

☆ **BIGGS &
COMPANY**
REAL ESTATE, INC.

Zinnia Biggs



117 W. Walnut • South Side Square • Robinson, IL 62454

(618) 544-8911 Fax: (618) 544-8741

biggscorealestate@frontier.com



Seller: Gayle Earleywine

Agent: Zinnia Biggs

Address: 109 North, Hutsonville

Price: \$27,500

Parcel: 03-4-29-010-012-000

Taxes: \$148.40

Lot size: 1.6 acres

This property is classified as single family and is in the city limits of Hutsonville; it will require a permit from the Village to build. An elevation certificate is attached and this will determine the building requirements. There is city water on the property; and also septic. Some construction was started to set a Tiny house on the property but wasn't completed due to family circumstances. The seller has the Tiny house available if buyer of acreage is interested. Property is in a flood plain.

R:2.7

L:6/2/25



Overview



Legend

 Parcels

Parcel ID 03-4-29-010-012-000
 Sec/Twp/Rng n/a
 Property Address 109 NORTH
 HUTSONVILLE IL 62433

Alternate ID n/a
 Class 0030
 Acreage 1.61

Owner Address EARLEYWINE GAYLE L
 PO BOX 215
 HUTSONVILLE IL 62433
 Zip Code 62433
 Tax Code 03001

Brief Tax Description

BEG AT PNT 675.3' OF NW COR SEC 29-8-11,
 TH S'LY 252', E 281', N 252', W 276' TO POB
 CONT 1.6 AC +-
 (Note: Not to be used on legal documents)

Date created: 5/27/2025

Last Data Uploaded: 5/26/2025 8:05:30 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Michael & Gayle Earleywine				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 109 North Street				Company NAIC Number:	
City Hutsonville		State Illinois		ZIP Code 62433	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 03-4-29-010-012-000 Doc#2020-02745 PT NW/4 SEC 29 T8N R11W 2ND PM CRAWFORD COUNTY, IL					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)					
A5. Latitude/Longitude: Lat. 39.113642° N Long. 87.663727° W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number					
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade c) Total net area of flood openings in A8.b sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage: a) Square footage of attached garage sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade c) Total net area of flood openings in A9.b sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number HUTSONVILLE, VILLAGE OF 170178			B2. County Name CRAWFORD		B3. State Illinois
B4. Map/Panel Number 131	B5. Suffix C	B6. FIRM Index Date 06/02/2011	B7. FIRM Panel Effective/ Revised Date 06/02/2011	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 451.7
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source:					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
109 North Street

Policy Number:

City
Hutsonville

State
Illinois

ZIP Code
62433

Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS OBSERVATION Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>449.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
John A. Stone

License Number
035.003689

Title
Professional Land Surveyor

Company Name
Connor & Connor, Inc.

Address
210 E. Locust Street

City
Robinson

State
Illinois

ZIP Code
62454

Place
Seal
Here

Signature

Date
07/26/2022

Telephone
(618) 544-8623

Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Survey for
Mike & Gayle Earleywine
Located in the Northwest Quarter
Section 29, T8N, R11W, 2nd P.M.,
Crawford County, Illinois

DEED DESCRIPTION (Doc. #2020-02745)

Beginning at a point 675.3 feet East of the Northwest Corner of Section 29, Township 8 North, Range 11 West of the Second Principal Meridian, Village of Hutsonville, Crawford County, Illinois, thence Southerly 252.0 feet along the existing fence, thence East 281.0 feet, thence North 252.0 feet to the North line of Section 29, thence West 276 feet to the point of beginning, containing 1.6 acres, more or less. (As per survey of Michael R. Connor, Illinois Registered Land Surveyor #2154, dated July 11, 1985, and recorded in the Office of the County Recorder, Crawford County, Illinois, in Cabinet "C" Slide 410).


Situated in the County of Crawford in the State of Illinois.

SURVEYOR'S CERTIFICATION

The above described real estate is located in the Special Flood Hazard Area identified for Crawford County by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. 131 of 375 dated June 02, 2011.

The described real estate is located within the corporate limits of the Village of Hutsonville, which has not adopted a city plan and is not exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I, John A. Stone, Illinois Professional Land Surveyor No. 3689 of the County of Jasper and State of Illinois, do hereby certify that the above survey, plat and legal description were made and completed by me or under my direction on July 26, 2022, and that this professional service conforms to the current Illinois minimum standards for a boundary survey.


Illinois Professional Land Surveyor No. 3689
License Expires November 30, 2022

07/26/2022
DATE