JEWSBURY SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH,
RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS.

UNSUBDIVIDED

RIGHT-OF-WAY LINE

NORTH LINE, NE 1/4, SECTION 24
N 89°06'00" E 399.95'
(N 89°06' E 400.50')

N 89°06'00" E 746.53'
(N 89°06' E 747.50')

0.303 ACRES DEDICATED FOR PUBLIC HIGHWAY

N 89°08'00" E 400.05'

161.73' (164.00')

FOUND IRON PIPE ON
SECTION LINE PER
PREVIOUS SURVEYS.

NORTHEAST CORNER, NE 1/4,
SECTION 24, T11N, R1E, 4TH. P.M.
KNOX COUNTY, ILLINOIS.

873411
NANCY McCUNE
KNOX COUNTY RECORDER

'00 NOV 28 P1 :48

GALESBURG

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$56.00

JEWSBURY SUBDIVISION

SITE LOCATION

LOCATION MAP
NO SCALE

0' 30' 60' 120'
SCALE: 1" = 60'

LOT 1
5.152 ACRES
224,414.0 SQUARE FEET

BUILDING SETBACK LINE

S 76'20'54" W 201.12'

(S 7'45' E)
S 07'29'30" E
66.86' (66.70')

LOT 2
0.731 ACRES
31,823.7 SQUARE FEET

0.128 ACRES DEDICATED FOR PUBLIC HIGHWAY

E PAVEMENT U.S. ROUTE 150

APPARENT RIGHT-OF-WAY LINE

UNSUBDIVIDED

NOTES:
1. ▣ INDICATES CONCRETE MONUMENT SET THIS SURVEY.
2. ▣ INDICATES IRON MARKER FOUND IN PLACE.
3. ○ INDICATES 5/8"× × 30" REBAR SET THIS SURVEY.
4. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
5. BEARINGS AND DISTANCES IN PARENTHESIS ARE THOSE OF
RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
6. THE SUBJECT PROPERTY IS ZONED "M" – RESTRICTED INDUSTRIAL DISTRICT.
△ INDICATES 10' UTILITY EASEMENT.
△ INDICATES 5' UTILITY EASEMENT.
△ 33 FOOT WIDE STRIP (TWO RODS) CONVEYED FOR PUBLIC
RIGHT-OF-WAY PER DEEDS OF RECORD, KNOX COUNTY COURTHOUSE.
10. LOT 1 CANNOT BE DEVELOPED WITHOUT A DRAINAGE PLAN APPROVED BY
THE CITY OF GALESBURG.

SURVEYOR
STATE OF ILLINOIS)
COUNTY OF KNOX) SS

WE, BRUNER, COOPER & ZUCK, INC., AN ILLINOIS PROFESSIONAL LAND SURVEYING
CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED,
INTO A LOTS TO BE KNOWN AS "JEWSBURY SUBDIVISION", BEING A SUBDIVISION OF PART
OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 1 EAST
OF THE FOURTH PRINCIPAL MERIDIAN, KNOX COUNTY, ILLINOIS.

WE ALSO CERTIFY THAT SAID PROPERTY IS WITHIN 1 1/2 MILES OF THE CITY OF GALESBURG
WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE,
AS NOW OR HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION
OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS
THEREOF.

NO PART OF THE ABOVE DESCRIBED PROPERTY IS SITUATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
DATED THIS 10TH DAY OF OCTOBER, 2000 A.D.

BY _____
ROBERT M. PLANK – ILLINOIS PROFESSIONAL LAND SURVEYOR #3155

PROFESSIONAL LAND SURVEYOR
ROBERT M. PLANK
No. 3155
GALESBURG, IL
STATE OF ILLINOIS

OWNER
STATE OF ILLINOIS)
COUNTY OF KNOX) SS

THIS IS TO CERTIFY THAT HENRY L. STONE, WILLIAM R. JEWSBURY AND WILLA W. JEWSBURY
ARE THE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THEY
HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED
PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DO HEREBY ACKNOWLEDGE AND ADOPT
THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AND DO HEREBY DEDICATE EASEMENTS
AS INDICATED ON SAID PLAT AND STREETS NOT HERETOFORE DEDICATED TO THE USE OF THE
PUBLIC AS PUBLIC HIGHWAYS.

THE UNDERSIGNED FURTHER CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE, THE LAND
HEREIN DESCRIBED AS "JEWSBURY SUBDIVISION", IS LOCATED WITHIN THE BOUNDARIES OF
COMMUNITY UNIT SCHOOL DISTRICT NO. 205, IN KNOX COUNTY, ILLINOIS.

DATED THIS 8th DAY OF Nov., 2000 A.D.

_____
OWNER: HENRY L. STONE

_____
OWNER: WILLIAM R. JEWSBURY

_____
OWNER: WILLA W. JEWSBURY

NOTARY
STATE OF ILLINOIS)
COUNTY OF KNOX) SS

I, Brenda M. Landon, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY
AFORESAID, DO HEREBY CERTIFY THAT HENRY L. STONE, WILLIAM R. JEWSBURY AND
WILLA W. JEWSBURY ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND
ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN
SET FORTH AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF Nov., 2000 A.D.

_____
NOTARY PUBLIC

"OFFICIAL SEAL"
BRENDA M. LANDON
Notary Public, State of Illinois
My Commission Exp. 03-04-2003

COUNTY CLERK
STATE OF ILLINOIS)
COUNTY OF KNOX) SS

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID TAXES OR SPECIAL
ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES
AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION
WITH THE ANNEXED PLAT.

DATED THIS 9th DAY OF Nov., 2000 A.D.

_____
COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF
TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO
ILLINOIS REVISED STATUTES 1987, CHAPTER 109, PAR. 2,. HOWEVER, A
HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE
PROPERTY. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE
DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE
HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
DISTRICT ENGINEER Joseph E. Graves 11-14-00

CITY OF GALESBURG
STATE OF ILLINOIS)
COUNTY OF KNOX) SS

APPROVED THIS 6th DAY OF November, 2000 A.D.

_____
CITY CLERK – GALESBURG Anita L. Carlton

CITY OF GALESBURG
ILLINOIS

PLANNING COMMISSION
STATE OF ILLINOIS)
COUNTY OF KNOX) SS

APPROVED THIS 26th DAY OF October, 2000 A.D.

_____
CITY OF GALESBURG PLANNING COMMISSION

STATE OF ILLINOIS)
COUNTY OF KNOX)

APPROVED THIS 27 DAY OF November, 2000 A.D.

_____
SUPERVISOR OF ASSESSMENTS James Skinner

STATE OF ILLINOIS)
COUNTY OF KNOX) SS

APPROVED THIS 27th DAY OF Nov., 2000 A.D.

_____
PLAT OFFICER

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E-Mail: bcz@bcooperzuck.com
P.E.-S.E. LICENSE 184-002533
P.L.S. FIRM LICENSE 048-000112

JOB NO. 200288 DATE: 10/10/2000