



0 25' 50' 100'
SCALE: 1"=50'

PLAT OF SURVEY

PARCEL "A"

Part of the Southwest Quarter (SW 1/4) of Section 28, Township 22 North (T22N), Range 3 East (R3E) of the Fourth Principal Meridian (4th PM), City of Fulton, Whiteside County, Illinois, dedicated as First Street (former Water Street) and Second Street (former Short Street), lying between Block 12 and Block 31 of West Fractions of said City of Fulton, and lying North of 15th Street (former Genesee Avenue) in said City of Fulton, and South of the Southerly Right-of-Way of Illinois - Iowa Route 136, bounded and described as follows, to wit:

Beginning at a point on the North line of said 15th Avenue, said point being South 89 Degrees 05 Minutes 58 Seconds West, a distance of 10.00 feet from the Southwest corner of Lot 5 in said Block 12 of West Fractions; thence North 00 Degrees 29 Minutes 52 Seconds West, parallel with the West line of said Block 12, a distance of 48.01 feet to the Westerly extension of the North line of said Lot 5 in Block 12; thence South 89 Degrees 06 Minutes 10 Seconds West, along said Westerly extension, a distance of 60.00 feet; thence South 00 Degrees 29 Minutes 52 Seconds East, parallel with said West line of Block 12, a distance of 48.02 feet to the Westerly extension of the South line of said Lot 5; thence North 89 Degrees 05 Minutes 58 Seconds East, along said Westerly extension, a distance of 60.00 feet to the Point of Beginning;

Containing 0.066 acres, more or less.

PARCEL "B"

Part of the Southwest Quarter (SW 1/4) of Section 28, Township 22 North (T22N), Range 3 East (R3E) of the Fourth Principal Meridian (4th PM), City of Fulton, Whiteside County, Illinois, dedicated as First Street (former Water Street) and Second Street (former Short Street), lying between Block 12 and Block 31 of West Fractions of said City of Fulton, and lying North of 15th Street (former Genesee Avenue) in said City of Fulton, and South of the Southerly Right-of-Way of Illinois - Iowa Route 136, bounded and described as follows, to wit:

Commencing at a point on the North line of said 15th Avenue, said point being South 89 Degrees 05 Minutes 58 Seconds West, a distance of 10.00 feet from the Southwest corner of Lot 5 in said Block 12 of West Fractions; thence North 00 Degrees 29 Minutes 52 Seconds West, parallel with the West line of said Block 12, a distance of 48.01 feet to the Westerly extension of the North line of said Lot 5 in Block 12, being the Point of Beginning of the hereinafter described parcel; thence South 89 Degrees 06 Minutes 10 Seconds West, along said Westerly extension, a distance of 139.96 feet to the Southeast corner of Lot 5 in said Block 31; thence North 05 Degrees 29 Minutes 37 Seconds West, along the East line of said Block 31, and the Northerly extension thereof, a distance of 212.35 feet to the Southerly Right-of-Way of said Illinois - Iowa Route 136, said point being 100 feet Southerly of, and perpendicularly distant from the Centerline of said highway; thence South 78 Degrees 46 Minutes 00 Seconds East, parallel with said Centerline, and along said Southerly Right-of-Way, a distance of 161.83 feet to a point 10 feet Westerly of, and perpendicularly distant from, the West line of said Block 12; thence South 00 Degrees 29 Minutes 52 Seconds East, parallel with said West line of Block 12, a distance of 177.66 feet to the Point of Beginning;

Containing 0.663 acres, more or less.

Subject To that portion of the Fulton Flood Control Ditch Easement, as depicted on the U.S. Army Corps of Engineers Plat dated August 27, 1980, lying along the Westerly edge of the property depicted hereon.

SURVEYOR'S REPORT

This plat represents an original boundary survey of the property described hereon and conforms to the current Illinois Minimum Standards for a Boundary Survey. This Survey was done, by me or under my direct supervision, at the request of Randy Balk of the City of Fulton, Illinois.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes.

Dated this _____ day of _____ 2007 CE

William E. Holt
Illinois Professional Land Surveyor
No. 35-2584
License Renews November 30, 2008



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LEGEND

- BOUNDARY OF SURVEY
 - ▲ MONUMENT FOUND
 - STONE FOUND
 - + SET IRON PIN W/CAP
 - CHISELED "X"
 - SECTION LINE
 - RIGHT OF WAY LINE
 - FENCE LINE
 - BUILDING SETBACK
 - UTILITY EASEMENT
 - () DEED/PLAT DIMENSION
- NOTE: BEARINGS ARE ASSUMED

NORWEST SURVEYING SERVICES, INC.

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ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES 4-30-2009			
SURVEYED BY	DESIGNED BY	JOB NO.	DRAWN BY
JRW,SMS		2006353	DSD
BOOK NO.	PLAT NO.	DRAWING NAME	DRAWING DATE
FILE	2006353	2001035	21 NOV 06
REVISION DATES	CHECKED BY	SCALE	
9/11/07		1"=50'	

PROJECT
PARCEL SURVEY
CITY OF FULTON

