

(City of Decatur)
Project No. 0003-24
P.C.S. File No. 24

Survey Solutions, LLC

111 EAST ASHLAND AVENUE
MT. ZION, IL 62549 217.521.0616
• ALTA Surveys • Boundary Surveys
• Construction Staking • Subdivisions
Illinois Professional Geoplot Form # 1/8/2009/94

STALEY REPLAT OF COLLEGE SQUARE

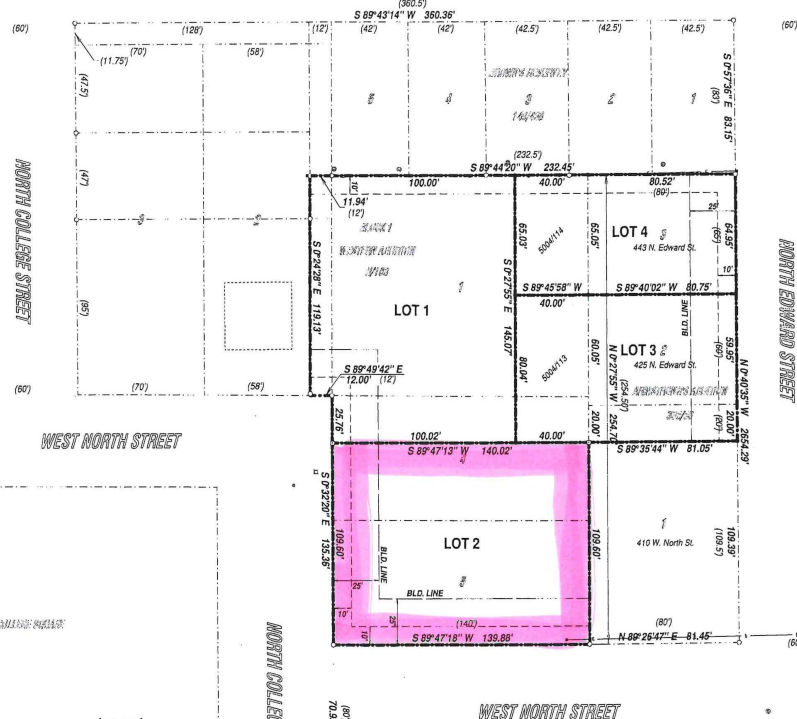
(A REPLAT OF THE FOLLOWING)

Beginning at the Southwest corner of Lot 5 in Block 1 of the Western Addition to the City of Decatur, as per Plat recorded in Book "H", Page 103 of the Records in the Recorder's Office of Macon County, Illinois; thence East 140 feet; thence North 254.5 feet; thence West 140 feet; thence South 254.5 feet to the Place of Beginning. Also the East 12 feet of Lot 2 in Block 1 of the Western Addition lying South of the Westerly extension of the South line of Lot 5 of Browns Resurvey as per Plat recorded in Book 149, page 439 of the Records in the Recorder's Office of Macon County, Illinois; situated in the County of Macon and State of Illinois.

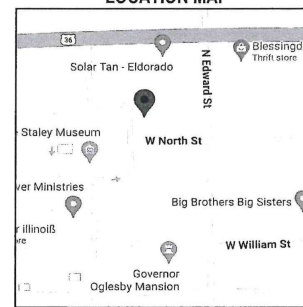
AND
The North 20 feet of Lot One (1) and all of Lot Two (2) of Armstrongs Addition to Decatur, Illinois, as per Plat recorded in Book 335, page 50 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.

AND
Lot 3 of Armstrongs Addition to Decatur, Illinois, as per Plat recorded in Book 335, page 50 of the records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.

WEST ELDERADO STREET (R.O.W. VARIES)



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 HAS 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 04/01/24
STEVEN M. BAUMANN REG. PROF. ENGINEER NO. 062-053723 DATE
Sharon Burgess 4/9/2024
OWNER: CITY OF DECATUR DATE
Andrew Miller 02/05/24
OWNER: ANDREW MILLER 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 months of Jan. - April 2024, in accordance with state statutes governing survey work in the State of Illinois.

April 1, 2024
Robert M. Cox
ROBERT M. COX
No. 3779
Professional Land Surveyor No. 3779
(License Expires November 30, 2024)



GENERAL NOTES

1. ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
3. 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.
4. ALL OF THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DECATUR, IL.
5. ALL DIMENSIONS ON CURVES ARE CHORD DIMENSIONS.
6. PROPERTY IS ZONED R-6 SINGLE-FAMILY DWELLING DISTRICT BUILDING SETBACKS ARE NOTED BELOW:
FRONT YARD - 25 FEET - MINIMUM LOT WIDTH - 80 FEET
MINIMUM LOT SIZE - 6,000 SQUARE FEET - SIDE YARD 10 FEET AGG.
7. THERE ARE NO PROPOSED DRAINAGE DRAINAGE STRUCTURES FOR THIS PROJECT. ALL EXISTING AND ANY FUTURE DRAINAGE RELATED STRUCTURES SHALL BE IN CONFORMANCE WITH THE CODE OF THE CITY OF DECATUR.
8. THERE ARE NO PROPOSED GRADING PLANS FOR THIS PROJECT.
9. THE SURVEYOR AND ENGINEER ASSUME NO LIABILITY FOR THE EXISTING CONDITIONS OF THE PROPERTY AND THE SUITABILITY FOR ITS USE.
10. LOTS 3 AND 4 HAVE NO STREET ACCESS AND ARE TO BE CONVEYED TO ADJOINING LAND OWNERS.

ADDRESS

(CURRENT)
438 WEST NORTH STREET
DECATUR, ILLINOIS 62522
425 NORTH EDWARD STREET
DECATUR, ILLINOIS 62522
443 NORTH EDWARD STREET
DECATUR, ILLINOIS 62522

Permanant Tax Identification Numbers
04-12-15-205-011
04-12-15-205-012
04-12-15-205-013

Survey Notes:
1.) The field and office procedures were performed by me, or under my direct supervision in the months of Jan. - April 2024.
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 Western Addition to the City of Decatur, Illinois.
5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.

Flood Hazard Statement
No portion of this property lies within a Special Flood Hazard Area, According the FEMA Flood Insurance Rate Map Panel Number 17115C0305E with an effective date of June 7, 2017.

CITY OF DECATUR
APPROVED BY: *Steven M. Baumann* 4-3-24
DIRECTOR, PUBLIC WORKS DEPARTMENT DATE
APPROVED BY: *Robert M. Cox* 4/4/2024
DIRECTOR, ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT DATE

Legend
Scale: 1" = 40'
C = Iron Pipe or Pin
From Prev. Surveys
● = 5/8" Iron Pin Set
This Survey
--- Conc. Mon. Set This Survey
(100.00) = Record Dimension
100.00 = Measured Dimension
--- Easement Line
--- Building Line

0 40 80
Scale in Feet

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

SIGN HERE