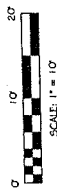
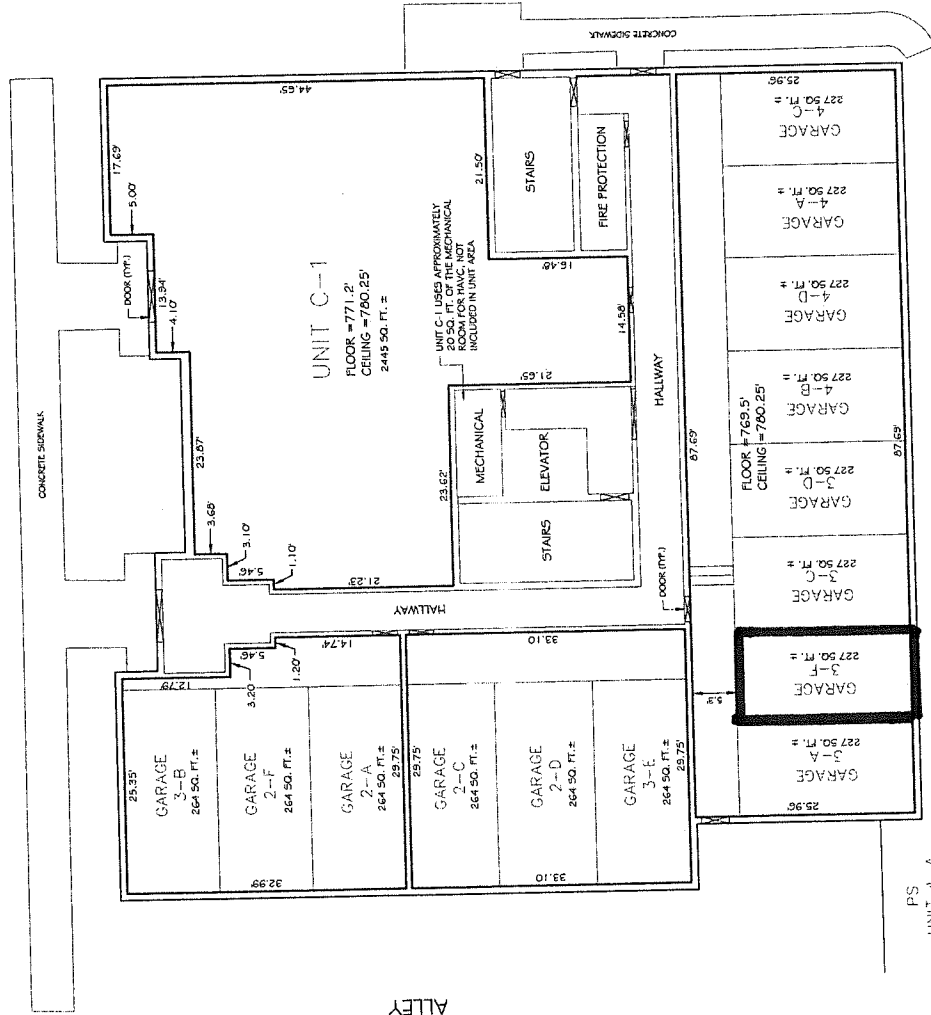


PH SAMUEL CONDOMINIUM

LOTS 12 THROUGH LOT 15 IN BLOCK 3 OF BOULEVARD ADDITION TO PEORIA HEIGHTS BEING PART OF THE SOUTHEAST QUARTER SECTION 22 AND PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS.



Instrument N: 20221001403
 5592, 5592 - PLAT Total Pages: 5
 8/23/2021 11:01:56 AM
 Recording Fee: \$145.00
 Rental Housing Fee: \$5.00
 Total Fee: \$151.00
 Rachael Parker, County Clerk, Peoria, IL



- NOTES:
1. CONDOMINIUM PROPERTY IS P.L.N. 14-22-402-005 & P.L.N. 14-22-402-006.
 2. BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE, WEST ZONE, NAD83, 2011 ADJUSTMENT.
 3. TOTAL AREA OF CONDOMINIUM PROPERTY IS 0.346 ACRES ±.
 4. THE PLAT OF BOULEVARD ADDITION IS RECORDED IN PLAT BOOK "P", PAGE 67 IN THE PEORIA COUNTY RECORDERS OFFICE.
 5. IT IS NOT WARRANTED THAT THIS PLAT OF CONDOMINIUM CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING SETBACKS, OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

CONDOMINIUM NOTES:
 FLOOR = 771.2' AN ELEVATION DENOTING A LOWER HORIZONTAL UNIT BOUNDARY. THE LOWER HORIZONTAL UNIT BOUNDARY IS THE TOP OF THE CONCRETE FLOOR. FOR GROUND LEVEL UNITS AND THE TOP OF THE WOOD SUB-FLOOR FOR THE OTHER UNITS.
 CEILING = 790.25' AN ELEVATION DENOTING AN UPPER HORIZONTAL UNIT BOUNDARY. THE UPPER HORIZONTAL UNIT BOUNDARY IS THE BOTTOM FACE OF THE CEILING DRYWALL.
 THE AREA BETWEEN THE CEILING OF A LOWER UNIT AND THE FLOOR OF AN UPPER UNIT ARE COMMON ELEMENTS.
 THE AREA ABOVE THE CEILING OF AN UPPER LEVEL UNIT AND THE TOP OF THE ROOF IS A COMMON ELEMENT.
 THE VERTICAL UNIT BOUNDARY OF ANY UNIT IS THE INSIDE FACE OF THE DRYWALL OR BLOCK WALL.
 ALL AREAS OUTSIDE OF A UNIT OR LIMITED COMMON AREA ARE COMMON ELEMENTS.
 ALL STRUCTURAL SUPPORTS OR COLUMNS ARE COMMON ELEMENTS.
 EACH UNIT HAS THE RIGHT TO ACCESS ALL UTILITIES NECESSARY TO SERVE THE UNIT.
 GARAGE UNITS ARE PART OF THE CONDOMINIUM UNITS. (I.E.) UNIT 2-F AND GARAGE UNIT 2-F, PARKING SPACES ARE PART OF THE CONDOMINIUM UNITS (I.E.) UNIT 4-A AND PS UNIT 4-A.

FIRST FLOOR PLAN PH SAMUEL CONDOMINIUM

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C. One North Prospect Road, Suite 8B Peoria, Illinois 61614 Professional Design Firm #14-000091 www.mohrlandkerr.com		CLIENT: THE KIM GROUP DATE: 10/14/21 DRAWN BY: JEF CHECKED BY: MWA SCALE: AS SHOWN DATE: 10/14/21	PROJECT NO.: PH 23-03 SHEET NO.: 1 SUBMITTAL NO.: 2
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