along the North line of said Lot 1 in a Subdivision recorded in Book 1, page 128 and 129, a distance of 650.73 feet to the West right-of-way line of the Norfolk and Western Railroad; thence South 00°26'08" East along said West right-of-way line, 364.18 feet to a point of curvature on said West right-of-way line; thence around the arc of a circular curve to the right along said West right-of-way line, said curve having a radius of 4,950.00 feet, a chord bearing of South 02°01'06" West, a chord length of 423.86 feet for an arc length of 423.99 feet to a point of tangency on said West right-of-way line; thence South 04°28'20" West along said West right-of- way line; 1,638.79 feet to the East line of said Lot 5 in a Subdivision recorded in Book 26, page 1; thence South 16°28'20" West along said East line of Lot 5 in a Subdivision recorded in Book 26, page 1, a distance of 54.34 feet to the Southeast corner of said Lot 5 in a Subdivision recorded in Book 26, page 1; thence North 89°51'22" West along the South line of said Lot 5 in a Subdivision recorded in Book 26, page 1, a distance of 62.40 feet to an iron pin found at the Southeast corner of a 0.594 acre tract of land as shown on a Plat of Survey recorded in Plat Book 12, at page 8 in said Piatt County Recorder's Office; thence North 16°17'56" East along an East line of said 0.594 acre tract of land; 67.40 feet to an iron pin found at a corner on said East line of a 0.594 acre tract of land; thence North 04°27' 18" East along an East line of said 0.594 acre tract of land, 135.00 feet to an iron pin found at the Northeast corner of said 0.594 acre tract of land; thence North 85°34' 17" West along the North line of said 0.594 acre tract of land, 140.11 feet to an iron pin found at the Northwest corner of said 0.594 acre tract of land; thence South 01°43'57" East along the West line of said 0.594 acre tract of land, 209.75 feet to an iron pin found at the Southwest corner of said 0.594 acre tract of land, said iron pin also being at the Northeast corner of said Lot 1 of a Subdivision recorded in Book 26, page 161; thence South 16°14'14" West along an east line of said Lot 1 of a Subdivision recorded in Book 26, page 161 and along the West line of a tract of land recorded in Book 207, page 300 in said Piatt County Recorder's Office and along the West line of a tract of land recorded in Book 267, page 117 in said Piatt County Recorder's Office 589.74 feet to the Southwest corner of said tract of land recorded in Book 267, page 117; thence South 89°45'51" East along the South line of said tract of land recorded in Book 267, page 117, a distance of 163.82 feet to the Southeast corner of said tract of land recorded in Book 267, page 117, said point also being on the East line of said Lot 8 in a Subdivision recorded in Book 26, page 1; thence South 16°28'20" West along said East line of Lot 8 and the East line of said Lot 9, both in a Subdivision recorded in Book 26, page 1, a distance of 381.09 feet to the Southeast corner of said Lot 9 in a Subdivision recorded in Book 26, page 1; thence South 88°37'22" West along the South line of said Lot 9 in a Subdivision recorded in Book 26, page 1, a distance of 877.51 feet to the Southwest corner of said Lot 9 in a Subdivision recorded in Book 26, page 1; thence North 00°21'52" West along the West line of said Lots 8 and 9 in a Subdivision recorded in Book 26, page 1 and along the West line of said Lot 1 in a Subdivision recorded in Book 26, page 161 and along the West line of Lots 5, 3, and 2 in a Subdivision recorded in Book 26, page 1, a distance of 2,066.83 feet to the Northwest corner of said lot 2 in a Subdivision recorded in Book 26, page 1; thence North 88°40'24" East along the North line of said Lot 2 in a Subdivision recorded in Book 26, page 1, a distance of 669.14 feet to the point of beginning, encompassing 70.239 acres more or less as shown by a Plat recorded in Plat Book 13, page 6, as Document No. 297338;

EXCEPTING THEREFROM:

A tract of land located in the Southeast Quarter (SE ¼) of Section 1 and the Northeast Quarter (NE ¼) of Section 12, both in Township 18 North, Range 5 East of the Third Principal Meridian of Piatt County, Illinois, and being part of Lots 1, 4, 5 and 8 in a Subdivision recorded in Book 1, page 128 and 129 in the Piatt County Recorder's Office, and parts of Lots 1 and 4 in a Subdivision recorded in Book 26, page 1 in said Piatt County Recorder's Office and also being part of tract of land surveyed by David R Phillippe, Illinois Professional Land Surveyor No. 3291 as shown on a Plat of Survey recorded in Plat book 13, page 6 in said Piatt County Recorder's Office, the Boundary of which is described as follows: Commencing at the Southwest corner of said Lot 8 in a Subdivision recorded in Book 1, page 128 and 129, proceed North 00°04'35" East along the West line of said Lots 8, 5, 4 and 1 in a Subdivision recorded in Book 1, page 128 and 129, a distance of 50.00 feet to the true point of beginning; thence continue North 00°04'35" East along said West line 1,277.63 feet to the Northwest corner of said Lot 1 in a Subdivision recorded in Book 1, page 128 and 129; thence North 88°32'23" East along the North line of said Lot 1 in a subdivision recorded in Book 1, page 128 and 129, a distance of 650.73 feet to the West right-of way line of the Norfolk and Western Railroad; thence South 00°26'08" East along said West right-of-way line, 364.18 feet to a point of curvature on said West right-of-way line; thence around the arc of a circular curve to the right along said West right-of-way line, said curve having a radius of 4,950.00 feet, a chord bearing of South 02°01'06" West, a chord length of 423.86 feet for an arc length of 423.99 feet to a point of tangency on said West right-of-way line; thence South 04°28'20" West along said West right-of-way line, 1,094.26 feet line; thence North 85°31'40" West, 60.00 feet; thence North 04°28'20" East, 594,15 feet; thence South 88°40'24" West, 541.39 feet to the true point of beginning, encompassing 19.579 acres more or less. Also described as Tracts A, B and C of a Plat of Survey prepared by David R Phillippe, Illinois Professional Land Surveyor No. 2591, dated July 19, 2000, and recorded on July 21, 2000, in the office of the Recorder of Piatt County, Illinois, in Book 13 of Plats, page 17, as Document No. 298171.

ALSO EXCEPTING THEREFROM:

A tract of land located in the Northeast Quarter (NE ¼) of Section 12, Township 18 North, Range 5 East of the Third Principal Meridian, Piatt County, Illinois, and being part of Lots 4 and 5 in a Subdivision recorded in Book 26, page 1 in the Piatt County Recorder's Office the boundary of which is described as follows:

Beginning at an iron pin found at the Northeast corner of a 0.594 acre tract of land as shown on a Plat of Survey recorded in Plat Book 12, page 8 in said Piatt County Recorder's Office, proceed North 85°34'17" West along the North line of said 0.594 acre tract, 140.11 feet to an iron pin found at the Northwest corner of said 0.594 acre tract, thence North 01°43'57" West along a Northerly extension of the West line of said 0.594 acres tract, 91.53 feet; thence South 85°34'17" East parallel with the North line of said 0.594 acre tract 149.98 feet; thence South 04°27'18" West along a Northerly extension of the East line of said 0.594 acre tract, 91.00 feet to the point of beginning, encompassing 0.303 acres more or less.

AND ALSO EXCEPTING THEREFROM:

A tract of land being part of Lots 8 and 9 in a Subdivision of the East Half (E ½) of Section 12, Township 18 North, Range 5 East of the Third Principal Meridian, as shown on a Plat recorded at page 1 of Book 26 of Deeds in the Piatt County Recorder's Office, described as follows, with bearings on a local datum:

Commencing at the Northeast corner of said Lot 8, proceed South 16°28'20" West (record the South 10°30' West) along the Easterly line of said Lot 66 feet (record of 1 chain); thence North 89°45'51" West (record of West), 165 feet (record of 165 feet) to the Northwest corner of a tract of land described in a Warranty Deed recorded at page 965 of Book 347 in said Piatt County Recorder's Office, being the true point of beginning; thence South 16°14'14" West (record of South, bearing West parallel with the public road at the East end of said Lot 8) along the Westerly line of said tract described in a Warranty Deed, 100.00 feet (record of 100 feet) to the Southwest corner of said tract described in a Warranty Deed; thence South 89°45'51" East (record of East) along the South line of said tract described in a Warranty Deed, 163.82 feet (record of 165 feet) to the Southeast corner of said tract described in a Warranty Deed, said Southeast corner also being on said Easterly line of Lot 8; thence South 16°28'20" West along said Easterly line of Lot 8 and the Easterly line of Lot 9, a distance of 81.50 feet; thence South 83°15'00" West, 276.08 feet; thence North 16°28'20" East, 216.59 feet; thence South 89°45'51" East, 100.00 feet to the true point of beginning, encompassing 0.798 acres more or less. EXCEPT a tract of land located in the Southeast Quarter (SE ¼) of Section 12, both in Township 18 North, Range 5 East of the Third Principal Meridian, Piatt County, Illinois and being part of Lots 1, 4, 5 and 8 in a Subdivision recorded in Book 1, page 128 and 129 in the Piatt County Recorder's Office and part of Lot 1 in a Subdivision recorded in Book 26, page 161 in said Piatt County Recorder's Office.

ALSO EXCEPTING THEREFROM:

A part of Lot 1 per Plat of Survey recorded in Deed Book 26, page 161 and a part of Lot 8 per Plat of Survey recorded in Deed Book 26, page 1 of the records of the Piatt County Recorder's Odice all being a part of the East Half (E ½) of the Northeast Quarter (NE ¼) of Section 12, Township 18 North, Range 5 East of the Third Principal Meridian, being situated in Piatt County, Illinois and being more particularly described as:

Beginning at the Southwest corner of Lot 4 per Plat of Survey recorded in Deed Book 26, page 161 of the records of the Piatt County Recorder's Office, said point being an iron pipe in concrete, thence South 16°36' West (bearings based on geodetic North per G.P.S. Observations) 94.32 feet (94.38 feet record) to an iron pin; thence North 89°25'57" West - 100.22 feet (100.00 feet record) to an iron pin; thence North 15°56'16" East - 263.76 feet to an iron pin with COP number 3367; thence South 77°41'53" East - 99.69 feet to an iron pin in concrete; thence South 16°36'33" West - 149.21 feet (149.90 feet record) to the point of beginning, containing .057 acres, more or less.

Taxing Bodies:

County	Piatt County
Forest Preserve District	Forest Preserve
College District	Comm College 505
School District	Unit 25 School
Fire District	Mid-Piatt Fire Dist
Village/Municipality	Monticello City
Civil Township	Monticello Township
Twp Library District	Allerton Public Library
Road District	Monticello Road District

Source of Title:

Sheriff's Deed Document 382846 in the Recorder's Office of Piatt County. Identified as Parcel 05-12-18-005-001-00, 05-12-18-005-007-00 & 05-00-54-001-903-00 by the Assessor of Piatt County.

Zoning information:

A portion of the property being subdivided is located within the limits of the City of Monticello, Piatt County, Illinois (Parcel 05-00-54-001-903-00).

That portion is zoned RD (Urban Residential) by the City of Monticello. Setbacks as reported in the City of Monticello zoning ordinance are:

Front: 30 feet
Rear: 10 feet
Side: (a, f & g)

(a) Zero feet along common lot line for zero lot line dwellings on which a conditional use permit has been issued
(f) 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
(g) For 3 story multi-family buildings, a minimum of 10-foot side yards are required

The remaining property is located within 1 ½ miles of the City of Monticello (Parcels 05-12-18-005-001-00, 05-12-18-005-007-00).

That portion is zoned A-C (Agricultural Conservation) by the County of Piatt. Setbacks as reported in the County of Piatt zoning ordinance are:

Front: 50 feet
Rear: 50 feet
Side: 25 feet

Owner's Statement

Roger L. Huisinga legal titleholder(s) of the above described premises, has caused the above described real estate to be surveyed and subdivided into lots as shown on the attached plat with a view of having the plat recorded as provided by law and that said subdivision is to be known as "Huisinga Subdivision". The subdivision is laid out and this plat is made, executed and delivered.

This _____ day of _____, 20___ AD

_____
Roger L Huisinga
1304 N Front Street
Monticello, IL 61856

State of Illinois)
) SS.
County of Piatt)

I, the undersigned, in and for and residing in the county of state aforesaid, do hereby certify that the aforesigned, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument at their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal

This _____ day of _____ 20_____

_____
Notary Public
My commission expires _____

School District Statement

State of Illinois)
) SS.
County of Piatt)

Roger L. Huisinga legal titleholder(s) of the above described premises, has caused the above-described real estate to be surveyed and subdivided into lots as shown on the attached plat with a view of having the plat recorded as provided by law, that said subdivision is to be known as "Huisinga Subdivision". The same is located within the boundaries of Monticello Community Unit School District No. 1 in Piatt County, Illinois.

This _____ day of _____, 20___ AD

_____
Roger L Huisinga
1304 N Front Street
Monticello, IL 61856

City of Monticello

State of Illinois)
) SS.
County of Piatt)

Under authority provided by Illinois revised statutes, and ordinance adopted by the City Council of the City of Monticello, Illinois, this plat was given approval by the City of Monticello, Illinois, as follows:
Approved by City Council of the City of Monticello, at a meeting held

This _____ day of _____, 20___ AD

Attest:

_____ _____
Mayor City Clerk

County of Piatt

State of Illinois)
) SS.
County of Piatt)

Under authority provided by Illinois revised statutes, and ordinance adopted by the County of Piatt, Illinois, this plat was given approval by the County of Piatt, Illinois, as follows:
Approved by County of Piatt, at a meeting held

This _____ day of _____, 20___ AD

Attest:

_____ _____
Board President Clerk

Surveyor Statement

I, David C. Rankin, hereby certify that I am a Licensed Professional Land Surveyor, duly licensed in compliance with the laws of the State of Illinois, and at the request of the undersigned owner (s) of the above described tract of land, surveyed and subdivided the same into lots as shown on the attached plat, and said plat is a subdivision in the City of Monticello, Piatt County, Illinois, which subdivision shall be known as "Huisinga Subdivision". All street right-of-ways shown and not hereto dedicated are hereby dedicated to the public.

The scale is as indicated thereon. All lengths and distances are marked on the plat in feet and decimals parts of feet. All bearings are referenced to previous survey recorded in Plat Book 13, Page 7 of the Recorder's Office of Piatt County. All distances along curved lot lines are arc distances and include long chord information.

I further certify that this plat correctly represents a survey completed by me, or under my direction. All monuments shown thereon actually exist. That the location of said monuments are accurately shown, and that a portion of this survey lies within Special Flood Hazard Zone AE as identified by Flood Insurance Rate Map Panel No. 162 of 360, Map No. 17147C0162D, Dated June 16, 2011.

Dated this _____ day of _____, 20___ AD

_____
David C. Rankin
IL Prof. Land Surveyor No. 035-003355
(License Expires 11/30/2026)

Drainage Statement

We the undersigned, respectively a Licensed Professional Engineer and the owner (s) of the land subdivided, hereby state that to the best of our knowledge and belief, the drainage of surface waters will not be changed by the platting of such subdivision, or that if drainage of surface water is changed, adequate provisions have been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has the right to use, and such surface water drainage will be planned for in accordance with local ordinances and generally accepted engineering practices so as to reduce the likelihood of damage to adjoining property because of the construction of the subdivision.

_____ _____
Roger L. Huisinga David Rob Macklin
Illinois PE No.062-052148
(License Expires 11/30/2027)

307 West Wood
Paris, IL 61944
217-463-1422

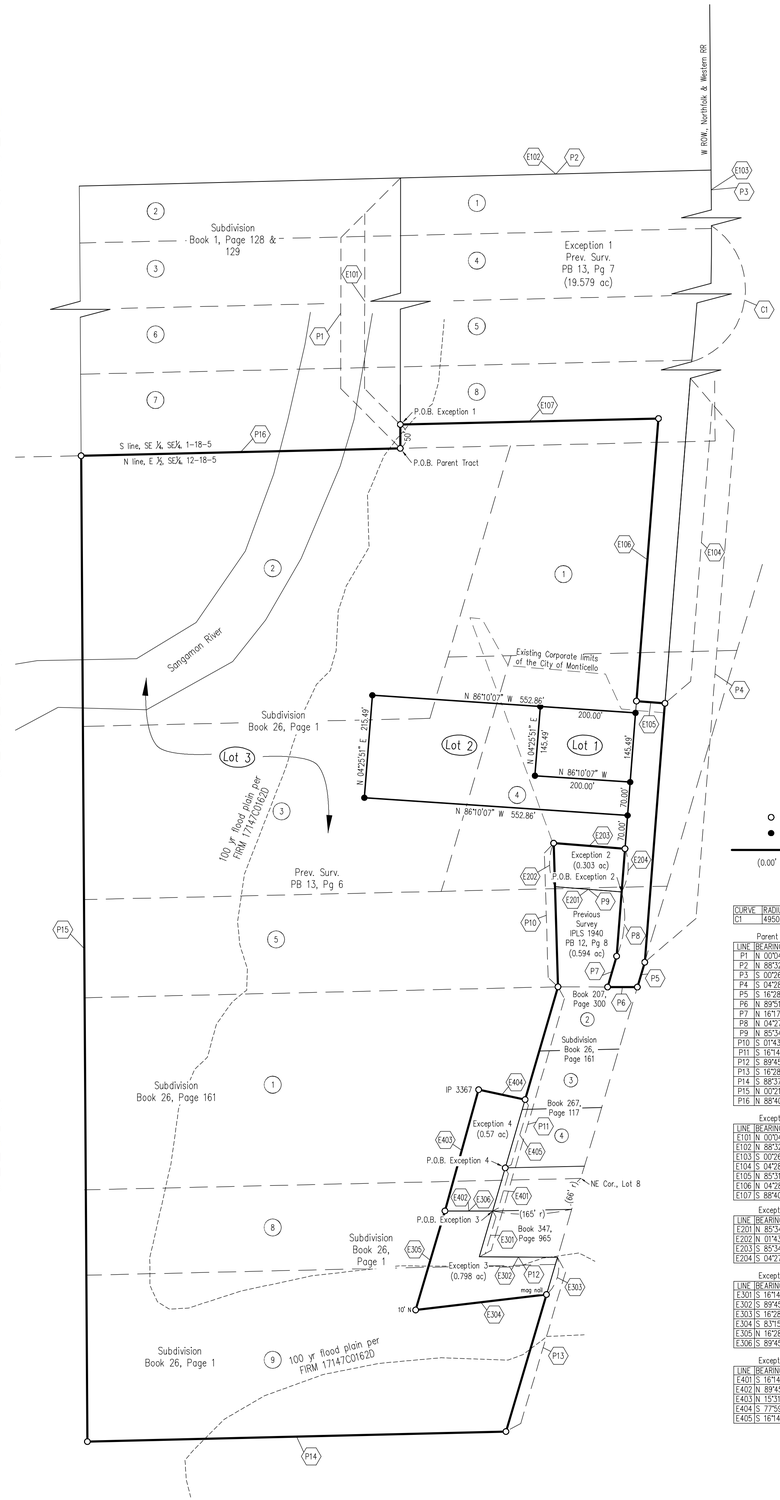
County Clerk Statement

State of Illinois)
) SS.
County of Piatt)

I, _____, do hereby certify that I am a duly elected, qualified and acting County Clerk of the County of Piatt, and State of Illinois, and that I have examined the records of the aforesaid county which show the general taxes and special assessment, current and delinquent, on real estates located in Piatt County aforesaid. I find no delinquent general taxes or special assessments, nor unpaid current general taxes or special assessments against the tract of land described in the plat upon which this statement is endorsed.

This _____ day of _____, 20___ AD

_____
County Clerk



Developer:
Roger L. Huisinga
1304 N Front Street
Monticello, IL 61856

Legend

- Survey Marker Found
- Iron Pin set W/PLS cap #3355
- (0.00' r) Boundary of Property Surveyed
- Record Measurement

CURVE	RADIUS	ARC L	CHORD BEARING	CHORD L
C1	4950.00'	423.99'	S 02°01'06" W	423.86'

Parent Tract

LINE	BEARING	DISTANCE
P1	N 00°04'35" E	1327.63'
P2	N 88°32'23" E	650.73'
P3	S 00°26'08" E	364.18'
P4	S 04°28'20" W	1638.79'
P5	S 16°28'20" W	54.34'
P6	N 89°51'22" W	62.40'
P7	N 16°17'56" E	67.40'
P8	N 04°27'18" E	135.00'
P9	N 85°34'17" W	140.11'
P10	S 01°43'57" E	209.75'
P11	S 16°14'14" W	589.74'
P12	S 89°45'51" E	163.82'
P13	S 16°28'20" W	381.09'
P14	S 88°37'22" W	877.51'
P15	N 00°21'52" W	2066.83'
P16	N 88°40'24" E	669.14'

Exception 1

LINE	BEARING	DISTANCE
E101	N 00°04'35" E	1277.63'
E102	N 88°32'23" E	650.73'
E103	S 00°26'08" E	364.18'
E104	S 04°28'20" W	1094.26'
E105	N 89°31'40" W	60.00'
E106	N 04°28'20" E	594.15'
E107	S 88°40'24" W	541.39'

Exception 2

LINE	BEARING	DISTANCE
E201	N 85°34'17" W	140.11'
E202	N 01°43'57" W	91.53'
E203	S 85°34'17" E	149.98'
E204	S 04°27'18" W	91.00'

Exception 3

LINE	BEARING	DISTANCE
E301	S 16°14'04" W	100.00'
E302	S 89°45'51" E	163.82'
E303	S 16°28'20" W	81.50'
E304	S 83°15'00" W	276.08'
E305	N 16°28'20" E	216.59'
E306	S 89°45'51" E	100.00'

Exception 4

LINE	BEARING	DISTANCE	
E401	S 16°14'19" W	94.32'	
E402	N 89°45'51" W	100.00'	
E403	N 15°31'23" E	263.76'	
E404	S 77°59'41" E	99.69'	
E405	S 16°14'17" W	149.21'	

(S 16°16' W - 94.32' r)
(N89°25'57"W - 100.22' r)
(N15°56'16"E - 263.76' r)
(S77°41'53"E - 99.69' r)

RLS File No. 245303526

RANKIN LAND SURVEYING
2412 Prairie Avenue - Mattoon, IL 61938 - 217.460.0825
Illinois Professional Design Firm No. 184.007891-0008

Scales
1" = 150'
0 75 150

DRAWN DCR
DATE March 2026
CHECKED DCR
DATE March 2026
REVISED DATE

Final Plat - Huisinga Subdivision
Piatt County, Illinois

Sheet No. 1 of 1 Sheets